



## HOME INSPECTION

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04/20/18

421 W Bute Street #203  
Norfolk, VA 23510

We love your home.



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*Prepared with care for*  
Sam and Jennie Rodriguez

*Property address*  
421 W Bute Street #203  
Norfolk, VA 23510



## OUR SERVICE COMMITMENT

Our reputation is built on decades of honesty, integrity and excellent service to our customers at one of the most important decisions in their lives – buying or selling a home. We are committed to ensuring that each of our customers enjoys an exceptional inspection experience.

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## OBJECTIVES AND SCOPE

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time.

The inspector conducts an evaluation of the home and permanently-installed, readily-accessible systems and components.

### **The inspection is limited in scope.**

The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement.

### **The inspection addresses visible and apparent conditions which exist at the date and time of the inspection.**

The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

### **The inspection report reflects observations and opinions of the inspector.**

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

### **The inspection does not eliminate all risks involved in a real estate transaction.**

The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

### **The inspection is not a code inspection.**

The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection, and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

**GENERAL INFORMATION****CLIENT**

Name Sam and Jennie Rodriguez  
E-mail

**INSPECTOR**

Name Kevin Salva  
E-mail ksalva@USInspect.com  
License # 3380000299 NRS

**INSPECTION DETAILS**

Job # UU41905H  
Type Condo Apt-Style  
Year built 1987  
Estimated square feet 2000  
Date 04/20/18  
Time 2:12PM  
Temperature (F) 60  
Weather (today) Partly sunny  
Weather (yesterday) Clear  
Direction home faces North  
Parties present at time of inspection Buyer  
Buyer's Realtor  
Occupancy Vacant  
Inspection duration (minutes) 183

Directions referred to in this report (i.e. left side, rear, etc.) assume you are facing the home from the front.

**LIMITATION**







This property is maintained by a Homeowners Association (HOA) or a property management firm. This inspection is limited to the visual evaluation of the systems and components that are located within the unit, i.e., current conditions of common areas are not part of this inspection. Any remarks about common areas are included as a courtesy and should be referred to the HOA or property management firm.

**INFORMATION**

This property is maintained by a Homeowners Association (HOA) or a property management firm; ask the owner or sellers about any requirements. This inspection is limited to the visual evaluation of the systems and components that are located within the unit, i.e., current conditions of common areas and common elements are not part of this inspection. Such areas and elements include, but are not limited to, stairs, landings, porches, decks, roofs, hallways, walks, patios, pools, spas, recreational areas/equipment, elevators, utility metering, parking stalls or ports, building site condition, structural stability, drainage systems, and all common areas on the property. Any comments regarding these elements are included as a courtesy and should be referred to the HOA or property management firm.

The inspector scanned the interior floors, walls, and ceilings of the home with an infrared camera. The infrared scan did not detect any significant defects at the time of the inspection. When systems are functional, and prior to conducting the scan, the HVAC system(s) are operated to increase the temperature differential between the interior and exterior of the home. This aids in the detection of reportable defects such as roof leaks, plumbing leaks, exterior water intrusion, etc.

## DEFINITION OF TERMS

	Acceptable	<i>Performs intended function.</i>
	Not Present	<i>Does not exist in home or on property.</i>
	Not Inspected	<i>Inaccessible, seasonal impediment, etc.</i>
	Repair	<i>Excessively worn, non-functioning, or missing part of a system; corrective action generally is required to ensure proper operation and/or to improve system reliability or condition.</i>
	Safety Issue	<i>Serious violation of established safety standards.</i>
	or	
	Major Concern	<i>Structurally unsound, unsafe, and/or inoperative; likely to require significant expense.</i>
	Infrared	<i>Includes photo captured with infrared camera.</i>

**SUMMARY**

**EXTERIOR**

- Patio
- Siding
- Chimney
- Doors
- Stairs/Steps
- Stoop
- Porch
- Deck/Balcony

**ROOF**

- Covering

**STRUCTURE**

- Roof
- Roof Sheathing

**INSULATION AND VENTILATION**

- Attic Insulation

**INTERIOR**

- Floors
- Walls
- Ceilings
- Stairs/Steps
- Cabinets
- Countertops
- Doors
- Windows
- Fireplace
- Fireplace Damper
- Fireplace Doors/Screens
- Fuel-burning Appliances

**ELECTRICAL**

- Panel
- Sub-Panel
- Branch Circuits
- Grounding/Bonding
- Receptacles
- Switches
- Fixtures
- Smoke Detectors
- CO Detectors

