



INSPECTION REPORT  
210 81st St  
Virginia Beach VA 23451

INSPECTED BY  
John Burke  
Beacon  
Inspections -  
OBX, LLC

INSPECTION DATE  
📅 9/28/2023  
🕒 09:00 AM

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## General Info

**Property Address**

210 81st St  
Virginia Beach VA 23451

**Date of Inspection**

9/28/2023

**Report ID**

092823JB1

**Customer(s)**

William Summs

**Time of Inspection**

09:00 AM

**Real Estate Agent**

## Inspection Details

**Type of Structure:**

Single Family w/Guest House

**Approximate Age of Structure(s):**

85-90 years

**Orientation:**

Facing North

**Status of Property:**

Main House - Furnished / 1 Guest Unit  
Occupied, 1 Vacant

**Type of Inspection:**

Standard Home Inspection - Pre-Auction

**Weather:**

Cloudy, Light Rain

**Temperature:**

65 - 70 degrees (F)

**Ground/Soil Surface Conditions:**

Damp

**In Attendance:**

Client's Assistant / Agent

## Comment Key &amp; Definitions

**Introduction**

This inspection report was compiled based on information obtained at the property noted above, at the scheduled time listed. Inspections by this Company are performed in the Commonwealth of Virginia are done so in accordance with the Standards of Practice of the Inter-National Association of Certified Home Inspectors. (InterNACHI) Inspections performed in the State of North Carolina are performed in accordance with the Standards of Practice of the North Carolina Home Inspectors Licensure Board. (NCHILB)

Those Standards of Practice can be viewed at the websites linked below:

[InterNACHI Standards of Practice](#)

[North Carolina Home Inspector Regulations & Standards of Practice](#)

As defined in the standards noted above, a home inspection is a visual inspection of the elements of a property that are visible and readily accessible at the time of inspection. An inspection is limited in time and scope, and is not "technically exhaustive". The inspections offered by this company are intended to be used as a guide to our clients as to whether or not there is visible evidence that suggest that one or more of the property's major systems or elements may require additional, more technically exhaustive evaluations by licensed Contractors or Specialists to determine if in fact there is a significant defect or concern present, and any related costs. This report is merely a written representation of the Inspector's opinion of the conditions he or she observed at the time of the inspection, base on his or her training and experience. Due to the constraints of the scope of the inspection, time, and/or the presence of furnishings, belongings, or other obstructions, it is often not possible to identify every possible concern. We will make a determined effort to locate as many defects and potential concerns as possible, and document them appropriately, but our report is limited to what was observed by the inspector, and his/her honest assessment of those conditions. A home inspection is not a guarantee that a home will be completely free of defects, and this report offers no warranties.

All documented concerns should be considered, and if necessary, evaluated further by a licensed Contractor or appropriate Specialist before completing the sale of the property. (if applicable) Any recommendations to repair or replace an element implies that a second opinion or further evaluation by a qualified Contractor or Specialist is needed, regardless of whether or not the comment specifically instructs such action. All costs associated with further inspection fees and/or corrective action should be carefully considered prior to commencing with the sale / purchase of the property.

This report is intended for the sole use and discretion of the client named herein. It is intended as an honest assessment of the conditions observed by the inspector at the date and time of the inspection. It is intended for informational purposes, to offer the client some indication of what repairs or upgrades are likely to be needed immediately, or should (in the inspector's opinion) be considered in the near future. The findings contained herein are comprehensive. They will often include cautionary notations regarding age, normal wear & tear, and comparisons with standards which may not have been in place at the time of construction. This report is intended for general informational purposes, and it alone should not be used for purposes of negotiating the price of the sale of the subject property. Due to the comprehensive nature of the report, and the realities of the real estate market, it would be un-realistic for a Buyer to utilize this report as a list of repairs to be performed by a Seller. The validity of any concerns raised herein should be verified by an appropriately licensed and/or accredited Contractor or Specialist, and credible estimates obtained, before deciding what (if any) impact those concerns should have on the outcome of a real estate transaction. Any decision regarding negotiations, and the appropriateness of a repair request, or the reasonable cost of such, rests solely with the Purchaser. Any prospective home buyer should seek the counsel of a licensed Real Estate Agent and/or Real Estate Attorney throughout the home buying process, and especially when addressing contingencies, such as repairs. The inspection is intended as guide to what concerns may exist, based solely on the inspectors observations, which were limited in time and scope. Additional concerns may exist, having gone undetected or that were un-detectable during the limited time & scope inspection. Very few structures (if any) and particularly older ones, are completely free of defects when compared to current building standards and best practices, and the comments contained herein are based solely on the inspector's understanding of those standards and practices. In most cases, the expectation that a structure be completely free of defects and completely in compliance with all current standards and accepted best practices would be wholly unrealistic. If there is any confusion as to the significance of any concern contained herein, the Client should immediately contact the Inspector or an appropriate Company representative to ask for clarification.

### **Definitions and Ratings**

Each line item in the report will be assigned a rating category, they are defined as follows:

**Inspected / Adequate (IN)** = The element was observed and appeared to be functioning as intended allowing for normal wear and tear. Immediate repair does not appear to be needed based on the conditions observed.

**Marginal / Minimally Adequate (MM)** = The item was functional at the time of inspection, but is showing visible signs of age and/or wear, which suggest that repairs or replacements may be needed within the next few years, and possibly sooner. This rating is also used to point out items which were likely acceptable at the time of the original construction of the structure, but which do not comply with current standards. Upgrading those items should be considered, particularly if there are potential health or safety concerns, but immediate repair is not required. Most comments noted for items with this rating are intended for informational purposes. They are not intended to suggest that these items need immediate repair.

**Repair Required (RR)** = The item was damaged, not functioning as intended, showed significant signs of deterioration, or was of an age that is well beyond the normal life expectancy at the time of inspection. Items with this rating require immediate action. At a minimum, these items require further evaluation by a qualified Contractor or Specialist. *For pre-purchase inspections, it is of extreme importance that these additional assessments be performed prior to the closing of the sale / purchase of the property.*

**Not Applicable (NA)** = This item, component or unit was not present at the time of inspection.

**Not Inspected (NI)** = The item was not visible, accessible, or was obstructed; or items present such as personal belongings prevented a full evaluation; or the item falls outside the scope of a standard home inspection. The Inspector is making no representations of whether or not the item was functioning as intended. For items that are required to be inspected by the Standards of Practice, a reason will be offered for our inability to inspect the item.

### **Additional Information**

**Photos in the report** - digital photos are provided on most items that have been identified as having a visible defect or concern. The photos are intended to be representative of the types of concerns that were observed. In many cases, the same defect or concern may be present in multiple locations. (such as decayed

wood exterior trim, or windows with failed hermetic seals) In such cases, the photos are intended as clear examples of the concern, which may exist in additional locations than those depicted. Adding photos of the same defect or concern at multiple locations would often needlessly increase the length of this report. In such cases, the written explanation of the concern supersedes what is depicted in the photos.

# 1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

## Styles & Materials

**Roofing #1:**

Roof Style: Steep Slope  
 Type: Architectural / Dimensional Shingles  
 Location: Main Building  
 Est. Age: 10 - 14 yrs  
 Design Life: 20 - 30 yrs  
 Insp. Method: Walked

**Roofing #2:**

Roof Style: Flat / Low Slope  
 Type: EPDM / Single-Ply  
 Location: Front Porch of Main Bldg  
 Est. Age: 12 - 16 yrs  
 Design Life: 20 - 25 yrs  
 Insp. Method: Walked

**Roofing #3:**

Roof Style: Steep Slope  
 Type: 3-Tab Fiberglass Shingles  
 Location: Guest Hs - Main Portion  
 Est. Age: 20 - 25 yrs  
 Design Life: 15 - 20 yrs  
 Insp. Method: Walked

**Roofing #4:**

Roof Style: Flat / Low Slope  
 Type: Built-Up / Torch-Down  
 Location - Rear Porch of Guest Hs  
 Est. Age: 20 - 25 yrs  
 Design Life: 15 - 20 yrs  
 Insp. Method: Walked

**Chimney Type(s):**

Brick  
 Metal Appliance Vent  
 Brick Appliance Chimney (Qty. 4)

**Special Limitations:**

Design / Steep Pitch  
 Weather Conditions

		IN	MM	RR	NI	NA
1.0	Roofing			•		
1.1	Chimneys / Appliance Vents			•		
1.2	Flashing			•		
1.4	Vent Covers	•				
1.5	Plumbing Stacks / Pipe Collars		•			
1.6	Gutters & Downspouts			•		
1.7	Fascia / Soffits	•				
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

**1.0 (1)** A nail pop was observed at the center of the main rear roof plane on the Guest House, presenting an active leakage concern, seal and maintain as needed.

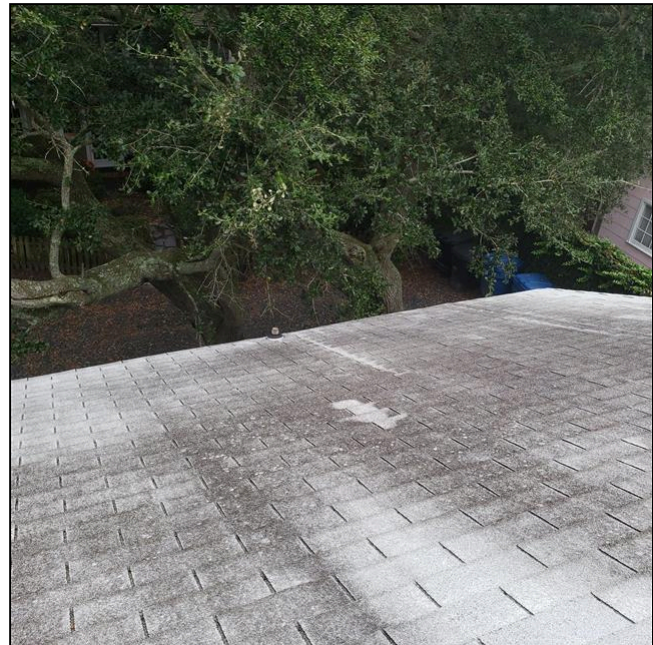


1.0 Item 1 (Picture)

**1.0 (2)** The roof covers on the Guest House / Apartments appear to be approaching the end of their service lives. Lifting was observed at the edge of the flat roofing membrane on the northern portion above the stairs. Buyer should have evaluated further and obtain estimates for future replacement.



