

Inspection Report

Robert Smith

Property Address:

1234 Main Street

City, VA 22209



HOMEAuthority

Jim Vaughn

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703.675.5452

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Date: 10/22/2014	Time: 02:00 PM	Report ID: RSmith
Property: 1234 Main Street City, VA 22209	Customer: RSmith	Real Estate Professional: J. Thompson

Style of Residence:

Detached residence

Age Of Home:

34

Radon Test:

Yes

Weather:

Cloudy, Light Rain, Cool

Temperature:

57

Precipitation in last 3 days:

Yes

Client Is Present:

Yes

Client Attention:

Complete

Others present:

Spouse, Buyer's agent

Occupied:

No

Jim Vaughn, ACI® , MIPR® of HOMEAuthority is pleased to provide you with this inspection report. The inspection and report are intended to provide you with an overview of the general condition of the property at the time of the inspection. The inspected systems include: Structure, Exterior, Plumbing, HVAC (Heating, Ventilation, and Air Conditioning), Electrical, Interior and Kitchen.

The comments and pictures (if any) directly below each section header and above **Styles & Materials** are FYI - For Your Information. These may include, but are not limited to, energy upgrades, safety upgrades, general information, or suggestions to make your home function better. These items are noted in the body of the report in dark gray, and are also in the General Summary.

The focus of the inspection is on major problems or concerns. A MAJOR problem is anything that would potentially cost \$500.00 or more to repair or replace, **or anything considered life or health threatening**. The description of the problem or concern is usually accompanied by a picture, or pictures, of the problem. These items, if any, are shown in the report in dark red and are also in the "MAJOR Summary" at the end of the report. Any MAJOR item noted in the report needs to be repaired, replaced, or upgraded.

During the course of identifying major problems, it is inevitable that minor problems or concerns will be found. A minor problem is anything that would reasonably cost \$500.00 or less to repair or replace and poses no threat to life or health. Many minor problems are due to lack of maintenance, and are usually easily dealt with. The description of the problem is typically accompanied by a picture, or pictures of the problem. These items are shown in the report in blue and are also in the "minor Summary" at the end of the report. Any minor item noted in the report needs to be repaired, replaced, or upgraded.

When there are multiple defects of a specific type of item or system (trim, windows, doors, etc.), not all defects will be pictured in the report - pictures are representative. Any contractor retained to make repairs needs to thoroughly

evaluate those items or systems to determine the extent of repairs or replacement required.

Any contractor referrals in the report are made based solely on the merits of the contractor. Neither Jim Vaughn nor HOMEAuthority have any financial interest in or responsibility to any contractor or repair service. Any product recommendations made are based on reported or actual product performance. Neither Jim Vaughn nor HOMEAuthority have any financial interest in any product manufacturer or vendor.

Thank you for choosing HOMEAuthority for your inspection needs.

If you have any questions, please feel free to call, text or email.

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NRSB Radon Measurement Specialist 15SS025
American Society of Home Inspectors 101414
Virginia Certified Home Inspector 3380 000287
Virginia Association of Real Estate Inspectors

1. STRUCTURE

Styles & Materials

ACCESS:

LIMITED BY: Partially finished basement
LIMITED BY: Recently painted basement

STRUCTURAL SETTLEMENT:

DEGREE: Slight

STRUCTURE TYPE:

Original construction
Wood frame

FOUNDATION TYPE:

Original construction
Full basement

MOISTURE SYMPTOMS:

INDICATION: Stains
INDICATION: Evidence of peeling paint

STRUCTURAL COMPONENTS:

Ceiling structure: Dimensional wood joists
Floor structure: Dimensional wood joists
Sub floor: Plywood
Roof structure: Dimensional wood rafters
Wall structure: Dimensional wood studs

MATERIALS:

TYPE: Hollow core masonry block

MOISTURE CONTROL:

COMPONENT: Wall sealants

FRAMING SETTLEMENT:

DEGREE: None/minimal

OTHER FACTORS:

WOOD DESTROYING ORGANISM INSPECTION
RECOMMENDED
EVIDENCE OF WOOD BORER TREATMENT

Inspection Items

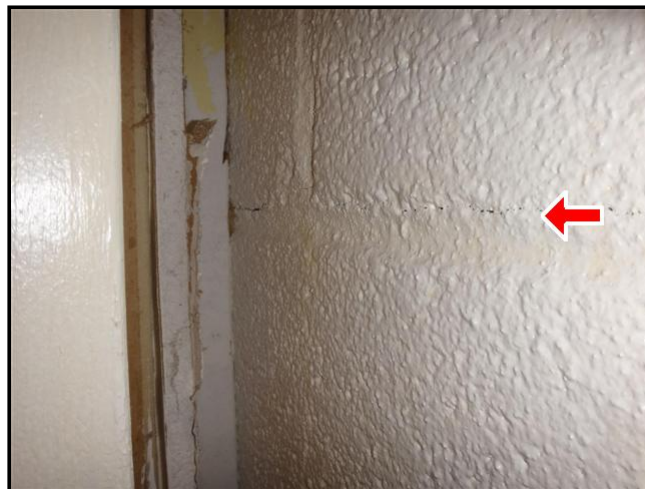
1.0 FOUNDATION WALLS

For Your Information

Horizontal cracks in foundation wall are typically caused by hydrostatic pressure - water in the ground pushing against the wall. The house is below street level - improve and maintain surface water controls (Pictures 1, 2)



1.0 (Picture 1)



1.0 (Picture 2)

1.1 FLOOR SLAB

Inspected - OK at inspection

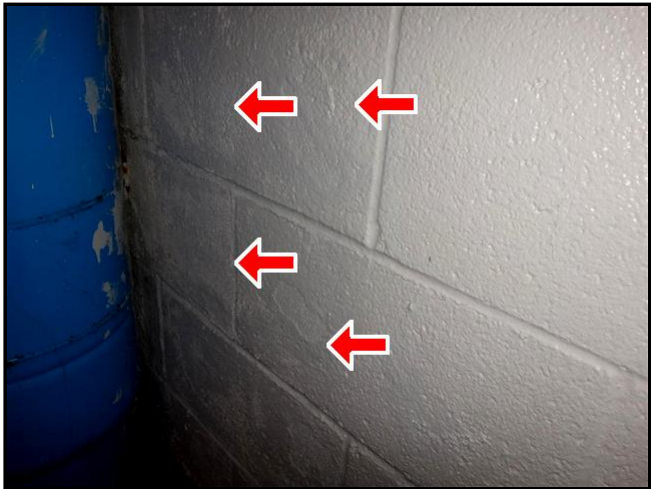
1.2 SEEPAGE/DAMPNESS

Major problem

Provide a positive flow of surface water away from foundation walls - efflorescence, peeling paint, stains are all evidence of dampness (Pictures 1 - 4)



1.2 (Picture 1)



1.2 (Picture 2)



1.2 (Picture 3)



1.2 (Picture 4)

1.3 FRAMING

Inspected - OK at inspection

1.4 MASONRY VENEER

Inspected - OK at inspection

1.5 WOOD DESTROYING ORGANISM DAMAGE

Inspected - OK at inspection

2. EXTERIOR

Styles & Materials

ACCESS:
Typical
LIMITED BY: Inaccessible/concealed areas

ROOF 1:
ACCESS: Viewed from ground
AREAS NOT SEEN
LAYERS: 1

ROOF 2:
ROOF INACCESSIBLE
AGE: 5-10 years
SLOPE: Flat

ROOFING MATERIAL:
Asphalt shingle
ROOF SHEATHING: OSB/
Plywood
AGE: 5-10 years
SLOPE: Moderate
SLOPE: Steep
OVERALL CONDITION:
Good
PROBABILITY OF
REPLACEMENT: Low

SITE/DRAINAGE:

GUTTERS: Aluminum
GUTTERS: Attached
COMPONENT: Downspouts
COMPONENT: Underground drain(s)
SITE: Below street level
SITE: Ponding/wet areas
GRADING/DRAINAGE CONTROLS: Improvement(s)
needed

CHIMNEY(S):

TYPE: Brick
LOCATION: Gable
LOCATION: Other

GARAGE DOOR(S):

TYPE: Motorized door operator(s) with release and
auto reverse/stop

SIDING MATERIAL:

TYPE: Vinyl
TYPE: Brick

TRIM MATERIAL:

TYPE: Wood
TYPE: Aluminum

ATTACHMENTS:

Steps
Deck(s)
Garage
Porch(es)
Screened porch

DRIVEWAY(S)/PARKING:

TYPE: Asphalt

OTHER FEATURES:

FEATURE: Fencing
FEATURE: Large tree(s)

