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INSPECTION REPORT BY NORTHERN NECK HOME INSPECTIONS

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07/27/2026



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1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Vacant

General Inspection Info: Weather Conditions
Sunny, Dry, Hot

General Inspection Info: Type of Building
Single Family

General Inspection Info: In Attendance
Client, Client's Agent

If possible, I enjoy having my clients with me during my inspection so that we can discuss concerns, and I can answer all questions.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Your Job As a Homeowner: What Really Matters in a Home Inspection
Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.
Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important. Don't let minor maintenance and routine repairs turn into expensive disasters later.
Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.
Important Information / Limitations: Comment Key - Definitions
This report places deficiencies into three categories; Safety Defects, Repair or Replace Defects, and Monitor.
Safety Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.
Repair or Replace Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.
Monitor - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components.
These categorizations are based on my professional judgement and experience and based on what I observed at the time of inspection. These categorizations should not be construed as to mean that items designated as "Monitor defects" or "Repair or Replace Defects" do not need repairs or replacement. The recommendations made in each comment is more important than the categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.
Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.
And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

2: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Brick

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Walkways & Driveways: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Railings, Guards & Handrails: **Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: **Windows Inspected**

A representative number of windows from the ground surface was inspected.

Limitations

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. InterNACHI's SOP is to inspect a representative number of windows.

Recommendations

2.5.1 GFCIs & Electrical

Repair or Replace

WEATHERPROOF COVERING

I observed that the outdoor receptacle's weatherproof covering was damaged. I recommend reinstalling an appropriate weatherproof covering for the outlet.

Recommendation

Recommended DIY Project





2.8.1 Porches, Patios, Decks, Balconies & Carports

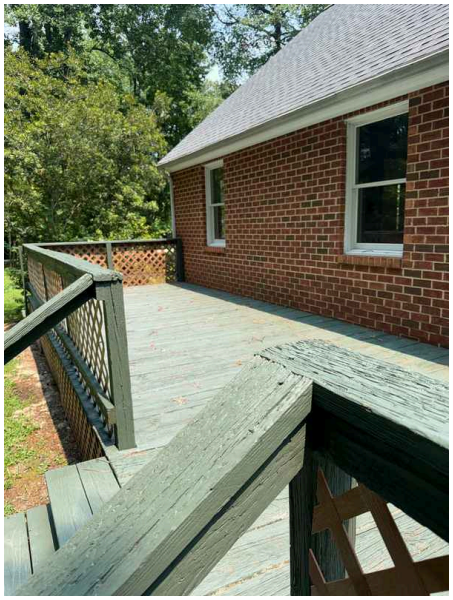
Repair or Replace

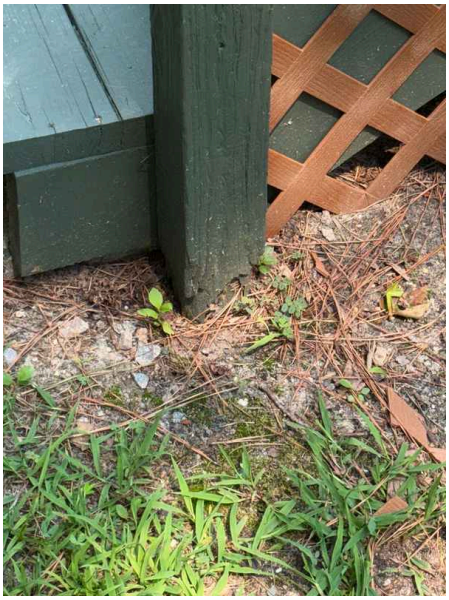
DETERIORATED CONDITION AT DECK

I observed indications of deteriorated conditions at the deck components. Both the deck boards, railings, and support posts were in weathered but serviceable condition.

Recommendation

Contact a qualified deck contractor.




2.9.1 Railings, Guards & Handrails

Repair or Replace

GUARD OPENING WAS TOO LARGE (4")

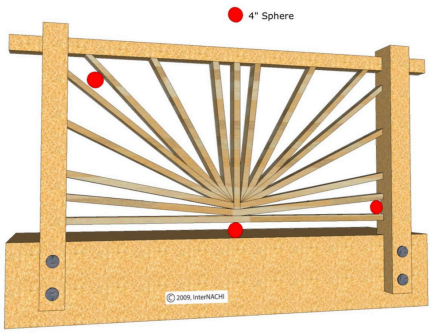
I observed improper spacing between intermediate balusters, spindles and rails at a required guard.

Guards may not allow the passage of a sphere 4 inches in diameter.

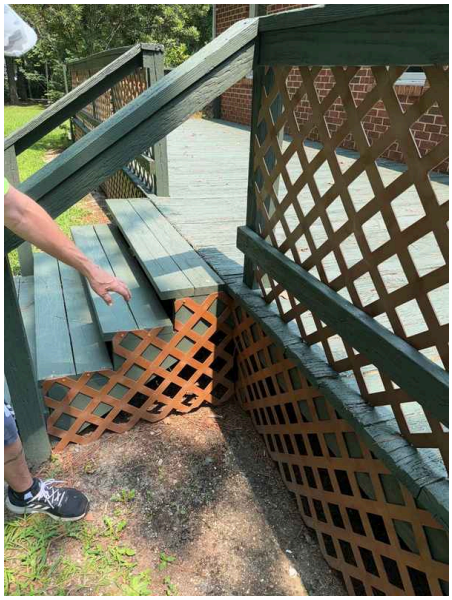
Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



4-inch sphere opening at a guard





3: ELECTRICAL

		IN	NI	NP	R
3.1	Electric Meter & Base	X			
3.2	Service-Entrance Conductors	X			
3.3	Main Service Disconnect	X			
3.4	Electrical Wiring	X			
3.5	Panelboards & Breakers	X			
3.6	Service Grounding & Bonding	X			
3.7	GFCIs	X			
3.8	Electrical Defects	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

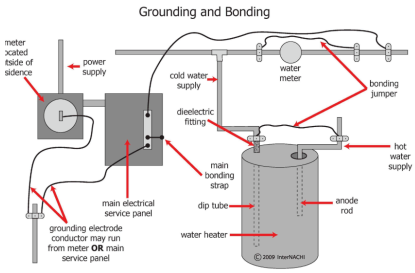
Information

Service-Entrance Conductors: **Inspected Service-Entrance Conductors**

I inspected the electrical service-entrance conductors.