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)

**1.0 (3)** Pine needles and other debris is collecting in the valleys of the roof over the main house, clear and maintain as needed to reduce the potential for leakage resulting from damming.



1.0 Item 5 (Picture)

**1.1 (1)** The flue that is in use for the oil-fired furnace at the chimney at the center of the main house is badly deteriorated, and the fireplace flue at that chimney has been improperly covered with a (chefs hat style) spinning turbine roof vent. The vent extension that the roof vent is mounted to could also contribute to down-drafting of the exhaust from the furnace. Minor cracking and deterioration was observed in the flue of the chimney for the 1st Fl Family Rm fireplace as well, and in its crown. Have checked and corrected as needed by a Certified Chimney Sweep. Of particular concern is the potential for leakage of flue gasses from the oil furnace into the living space.

*Inspection of the chimney(s) was limited to readily accessible and visible components. Having a "Level*



2" inspection performed by a (CSIA) Certified Chimney Sweep is generally recommended prior to the sale of any property with a wood burning fireplace, or one that has been converted for use with gas logs.



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)



1.1 Item 3 (Picture)



1.1 Item 4 (Picture)



1.1 Item 5 (Picture)

**1.1 (2)** The cap is missing from the (type-b) appliance vent that was installed in the chimney of the Guest House. (which is in use for the 1st FI gas furnace) This will allow rain water to enter and could cause damage at the elbow where it extends into the Utility Rm, and/or allow water to enter the furnace. Have checked and corrected as needed by a licensed Mechanical Contractor.

The crown of that chimney is worn as well and should be sealed or replaced to protect the brick structure.



1.1 Item 6 (Picture)

**1.1** (3) The chimney for the 1st Fl Family Rm fireplace of the Main House has settled and pulled away from the house slightly. Conditions should be closely monitored and the gap re-sealed periodically or as needed to prevent water intrusion.



1.1 Item 7 (Picture)



1.1 Item 8 (Picture)

**1.2** Deteriorated caulking was observed on the counter flashing at the Guest House appliance chimney, re-seal and maintain all flashing and counter flashing as needed to reduce the potential for leakage.



1.2 Item 1 (Picture)

**1.5** Rubber collars are aging/ beginning to crack and will require periodic maintenance. Check periodically and replace or seal with caulk as needed. Consider having "replacement collars" installed over the existing ones as a precaution.



1.5 Item 1 (Picture)

**1.6** (1) The gutters were full of pine needles and debris at the time of inspection, and signs of leakage were observed at the seams, clear, re-seal, and maintain as needed.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)

**1.6 (2)** Some of the downspouts are discharging at the foundation, presenting the potential for water intrusion and settlement; install extensions and/or properly positioned splash blocks as needed to divert water away from structure.



1.6 Item 4 (Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior / Site

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

### Styles & Materials

**Siding Type(s):**

Wood Shakes / Shingles

**Driveway Type(s):**

Asphalt

Gravel

**Walkway Type(s):**

Concrete

Stepping Stones

Flagstone / Slate

**GFCI Location(s):**

Exterior of Home

**Special Limitations:**

Weather Conditions

Vegetation Overgrowth

		IN	MM	RR	NI	NA
2.0	Siding / Wall Cladding			•		
2.1	Exhaust Vent Covers		•			
2.2	Windows			•		
2.3	Doors (Exterior)		•			
2.4	Stairs / Stoops		•			
2.5	Decks / Balconies / Porches			•		
2.6	Railings		•			
2.10	Foundation Surface / Vents	•				
2.11	Exterior Plumbing / Hose Bibbs		•			
2.12	Exterior Electric / GFCI			•		
2.15	Driveway		•			
2.16	Walkways		•			
2.18	Ground Slope / Grading			•		
2.20	Trees / Vegetation		•			
2.25	Underground Oil Storage Tank				•	
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

2.0 The wood shingles on both buildings are warping, decayed, thinning, and/or missing in multiple locations, have checked and corrected as needed by a licensed Contractor to reduce the potential for water intrusion and subsequent decay and/or mold concerns.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



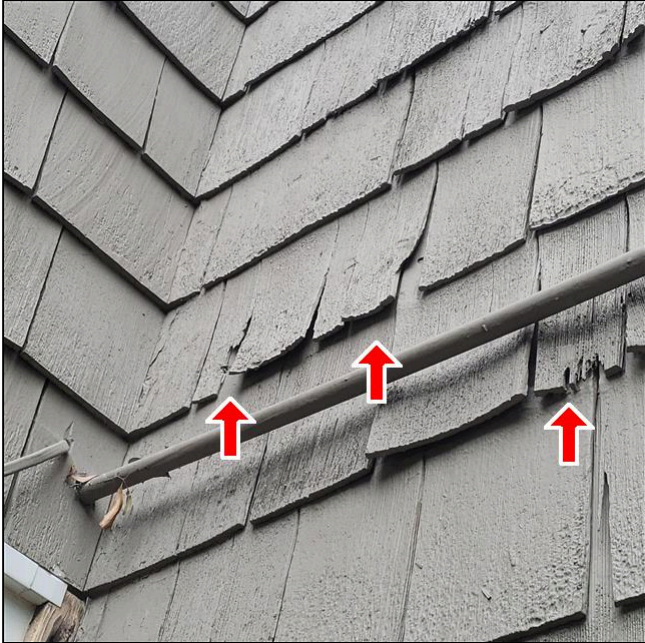
2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)



**2.1 (1)** An HVAC register was improperly used as a air intake vent for the furnace / Utility Rm of the 1st Fl apartment in the Guest House. This vent no longer appears to be in use. Remove or cover as needed to reduce the potential for water intrusion and/or air infiltration.



2.1 Item 1 (Picture)

**2.1 (2)** Cleaning of dryer vents is recommended prior to closing of all sales, particularly if it has a duct that is run for some length through ceilings or floors.

**2.2 (1)** (Exterior conditions only. See Windows comments in Interior Elements Section regarding functionality.)

**2.2 (2)** Significant decay was observed in a window sash and in the sills of the windows on the east side of the Guest House, correct as required to reduce the potential for water intrusion and additional damage, decay, and/or mold concerns.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

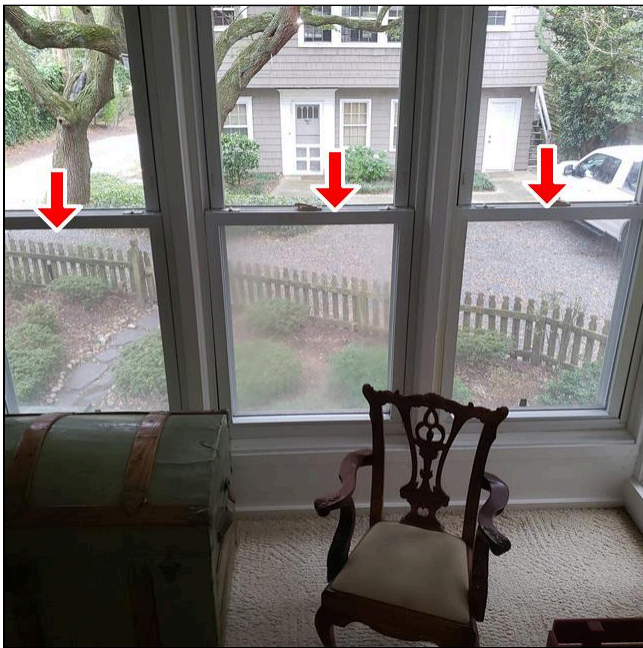


2.2 Item 3 (Picture)



2.2 Item 4 (Picture)

**2.2 (3)** The seals for the insulated glass have failed at several of the windows, such as at the Main House Sunroom, and both of its Hall Baths; and at the 1st Fl windows on the east side of the Guest House. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.



2.2 Item 5 (Picture)



2.2 Item 6 (Picture)



2.2 Item 7 (Picture)



2.2 Item 8 (Picture)

**2.2 (4)** Deteriorated glazing was observed at several of the original windows of the Guest House, correct and maintain or upgrade as needed to reduce the potential for leakage and air infiltration.



2.2 Item 9 (Picture)



2.2 Item 10 (Picture)

2.2 (5) Missing and damaged screens noted, repair or replace as desired.