Inspection Items

2.0 ROOF COVERING

For Your Information

Valley needs to be cleaned periodically (Picture 1)



2.0 (Picture 1)

2.1 RIDGE VENT

Inspected - OK at inspection

2.2 ROOF SHEATHING

Inspected - OK at inspection

2.3 FLASHING

Inspected - OK at inspection

2.4 EAVES AND SOFFITS

Inspected - OK at inspection

2.5 ROOF DRAINAGE

For Your Information

Recommend adding a gutter to the left side of the garage - use oversized gutter (Pictures 1, 2)



2.5 (Picture 1)



2.5 (Picture 2)

2.6 PLUMBING VENT COLLAR(S)

Inspected - OK at inspection

2.7 SIDING

Inspected - OK at inspection

2.8 WALL/SIDING PENETRATION(S)

Inspected - OK at inspection

2.9 TRIM

Minor problem

Minor rot at basement door (Pictures 1, 2)



2.9 (Picture 1)



2.9 (Picture 2)

2.10 MASONRY

Inspected - OK at inspection

2.11 CHIMNEY(S)

Inspected - OK at inspection

2.12 STEPS/STAIRS

Major problem

There is no graspable handrail installed at the deck stairs (Picture 1)



2.12 (Picture 1)

2.13 WALKWAY(S)

Inspected - OK at inspection

2.14 DRIVEWAY(S)/PARKING

Major problem

Asphalt driveway is aging - budget to replace (driveway can likely be capped with another layer of asphalt)

I recommend [Lallande Asphalt Paving](#) 703.751.7008

2.15 LANDSCAPING

For Your Information

- (1) Have large trees near the house and garage checked by a licensed arborist
- (2) Consider removing the two trees next to the garage - they overhang the garage and house (Pictures 1, 2)



2.15 (Picture 1)



2.15 (Picture 2)

2.16 EXTERIOR DRAINAGE

Major problem

Provide a positive flow of surface water away from foundation walls - ground needs to slope away from foundation with at least an inch of fall per foot for at least eight feet. When this is not possible, install French drain(s) (Picture 1)



2.16 (Picture 1)

2.17 FENCE(S)/GATE(S)

Minor problem

Fence needs repairs - budget to replace (Pictures 1, 2)



2.17 (Picture 1)



2.17 (Picture 2)

2.18 DOOR(S)

Inspected - OK at inspection

2.19 STORM DOOR(S)

Inspected - OK at inspection

2.20 GARAGE DOOR(S)

For Your Information

Test reverse features monthly - see owner's manual for manufacturer's testing instructions

2.21 DECK

Inspected - OK at inspection

2.22 PORCH(ES)

Inspected - OK at inspection

2.23 SAFETY RAILINGS

Inspected - OK at inspection

2.24 OTHER

Minor problem

Keep top of pergola painted to prevent deterioration (Pictures 1 - 3)



2.24 (Picture 1)

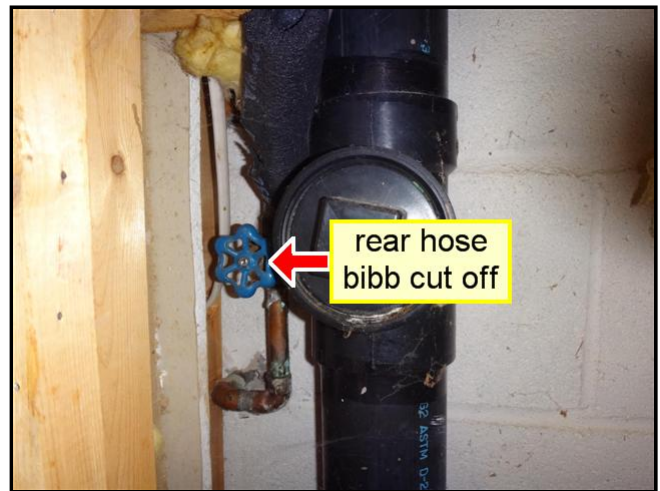
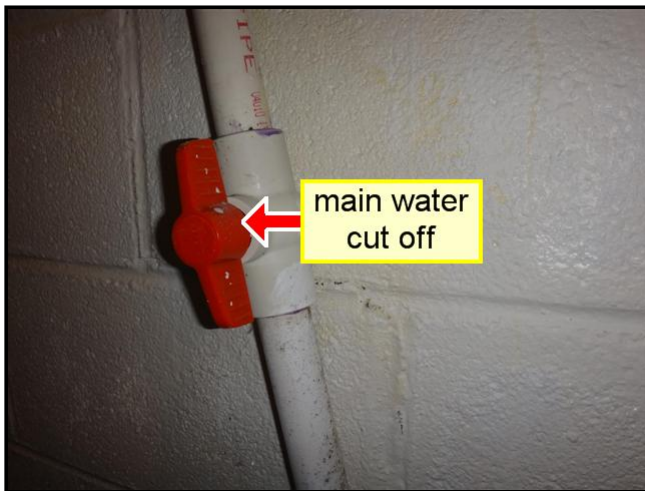
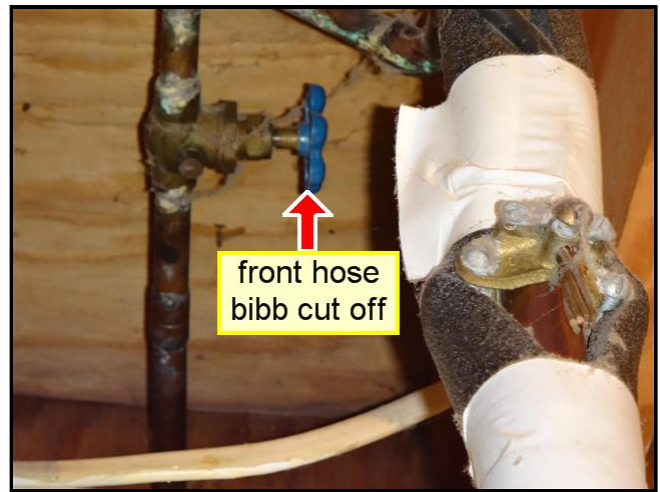


2.24 (Picture 2)



2.24 (Picture 3)

3. PLUMBING



Styles & Materials

SYSTEM ACCESS:

Typical

WATER SUPPLY:

SUPPLY: Private
MAIN SHUT OFF LOCATION: Right of water heater
MAIN SHUT OFF LOCATION: Laundry room
SERVICE ENTRANCE: Plastic
INTERIOR SERVICE: Copper
HOSE BIBBS: Standard
WELL: Deep

WASTE DISPOSAL:

SYSTEM: Private
WASTE LINES: Plastic

WATER HEATER:

SIZE: 50 gallon
FUEL: Electric
AGE: 9 years

LAUNDRY:

APPLIANCE AGES ARE DEEMED RELIABLE, BUT NOT GUARANTEED UNLESS POSTED
WASHER AGE: 1-5 years
WASHER DISCHARGE: Stand pipe
DRYER: Electric
VENTED: Exterior
DRYER AGE: 1-5 years

BATH WALLS:

STYLE: Tile
COMPONENT: Fiberglass/plastic surround
COMPONENT: Glass shower door (safety glass)

OTHER FEATURES:

FEATURE: Bath fan(s)
FEATURE: Shower with tile floor - (shower pan not inspected)
FEATURE: Utility sink
COMPONENT: Filtering/conditioning equipment
COMPONENT: Expansion tank

Inspection Items

3.0 WATER HEATER(S)

Inspected - OK at inspection

3.1 WATER HEATER TPR (Temperature Pressure Relief) VALVE

Inspected - OK at inspection

3.2 TOILET(S)

Minor problem

Basement toilet runs - replace tank flapper (Picture 1)

Upper level bath toilet supply turned off - may need repair



3.2 (Picture 1)

3.3 BATH FAN(S)

Inspected - OK at inspection

3.4 WASHER

Inspected - OK at inspection

3.5 DRYER

Inspected - OK at inspection

3.6 DRYER VENT

Minor problem

Dryers, vent ducts and vent outlets must be professionally cleaned periodically - fire hazard (Picture 1)

Although flexible metal pipe is approved, it is not preferred - recommend replacing with solid aluminum dryer vent pipe - always use the shortest possible amount of pipe with the fewest possible turns and bends (Picture 1)



3.6 (Picture 1)