Service Grounding & Bonding: **Inspected the Service Grounding & Bonding**

I inspected the electrical service grounding and bonding.



Main Service Disconnect: **Inspected Main Service Disconnect**

I inspected the electrical main service disconnect.

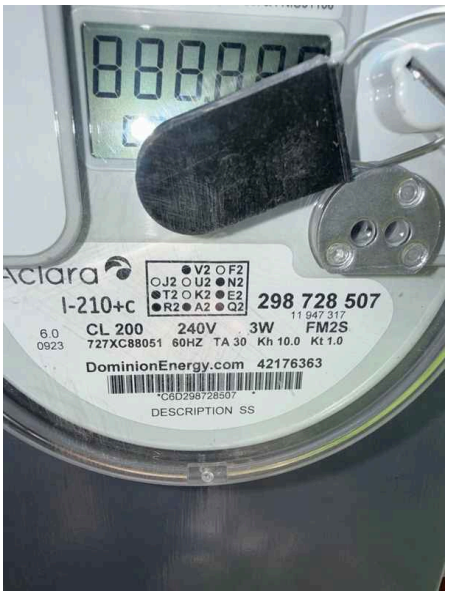
Electrical Wiring: **Type of Wiring, If Visible**

NM-B (Romex), Stranded Aluminium Service Entrance Wire

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.





Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

Exterior 200 amp

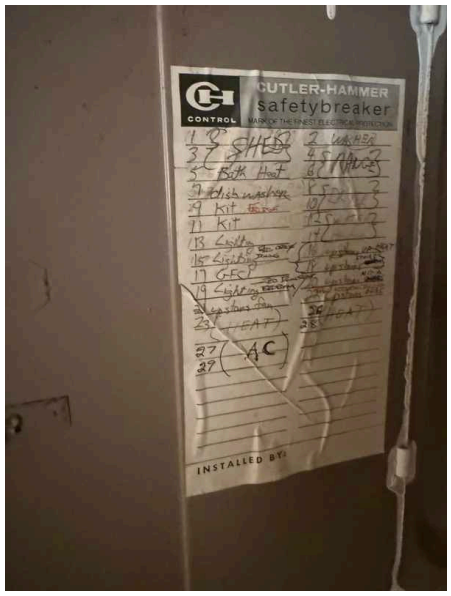
I observed indications of the main service disconnect's amperage rating. It was labeled.

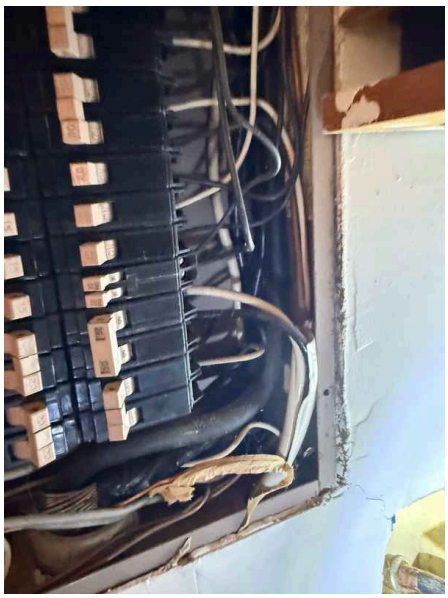



Panelboards & Breakers: **Inspected Main Panelboard & Breakers**

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).






GFCIs: **Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Limitations

Service-Entrance Conductors

UNDERGROUND SERVICE.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING

I was unable to confirm proper installation of the system grounding. Grounding systems are either buried underground or are encased withing the foundation and beyond a visual inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

4: HEATING & COOLING

		IN	NI	NP	R
4.1	General	X			
4.2	HVAC Heat Pump Equipment	X			X
4.3	Normal Operating Controls	X			
4.4	Distribution System	X			X
4.5	Heating & Cooling Source	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

HVAC Heat Pump Equipment: Condenser Unit Brand
Goodman

HVAC Heat Pump Equipment: Air Handler / Evaporator Brand
Trane

HVAC Heat Pump Equipment: Energy Source/Type
Electric, Heat Pump

Normal Operating Controls: Thermostat Brand
Honeywell, Vive

Distribution System: Configuration
Split

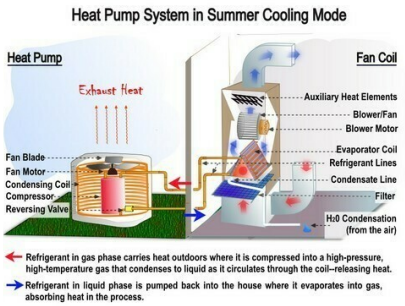
Heating & Cooling Source: Heating/Cooling Source
Floor Register



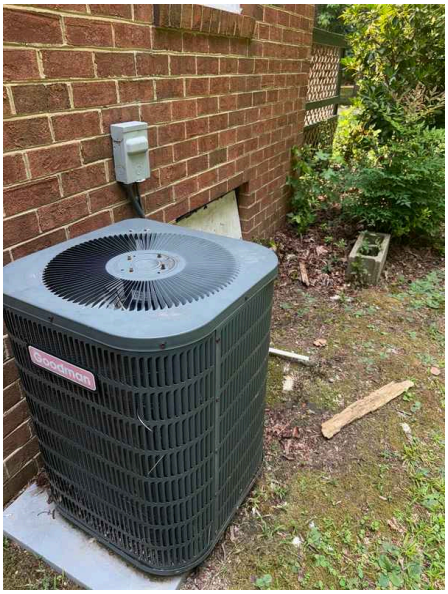
General: HVAC Split System - Heat Pump

This home employs a HVAC Heat Pump to both cool and heat the home. It's a split system that utilizes an outdoor condenser (or heat pump) unit and inside air handler/evaporator unit.

A heat pump is a heat transporter constantly moving warm air from one place to another, to where it's needed or not needed, depending on the season. Even in air that seems too cold, heat energy is present. When it's cold outside a heat pump extracts this outside heat and transfers it inside. When it's warm outside, it reverses directions and acts like an air conditioner, removing heat from your home.