**HVAC**

- Heating System
- Cooling System
- Distribution
- Humidifier
- Thermostat

**PLUMBING**

- Service
- Main Shut-off
- Supply Pipes
- Drain, Waste, Vents
- Toilet
- Tub/Shower
- Sink
- Water Heater
- Whirlpool Tub

**FUEL SERVICES**

- Meter

**APPLIANCES**

- Range/Oven
- Oven
- Microwave
- Cooktop
- Garbage Disposal
- Dishwasher
- Refrigerator/Freezer
- Other Built-ins
- Ventilation System
- Washer
- Dryer



## SUMMARY OF ISSUES

**SAFETY ISSUE****Electrical - Sub-Panel**

- 01 The sub-panel's neutral wires are not isolated from ground. This is a safety hazard. **Location:** Panel in closet. *Hire an electrician to make the required repairs.*
- 02 There are missing knockout covers at the electrical sub-panel. This defeats the panel's fire rating, and permits accidental contact with energized components. **Location:** Top of the Panel in closet. *Hire an electrician to make the required repairs.*
- 03 There are improperly secured wires at the electrical sub-panel. Safety standards require a retainer where wires enter the panel. **Location:** One top and one bottom of the panel. *Hire an electrician to make the required repairs.*

**Electrical - Receptacles**

- 04 There is a standard receptacle installed in a location that currently mandates a GFCI device. While this may not have been required at installation, it is a safety hazard. **Location:** Kitchen. *Hire an electrician to replace the receptacle.*

**REPAIR****Insulation and Ventilation - Attic Insulation**

- 05 Insulation has been moved, leaving uninsulated areas. This affects energy efficiency. **Location:** Several areas of the ceiling and missing at both sky lights. *Install insulation in accordance with local guidelines.*

**Interior - Floors**

- 06 The flooring is buckled. The reason for this is not clear. **Location:** Front left of the first floor hallway. *Repair or replace the flooring.*

**Interior - Cabinets**

- 07 The cabinet drawer is damaged. **Location:** Left of the kitchen sink. *Repair or replace the drawer.*

**Interior - Doors**

- 08 The door does not latch or lock properly when closed. **Location:** Half bathroom, master bedroom. *Repair or replace the door.*
- 09 The door does not fit properly within frame. It is binding at the top. This affects its function. **Location:** Door to the heat pump. *Adjust or replace the door.*

**Interior - Windows**

- 10 The window hardware is damaged, loose or inoperative. This affects proper function. **Location:** Corner window in the kitchen, one of the casement windows in the guest bedroom. *Replace the hardware.*
- 11 The window has a failed insulated glass seal. This permits condensation stains to develop between the glass panes, and will increasingly compromise the visibility, appearance, and insulation value. Other un-identified windows with the same issue may exist since certain atmospheric conditions must be present to identify them. Replacement of the insulated glass unit, the sash, or the entire window assembly is necessary to correct the problem. **Location:** Living room window closet to the slider, corner casement window master bedroom. *Replace the insulated glass unit or the window as needed.*
- 12 The window screen is damaged or missing. **Location:** 2 Master bedroom, 2 in the guest bedroom. *Replace the screen.*

**Electrical - Receptacles**

- 13 The receptacle is loose and there is a hole in the wall. This is a safety hazard that can damage or loosen the wire connections. **Location:** Behind the range. *Replace the drywall and secure the receptacle.*

**Electrical - Fixtures**

- 14 The light fixture is inoperative. **Location:** Microwave surface light, upstairs hallway, over the heat pump, over the guest bathroom tub upstairs. *Repair or replace the fixture.*
- 15 The ceiling fan is inoperative. **Location:** Master bedroom. Remote battery might be dead. *Repair or replace the remote or fan.*

**HVAC - Heating System**

- 16 The circulator fan runs constantly with the thermostat set to auto. *Hire an HVAC contractor to repair as needed.*

## SUMMARY OF ISSUES

### **HVAC - Cooling System**

- 17 The insulation is damaged or missing at the AC system's suction line. This affects the system's efficiency. **Location:** On the roof. *Install an exterior-grade pipe insulation on the suction line.*
- 18 The condensate line for the heat pump terminates into a drain line for the plumbing system. In the heating season the trap will dry up and may allow sewer gases to enter the dwelling. **Location:** Second floor. *Hire an HVAC contractor or plumber to make the required repairs.*