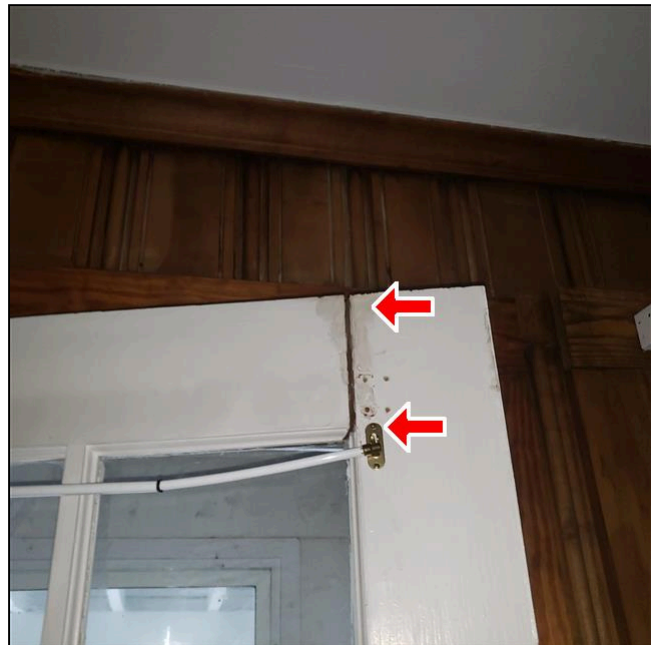


2.2 Item 11 (Picture)



2.2 Item 12 (Picture)

2.3 (1) The door to the 2nd Fl apartment of the Guest House is separating at a joint at the top, repair or replace as needed.



2.3 Item 1 (Picture)

2.3 (2) The deadbolt at the outer door to the balcony of the Guest House does not engage properly, adjust as needed / desired.



2.3 Item 2 (Picture)

2.3 (3) Damaged screens were noted at the screen doors of the Guest House, correct as desired.



2.3 Item 3 (Picture)



2.3 Item 4 (Picture)

**2.3 (4)** Use of deadbolts that are keyed on the interior side can present a safety concern, as they can inhibit egress in an emergency. Recommend replacing with deadbolts with ones that have thumb latches on the interior side.



2.3 Item 5 (Picture)

**2.4 (1)** Stairs with open risers are no longer permitted due to child safety concerns, consider upgrading for improved safety.

**2.4 (2)** See notes below regarding concerns with the Guest House balcony / rear porch.

**2.5 (1)** Significant decay was observed in the outer girder for the rear porch / balcony of the Guest House, and at the top of a post for it by its stairs, obtain repair estimates from a licensed Contractor and have corrected immediately.



2.5 Item 1 (Picture)



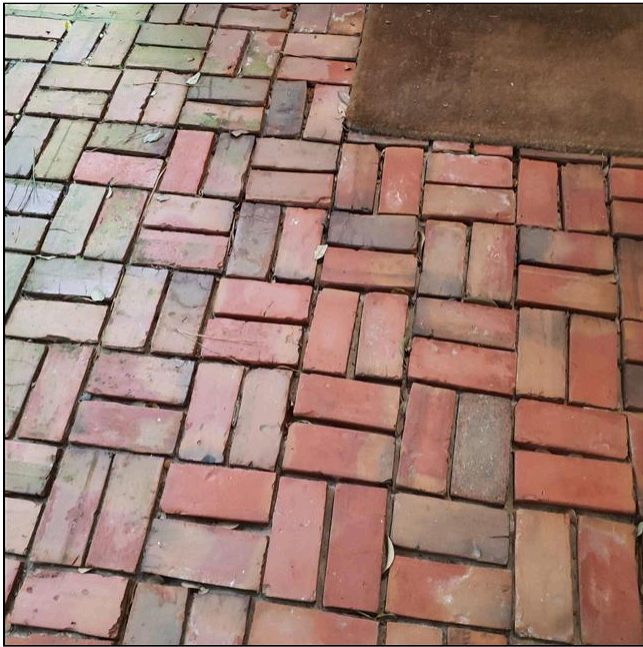
2.5 Item 2 (Picture)

**2.5 (2)** Plywood was improperly used as wall cladding at the east side of the Guest House porch / balcony, which has begun to delaminate, replace as needed.



2.5 Item 3 (Picture)

**2.5 (3)** The brick mortar has deteriorated at the front porch of the Main House, and spalling / deteriorated and loosening bricks were noted at the patio area below the porch of the Guest House, correct and maintain as needed to eliminate potential tripping hazards.



2.5 Item 4 (Picture)



2.5 Item 5 (Picture)



2.5 Item 6 (Picture)

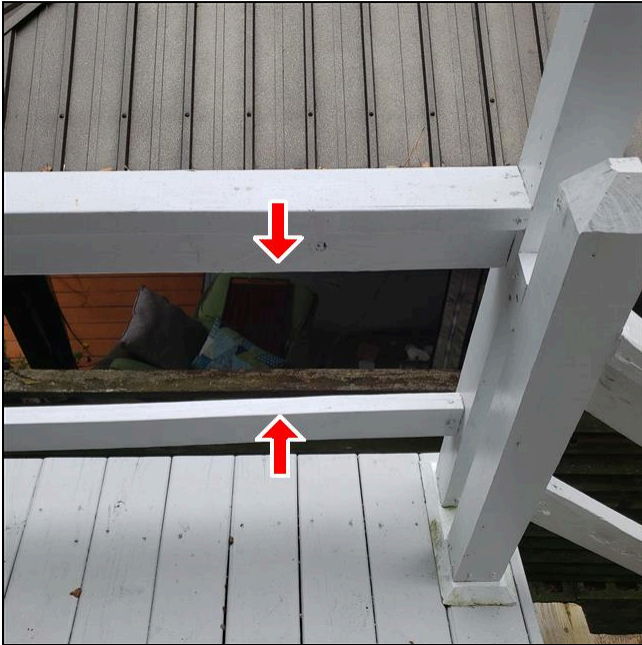
**2.5 (4)** Deteriorated paint was noted at the base of the columns at the front porch of the main house, re-paint and maintain as needed.



2.5 Item 7 (Picture)



**2.6** The open rails at the stairs of the Guest House are no longer permitted due to child safety concerns, and the top rail is not graspable as required by current standards as well, consider upgrading for improved safety.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)



2.6 Item 3 (Picture)

**2.11** Only one hose bib was found, we recommend adding another on the opposite side of the home, and at least one at the Guest House for added convenience.



2.11 Item 1 (Picture)

**2.12 (1)** The GFCI outlet at the front porch of the main house is defective / will not test, and the other outdoor receptacles lack GFCI protection as well; the outlet on the rear of the main house is wired with reversed polarity, presenting an additional shock hazard; and the outlet on the rear of the Guest House is also ungrounded, and the wiring for it is improperly exposed / unprotected. Have checked and corrected as needed by a licensed Electrical Contractor to ensure safety.



2.12 Item 1 (Picture)



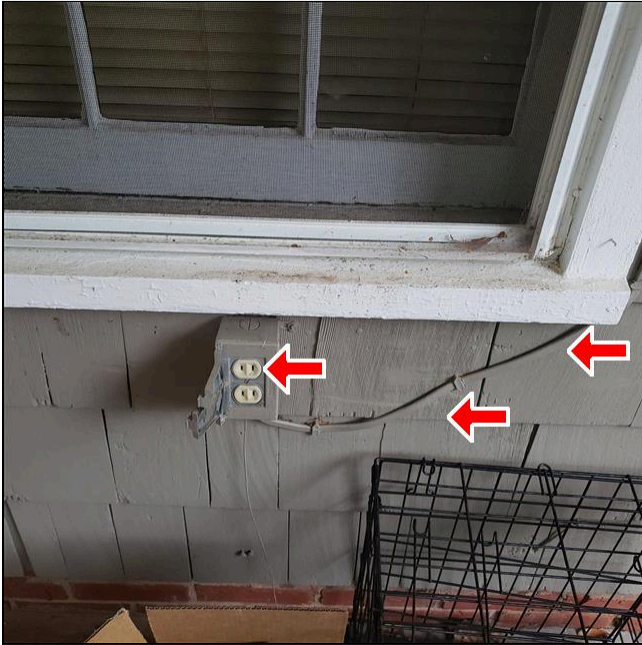
2.12 Item 2 (Picture)



2.12 Item 3 (Picture)



2.12 Item 4 (Picture)



2.12 Item 5 (Picture)



2.12 Item 6 (Picture)

2.12 (2) There are no exterior light fixtures by the Guest House doors on at its porch, add as needed for improved safety.



2.12 Item 7 (Picture)



2.12 Item 8 (Picture)



2.12 Item 9 (Picture)



2.12 Item 10 (Picture)

**2.12** (3) By current standards, there should be a GFCI protected receptacle outlet within 25' of the HVAC equipment on the exterior of the structures, consider upgrading for added convenience and safety. GFCI protected outlets should also be added at both elevated decks / porches as well.

**2.15** (1) The asphalt portion of the driveway is deteriorating, correct and maintain as needed.



2.15 Item 1 (Picture)

**2.15** (2) Gravel driveway noted, level and replenish gravel periodically or as needed.

**2.16** (1) Cracking and minor damage was observed in the concrete walkway at the front of the Guest House, correct and maintain as needed / desired.



2.16 Item 1 (Picture)



2.16 Item 2 (Picture)

**2.16** (2) The stepping stone and slate walkways will require periodic maintenance / leveling, monitor

and maintain as needed.



2.16 Item 3 (Picture)



2.16 Item 4 (Picture)

**2.18** The lot slopes toward the structures and soil-siding contact was observed in multiple locations. Signs of prior flooding were observed in the Guest House Utility Rm. Adjust the grade levels and drainage as needed to reduce the potential for water intrusion and decay.