3.7 DRAIN(S)

Inspected - OK at inspection

3.8 DRAIN POP-UP(S)

Inspected - OK at inspection

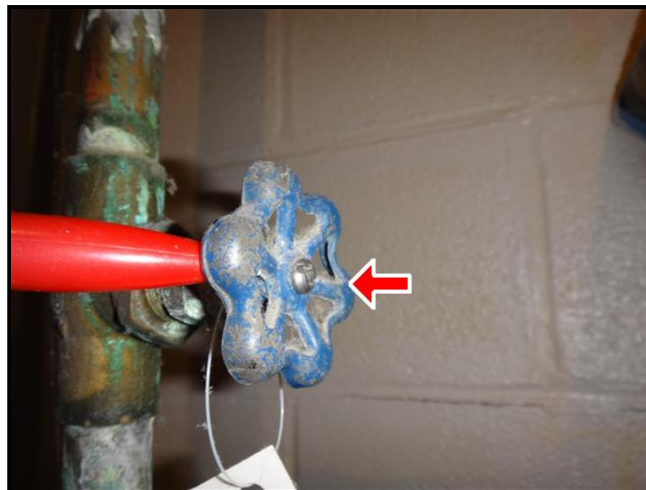
3.9 FAUCET(S)/SPOUT(S)

Inspected - OK at inspection

3.10 VALVE(S)

Minor problem

Water heater valve is seized - replace with a ball/90 degree valve (Picture 1)



3.10 (Picture 1)

3.11 FIXTURES

Inspected - OK at inspection

3.12 COUNTERS, CABINETS, AND SHELVES

Inspected - OK at inspection

3.13 TILE

Inspected - OK at inspection

3.14 WALL PROTECTION

Inspected - OK at inspection

3.15 FLOOR/WALL TILE

Inspected - OK at inspection

3.16 SUPPLY PIPES

Inspected - OK at inspection

3.17 TUB/SHOWER DOOR

Inspected - OK at inspection

3.18 TEMPERED/SAFETY GLASS

Major problem

Windows in both main and upper level bathrooms need to be replaced with tempered/safety glass - both windows are within 60 inches of the tub and shower floors (Pictures 1, 2)



3.18 (Picture 1)



3.18 (Picture 2)

3.19 HOSEBIBB(S)

Major problem

The lack of hosebibb vacuum breakers compromises private water supply safety (Pictures 1, 2)



3.19 (Picture 1)



3.19 (Picture 2)

3.20 LOW WATER FLOW

Inspected - OK at inspection

3.21 DRAIN/WASTE/VENT PIPES (DWV)

Inspected - OK at inspection

3.22 WASTE-SUPPLY CROSS CONNECTION

Inspected - OK at inspection

4. ELECTRIC

Styles & Materials

SYSTEM ACCESS:

Typical

PANEL CAPACITY:

AMPERAGE: 200

SERVICE ENTRANCE CABLE:

TYPE: Aluminum
SERVICE: Underground
AMPERAGE: 200
VOLTAGE: 120/240
PHASE: Single
METER(S): Outside

PANEL(S)/LOCATION:

TYPE: Circuit breakers
PANEL: Partially labeled
EXPANSION ROOM: None
SYSTEM: Single panel
LOCATION: Recreation room

MAJOR CIRCUITS:

TYPE: Non metallic
(NM)
TYPE: Copper

GENERAL CIRCUITS:

TYPE: Copper
TYPE: Non-metallic (NM)

GROUNDING:

TYPE: None visible/not seen

RECEPTACLES:

DISTRIBUTION: Typical
TYPE: 3 prong

GFCI (Ground Fault Circuit Interrupt):

LOCATION: Panel
LOCATION: Kitchen
RECOMMENDED: add at all wet locations (including garage)
RECOMMENDED: add in kitchen

OTHER FEATURES:

FIXTURES: Recessed lighting
FIXTURES: Track lighting
FIXTURES: Closet fixture(s)
FIXTURES: Exterior fixture(s)

Inspection Items

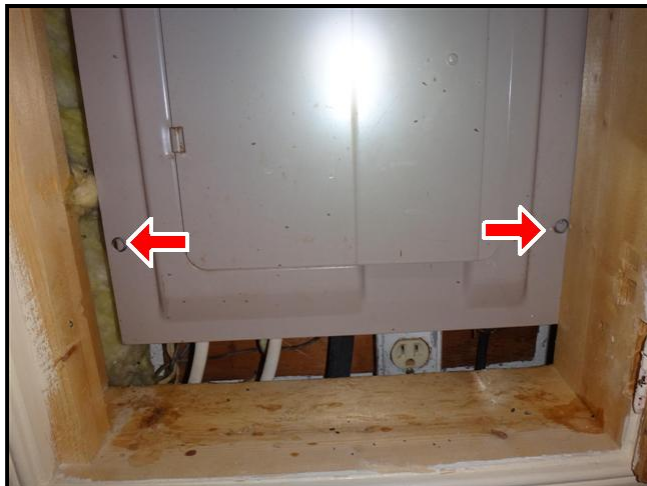
4.0 PANEL(S)

Inspected - OK at inspection

4.1 PANEL COVER(S)

Minor problem

Panel cover screw(s) missing - replace only with manufacturer specific blunt tipped screw(s) (Pictures 1, 2)



4.1 (Picture 1)



4.1 (Picture 2)

4.2 CIRCUIT BREAKERS

Inspected - OK at inspection

4.3 CIRCUITS

Inspected - OK at inspection

4.4 CABLES

Minor problem

Unused hot tub circuit needs to terminate in a junction box - wires must not be left exposed (Picture 1)



4.4 (Picture 1)

4.5 SERVICE ENTRANCE CONDUCTOR (SEC)

Inspected - OK at inspection

4.6 GROUNDING

For Your Information

Ground rod not seen - verify installation of a ground rod - if not present - have one installed

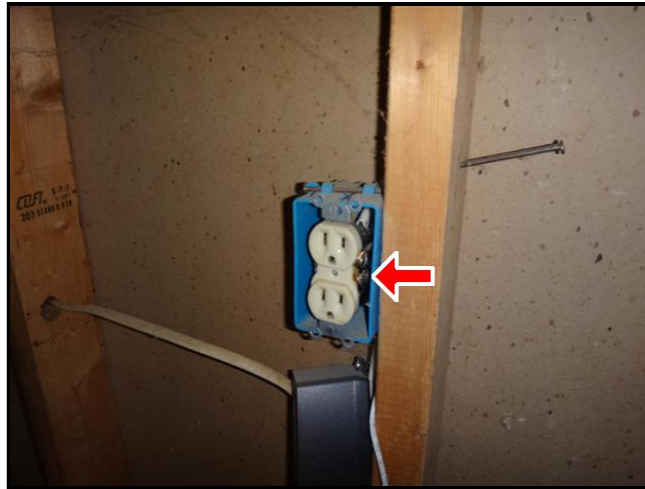
4.7 METER/METER BASE

Inspected - OK at inspection

4.8 RECEPTACLES

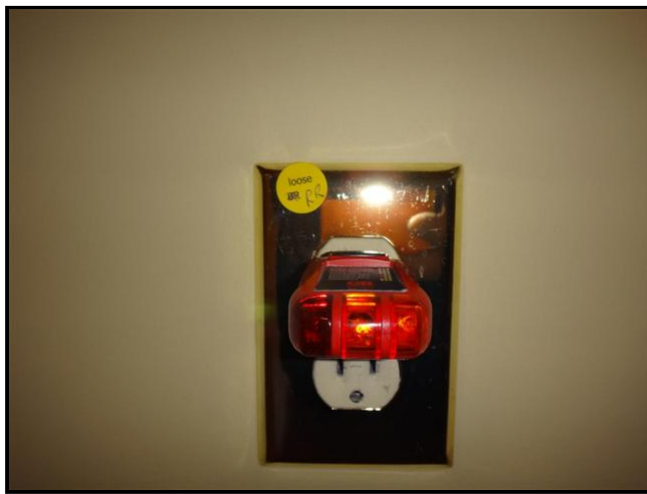
Minor problem

(1) Cover needed - utility/storage room (Picture 1)



4.8 (Picture 1)

(2) Loose - rec room (Pictures 2, 3)



4.8 (Picture 2)



4.8 (Picture 3)

4.9 RECEPTACLE(S)

Major problem

Replace all painted receptacles - paint can make receptacles difficult to use, and can impair the electrical connection - creating a fire hazard (Picture 1)



4.9 (Picture 1)

4.10 GFCI(s) (GROUND FAULT CIRCUIT INTERRUPTER(S))

Major problem

Install within 6 feet of the kitchen sink and at all wet locations (bath and exterior receptacles are on the GFCI breaker in the panel)