### **HVAC - Distribution**

- 19 The HVAC air filter is dirty and is restricting the air flow. **Location:** At the air handle. *Replace the filter.*
- 20 The ductwork insulation is missing or damaged. This reduces system efficiency and causes condensation problems. **Location:** Attic. *Hire an HVAC contractor to make the required repairs.*

### **Plumbing - Drain, Waste, Vents**

- 21 The drain pipe is a corrugated or accordion style; the folds can collect debris and clog. **Location:** Under the half bathroom sink, master bathroom right sink when facing the sinks. *Hire a plumber to replace the pipe.*

### **Plumbing - Tub/Shower**

- 22 The tub/shower faucet handle is leaking from the stem. This can allow water damage. **Location:** Guest bathroom. *Repair or replace the faucet control.*

### **Plumbing - Sink**

- 23 The sink drain is leaking. This can allow water damage. **Location:** Half bathroom. *Repair or replace the drain.*

### **Plumbing - Water Heater**

- 24 The hot water flow is very restricted or non-existent. No hot water service is available in the house. This reduces pressure at the tubs and limited the inspection of some fixtures. *Hire a plumber to repair to restore function.*

### **Appliances - Range/Oven**

- 25 The range/oven's anti-tip device is missing or improperly installed. This is a safety hazard that can allow the appliance to fall forward. **Location:** Kitchen. *Install an anti-tip device.*

### **Appliances - Ventilation System**

- 26 The exhaust fan exterior termination hood is corroded. This can lead to leaks. **Location:** On roof. *Replace the hood.*

### **Appliances - Dryer**

- 27 The dryer's vent terminates into the attic. This creates moisture inside the attic and may cause mold or mildew problems. It is a fire hazard. **Location:** Vents into the roof vent. *Reroute the vent to the exterior.*

PHOTOS



## EXTERIOR

### EXTERIOR

Siding	Brick
Chimney	Metal
Doors	

### INFORMATION

Siding requires periodic maintenance, including cleaning. Add finish (paint or stain) to areas which may become unprotected due to erosion by weather.

All window and door penetrations, siding terminations and trim intersections should be sealed on a routine basis to help prevent water penetration.

## COMMENTS

### Exterior - Patio

⊖ Not present.

### Exterior - Siding

✓ No issues noted.

### Exterior - Chimney

✓ No issues noted.

### Exterior - Doors

✓ No issues noted.

### Exterior - Stairs/Steps

⊖ Not present.

### Exterior - Stoop

⊖ Not present.

### Exterior - Porch

⊖ Not present.

### Exterior - Deck/Balcony

⊖ Not present.

**ROOF**

**COVERING**

Location	Main Structure
Material	Thermoplastic PolyOlefin (TPO)
Age (Years)	4 to 8
Estimated Useful Life When New (Years)	20 to 24
Inspection Method	Walked accessible areas

**INFORMATION**

Estimated remaining life of roofing is subjective and depends on numerous criteria, which vary by roof and may include the following variables:

- i) direction and exposure to the sun, i.e., the more directly the roof is exposed to the sun, the shorter the roof's life, e.g., south-facing slope generally wears out faster than a north-facing slope;
- ii) slope of the roof, i.e., the higher the slope, the faster water drains off, e.g., higher- sloped roofs generally last longer than lower-sloped roofs;
- iii) color of the roof, i.e., lighter roofs are cooler and generally last longer; color may affect the temperature of the roof surface by as much as 10F to 20F;
- iv) weight of the roof covering, i.e., heavier shingles typically last longer than lighter shingles;
- v) quality of the sheathing, i.e., type and thickness of materials used; and
- vi) attic ventilation, i.e., proper attic ventilation helps to control temperature of the roof during hot weather and is essential to reduce moisture-related sheathing damage.

Estimates of age and remaining life are based on an inspector's experience, as well as numerous assumptions and variables, including the aforementioned variables. Therefore, inspector estimates should be considered a general guide.

Please note that roof leaks often are due to flashing or valley failures. If there are roofing leaks, inspect the flashings or valleys before assuming that damaged or deteriorated roofing material is the cause of the water penetration.

**PHOTOS**

Roof - Covering



**COMMENTS**

Roof - Covering

✔ No issues noted.

## STRUCTURE

### FOUNDATION

Roof

Truss System

Roof Sheathing

Plywood

## COMMENTS

### Structure - Roof

✔ No issues noted.

### Structure - Roof Sheathing

✔ No issues noted.