2.18 Item 1 (Picture)

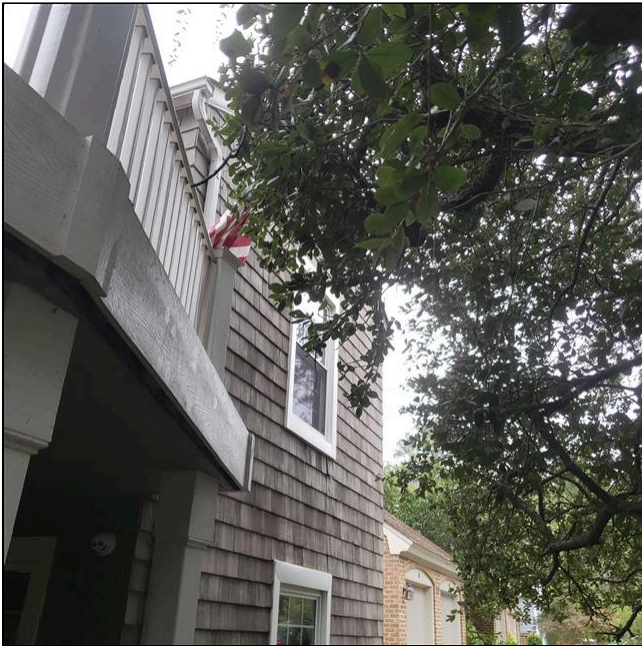


2.18 Item 2 (Picture)



2.18 Item 3 (Picture)

**2.20** Large trees noted close to structure, prune and maintain as required to avoid damage the roofs, siding, foundations, and/or underground utilities from limbs or roots.



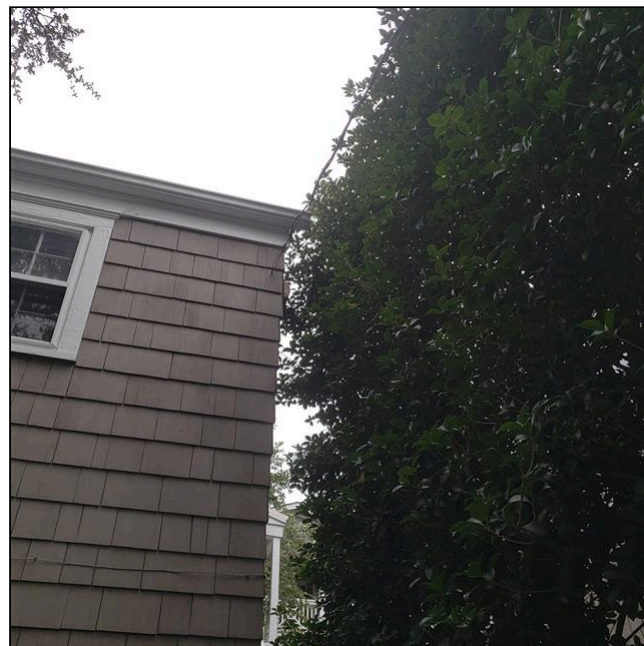
2.20 Item 1 (Picture)



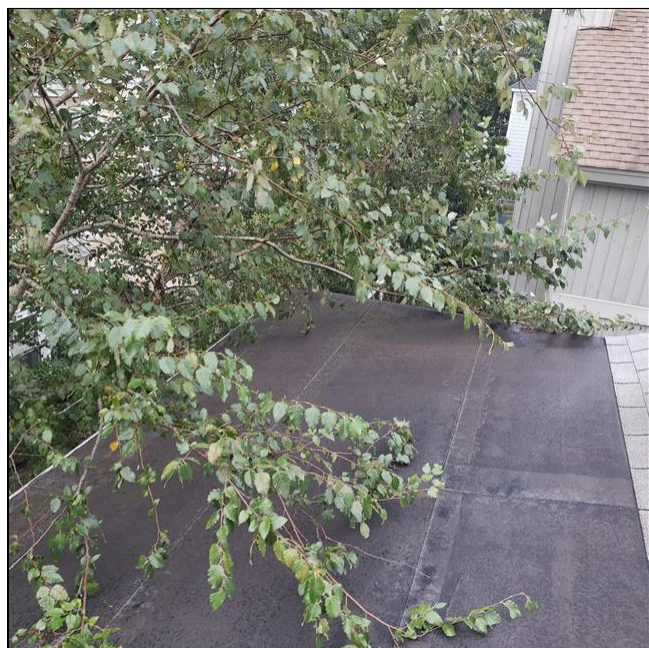
2.20 Item 2 (Picture)



2.20 Item 3 (Picture)



2.20 Item 4 (Picture)



2.20 Item 5 (Picture)

**2.25** Given the home's age, there is a possibility that an underground oil storage tank is (or was) present on the grounds. Inquire with Seller as to the presence of a tank and its current status. Underground oil tanks are often abandoned in place, but proper abatement procedures must be followed. If a tank is present, verify its proper abandonment and obtain all related documentation.



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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Unless otherwise noted, this inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Lead-based paint may be present on the painted exterior surfaces of homes built prior to 1978 homes. Unless otherwise noted, testing for the presence of lead or lead-based paints is not performed during a standard home inspection. If the home was built prior to 1978, and there are painted exterior surfaces present (such as doors, windows, sills, and casing) we would encourage our clients to arrange for testing of these surfaces, through our company or a licensed Abatement Specialist prior to proceeding with the sale / purchase. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product, particularly at exterior surfaces, but testing should be considered if flaking or other damage is observed. We strongly recommend testing if it seems likely that lead-based paint is present on interior surfaces, particularly on lower window sills, which may be accessible to small children.

# 4. Attic

## Styles & Materials

**Attic Access:**

Multiple Areas  
Scuttle

**Inspection Method(s):**

Limited Entry

**Roof Framing Type(s):**

Wood Frame (Rafters)

**Roof Sheathing / Decking Type(s): Insulation Type(s):**

1x4 Boards

Loose Fill  
Average Depth: 8" - 10"

**Limitations:**

Inaccessible Areas  
Limited Clearance

		IN	MM	RR	NI	NA
4.0	Roof Framing			•		
4.1	Roof Sheathing / Decking	•				
4.2	Ventilation Provisions		•			
4.3	Attic Ventilator Fan(s)					•
4.4	Insulation		•			
4.5	Exhaust Vents				•	
4.7	Whole House Fan			•		
4.8	Electric / Wiring			•		
4.14	Debris		•			
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

## Comments:

**4.0 (1)** Two rafters were observed near the HVAC return box in the west attic space of the main house that were cut and left unsupported, have checked and corrected as needed by a licensed Contractor. (have an appropriate header installed)



4.0 Item 1 (Picture)

**4.0** (2) Please Note: the attic space above the Main House MBR and MBA was inaccessible at the time of inspection. The access is obstructed by a shelving unit. Buyer should have the closet shelving unit removed to gain access and have this space inspected prior to closing.



4.0 Item 2 (Picture)



4.0 Item 3 (Picture)

**4.2** Typical of older homes ventilation for the attic spaces of both structures is minimal/inadequate; we recommend adding vents and/or powered ventilators for greater comfort and to extend roof life.

**4.3** Adding a powered ventilator is often advisable to improve ventilation, roof life, and interior comfort & efficiency.

**4.4** (1) There is an abandoned whole house fan above the large BR in the Guest House 2nd Fl apartment. There is no insulation at the access panel. We recommend adding proper insulation at this location.



4.4 Item 1 (Picture)

**4.4** (2) Insulation in the attic spaces of the Main House is below current recommended levels, and the vaulted ceilings, where rafters are exposed, are either very lightly insulated or not insulated at all. Buyer should consider upgrading for improved comfort levels and efficiency.

**4.5** Ducts and exterior vent covers for the exhaust fans in the 2nd Fl Baths of the Main house were not observed. These fans are likely discharging into the attic spaces. We recommend having proper ducts and vent covers installed as needed by a licensed Contractor.

**4.7** As noted above, there is an abandoned whole house fan in the attic of the Guest House which appears to be inoperable. We recommend having removed and insulating this portion of the ceiling as needed.



4.7 Item 1 (Picture)

**4.8** Unprotected wiring was observed within 6' of the access to the Guest House attic. Secure/protect as required to reduce the potential for accidental damage.



4.8 Item 1 (Picture)

**4.14** A very large abandoned expansion tank for an old steam heating system was observed in the Guest House attic, consider having removed.



4.14 Item 1 (Picture)

# 5(A) . 1st Fl Bath

## Styles & Materials

**Ventilation:**

Window & Exhaust Fan

		IN	MM	RR	NI	NA
5.0.A	Sink(s)		•			
5.1.A	Toilet(s)		•			
5.4.A	Stall Shower(s)		•			
5.6.A	Surrounds / Enclosures	•				
5.7.A	Walls / Ceiling(s)	•				
5.8.A	Flooring	•				
5.9.A	Ventilation		•			
5.10.A	Electric / GFCI			•		
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

### Comments:

**5.0.A** Aging fixtures noted, anticipate future maintenance and repair needs.

**5.1.A** Aging toilet and flush hardware noted, anticipate periodic repair needs.

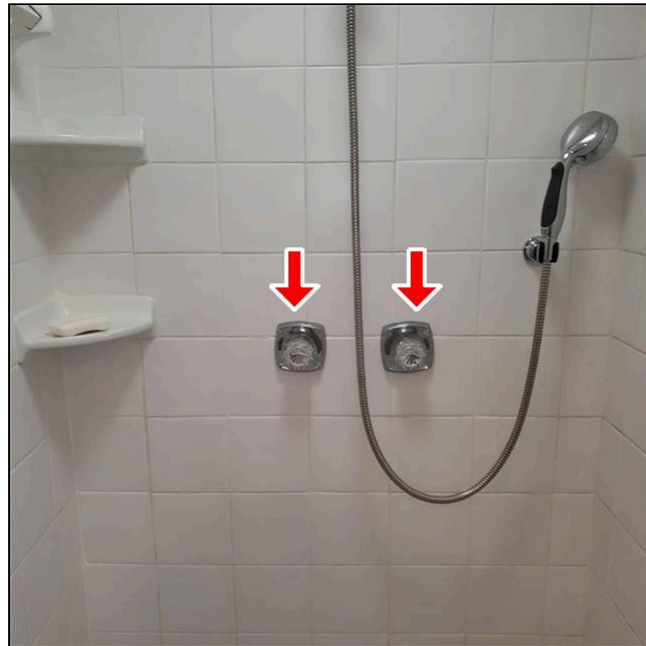
**5.4.A (1)** Aging fixtures noted, anticipate future maintenance and repair needs.