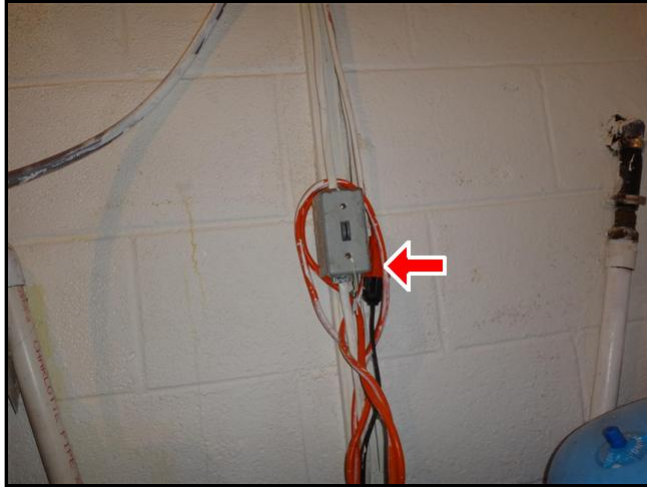
4.11 SWITCHES/DIMMERS

Inspected - OK at inspection

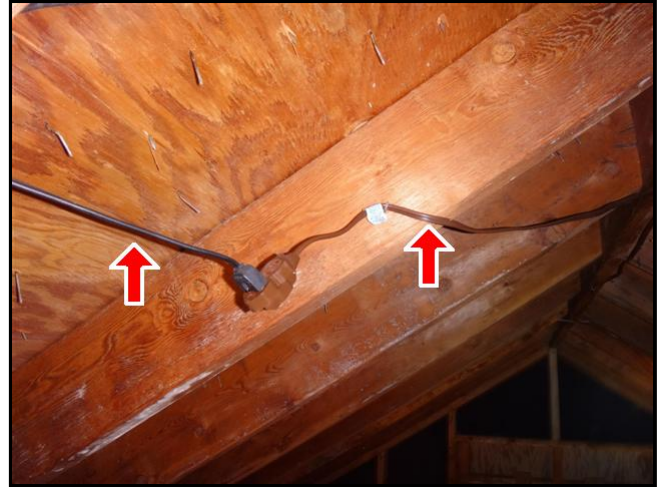
4.12 EXTENSION CORDS

Minor problem

Avoid the use of extension cords - install receptacles as needed (Pictures 1, 2)



4.12 (Picture 1) laundry room



4.12 (Picture 2) attic

4.13 LIGHT FIXTURES

Inspected - OK at inspection

4.14 EXTERIOR FIXTURES

Minor problem

(1) Not checked - no bulb (Picture 1)



4.14 (Picture 1)

(2) Light out at deck (Picture 2)



4.14 (Picture 2)

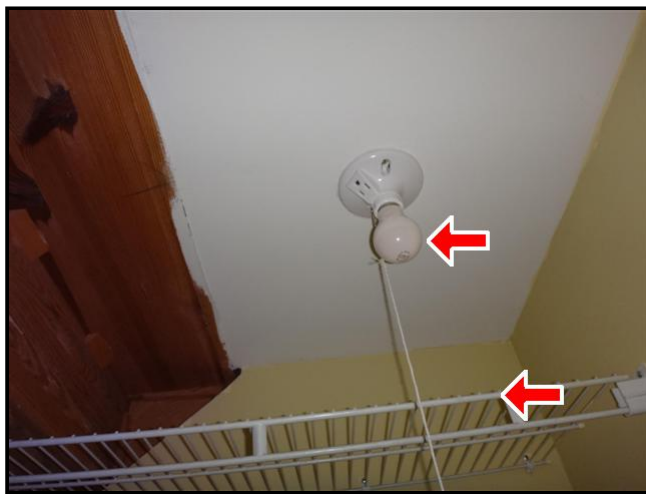
4.15 RECESSED LIGHT FIXTURE(S)

Inspected - OK at inspection

4.16 CLOSET FIXTURES

Major problem

Replace all exposed closet fixtures with enclosed fixtures - fire hazard (Picture 1)(Picture 1)



4.16 (Picture 1)

4.17 DOOR BELL

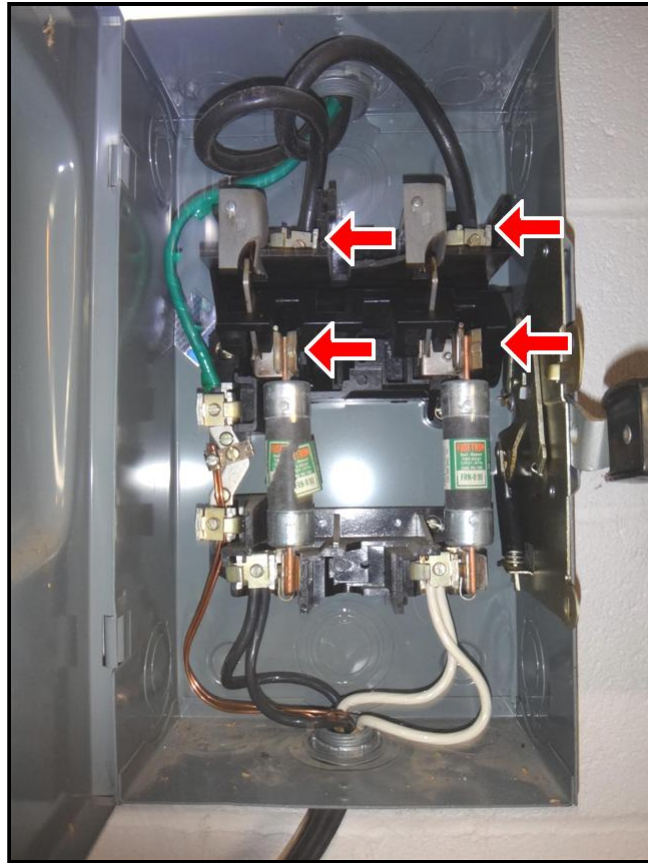
Minor problem

Inoperative - battery operated

4.18 ELECTRICAL CONTACT HAZARD

Major problem

(1) Caution - electrical contact hazard - to be opened only by qualified personnel (Picture 1) (air handler service disconnect)



4.18 (Picture 1)

(2) Outdoor coil unit service disconnect - inner cover missing (Picture 2) - replace disconnect

I highly recommend [Mannix HVAC](https://www.mannixhvac.com) 703.777.9211



4.18 (Picture 2)

5. HVAC

Styles & Materials

SYSTEM ACCESS:

LIMITED BY: Weather restrictions

FORCED AIR HEATING:

FORCED AIR: Up

FILTER(S): Disposable

THERMOSTAT(S):

COMPONENT: Single - central

COMPONENT: Electronic - programmable

EQUIPMENT

LOCATION:

LOCATION: Basement

HEATING SYSTEM

AGE:

AGE: 12 years

DUCT SYSTEM:

TYPE: Metal

TYPE: Metal - insulated

HEATING - FUEL TYPE:

Air source heat pump with electric backup

AIR CONDITIONING:

NOT TESTED: Temperature below 60 degrees within 24 hours

ORIGINAL: Combined with heating system

TYPE: Heat pump

CAPACITY: 3 tons

HEAT PUMP CONDENSER AGE:

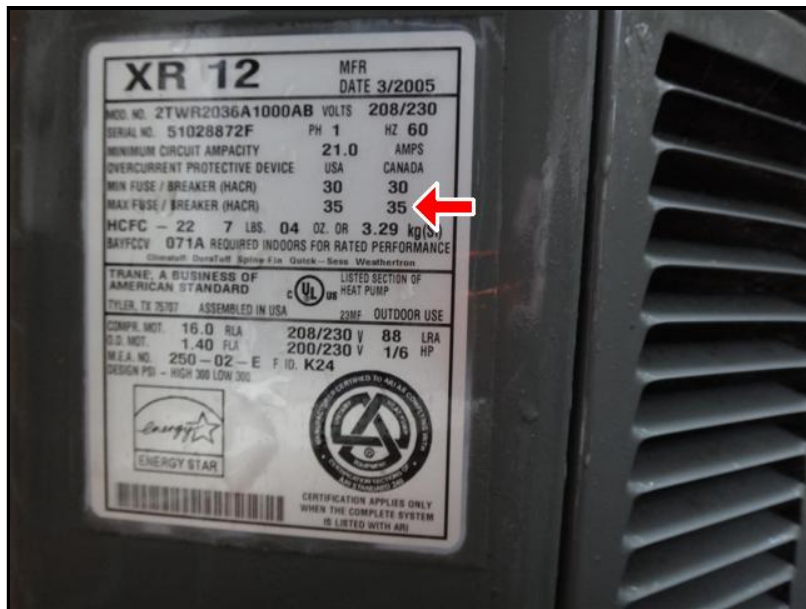
9 years

Inspection Items

5.0 HEAT PUMP

Minor problem

Outdoor coil unit overcurrent protection is overfused. Install properly sized fuses - see manufacturer's specifications on data tag (Pictures 1, 2)