HVAC Heat Pump Equipment: Estimated Condenser Age

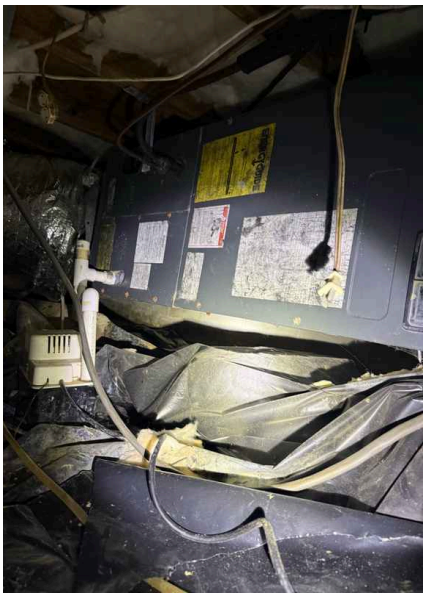
22 years old

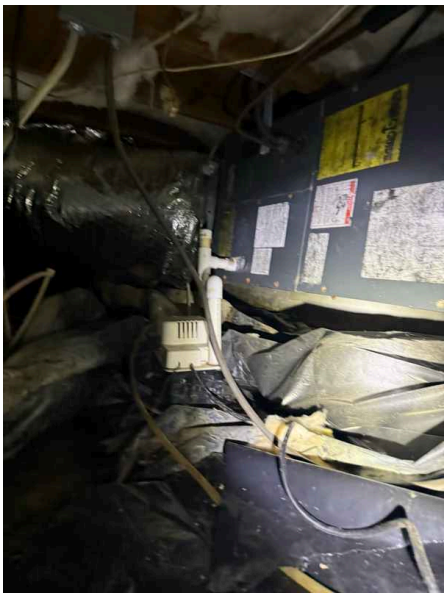
Condenser unit was built in 2004. Unit has a service life of 12-15 years lifespan (standard industry recognized).

HVAC Heat Pump Equipment: Estimated Air Handler / Evaporator Age

22 years old

Heat pumps have an estimated service life of 12-15 years.This system was built in 2020.





HVAC Heat Pump Equipment: R-22 refrigerant

This HVAC unit contains R22 refrigerant. this refrigerant is outdated and is no longer in production due to EPA standards while when the system is on operation, there is no need to immediately replace it. However, as the unit ages and refrigerant begins to leak out it becomes prohibitively expensive to repair. With systems using R 22 I recommend beginning to plan on saving for a replacement unit because once the system he comes too old it becomes no longer serviceable due to the expense of replacement of refrigerant.

Normal Operating Controls: Cooling Temperature - Satisfactory

The temperature was taken from noted source using an IR thermometer; both register and ambient temps are measured. Temps differentials are within norms. Temps from register should be within at least 15 degrees or lower from ambient room temps.

Distribution System: Flex Duct

Flex ducting was installed which degrade at a faster rate than rigid ducting. Additionally, strapping used to support flex duct can restrict air flow producing uneven heating and cooling results. Recommend monitoring for proper operation.

Recommendations

4.2.1 HVAC Heat Pump Equipment

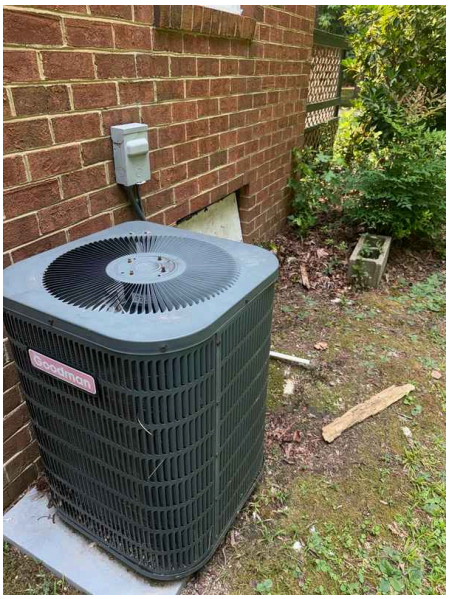
Monitor

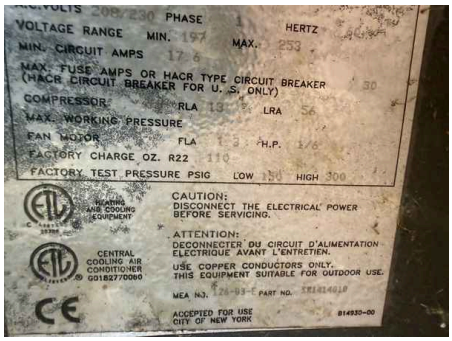
AGING UNIT

Though fully functional at the time of the inspection the unit is aging (more than 15 years old). Recommend qualified HVAC tech fully test system, monitor for proper function and replace as needed.

Recommendation

Contact a qualified HVAC professional.





4.2.2 HVAC Heat Pump Equipment

Repair or Replace

CODENSATION DRAINING IN CRAWLSPACE

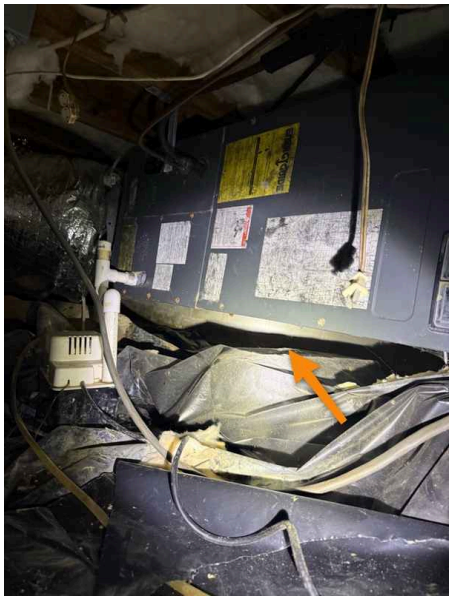
Condensation line was noted draining in crawlspace which allows for moisture buildup and water possibly between layers of vapor barrier.