**5.4.A (2)** Minor cracking was observed in the tile on the shower pan by the drain, correct as desired.



5.4.A Item 1 (Picture)

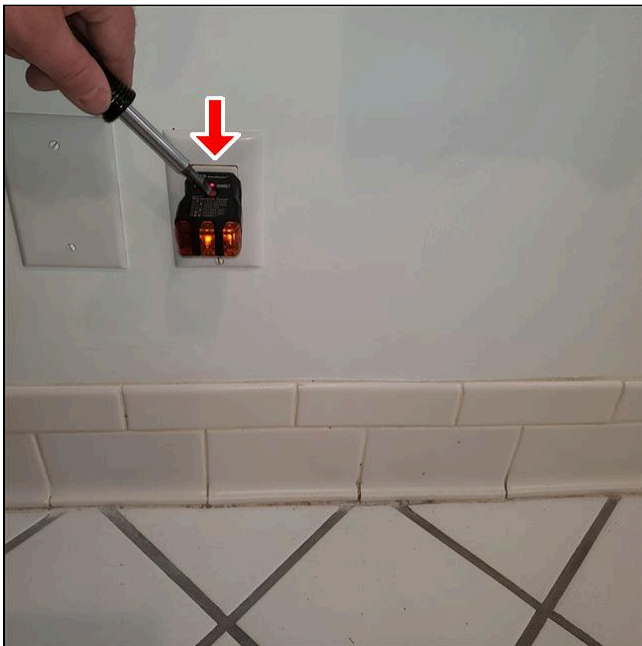
**5.4.A (3)** Due to the increased potential for scalding, separate hot & cold water valves are no longer permitted, consider installing a faucet with a scald protection feature for improved safety.



5.4.A Item 2 (Picture)

**5.9.A** Aging fan noted; anticipate future repair or replacement needs.

**5.10.A** The receptacle outlet in this location is not GFCI protected, have checked and corrected as needed by a licensed Electrical Contractor to ensure safety when wet conditions are present.



5.10.A Item 1 (Picture)



5.10.A Item 2 (Picture)

# 5(B) . 2nd Fl Hall Bath

## Styles & Materials

**Ventilation:**

Window & Exhaust Fan

**GFCI Location(s):**

Outlet At This Location

		IN	MM	RR	NI	NA
5.0.B	Sink(s)		•			
5.1.B	Toilet(s)		•			
5.5.B	Jetted Tub(s)			•		
5.6.B	Surrounds / Enclosures	•				
5.7.B	Walls / Ceiling(s)	•				
5.8.B	Flooring	•				
5.9.B	Ventilation		•			
5.10.B	Electric / GFCI	•				
		<b>IN</b>	<b>MM</b>	<b>RR</b>	<b>NI</b>	<b>NA</b>

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

### Comments:

**5.0.B** (1) Aging fixtures noted, anticipate future maintenance and repair needs.

**5.0.B** (2) The vanity top is cracked at the front edge of the sink, correct as desired.

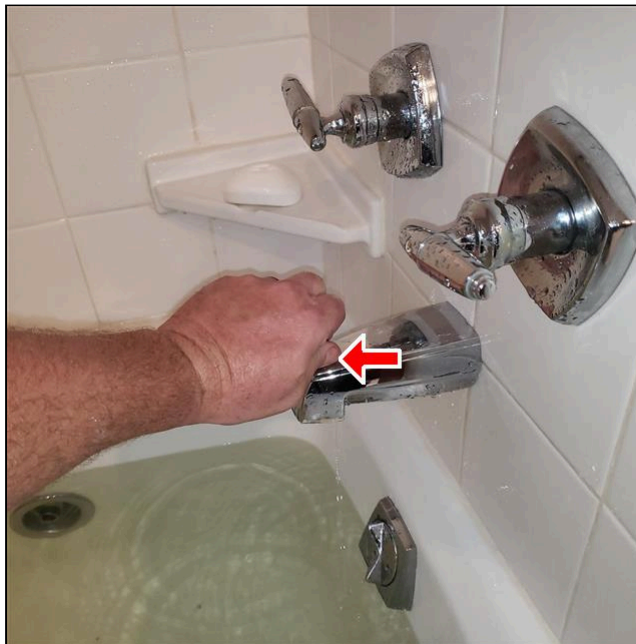


5.0.B Item 1 (Picture)



**5.1.B** Aging toilet and flush hardware noted, anticipate periodic repair needs.

**5.5.B (1)** The shower diverter was stuck open / inoperable at the time of inspection, correct as needed.



5.5.B Item 1 (Picture)

**5.5.B (2)** The Jetted Tub functioned as intended, but debris was observed in the water after operating jets for several minutes. This indicates infrequent use and/or cleaning. Consult manufacturers specifications regarding use of cleaning agents and perform cleaning as needed prior to next use.



5.5.B Item 2 (Picture)

**5.5.B (3)** Older pump and fixtures noted, anticipate periodic repair needs.

**5.9.B (1)** Aging fan noted; anticipate future repair or replacement needs.

**5.9.B (2)** See note in Attic Section regarding fan exhaust.

# 5(C) . Master Bath

## Styles & Materials

**Ventilation:**

Window & Exhaust Fan

**GFCI Location(s):**

Outlet At This Location

		IN	MM	RR	NI	NA
5.0.C	Sink(s)		•			
5.1.C	Toilet(s)		•			
5.4.C	Stall Shower(s)		•			
5.6.C	Surrounds / Enclosures		•			
5.7.C	Walls / Ceiling(s)	•				
5.8.C	Flooring	•				
5.9.C	Ventilation		•			
5.10.C	Electric / GFCI	•				
		IN	MM	RR	NI	NA


IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

### Comments:

**5.0.C** Aging fixtures noted, anticipate future maintenance and repair needs.

**5.1.C** Aging toilet and flush hardware noted, anticipate periodic repair needs.

**5.4.C (1)** The shower stall does not meet current minimum size requirements, consider having the bath reconfigured for improved access and comfort.



5.4.C Item 1 (Picture)

**5.4.C (2)** Leakage was observed at the shower head fitting, repair or replace as needed.



5.4.C Item 2 (Picture)

**5.4.C (3)** Due to the increased potential for scalding, separate hot & cold water valves are no longer permitted, consider installing a faucet with a scald protection feature for improved safety.

**5.4.C (4)** Aging fixtures noted, anticipate future maintenance and repair needs.

**5.6.C** The shower door hangs up on the threshold, adjust as needed for proper function and safety.



5.6.C Item 1 (Picture)

**5.9.C** (1) The window does not latch properly, adjust as needed.



5.9.C Item 1 (Picture)

**5.9.C** (2) Aging fan noted; anticipate future repair or replacement needs.

**5.9.C** (3) See note in Attic Section regarding fan exhaust.

# 5(D) . Guest House - 1st Fl Bath

## Styles & Materials

**Ventilation:**

Window

**Limitations:**

Storage / Belongings

		IN	MM	RR	NI	NA
5.0.D	Sink(s)			•		
5.1.D	Toilet(s)		•			
5.4.D	Stall Shower(s)		•			
5.6.D	Surrounds / Enclosures		•			
5.7.D	Walls / Ceiling(s)			•		
5.8.D	Flooring	•				
5.9.D	Ventilation			•		
5.10.D	Electric / GFCI		•			
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

### Comments:

**5.0.D** (1) The drain connector pipe below the sink is deteriorated, we recommend having checked and corrected as needed by a licensed Plumbing Contractor.



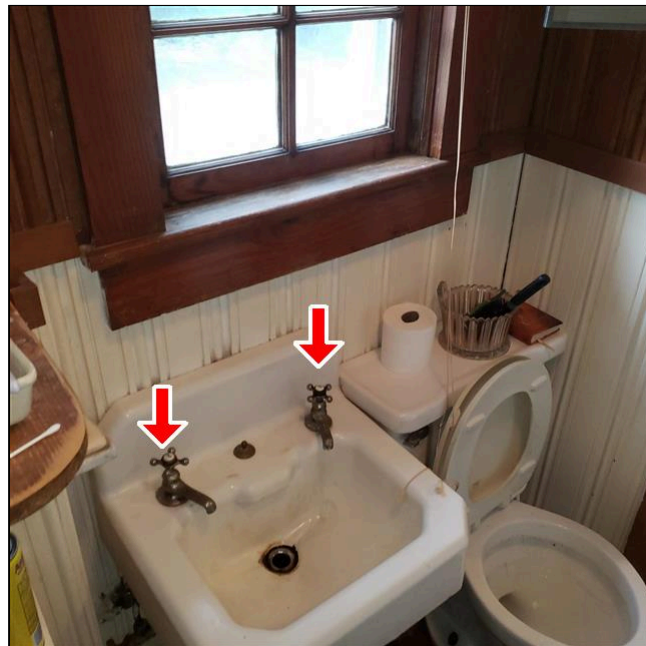
5.0.D Item 1 (Picture)

**5.0.D** (2) The hot & cold valves are reversed, have checked and corrected as needed by a licensed Plumbing Contractor to eliminate a potential scalding hazard.



5.0.D Item 2 (Picture)

**5.0.D** (3) Sinks with separate hot and cold faucets have been prohibited for many years due to scalding concerns, consider upgrading.