5.0 (Picture 1)



5.0 (Picture 2)

5.1 AIR HANDLER

Inspected - OK at inspection

5.2 DUCTWORK

Major problem

Have duct work aero sealed to increase comfort and decrease energy consumption. Ductwork in older houses is inherently leaky

I highly recommend The Home Energy Detective 866.933.2590 and Atlantic Duct 703.435.4485

5.3 PLENUM

Inspected - OK at inspection

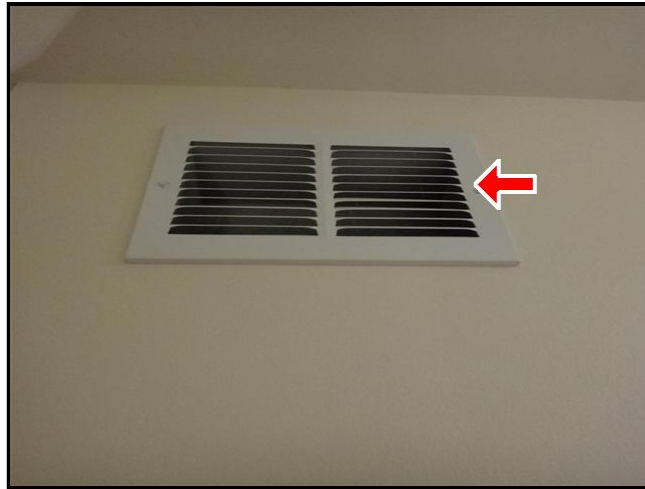
5.4 HEAT/COOL DISTRIBUTION

Inspected - OK at inspection

5.5 AIR REGISTERS/GRILLS

Minor problem

Return grill is upside down - cosmetic (Picture 1)



5.5 (Picture 1)

5.6 FILTER(S)

Inspected - OK at inspection

5.7 THERMOSTAT(S)

Inspected - OK at inspection

5.8 REFRIGERANT LINES

Inspected - OK at inspection

5.9 CONDENSATE DRAIN(S)

Inspected - OK at inspection

Discharge point not seen

6. INTERIOR

Bedrooms are counted clockwise starting with the master bedroom - which is # 1

Styles & Materials

SYSTEM ACCESS:

LIMITED BY: Inaccessabile/concealed areas

WINDOWS:

TYPE: Replacements
TYPE: Double hung
MATERIAL: Vinyl
GLAZING: Double

INSULATION:

ATTIC: Fiberglass batt with paper vapor retarder
ATTIC: Fiberglass batt
R VALUE: 19
R VALUE: < R48 - upgrade recommended
EXTERIOR WALLS: Not seen - concealed by finished walls
BASEMENT: Partial
BASEMENT: Band joist - fiberglass batt

WALLS/CEILINGS:

TYPE: Gypsum board (drywall/ sheetrock)

DOORS:

INTERIOR: Hollow core
EXTERIOR: Solid wood
EXTERIOR: Storm door(s)
SAFETY GLASS: Yes

ATTIC:

ACCESS: Limited
ACCESS: Viewed from hatch
VENTILATION: Typical
VENTILATION: Restrictrive
VENTILATION: Gable
VENTILATION: Ridge
VENTILATION: Upgrade needed

FLOORING:

TYPE: Carpet
TYPE: Hardwood
TYPE: Laminated floating floor
TYPE: Ceramic tile

FIREPLACE(S):

TYPE: Masonry
TYPE: Fire brick
COMPONENT: Tight seal top damper

OTHER SYSTEM COMPONENTS:

COMPONENT: Smoke alarm(s)
FEATURE: Ceiling paddle fan(s)

Inspection Items

6.0 CEILINGS

Inspected - OK at inspection

6.1 WALLS

Inspected - OK at inspection

6.2 FLOORS

Inspected - OK at inspection

6.3 TRIM

Inspected - OK at inspection

6.4 DOORS (REPRESENTATIVE NUMBER)

Minor problem

Undercut as needed to clear carpet (Pictures 1, 2)



6.4 (Picture 1)



6.4 (Picture 2)

6.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected - OK at inspection

6.6 SAFETY/TEMPERED GLASS

Inspected - OK at inspection

6.7 FIREPLACE(S)

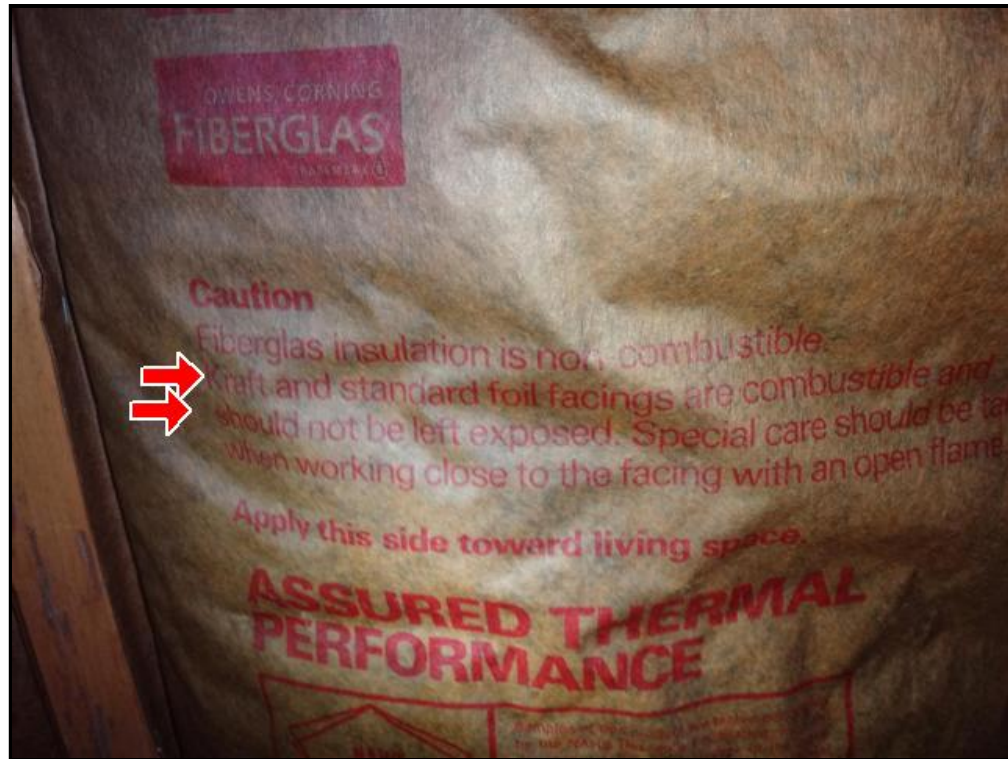
For Your Information

The fireplace, chimney and flue liner need a Level II Inspection by a qualified chimney sweep - I highly recommend [Rooftop Chimney Sweeps](http://www.rooftopchimneysweeps.com) 703.836.7858

6.8 ATTIC INSULATION

Major problem

Kraft paper facing on insulation is flammable - contributes to flame spread - manufacturer requires paper facing be covered with an appropriate building material (Picture 1)



6.8 (Picture 1)

6.9 ATTIC INSULATION

For Your Information

DoE recommends R-48 to R-60 for this climate zone (Pictures 1, 2) I recommend Southland Insulators 703.368.1965



6.9 (Picture 1)



6.9 (Picture 2)

6.10 ATTIC VENTILATION

Major problem

Install continuous soffit or low roof vents to provide proper attic ventilation. Gable vents need to be closed off when proper ventilation is installed

I highly recommend American Cowboy Roofing 703.456.0574

6.11 INSULATION

Minor problem

Insulation missing - knee walls (eave spaces) (Pictures 1, 2)



6.11 (Picture 1)



6.11 (Picture 2)

6.12 STEPS, STAIRWAYS, RAILINGS and BALCONIES

Minor problem

Loose step to recreation room (Picture 1)



6.12 (Picture 1)

6.13 SMOKE DETECTORS

For Your Information

Install at least one smoke alarm on each level and one in each bedroom. Replace any smoke alarm that is ten or more years old. If the age of existing detectors cannot be determined, it is best to replace them