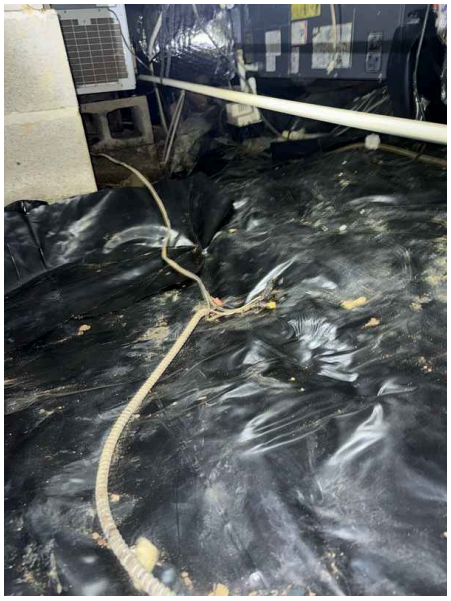
I recommend a qualified HVAC technician evaluate and possibly install a catch pan and drain under the HVAC unit in the crawlspace.

Recommendation

Contact a qualified HVAC professional.







4.4.1 Distribution System

Monitor

DUCT JOINT DISCONNECTED

I observed a disconnected duct in the crawlspace, resulting in no airflow to the second floor.

Recommendation

Contact a qualified heating and cooling contractor



5: ROOF

		IN	NI	NP	R
5.1	Roof Covering	X			
5.2	Flashing	X			
5.3	Plumbing Vent Pipes	X			
5.4	Gutters & Downspouts	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

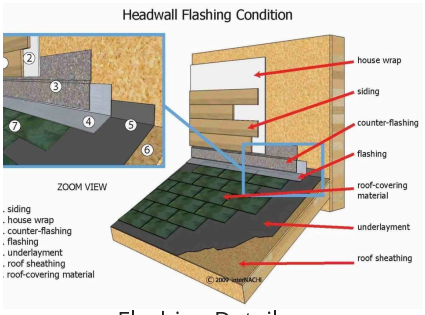
Drone

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

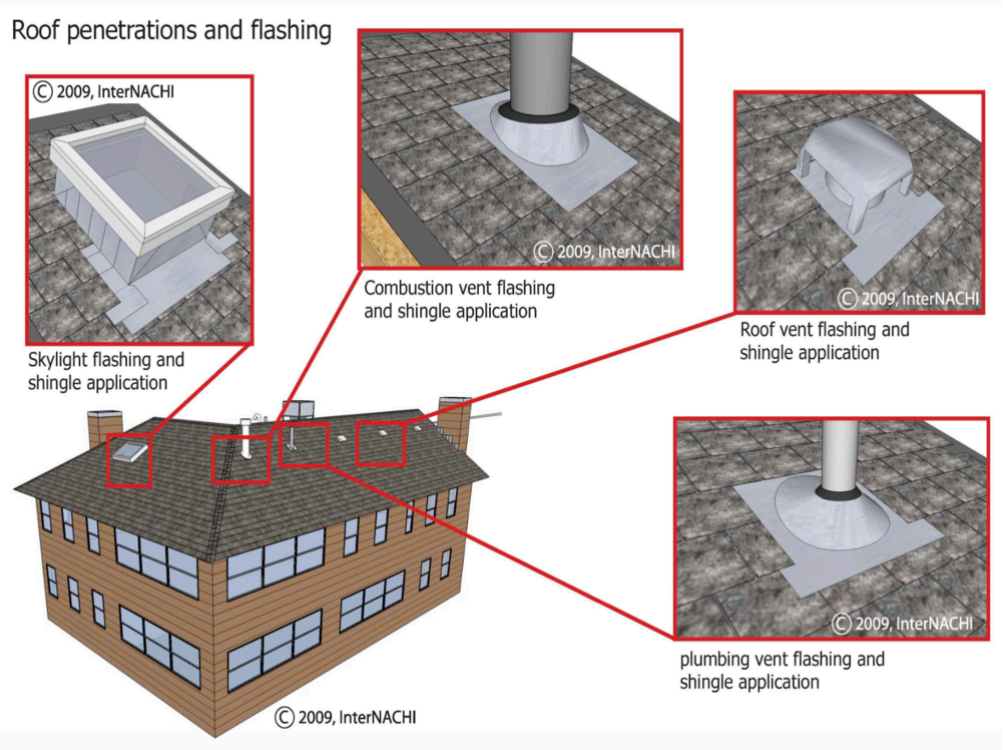
Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Roof Covering

UNABLE TO WALK UPON ROOF SURFACE

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. It was not accessible. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it is not possible to see everything. A home inspection is a limited visual-only inspection.

6: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	R
6.1	Masonry Chimney	X			X
6.2	Wood-Burning Stove	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Masonry Chimney: Masonry Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.

Masonry Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

Masonry Chimney: Masonry Chimney Hood or Cap Installed

A hood or cap was installed at the masonry chimney. Good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.

Wood-Burning Stove: Not Inspected

The home inspection did not include the wood-burning stove and its components. A stove is not part of a home inspection. Please ask the homeowner or occupant about the stove, how it works, how to maintain it, and what problems may exist.







Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Recommendations

6.1.1 Masonry Chimney

Repair or Replace

CHIMNEY RAIN CAP MISSING

I observed a missing chimney rain cap.

The rain cap covers the top opening of the chimney flue liner.

Recommendation

Contact a qualified chimney contractor.



7: KITCHEN

		IN	NI	NP	R
7.1	Range/Oven/Cooktop	X			
7.2	Dishwasher	X			X
7.3	Kitchen Sink	X			
7.4	Refrigerator	X			
7.5	GFCI	X			X
7.6	Built-in Microwave	X			
7.7	Exhaust Fan	X			
7.8	Countertops & Cabinets	X			
7.9	Floors, Walls, Ceilings	X			X
7.10	Lighting	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Kitchen Sink: Ran Water at Kitchen Sink

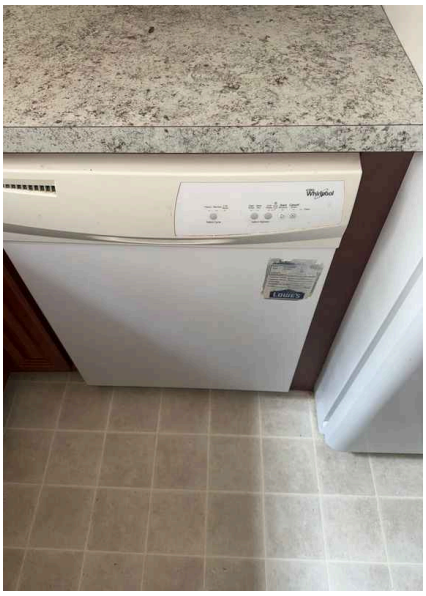
I ran water at the kitchen sink.