**INSULATION AND VENTILATION**

**INSULATION**

Attic Insulation	Fiberglass Batts
Approximate Depth "	6

**INFORMATION**

Attic ventilation is critically important. During summer or humid months, inadequate attic ventilation can lead to roof degradation because of high temperatures or moisture. During winter or colder months, inadequate attic ventilation can lead to condensation, mold or mildew development, sheathing problems and indoor air quality problems.

Ice dam leaks occur in winter if a roof system is not properly ventilated and/or insulated. The situation usually occurs when outside temperatures are below freezing and the attic temperature is above freezing with snow on the roof. As snow melts, it runs down the roof, and then refreezes at the colder eaves, forming an ice dam, which backs up under the roof covering near the eaves. The general remedy to ice damming is to improve attic ventilation and/or insulation, the objectives of which are to provide proper air flow and to keep the attic and roof sheathing as cool as possible.

The level of attic insulation is considered inadequate by todays standards. Consider installing additional insulation in accordance with local guidelines to improve energy efficiency.

**COMMENTS**

Insulation and Ventilation - Attic Insulation

- X Issue Insulation has been moved, leaving uninsulated areas. This affects energy efficiency.
- Location Several areas of the ceiling and missing at both sky lights
- Action *Install insulation in accordance with local guidelines.*



**INTERIOR**

**INTERIOR**

Floors	Carpeting, Wood, Ceramic Tile
Walls	Drywall
Ceilings	Drywall
Stairs/Steps	Conventional
Windows	Casement

**FIREPLACE**

Location	Upstairs
Type	Prefabricated
Materials	Concrete Panels


**INFORMATION**

Insulated glass is comprised of two panes of glass with dry air or inert gas sealed between the panes. If a seal fails, air and moisture penetrate between the panes and, as temperatures vary, moisture vapors between the panes of glass turn to liquid and stain the inside of the glass. In most cases, staining is visible; however, it may be difficult to identify the impact of a seal failure in its early stages. Reflection of light also make failures difficult, or impossible, to identify. Although failed seals may incrementally impair insulating qualities of the glass, aesthetics generally is a more important concern. To resolve failed insulated glass seals, insulated glass units or the entire sash must be replaced. If there are any windows with failed insulated glass seals, carefully examine all other similar types of windows.

The stairs/steps are past the end of their useful lives. We recommend establishing a budget to replace the stairs/steps.

**COMMENTS**

**Interior - Floors**

-  Issue The flooring is buckled. The reason for this is not clear.  
 Location Front left of the first floor hallway  
 Action *Repair or replace the flooring.*


**Interior - Walls**

-  No issues noted.


**Interior - Ceilings**

-  No issues noted.

**Interior - Stairs/Steps**

-  No issues noted.

**Interior - Cabinets**

-  Issue The cabinet drawer is damaged.  
 Location Left of the kitchen sink  
 Action *Repair or replace the drawer.*



**Interior - Countertops**

-  No issues noted.






## INTERIOR


### Interior - Doors

-  Issue The door does not latch or lock properly when closed.  
Location Half bathroom, master bedroom  
Action *Repair or replace the door.*
  
-  Issue The door does not fit properly within frame. It is binding at the top. This affects its function.  
Location Door to the heat pump  
Action *Adjust or replace the door.*

### Interior - Windows

-  Issue The window hardware is damaged, loose or inoperative. This affects proper function.  
Location Corner window in the kitchen, one of the casement windows in the guest bedroom  
Action *Replace the hardware.*
  
-  Issue The window has a failed insulated glass seal. This permits condensation stains to develop between the glass panes, and will increasingly compromise the visibility, appearance, and insulation value. Other unidentified windows with the same issue may exist since certain atmospheric conditions must be present to identify them. Replacement of the insulated glass unit, the sash, or the entire window assembly is necessary to correct the problem.  
Location Living room window closet to the slider, corner casement window master bedroom  
Action *Replace the insulated glass unit or the window as needed.*
  
-  Issue The window screen is damaged or missing.  
Location 2 Master bedroom, 2 in the guest bedroom  
Action *Replace the screen.*

### Interior - Fireplace

-  No issues noted.

### Interior - Fireplace Damper

-  Not present.

### Interior - Fireplace Doors/Screens

-  Not present.

### Interior - Fuel-burning Appliances

-  Not present.