6.14 CEILING FANS

Inspected - OK at inspection

6.15 FIRE SEPARATION

Inspected - OK at inspection

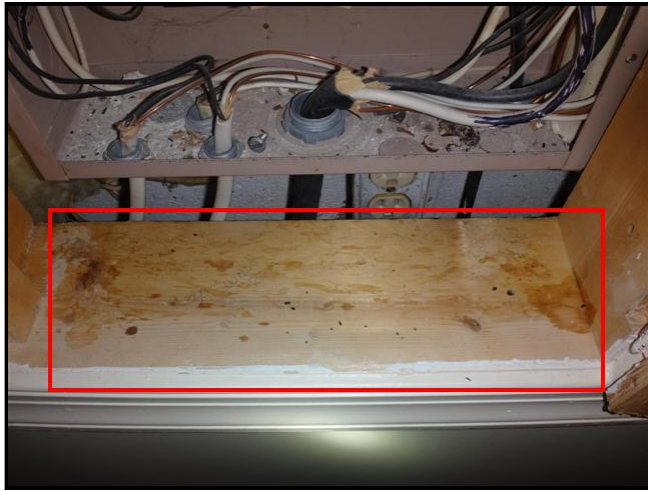
6.16 RADON MITIGATION SYSTEM

Inspected - OK at inspection

6.17 PEST EVIDENCE

Minor problem

Evidence of mice at electric panel and in attic (Pictures 1, 2)



6.17 (Picture 1)



6.17 (Picture 2)

6.18 ATTIC HATCH

Minor problem

Replace attic hatch cover with 2 pieces 5/8" MDF (medium density fiberboard) glued together, with 8" foam board glued on top of the MDF - clean trim around hatch opening and apply 3/4" wide adhesive backed EPDM weatherstrip to the trim and the hatch cover (Picture 1)



6.18 (Picture 1)

6.19 EMERGENCY EGRESS/ESCAPE

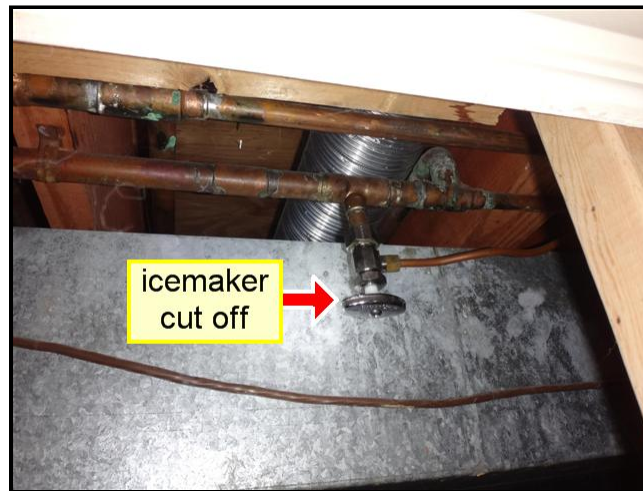
For Your Information

Keep rope/emergency ladders at strategic locations in upper level for emergency escape

6.20 FIREPLACE ASH DUMP

Inspected - OK at inspection

7. KITCHEN



Styles & Materials

SYSTEM ACCESS:

APPLIANCE AGES ARE DEEMED RELIABLE,
BUT NOT GUARANTEED UNLESS POSTED

MICROWAVE:

AGE: 15-20 yrs
REPLACEMENT PROBABILITY: High
(average life span = 5-10 yrs)

DISHWASHER(S):

AGE: 10-15 yrs
REPLACEMENT PROBABILITY: High
(average life span = 5-12 yrs)

REFRIGERATOR:

AGE: 25-30 yrs
REPLACEMENT PROBABILITY:
HIGH (average life span = 15-20
yrs)

RANGE:

FUEL: Electric
AGE: 15-20 yrs
REPLACEMENT PROBABILITY:
High (average life span = 15-20
yrs)

OTHER FEATURES:

FEATURE: Self cleaning oven
FEATURE: Ceramic cook-top
FEATURE: Recirculating range
hood
FEATURE: Ice maker

Inspection Items

7.0 RANGE

Inspected - OK at inspection

7.1 RANGE HOOD (recirculating)

Inspected - OK at inspection

7.2 REFRIGERATOR

Minor problem

Clean coil under refrigerator with coil brush and vacuum three to four times per year (Picture 1)



7.2 (Picture 1)

7.3 ICE MAKER

Inspected - OK at inspection

7.4 DISHWASHER(S)

Minor problem

No air gap or vacuum breaker. Create a high loop in the dishwasher drain line between the dishwasher and the disposer or drain. The high loop must be secured directly under the counter top to prevent a plumbing back up from siphoning into the dishwasher (Picture 1)



7.4 (Picture 1)

7.5 MICROWAVE

Minor problem

Microwave appears to be too close to the range top - see manufacturer's installation instructions

7.6 FAUCET

Inspected - OK at inspection

7.7 SINK

Inspected - OK at inspection

7.8 SINK DRAIN

Inspected - OK at inspection

7.9 COUNTERTOPS/CABINETS

Inspected - OK at inspection

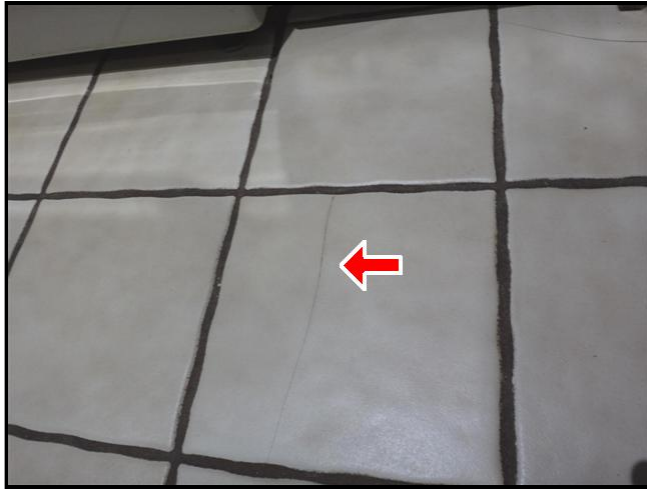
7.10 DRAWERS/DOORS

Inspected - OK at inspection

7.11 FLOOR

For Your Information

Cracked tiles are cosmetic (Pictures 1, 2)



7.11 (Picture 1)



7.11 (Picture 2)

7.12 PEST EVIDENCE

Inspected - OK at inspection

Minor Discovery Summary



HOMEAuthority

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Customer
Robert Smith

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City, VA 22209

2. EXTERIOR

2.9 TRIM

Minor problem

Minor rot at basement door (Pictures 1, 2)



2.9



2.9

2.17 FENCE(S)/GATE(S)

Minor problem

Fence needs repairs - budget to replace (Pictures 1, 2)

2. EXTERIOR



2.17



2.17

2.24 OTHER

Minor problem

Keep top of pergola painted to prevent deterioration (Pictures 1 - 3)



2.24



2.24



2.24

3. PLUMBING

3.2 TOILET(S)

Minor problem

Basement toilet runs - replace tank flapper (Picture 1)

Upper level bath toilet supply turned off - may need repair



3.2

3.6 DRYER VENT

Minor problem

Dryers, vent ducts and vent outlets must be professionally cleaned periodically - fire hazard (Picture 1)

Although flexible metal pipe is approved, it is not preferred - recommend replacing with solid aluminum dryer vent pipe - always use the shortest possible amount of pipe with the fewest possible turns and bends (Picture 1)



3.6

3.10 VALVE(S)

Minor problem

Water heater valve is seized - replace with a ball/90 degree valve (Picture 1)

3. PLUMBING



3.10

4. ELECTRIC

4.1 PANEL COVER(S)

Minor problem

Panel cover screw(s) missing - replace only with manufacturer specific blunt tipped screw(s) (Pictures 1, 2)



4.1



4.1

4.4 CABLES

Minor problem

Unused hot tub circuit needs to terminate in a junction box - wires must not be left exposed (Picture 1)

4. ELECTRIC



4.4

4.8 RECEPTACLES

Minor problem

(1) Cover needed - utility/storage room (Picture 1)



4.8

(2) Loose - rec room (Pictures 2, 3)