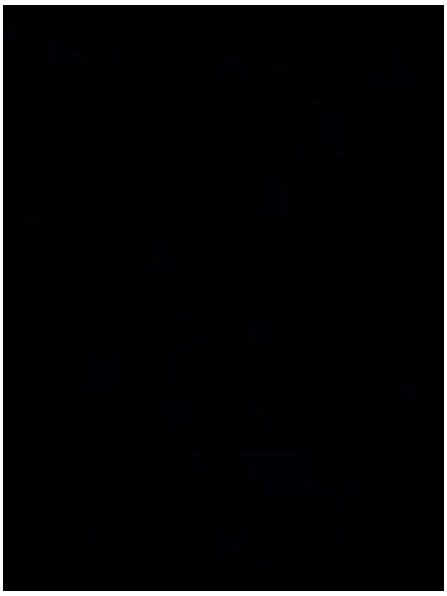
Exhaust Fan: Inspected Exhaust Fan (exhausting outside)

I inspected the exhaust fan in the kitchen.

Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.





Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Recommendations

7.5.1 GFCI

Repair or Replace

MISSING GFCI PROTECTION

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.





7.9.1 Floors, Walls, Ceilings

Repair or Replace

SOFT FLOORS

KITCHEN

Soft or spongy flooring was observed in the kitchen during inspection. This condition typically indicates moisture damage, deterioration of subflooring, or structural compromise beneath the surface. The affected area should be evaluated by a flooring professional to determine the extent of damage and appropriate repairs.

Recommendation

Contact a qualified professional.

8: DOWNSTAIRS BATHROOM

		IN	NI	NP	R
8.1	Bathroom Toilets	X			X
8.2	Sinks, Tubs & Showers	X			X
8.3	Bathroom Exhaust Fan / Window	X			
8.4	GFCI & Electric in Bathroom	X			
8.5	Heat Source in Bathroom	X			
8.6	Cabinetry, Ceiling, Walls & Floor	X			
8.7	Door	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Bathroom Toilets: Toilets
Inspected

I flushed all of the toilets.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Recommendations

8.1.1 Bathroom Toilets

Repair or Replace

TOILET LOOSE CONNECTION TO FLOOR

I observed indications of a toilet that had a loose connection to the floor.

A loose toilet in itself is not a problem. The problem begins when the loose toilet causes damage to the wax ring. The wax ring can fail. Once the wax ring fails, then water will saturate the subfloor eventually leading to subfloor damage ceiling damage, and or mold.

I recommend fixing the loose toilet before any damage occurs.

Recommendation

Contact a qualified plumbing contractor.

8.2.1 Sinks, Tubs & Showers

Repair or Replace

DAMAGE AT BATHTUB FIXTURE

I observed damage at the fixture the tub faucet (on/off and temperature) was loose and would not turn off once turned on.

I recommend a qualified plumber or handyman either repair or replace the bath tub faucet

Recommendation

Contact a qualified plumbing contractor.

9: UPSTAIRS BATHROOM

		IN	NI	NP	R
9.1	Bathroom Toilets	X			
9.2	Sinks, Tubs & Showers	X			
9.3	Bathroom Exhaust Fan / Window			X	
9.4	GFCI & Electric in Bathroom	X			X
9.5	Heat Source in Bathroom	X			
9.6	Cabinetry, Ceiling, Walls & Floor	X			
9.7	Door	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Recommendations

9.3.1 Bathroom Exhaust Fan / Window

Repair or Replace

MISSING FAN

I observed that the bathroom does not have a mechanical exhaust fan installed.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

Recommendation

Contact a qualified general contractor.

9.4.1 GFCI & Electric in Bathroom

Repair or Replace

RECEPTACLE IS NOT GFCI PROTECTED

I observed that the receptacle in the bathroom is not testing as being GFCI protected.

Recommendation

Contact a qualified electrical contractor.

9.4.2 GFCI & Electric in Bathroom

Repair or Replace

VANITY LIGHTS NON-FUNCTIONAL

BATHROOM

The vanity lights would not turn on during inspection. This indicates an electrical circuit issue, fixture malfunction, or burnt-out bulbs. An electrician should evaluate the circuit, test the fixture, and replace any failed components to restore proper operation.

Recommendation

Contact a qualified electrical contractor.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors	X			
10.2	Windows	X			
10.3	Switches, Fixtures & Receptacles	X			
10.4	Floors, Walls, Ceilings	X			
10.5	Stairs, Steps, Stoops, Stairways & Ramps	X			
10.6	Railings, Guards & Handrails	X			
10.7	Presence of Smoke and CO Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

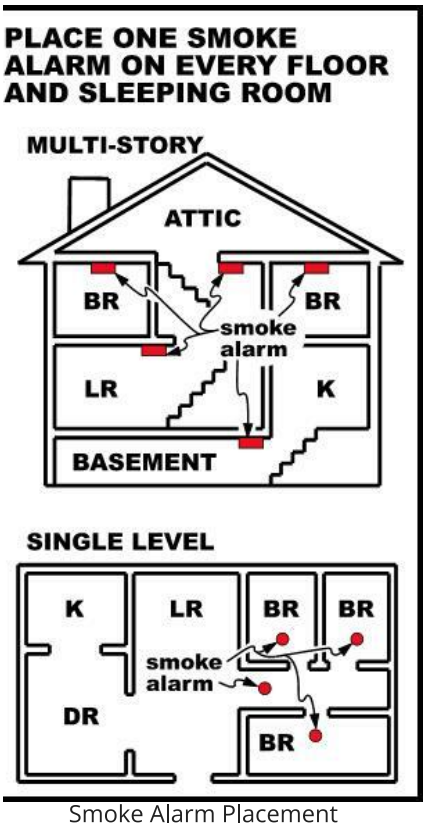
Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke alarms and used the press to test function.