ELECTRICAL

PHOTOS

Electrical Sub-Panel 1



COMMENTS

Electrical - Panel

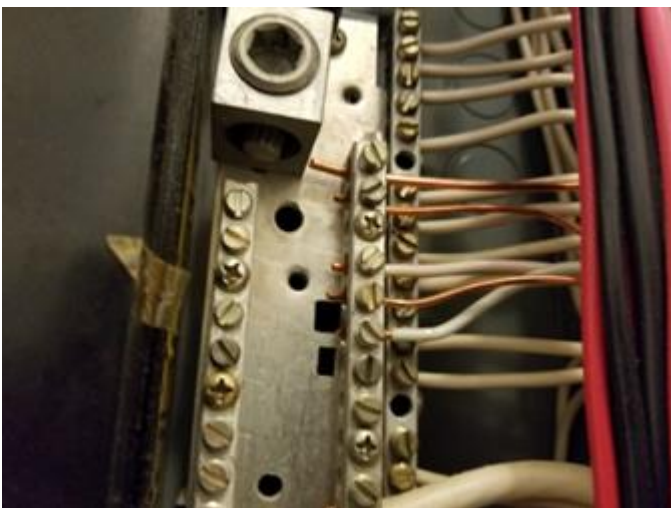
⊖ Not present.

Electrical - Sub-Panel

⊗ Issue The sub-panel's neutral wires are not isolated from ground. This is a safety hazard.

Location Panel in closet

Action Hire an electrician to make the required repairs.



**ELECTRICAL**

- ❌ Issue There are missing knockout covers at the electrical sub-panel. This defeats the panel's fire rating, and permits accidental contact with energized components.  
Location Top of the Panel in closet  
Action Hire an electrician to make the required repairs.



- ❌ Issue There are improperly secured wires at the electrical sub-panel. Safety standards require a retainer where wires enter the panel.  
Location One top and one bottom of the panel  
Action Hire an electrician to make the required repairs.

**Electrical - Branch Circuits**

- ✅ No issues noted.

**Electrical - Grounding/Bonding**

- ✅ No issues noted.

**Electrical - Receptacles**

- ❌ Issue There is a standard receptacle installed in a location that currently mandates a GFCI device. While this may not have been required at installation, it is a safety hazard.  
Location Kitchen  
Action Hire an electrician to replace the receptacle.

## ELECTRICAL

- ⊗ Issue The receptacle is loose and there is a hole in the wall. This is a safety hazard that can damage or loosen the wire connections.  
Location Behind the range  
Action *Replace the drywall and secure the receptacle.*



### Electrical - Switches

- ✔ No issues noted.

### Electrical - Fixtures

- ⊗ Issue The light fixture is inoperative.  
Location Microwave surface light, upstairs hallway, over the heat pump, over the guest bathroom tub upstairs  
Action *Repair or replace the fixture.*
- ⊗ Issue The ceiling fan is inoperative.  
Location Master bedroom. Remote battery might be dead  
Action *Repair or replace the remote or fan.*

### Electrical - Smoke Detectors

- ✔ No issues noted.

### Electrical - CO Detectors

- ⊖ Not present.

## HEATING AND COOLING

### HEATING SYSTEM

Heating System	Second floor
Type and Energy Source	Heat Pump, Electric
Temperature at Return	67
Temperature at Supply	89
Age (Years)	16
Estimated Useful Life When New (Years)	10 to 15
Manufacturer	Amana
Compressor Location	Roof
Compressor Age	16

### COOLING SYSTEM

Cooling System	Roof
Type and Energy Source	Heat Pump, Electric
Age (Years)	16
Estimated Useful Life When New (Years)	10 to 15
Manufacturer	Amana

### DISTRIBUTION

Distribution	Ductwork
Is there a heat source in all living spaces?	Yes

### LIMITATIONS

Heating System	The inspector operates the heat pump in the heating mode only. The heat pump is not tested for cooling due to the low outside temperature and the manufacturer's guidelines. If the compressor, the heart of the system, operates in one mode it is the same as operating in the opposite mode.
----------------	---

### INFORMATION

HVAC manufacturers recommend replacement/cleaning of air filters at regular intervals; dirty filters restrict airflow, reduce efficiency, impair air quality, and reduce overall service life expectancy of HVAC equipment.

The heating system is past the end of its useful life. We recommend establishing a budget to replace the heating system.

The cooling system is past the end of its useful life. We recommend establishing a budget to replace the cooling system.

The HVAC system a one-zone system, i.e., there is only one set of ducts and one circulator fan for the entire house. This is not unusual and tends to work well in most installations. However seasonal balancing is sometimes required to provide even temperatures throughout the house, which can be completed by an HVAC contractor during regular servicing.