4. ELECTRIC



4.8

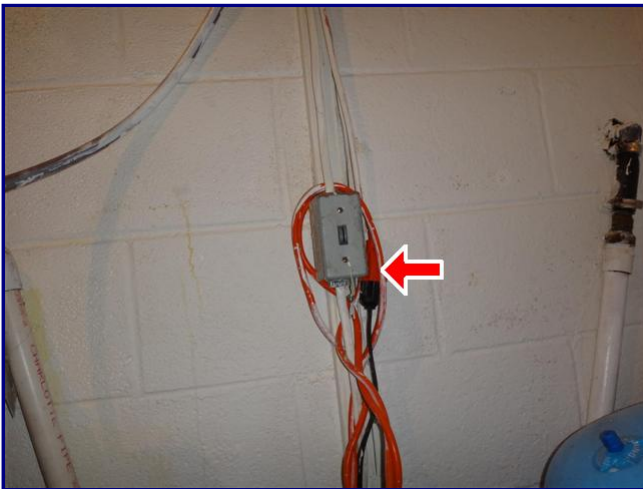


4.8

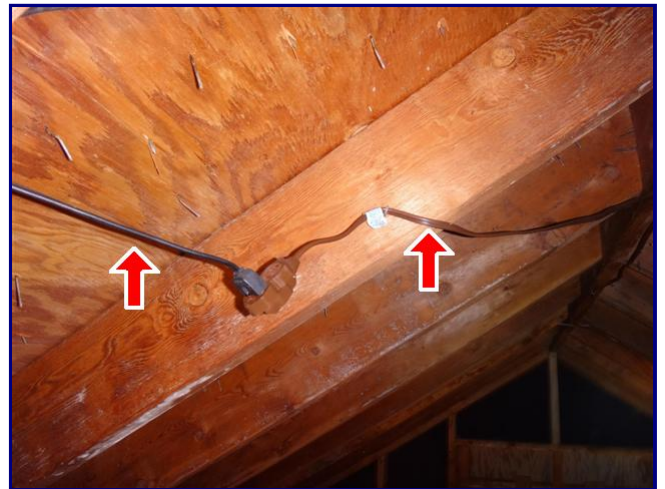
4.12 EXTENSION CORDS

Minor problem

Avoid the use of extension cords - install receptacles as needed (Pictures 1, 2)



4.12 laundry room



4.12 attic

4.14 EXTERIOR FIXTURES

Minor problem

(1) Not checked - no bulb (Picture 1)

4. ELECTRIC



4.14

(2) Light out at deck (Picture 2)



4.14

4.17 DOOR BELL

Minor problem

Inoperative - battery operated

5. HVAC

5.0 HEAT PUMP

Minor problem

Outdoor coil unit overcurrent protection is overfused. Install properly sized fuses - see manufacturer's specifications on data tag (Pictures 1, 2)

5. HVAC



5.0



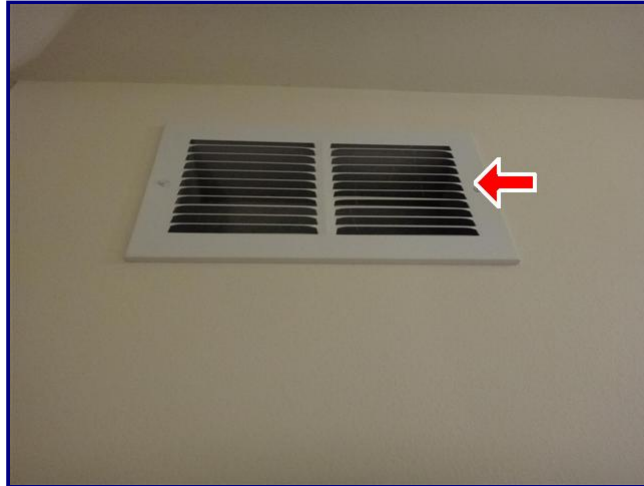
5.0

5.5 AIR REGISTERS/GRILLS

Minor problem

Return grill is upside down - cosmetic (Picture 1)

5. HVAC



5.5

6. INTERIOR

6.4 DOORS (REPRESENTATIVE NUMBER)

Minor problem

Undercut as needed to clear carpet (Pictures 1, 2)



6.4



6.4

6.11 INSULATION

Minor problem

Insulation missing - knee walls (eave spaces) (Pictures 1, 2)

6. INTERIOR



6.11



6.11

6.12 STEPS, STAIRWAYS, RAILINGS and BALCONIES

Minor problem

Loose step to recreation room (Picture 1)



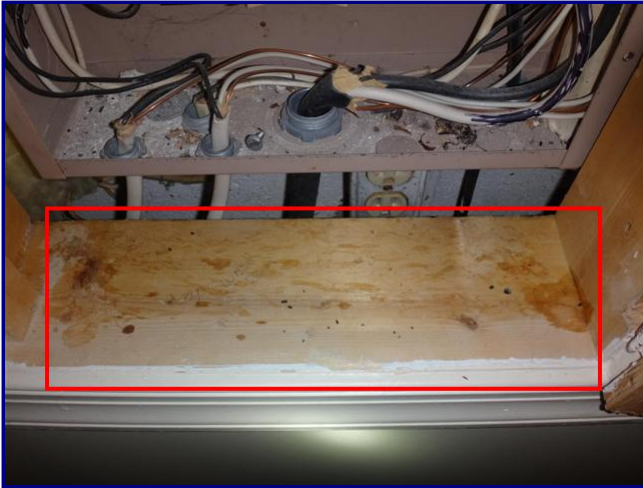
6.12

6.17 PEST EVIDENCE

Minor problem

Evidence of mice at electric panel and in attic (Pictures 1, 2)

6. INTERIOR



6.17



6.17

6.18 ATTIC HATCH

Minor problem

Replace attic hatch cover with 2 pieces 5/8" MDF (medium density fiberboard) glued together, with 8" foam board glued on top of the MDF - clean trim around hatch opening and apply 3/4" wide adhesive backed EPDM weatherstrip to the trim and the hatch cover (Picture 1)



6.18

7. KITCHEN

7.2 REFRIGERATOR

Minor problem

Clean coil under refrigerator with coil brush and vacuum three to four times per year (Picture 1)

7. KITCHEN



7.2

7.4 DISHWASHER(S)

Minor problem

No air gap or vacuum breaker. Create a high loop in the dishwasher drain line between the dishwasher and the disposer or drain. The high loop must be secured directly under the counter top to prevent a plumbing back up from siphoning into the dishwasher (Picture 1)



7.4

7.5 MICROWAVE

Minor problem

Microwave appears to be too close to the range top - see manufacturer's installation instructions

MAJOR Discovery Summary



HOMEAuthority

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Robert Smith

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1. STRUCTURE

1.2 SEEPAGE/DAMPNESS

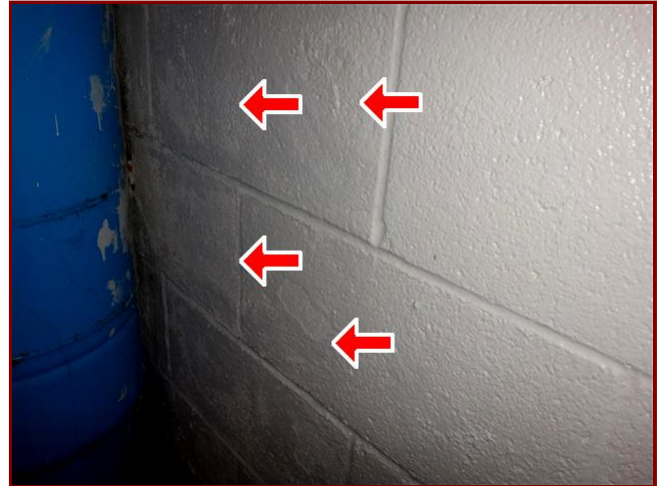
Major problem

Provide a positive flow of surface water away from foundation walls - efflorescence, peeling paint, stains are all evidence of dampness (Pictures 1 - 4)

1. STRUCTURE



1.2



1.2



1.2



1.2

2. EXTERIOR

2.12 STEPS/STAIRS

Major problem

There is no graspable handrail installed at the deck stairs (Picture 1)

2. EXTERIOR



2.12

2.14 DRIVEWAY(S)/PARKING

Major problem

Asphalt driveway is aging - budget to replace (driveway can likely be capped with another layer of asphalt)

I recommend [Lallande Asphalt Paving](#) 703.751.7008

2.16 EXTERIOR DRAINAGE

Major problem

Provide a positive flow of surface water away from foundation walls - ground needs to slope away from foundation with at least an inch of fall per foot for at least eight feet. When this is not possible, install French drain(s) (Picture 1)



2.16

3. PLUMBING

3.6 DRYER VENT

Minor problem

Dryers, vent ducts and vent outlets must be professionally cleaned periodically - fire hazard (Picture 1)

3. PLUMBING

Although flexible metal pipe is approved, it is not preferred - recommend replacing with solid aluminum dryer vent pipe - always use the shortest possible amount of pipe with the fewest possible turns and bends (Picture 1)



3.6

3.18 TEMPERED/SAFETY GLASS

Major problem

Windows in both main and upper level bathrooms need to be replaced with tempered/safety glass - both windows are within 60 inches of the tub and shower floors (Pictures 1, 2)