5.0.D Item 3 (Picture)

**5.0.D** (4) Aging fixtures noted, anticipate future maintenance and repair needs.

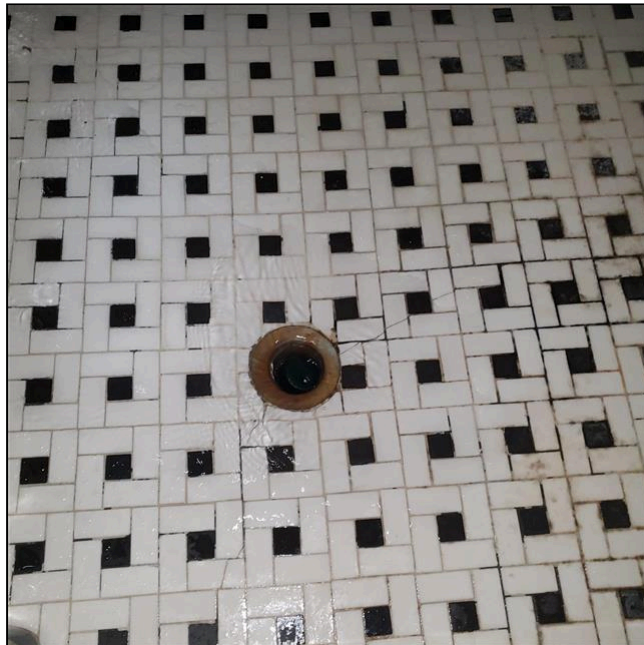
**5.1.D** (1) The toilet does not have the minimum clearance to the sides of 15" from the center line as required by current standards, consider having bath reconfigured for improved comfort.



5.1.D Item 1 (Picture)

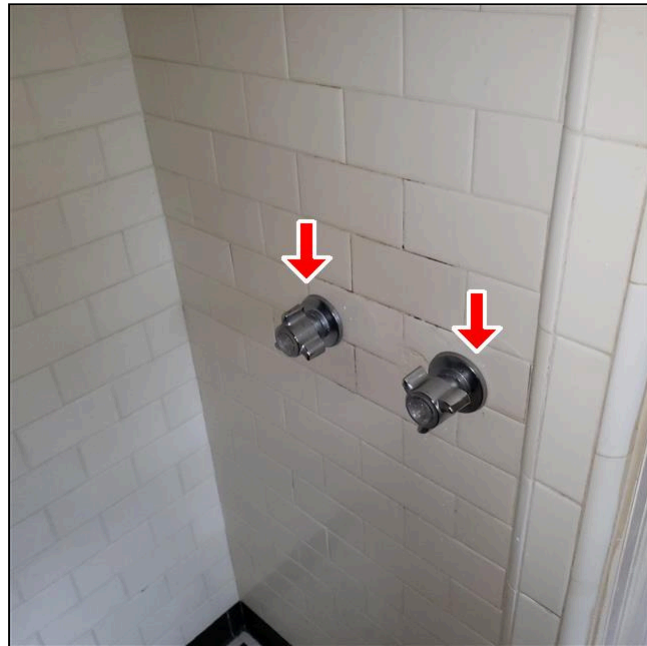
**5.1.D** (2) Aging toilet and flush hardware noted, anticipate periodic repair needs.

**5.4.D** (1) Cracking was observed in the tiles on the shower pan, consider correcting.



5.4.D Item 1 (Picture)

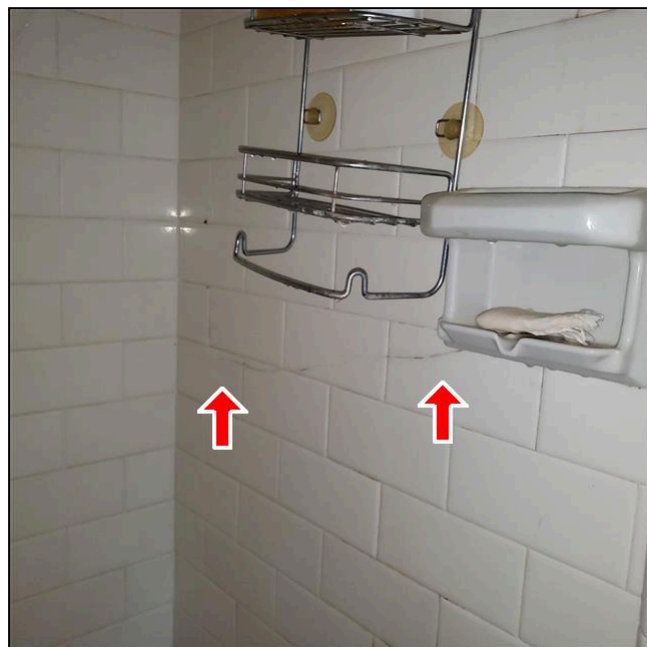
**5.4.D (2)** Due to the increased potential for scalding, separate hot & cold water valves are no longer permitted, consider installing a faucet with a scald protection feature for improved safety.



5.4.D Item 2 (Picture)

**5.4.D (3)** Aging fixtures noted, anticipate future maintenance and repair needs.

**5.6.D** .Cracking tiles were noted, correct as desired.



5.6.D Item 1 (Picture)



**5.7.D** The door to the rear BR does not latch, repair or replace the hardware as needed.



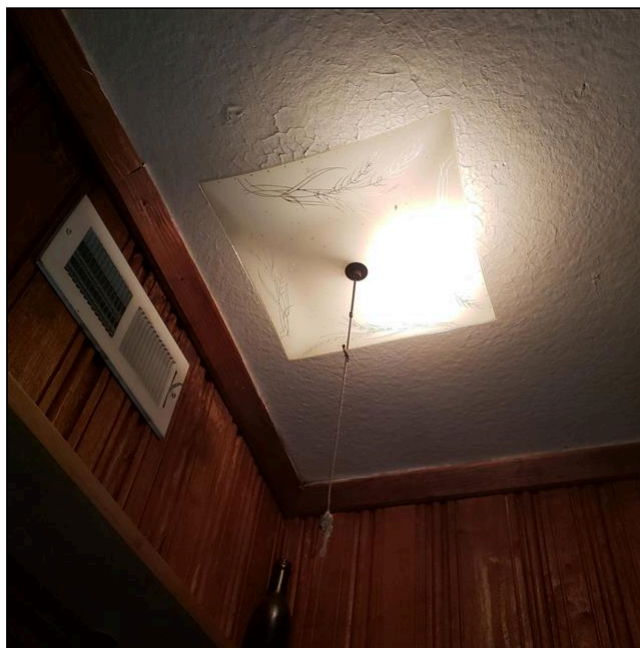
5.7.D Item 1 (Picture)

**5.9.D** The window was nailed shut at the time of inspection, release as required for proper function. The window is the only source of ventilation. Consider installing an exhaust fan for added convenience, and to comply with current standards.



5.9.D Item 1 (Picture)

**5.10.D (1)** The light is controlled by a pull-chain switch, we recommend having a 3-way switch installed by each door for improved safety and convenience.



5.10.D Item 1 (Picture)

**5.10.D (2)** There is no receptacle outlet present at this location. We recommend adding a GFCI protected outlet for added convenience.

# 5(E) . Guest House - 2nd Fl Bath

## Styles & Materials

**Ventilation:**

Window

**GFCI Location(s):**

In Electrical Panel

		IN	MM	RR	NI	NA
5.0.E	Sink(s)		•			
5.1.E	Toilet(s)		•			
5.3.E	Bathtub(s)			•		
5.6.E	Surrounds / Enclosures		•			
5.7.E	Walls / Ceiling(s)		•			
5.8.E	Flooring	•				
5.9.E	Ventilation		•			
5.10.E	Electric / GFCI		•			
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

### Comments:

**5.0.E** (1) The handle is missing from the hot water shutoff valve below the sink, replace as needed.



5.0.E Item 1 (Picture)

**5.0.E** (2) Aging fixtures noted, anticipate future maintenance and repair needs.

**5.1.E** Aging toilet and flush hardware noted, anticipate periodic repair needs.

**5.3.E** The shower diverter valve is defective, as it will not completely shutoff flow to the shower head.

The built-in drain stopper mechanism is defective as well. Have checked and corrected as needed by a licensed Plumbing Contractor.

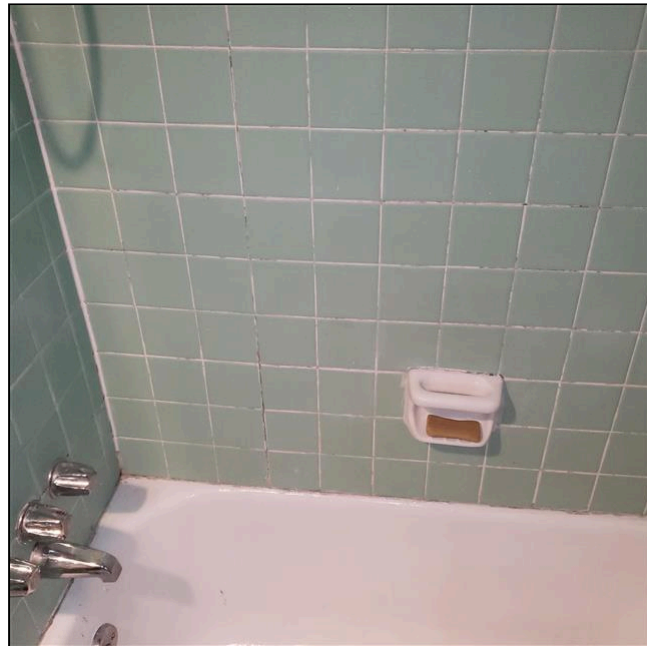


5.3.E Item 1 (Picture)