It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.



Smoke Alarm Placement

Limitations

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

Not all smoke and carbon monoxide detectors could be tested during the inspection. Some detectors may have been inaccessible, obscured, or their test functions unavailable. Homeowners should manually test each detector following manufacturer instructions to verify proper operation and battery condition.

Recommendations

10.4.1 Floors, Walls, Ceilings

Repair or Replace

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor

11: LAUNDRY

		IN	NI	NP	R
11.1	All in one laundry	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

12: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
12.1	Structural Components & Observations in Attic		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

Structural Components & Observations in Attic

NO ATTIC ACCESS

There was no attic access. I could not inspect the attic or attic components.

13: PLUMBING

		IN	NI	NP	R
13.1	Main Water Shut-Off Valve	X			
13.2	Water Supply	X			
13.3	Hot Water Source	X			X
13.4	Drain, Waste, & Vent Systems	X			
13.5	Water Supply & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

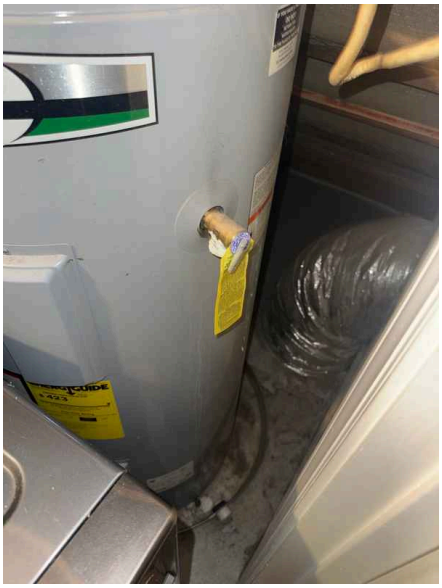
Information

Main Water Shut-Off Valve:
Location of Main Shut-Off Valve

Well pump house, Next to the pressure tank

Hot Water Source: **Inspected TPR Valve**

I inspected the temperature and pressure relief valve.



Main Water Shut-Off Valve: **Homeowner's Responsibility**

It's your job to know where the main water shutoff valve is located. And be sure to keep an eye out for any water and plumbing leaks.

Hot Water Source: **Type of Hot Water Source**

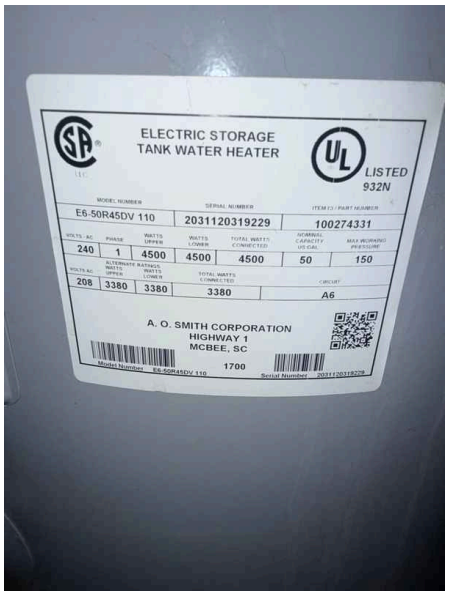
Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.





Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Water Supply & Distribution Systems: Water Line Types

Copper, CPVC

Water supply lines are the pipes that deliver potable water throughout a home from the main water meter or well. Common materials include copper, PVC, PEX, galvanized steel, and cast iron. Each material has different lifespan expectations, corrosion resistance, and performance characteristics that may affect water quality and system reliability over time.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

Not all drain, waste, and vent pipes were accessible for inspection during the evaluation. Some portions of the system may be concealed behind walls, under floors, or located in areas that could not be safely reached. This limits the ability to assess the complete condition of all piping, identify potential leaks, blockages, or deterioration in inaccessible sections, or confirm proper venting and slope throughout the entire system.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

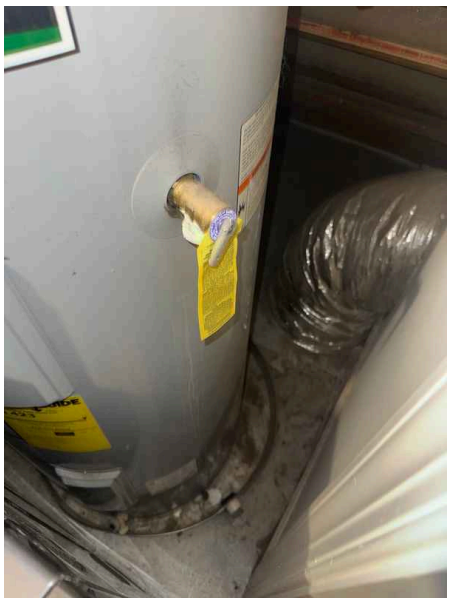
Not all water supply and distribution pipes were accessible or visible during the inspection. This limitation may prevent identification of potential issues in concealed or inaccessible sections of the plumbing system. A more comprehensive evaluation of hidden piping may be warranted if concerns arise after occupancy.

Recommendations

13.3.1 Hot Water Source

Repair or Replace

DEFECT AT TPR VALVE DISCHARGE (MISSING)



I observed a defect a the TPR (temperature, pressure, and relief) valve. The discharge pipe was missing. The discharge pipe that serves a temperature pressure relief valve must:

- Not be connected to the drainage system.
- Not be smaller than the diameter of the outlet of the valve.
- Discharge to the floor.
- Discharge in a manner that does not cause personal injury or structural damage.
- Discharge to a termination point that is readily observable.
- Not be trapped.
- Terminate no more than 6 inches above the floor.

Recommendation

Contact a qualified plumbing contractor.

13.3.2 Hot Water Source

Repair or Replace

WATER TANK PAN NOT DISCHARGING TO THE EXTERIOR



I observed that the water tank pan was discharging to the crawlspace. This pipe should be discharging to the exterior so that any water leaks or discharges from the TPRV will drain completely to the exterior.

I recommend a plumber redirect, the discharge from the crawlspace to the exterior.

Recommendation

Contact your builder.