3.18



3.18

3.19 HOSEBIBB(S)

Major problem

The lack of hosebibb vacuum breakers compromises private water supply safety (Pictures 1, 2)

3. PLUMBING



3.19



3.19

4. ELECTRIC

4.9 RECEPTACLE(S)

Major problem

Replace all painted receptacles - paint can make receptacles difficult to use, and can impair the electrical connection - creating a fire hazard (Picture 1)



4.9

4.10 GFCI(s) (GROUND FAULT CIRCUIT INTERRUPTER(S))

Major problem

Install within 6 feet of the kitchen sink and at all wet locations (bath and exterior receptacles are on the GFCI breaker in the panel)

4.16 CLOSET FIXTURES

Major problem

Replace all exposed closet fixtures with enclosed fixtures - fire hazard (Picture 1)(Picture 1)

4. ELECTRIC

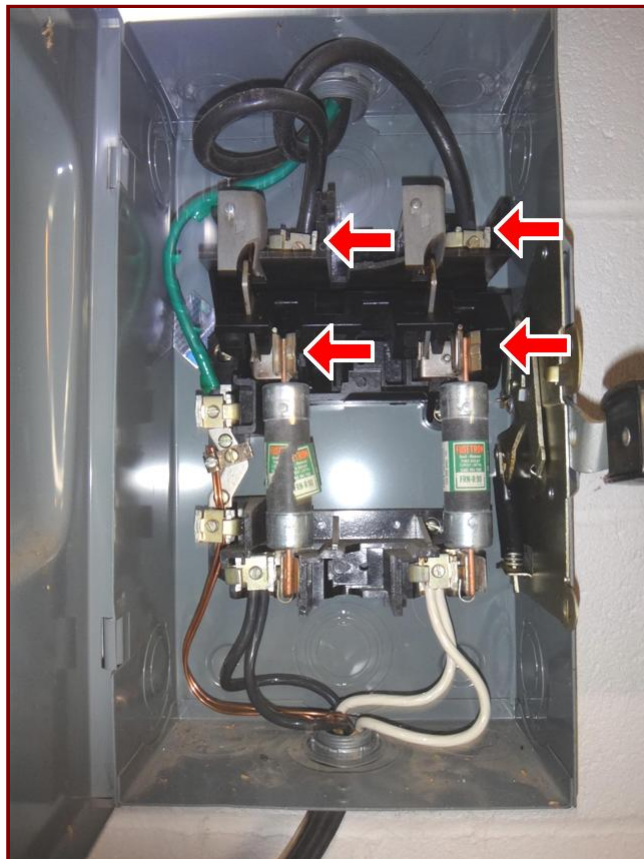


4.16

4.18 ELECTRICAL CONTACT HAZARD

Major problem

(1) Caution - electrical contact hazard - to be opened only by qualified personnel (Picture 1) (air handler service disconnect)



4.18

(2) Outdoor coil unit service disconnect - inner cover missing (Picture 2) - replace disconnect

I highly recommend [Mannix HVAC 703.777.9211](tel:703.777.9211)

4. ELECTRIC



4.18

5. HVAC

5.2 DUCTWORK

Major problem

Have duct work aero sealed to increase comfort and decrease energy consumption. Ductwork in older houses is inherently leaky

I highly recommend The Home Energy Detective 866.933.2590 and Atlantic Duct 703.435.4485

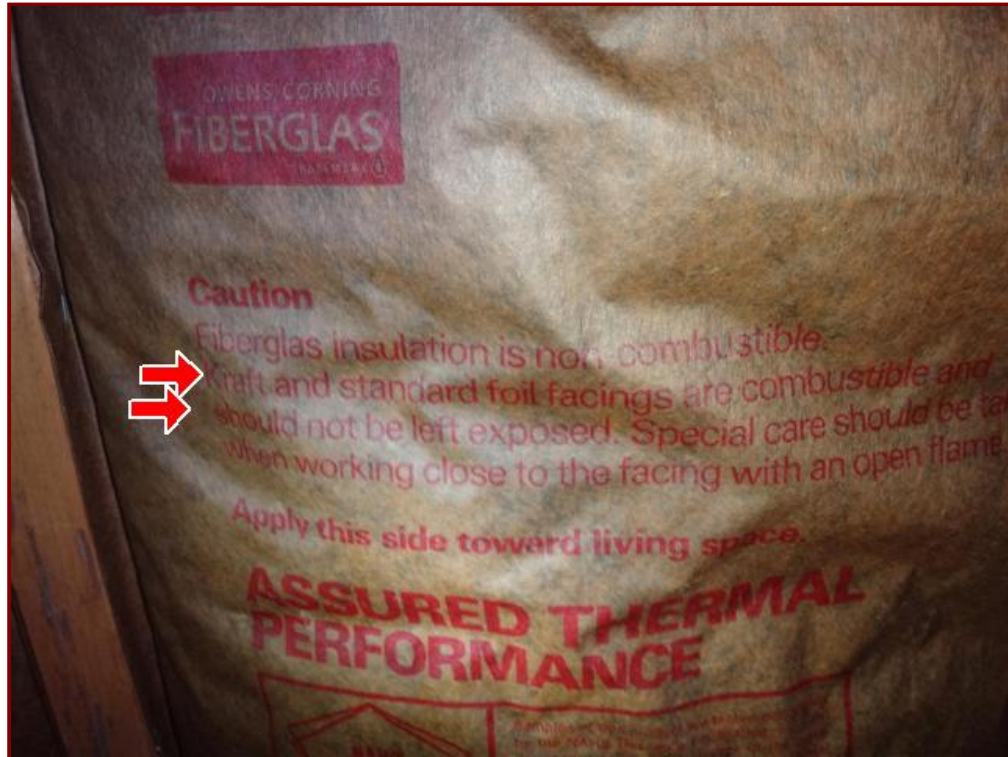
6. INTERIOR

6.8 ATTIC INSULATION

Major problem

Kraft paper facing on insulation is flammable - contributes to flame spread - manufacturer requires paper facing be covered with an appropriate building material (Picture 1)

6. INTERIOR



6.8

6.10 ATTIC VENTILATION

Major problem

Install continuous soffit or low roof vents to provide proper attic ventilation. Gable vents need to be closed off when proper ventilation is installed

I highly recommend American Cowboy Roofing 703.456.0574

General Summary



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Customer
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1. STRUCTURE

1.0 FOUNDATION WALLS

For Your Information

Horizontal cracks in foundation wall are typically caused by hydrostatic pressure - water in the ground pushing against the wall. The house is below street level - improve and maintain surface water controls (Pictures 1, 2)



1.0



1.0

2. EXTERIOR

2.0 ROOF COVERING

2. EXTERIOR

For Your Information

Valley needs to be cleaned periodically (Picture 1)



2.0

2.5 ROOF DRAINAGE

For Your Information

Recommend adding a gutter to the left side of the garage - use oversized gutter (Pictures 1, 2)



2.5



2.5

2.15 LANDSCAPING

For Your Information

- (1) Have large trees near the house and garage checked by a licensed arborist
- (2) Consider removing the two trees next to the garage - they overhang the garage and house (Pictures 1, 2)

2. EXTERIOR



2.15



2.15

2.20 GARAGE DOOR(S)

For Your Information

Test reverse features monthly - see owner's manual for manufacturer's testing instructions

4. ELECTRIC

4.6 GROUNDING

For Your Information

Ground rod not seen - verify installation of a ground rod - if not present - have one installed

6. INTERIOR

6.7 FIREPLACE(S)

For Your Information

The fireplace, chimney and flue liner need a Level II Inspection by a qualified chimney sweep - I highly recommend [Rooftop Chimney Sweeps](http://RooftopChimneySweeps.com) 703.836.7858

6.9 ATTIC INSULATION

For Your Information

DoE recommends R-48 to R-60 for this climate zone (Pictures 1, 2) I recommend [Southland Insulators](http://SouthlandInsulators.com) 703.368.1965

6. INTERIOR



6.9



6.9

6.13 SMOKE DETECTORS

For Your Information

Install at least one smoke alarm on each level and one in each bedroom. Replace any smoke alarm that is ten or more years old. If the age of existing detectors cannot be determined, it is best to replace them

6.19 EMERGENCY EGRESS/ESCAPE

For Your Information

Keep rope/emergency ladders at strategic locations in upper level for emergency escape

7. KITCHEN

7.11 FLOOR

For Your Information

Cracked tiles are cosmetic (Pictures 1, 2)



7.11



7.11



INVOICE

HOMEAuthority
507 N Jefferson Street
Arlington VA 22205
703.675.5452
Inspected By: Jim Vaughn

Inspection Date: 10/22/2014
02:00 PM
Report ID: RSmith