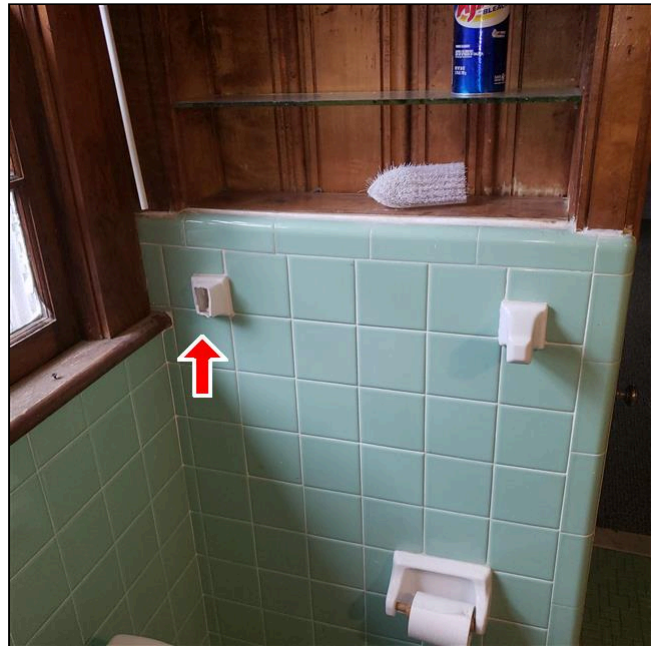
5.3.E Item 2 (Picture)

**5.6.E** Cracking and stained tile grout was noted, correct and maintain as needed / desired.



5.6.E Item 1 (Picture)

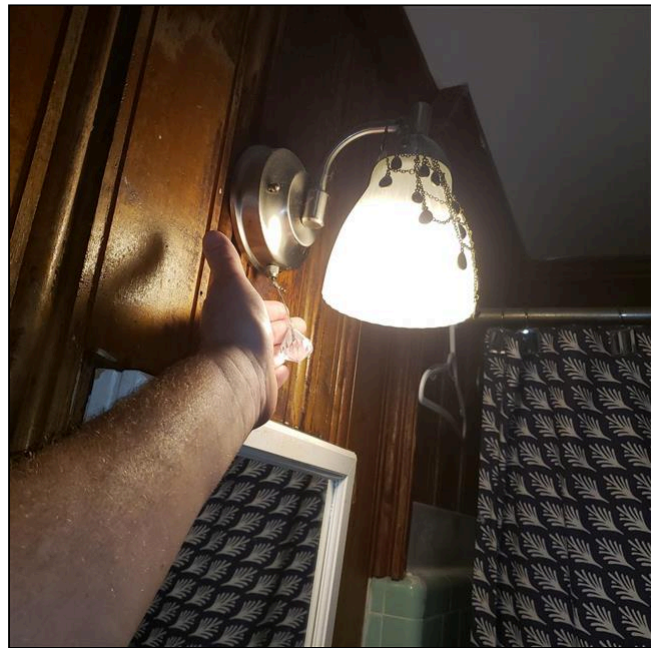
**5.7.E** A broken towel rod holder tile was noted, replace as needed / desired.



5.7.E Item 1 (Picture)

**5.9.E** Window is the only source of ventilation. Consider installing an exhaust fan. (exhaust fans are now required, but were not when home was built)

**5.10.E (1)** Like the Bath on the 1st Fl of the Guest House, the light fixture is controlled by a pull-chain, we recommend having wall switches installed.



5.10.E Item 1 (Picture)

**5.10.E (2)** An open ground connection was noted at the GFCI outlet. Un-grounded GFCI's are generally permitted, but they should be labeled as having "No Equipment Ground". We recommend adding the label as needed.



5.10.E Item 2 (Picture)



5.10.E Item 3 (Picture)

**5.10.E (3)** GFCI unit at wall is redundant. The circuit is already protected by a GFCI breaker in the Electrical Panel. Consider replacing with a standard duplex receptacle to eliminate confusion when a ground fault/trip occurs, and a reset is needed. (as GFCI's must have power in order to reset, so they must be reset in the correct order)

# 6(A) . Kitchen - Main House

## Styles & Materials

**Dishwasher(s) - Estimated Age(s): Disposal(s) - Estimated Age(s):**

10 - 15 yrs

10 - 15 yrs

**Cooking Appliance Type(s):**

Electric Range

**Range(s) / Cooking Appliance(s) - Refrigerator(s) - Estimated**

**Estimated Age(s):**

10 - 15 yrs

**Age(s):**

5 - 10 yrs

**Ventilator Type(s):**

Exhaust Fan

**Limitations:**

Storage / Belongings

		IN	MM	RR	NI	NA
6.0.A	Plumbing / Sink(s)			•		
6.1.A	Flooring	•				
6.2.A	Walls / Ceiling	•				
6.3.A	Dishwasher(s)		•			
6.4.A	Disposal(s)			•		
6.5.A	Ranges/Ovens/Cooktops		•			
6.7.A	Ventilators / Range Hood(s)	•				
6.8.A	Refrigerator(s)		•			
6.12.A	Cabinetry & Countertops	•				
6.13.A	Electric / GFCI			•		
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

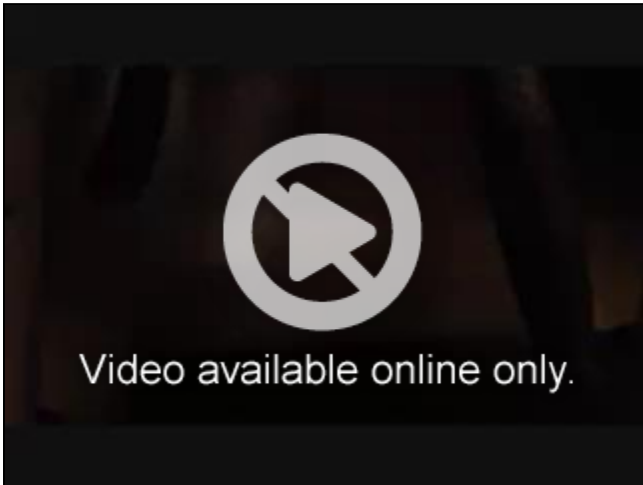
**6.0.A** Leakage was observed at the spray attachment and at the faucet valve stem. The diverter for the spray attachment did not function properly as well. Have checked and corrected as needed by a licensed Plumbing Contractor.



6.0.A Item 1 (Picture)



6.0.A Item 2 (Picture)



6.0.A Item 3 (Video)



6.0.A Item 4 (Picture)



**6.3.A** Unit functioning as intended at time of inspection, but no determination can be made with respect to future life expectancy. Appliances such as this (dishwashers, disposals, etc...) have become widely accepted as being "disposable" and are often more economical to replace than repair when problems arise. As such, most manufacturers have reduced their warranties on this equipment to one year or less. Purchasing a third party "home warranty" to help defray the cost of any future repair or replacement would be advisable.

**6.4.A** Disposal was jammed / inoperable at the time of inspection, and its power cord is not properly secured / clamped where it enters the unit. Have checked and repaired or replaced as needed by a qualified contractor.



6.4.A Item 1 (Picture)



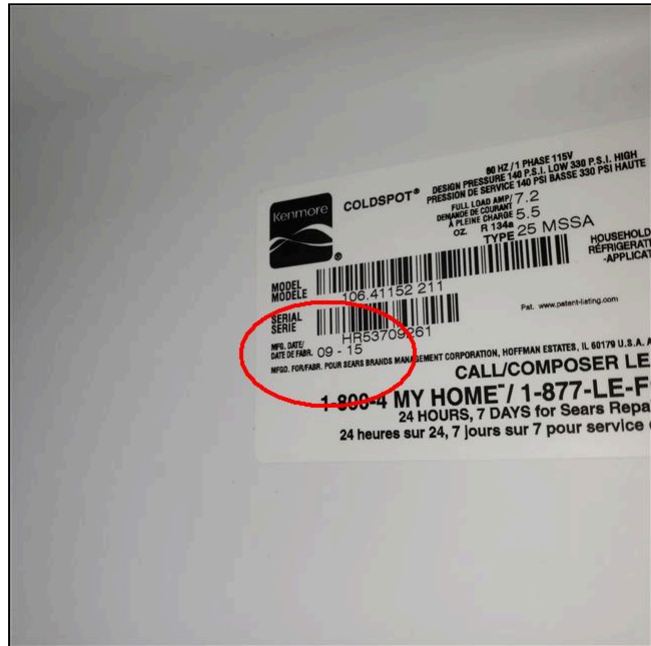
6.4.A Item 2 (Picture)

**6.5.A** Oven light did not function, replace bulbs and re-check prior to closing.



6.5.A Item 1 (Picture)

6.8.A See Dishwasher comment with respect to life expectancy.



6.8.A Item 1 (Picture)

6.13.A (1) The receptacle outlet to the right of the sink is wired with reversed polarity, increasing the potential for a shock hazard, have checked and corrected as needed by a licensed Electrical Contractor.



6.13.A Item 1 (Picture)



6.13.A Item 2 (Picture)

**6.13.A (2)** Some of the under-counter lights were inoperable at the time of inspection, replace the bulbs and/or starter capacitors as needed and verify proper operation prior to closing.



6.13.A Item 3 (Picture)



6.13.A Item 4 (Picture)

**6.13.A (3)** Receptacles near sink are protected by GFCI and appear to be functioning as intended. However, the remainder of the counter accessible outlets are not protected as required by current standards. Consider protecting these remaining outlets with GFCI(s) for improved safety.