HEATING AND COOLING

PHOTOS

HVAC - Heating System



HVAC - Heating System



Heating System 1



Cooling System 1



COMMENTS

HVAC - Heating System

- X** Issue The circulator fan runs constantly with the thermostat set to auto.
- Location
- Action Hire an HVAC contractor to repair as needed.

## HEATING AND COOLING

### HVAC - Cooling System

- X** Issue The insulation is damaged or missing at the AC system's suction line. This affects the system's efficiency.
- Location On the roof
- Action *Install an exterior-grade pipe insulation on the suction line.*



- X** Issue The condensate line for the heat pump terminates into a drain line for the plumbing system. In the heating season the trap will dry up and may allow sewer gases to enter the dwelling.
- Location Second floor
- Action *Hire an HVAC contractor or plumber to make the required repairs.*





## HEATING AND COOLING

### HVAC - Distribution

- ⊗ Issue The HVAC air filter is dirty and is restricting the air flow.  
Location At the air handle  
Action *Replace the filter.*



- ⊗ Issue The ductwork insulation is missing or damaged. This reduces system efficiency and causes condensation problems.  
Location Attic  
Action *Hire an HVAC contractor to make the required repairs.*



### HVAC - Humidifier

- ⊖ Not present.

### HVAC - Thermostat

- ✓ No issues noted.

**PLUMBING**

**SUPPLY AND PIPES**

Service Source	Public
Service Pipe	Copper
Water Pressure (psi)	
Main Shut-off Location	Under the half bathroom sink
Interior Supply Piping	Copper
Waste System	Public
Drain/Waste/Vent Materials	Cast Iron, Copper

**WATER HEATER**

Location	Attic
Type	Conventional Tank, Electric
Age (Years)	12
Estimated Useful Life When New (Years)	10 to 15
Capacity (Gallons)	50
Manufacturer	Ruud

**LIMITATIONS**

The inspector does not operate or test shut-off valves.

The inspector does not fill sinks, bathtubs, or showers to test the function of overflow drains.

Service The inspector is unable to measure the plumbing system's water pressure. No appropriate connections are available, or the hose spigots are winterized.

**INFORMATION**

Visible, accessible portions of supply and drain lines are inspected; however, most supply and drain lines are not visible and, therefore, can't be visually inspected.

Check drainage at all plumbing fixtures and associated appliances during pre-settlement walk-through. Recommended hot water temperature is approximately 120 °F or lower.

The water heater is past the end of its useful life. We recommend establishing a budget to replace the water heater.

PLUMBING

PHOTOS

Shut-off Valve



Water Heater



COMMENTS

Plumbing - Service

✔ No issues noted.

Plumbing - Main Shut-off

✔ No issues noted.

Plumbing - Supply Pipes

✔ No issues noted.

Plumbing - Drain, Waste, Vents

- ✘ Issue The drain pipe is a corrugated or accordion style; the folds can collect debris and clog.  
Location Under the half bathroom sink, master bathroom right sink when facing the sinks  
Action Hire a plumber to replace the pipe.



## PLUMBING

### Plumbing - Toilet

- ✔ No issues noted.

### Plumbing - Tub/Shower

- ✘ Issue The tub/shower faucet handle is leaking from the stem. This can allow water damage.  
Location Guest bathroom  
Action *Repair or replace the faucet control.*

### Plumbing - Sink

- ✘ Issue The sink drain is leaking. This can allow water damage.  
Location Half bathroom  
Action *Repair or replace the drain.*



### Plumbing - Water Heater

- ✘ Issue The hot water flow is very restricted or non-existent. No hot water service is available in the house. This reduces pressure at the tubs and limited the inspection of some fixtures.  
Location  
Action *Hire a plumber to repair to restore function.*

### Plumbing - Whirlpool Tub

- ⊖ Not present.

**APPLIANCES**

**KITCHEN**

Range/Oven	Electric Free-Standing
Microwave	Built-In
Dishwasher	Built-In
Ventilation System	Overhead External Discharge

**LAUNDRY**

Dryer	Electric
-------	----------

**INFORMATION**

Clean dryer vents at regular intervals. Ductwork should be rigid material and as short and straight as possible. If ductwork extensions are required, sections should be taped together as opposed to connected with screws to ensure that lint does not collect on any screw points. If clothing requires an unusually long time to dry, or if airflow is weak at the exhaust end of the duct, the vent may be clogged. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.


The garbage disposal is past the end of its useful life. We recommend establishing a budget to replace the garbage disposal.