14: FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
14.1	Under-Floor Crawlspace	X			X
14.2	Insulation in Crawlspace	X			
14.3	Ventilation in Crawlspace	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described
Masonry Block

Under-Floor Crawlspace: Under-Floor Crawl Access Location
Exterior

Insulation in Crawlspace: Type of Insulation Observed
Fiberglass, Crawlspace is encapsulated and dehumidified

Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Under-Floor Crawlspace: Under-Floor Crawlspace Inspected

The under-floor crawlspace area was inspected according to the Home Inspection Standards of Practice.

The crawlspace can be a revealing area in the house and often provides a general picture of how the entire structure works. In many crawlspaces, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

Under-Floor Crawlspace: Structural Components Inspected

Structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists.

Insulation in Crawlspace: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Insulation in Crawlspace: Approximate Average Depth of Insulation

6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Ventilation in Crawlspace: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Recommendations

14.1.1 Under-Floor Crawlspace

Repair or Replace

ACTIVE WATER PENETRATION OBSERVED

I observed indications of active water penetration into the crawlspace. There are several large pools of water underneath of the vapor barrier.

There should never be standing water inside of crawlspace.

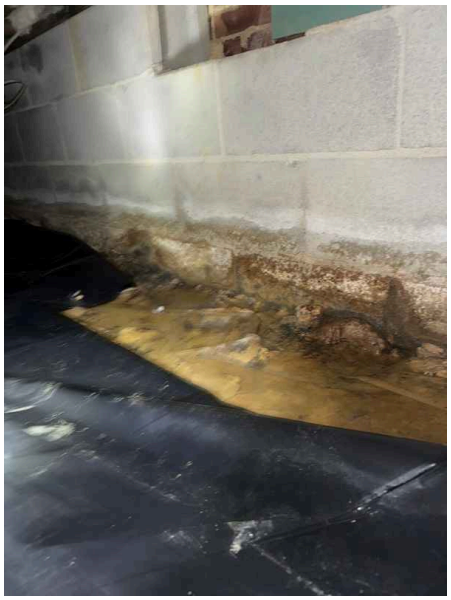
Correction and further evaluation is recommended.

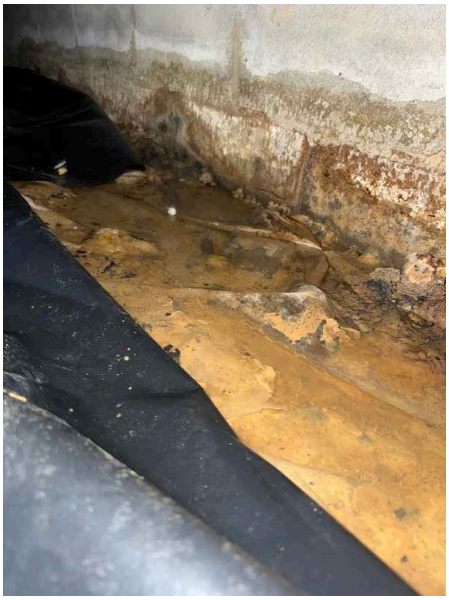
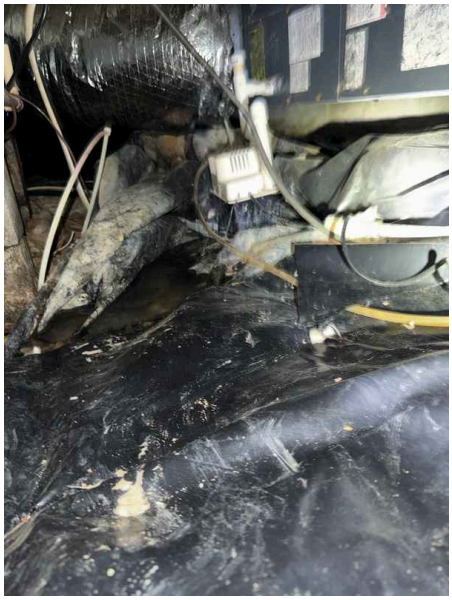
Recommendation

Contact a qualified professional.








14.1.2 Under-Floor Crawlspace

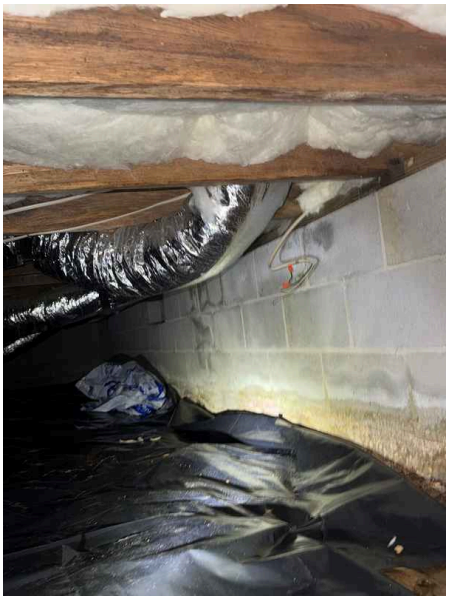
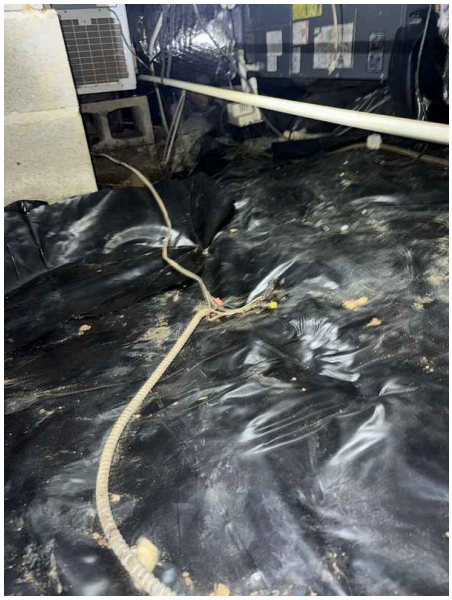
ELECTRIC CONNECTION OUTSIDE OF A JUNCTION BOX

Repair or Replace

I observed electrical connection outside of a junction box. All electrical connections and termination should be inside of a junction box with a cover. Recommend evaluation, or correction by qualified contractor.

Recommendation

Contact a qualified professional.

14.1.3 Under-Floor Crawlspace

FLOOR JOIST DAMAGE

Repair or Replace

I observed several floor joist that had minor damage. I recommend a qualified contractor further evaluate floor joists.

It appears at some point in time that a contractor did come and evaluate the floor joists and sister several floor joists and main beam.

However, they did not properly sister the joists or the main beam.

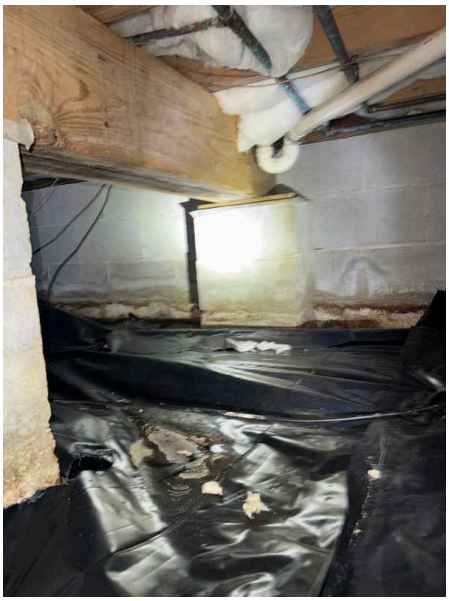
Sistered joists need to be long enough to go from bearing point to bearing point. These sistered joists did not run from bearing point to bearing point and were only at joist ends.

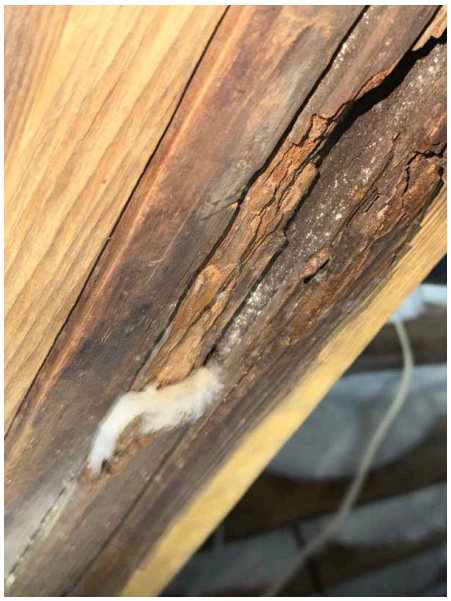
I also observed the in several locations the band board had been significantly deteriorated away.

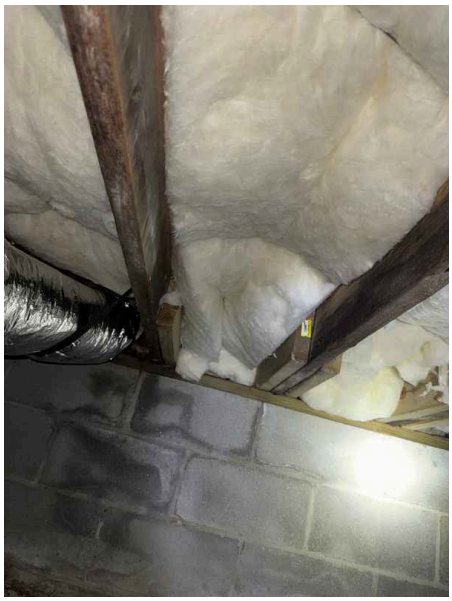
several sections of both floor joists and main beam are deteriorated and need to be corrected or replaced.

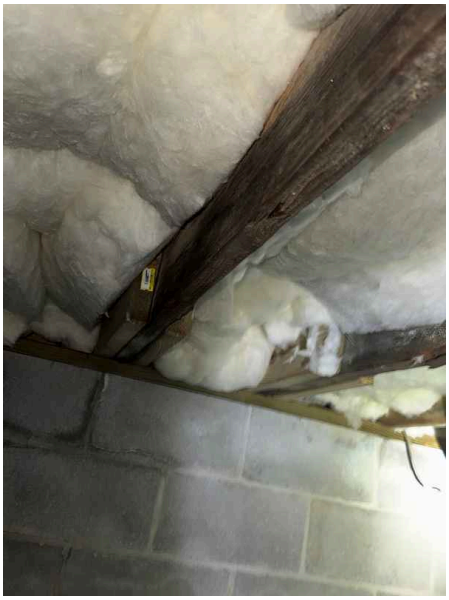
Recommendation

Contact a qualified professional.

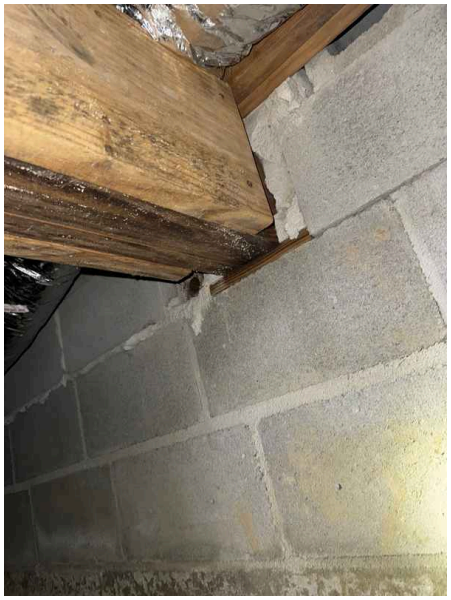












STANDARDS OF PRACTICE

Inspection Detail
Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Heating & Cooling
What's inspected? Open readily openable access panels for both heating and cooling systems; installed heating equipment, vent systems, flues, and chimneys; central and through-wall cooling equipment; distribution systems.

The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heat pump heating function is not tested. Furnace heating will be tested as long as outside temp is not higher than 80 degrees.

What's described? energy source(s); heating and cooling systems.

What's not required? Inspecting interiors of flues or chimneys that are not readily accessible; heat exchangers; humidfiers or dehumidifier; electronic air filters; solar space heating systems; window air conditioning units. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; examine electrical current, coolant fluids or gases, or coolant leakage.

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove
I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Kitchen
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Downstairs Bathroom
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Upstairs Bathroom
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Laundry
The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Attic, Insulation & Ventilation
The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Foundation, Crawlspace & Structure
I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.