The washer is near or at the end of its useful life. We recommend establishing a budget to replace the washer.

The dryer is past the end of its useful life. We recommend establishing a budget to replace the dryer.

**COMMENTS**


Appliances - Range/Oven

-  Issue The range/oven's anti-tip device is missing or improperly installed. This is a safety hazard that can allow the appliance to fall forward.  
 Location Kitchen  
 Action *Install an anti-tip device.*

Appliances - Oven

-  Not present.

Appliances - Microwave

-  No issues noted.

Appliances - Cooktop

-  Not present.

Appliances - Garbage Disposal

-  No issues noted.

Appliances - Dishwasher

-  No issues noted.

Appliances - Refrigerator/Freezer

-  No issues noted.

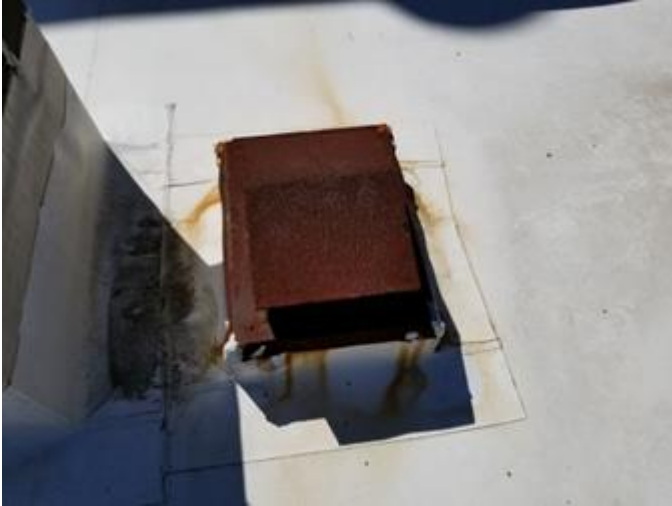
Appliances - Other Built-ins

-  Not present.

## APPLIANCES

### Appliances - Ventilation System

- ❌ Issue The exhaust fan exterior termination hood is corroded. This can lead to leaks.
- Location On roof
- Action *Replace the hood.*



### Appliances - Washer

- ✅ No issues noted.

### Appliances - Dryer

- ❌ Issue The dryer's vent terminates into the attic. This creates moisture inside the attic and may cause mold or mildew problems. It is a fire hazard.
- Location Vents into the roof vent
- Action *Reroute the vent to the exterior.*



SEASONAL MAINTENANCE CHECKLIST

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**EXTERIOR**

- Repair glazing and caulk around windows and doors
- Repair cracked bricks and missing mortar
- Repair freeze/thaw cracks in drives and walks
- Repair, prime and paint areas with peeling paint
- Remove debris from yard and high traffic areas
- Search for signs of colonized insects or pests

**ROOF**

- Check your roof for damage or missing shingles
- Check for cracked flashing or damaged caulk seals
- Trim branches and trees away from the roof

**STRUCTURE**

- Check basement and foundation walls for cracks
- Check your chimney for cracks and leaks
- Check your crawl space for moisture

**WATER CONTROL**

- Test your sump pump for proper operation
- Clean your gutters and window wells
- Extend downspouts away from your foundation
- Make sure grading flows water away

**FUEL SERVICES**

- Check your gas/oil tank for odors and leaks

**PROPERTY**

- Test your lawn mower and trimmer
- Treat your lawn with fertilizer and pest control
- Power wash and seal your deck and patio
- Remove your outdoor furniture from storage
- Dewinterize and service lawn sprinklers



*Every spring is the only spring,  
 a perpetual astonishment.*

*- Edith Pargeter -*

**INTERIOR**

- Remove storm windows, install screens
- Clean and lubricate your window channels
- Clean glass on windows and doors
- Reverse ceiling fans to direct heat upward

**INSULATION AND VENTILATION**

- Test your dehumidifier
- Check your attic for proper insulation
- Clean your dryer vent
- Check vents for birds, squirrels or other pests

**ELECTRICAL SYSTEMS**

- Test al smoke and CO detectors, replace batteries!
- Test and reset your GFCI and AFCI outlets/breakers

**HVAC**

- Change your filters
- Hire an HVAC contractor to service your system
- Install window AC units and ensure proper fit

**PLUMBING**

- Check all fixtures for leaks
- Check tile joints, grout and caulking
- Remove hoses from storage and open spigots
- Check faucets and valves for leaks or damage
- Check washing machine hoses

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**LIFE EXPECTANCIES OF RESIDENTIAL SYSTEMS AND COMPONENTS**

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**EXTERIOR**

**ROOF COVERING**

Fiberglass/asphalt 3-tab	16-20
Fiberglass architectural	25-35
Cedar shake/shingle	10-30
Slate	50+
Synthetic slate	NA
Metal standing/seams	50-80
Clay/concrete tiles	50-80+
Single ply modified bitumen	16-20
EPDM/TPO/PVC	20-24

*Affected by installation procedures, exposure, and regular recoating. Coverings facing south wear more quickly. Slate affected by hardness and quarry source. Cedar affected by wood quality and maintenance. Tin roofs will remain functional if recoated every 3-5 years.*

**SIDING AND VENEER**

Cement composite	50+
Vinyl	35+
Aluminum	50+
Hardboard/composite	20-30
Stucco, brick, veneers	Lifetime

*Affected by finish, exposure to sun, and maintenance. Repoint masonry as required.*

**GUTTER/DOWNSPOUT**

Aluminum	30+
Galvanized	15-25
Copper	50-80
Plastic (PVC)	15-25

*Affected by slope and maintenance.*

**DECK**

Wood	15-25
Composite materials	25-35

*Affected by moisture, climate and maintenance.*

**HVAC**

**HEATING SYSTEM**

Hot air furnace (oil/gas)	15-25
Boiler	35-50
Heat pump	10-15
Electric baseboard	15-25
In-floor radiant (electric)	15-25

*Regular service and cleaning is essential for all systems (except for radiant); critical for oil-fired systems.*

**COOLING SYSTEM**

Central split-system	10-15
Heat pump	10-15
Evaporative cooler	10-15

*Regular service and cleaning is essential.*

**OTHER COMPONENTS**

Circulator pump	20-30
Circulator fan	15-20
Fuel tank (interior)	50-80+
Fuel tank (exterior)	30-50
Expansion tank (bladder)	15-25
Humidifier	7-10

**WELL**

Submersible pump	15-20
Above ground pump	15-20
Steel pressure tank	15-25

**SEPTIC**

Steel tank	15-20
Concrete tank	30-50
Leach field	30-50

*Septic system performance and lifespan are dependent on regular and qualified maintenance; this is especially true of "engineered" on-site treatment systems. Improper use, improper parking of vehicles, and inappropriate plantings will negatively affect a septic system.*

**PLUMBING**

*Affected by water quality and quality of installation. Fixtures may require new cartridges and seals; toilets may require new internal parts.*

Water Service (Public)	
Lead	75-10
Galvanized steel	40-60
Copper	75+
Plastic	NA
Interior Water Pipes	
Galvanized steel	40-60
Copper	75+
Plastic	NA

Drainage Line	
Galvanized steel	40-60
Copper	50-75
Cast iron	60-90
ABS/PVC	30-50+

Water Heater	
Tank water heater	10-15
Tankless water heater	15-20
In-boiler domestic coil	15-20

*Tankless water heaters generally require servicing every other year.*

Fixtures	
Builder's grade	15-20
Higher quality	
Faucet, fixture	30-50
Sink, toilet, tub	Lifetime

**ELECTRICAL**

Service entrance cable	25-40
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*Sheathing condition affected by exposure/sun.*

Circuit breaker/fuse panel	Lifetime
Wiring (modern Romex)	Lifetime
Wiring (armored/cloth)	60-80
Wiring (knob and tube)	75-90

*Affected by use, modifications, and adjacent activity.*

**APPLIANCES**

Refrigerator	15-20
Dishwasher	7-12
Range/cooktop	12-20
Garbage disposal	7-12
Microwave oven	7-12
Washer	7-12
Dryer	10-15

**INTERIOR**

Ceramic Tile	
Mud-set, cement board	Lifetime
Mastic (adhesive)	15-25
Plaster wall/ceiling	Lifetime
Drywall wall/ceiling	Lifetime

Flooring	
Wood (solid)	Lifetime
Wood (engineered)	50+
Laminate	15-25
Sheetgoods (linoleum)	10-15
Granite/marble	100+
Carpet	7-12

**WINDOWS**

Wood	50-80+
Vinyl	25+
Aluminum/steel	35-50+

*Functionality of wood and metal windows affected by regular maintenance. Quality of vinyl products varies substantially. Insulated glass likely will require replacement.*



*In three words, I can sum up everything I've learned about life: It goes on.*  
 - Robert Frost -

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