6.13.A Item 5 (Picture)



6.13.A Item 6 (Picture)

**6.13.A (4)** In addition to having GFCI protection at all of the counter accessible outlets, by recently adopted current standards the Dishwasher & Disposal circuits should be GFCI protected as well; and the Dishwasher should have a means to disconnect the power at the unit, or have a "lock-out" bracket on it's breaker in the Electrical Panel to ensure the safety of a Service Technician. Consider having the

circuits upgraded for improved safety.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 6(B) . Kitchen - Guest House 1st Fl

## Styles & Materials

**Cooking Appliance Type(s):** Electric Range  
**Range(s) / Cooking Appliance(s) - Estimated Age(s):** 15 - 20 yrs  
**Refrigerator(s) - Estimated Age(s):** 15 - 20 yrs

**Ventilator Type(s):** None - Window Only  
**Limitations:** Storage / Belongings

		IN	MM	RR	NI	NA
6.0.B	Plumbing / Sink(s)		•			
6.1.B	Flooring	•				
6.2.B	Walls / Ceiling	•				
6.3.B	Dishwasher(s)					•
6.4.B	Disposal(s)					•
6.5.B	Ranges/Ovens/Cooktops		•			
6.7.B	Ventilators / Range Hood(s)					•
6.8.B	Refrigerator(s)		•			
6.12.B	Cabinetry & Countertops		•			
6.13.B	Electric / GFCI			•		
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

**6.0.B** Drainage was slightly slow at the time of inspection, possibly due to the buildup of rust within the galvanized steel drain pipes. Monitor conditions closely and anticipate future repair needs.



6.0.B Item 1 (Picture)



6.0.B Item 2 (Picture)

**6.5.B (1)** The cooktop does not have the required 30" of clearance with the shelves above, correct as needed to eliminate a potential fire hazard.



6.5.B Item 1 (Picture)

**6.5.B** (2) The anti-tip bracket is missing. We recommend installing for added safety. (Placing heavy items, such as a turkey, on an open door can cause entire range to tip forward. Several children have been injured using the door of a range as a step to access cabinets above. The anti-tip bracket prevents unit from tipping forward.)



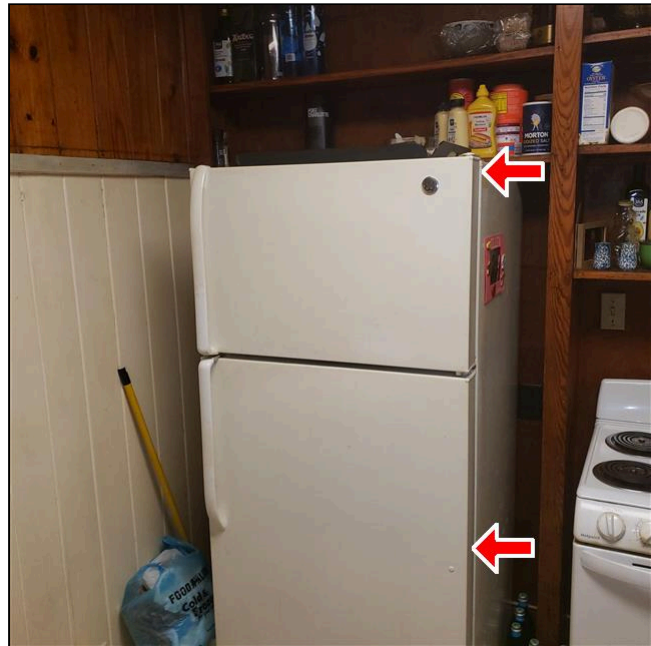
6.5.B Item 2 (Picture)

**6.7.B** No ventilator is present, we recommend installing a proper range hood.



6.7.B Item 1 (Picture)

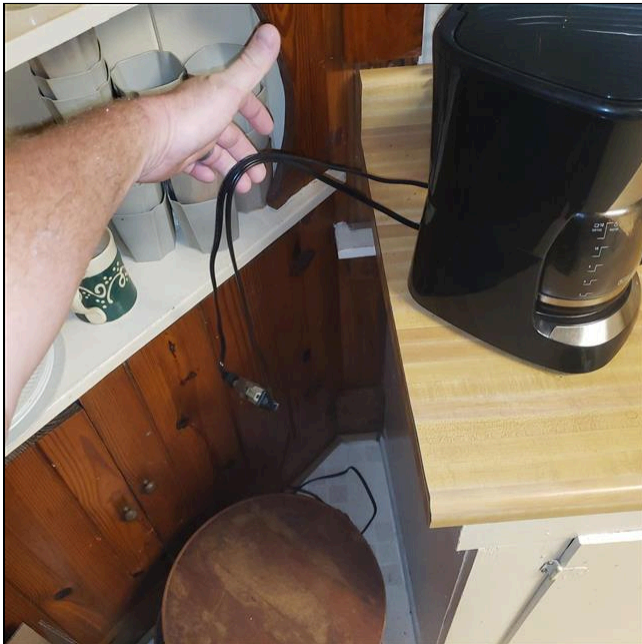
**6.8.B** The refrigerator doors are hinged on the wrong side for the layout of the Kitchen, but they may be reversible, we recommend having checked and reversed as needed for easier access.



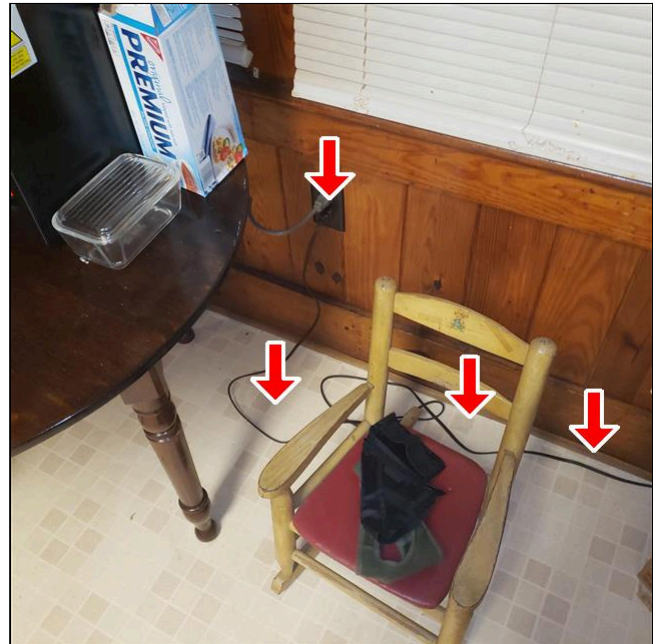
6.8.B Item 1 (Picture)

**6.12.B** Older cabinets noted, typical condition for age.

**6.13.B** There are no counter accessible receptacle outlets, have GFCI outlets installed as needed by a licensed Electrical Contractor so that no point on a counter is more than 24" laterally from a receptacle to ensure safety and convenience.



6.13.B Item 1 (Picture)



6.13.B Item 2 (Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 6(C) . Kitchen - Guest House 2nd Fl

## Styles & Materials

**Dishwasher(s) - Estimated Age(s):** Over 20 yrs

**Cooking Appliance Type(s):** Electric Range

**Range(s) / Cooking Appliance(s) -**

**Estimated Age(s):**

15 - 20 yrs

**Refrigerator(s) - Estimated**

**Age(s):**

10 - 15 yrs

**Ventilator Type(s):**

None - Window Only

		IN	MM	RR	NI	NA
6.0.C	Plumbing / Sink(s)			•		
6.1.C	Flooring		•			
6.2.C	Walls / Ceiling		•			
6.3.C	Dishwasher(s)			•		
6.4.C	Disposal(s)					•
6.5.C	Ranges/Ovens/Cooktops			•		
6.7.C	Ventilators / Range Hood(s)					•
6.8.C	Refrigerator(s)		•			
6.12.C	Cabinetry & Countertops			•		
6.13.C	Electric / GFCI			•		
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

## Comments:

**6.0.C** (1) Active leakage was observed at the faucet's valve stem, have conditions evaluated further and corrected as needed by a licensed Plumbing Contractor as soon as possible to reduce the potential for moisture related damage to the structure and/or mold growth.



6.0.C Item 1 (Picture)

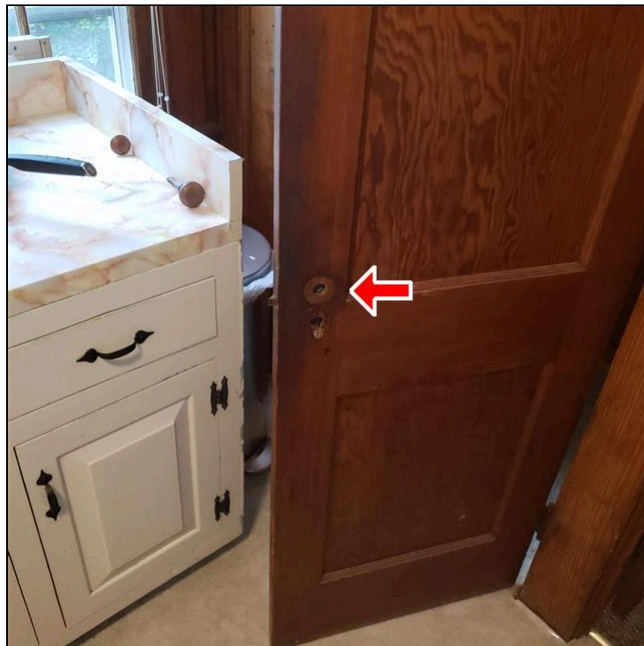
**6.0.C (2)** Improperly glued PVC to ABS connections were found in the drain line below the sink. While they appear similar, PVC (white plastic) and ABS (black plastic) have different chemical compositions and require different adhesives at the fittings. In recent years, a (green) PVC to ABS transition cement has come on the market, but that does not appear to have been used here. As a result, these fittings may fail over time. Monitor conditions and anticipate future repair needs.



6.0.C Item 2 (Picture)

**6.1.C** Older vinyl flooring noted with typical scratches and stains. Maintain proper seals at walls and transition/doorway and/or replace as desired.

**6.2.C** The door knob is missing at the Pantry, replace as needed.

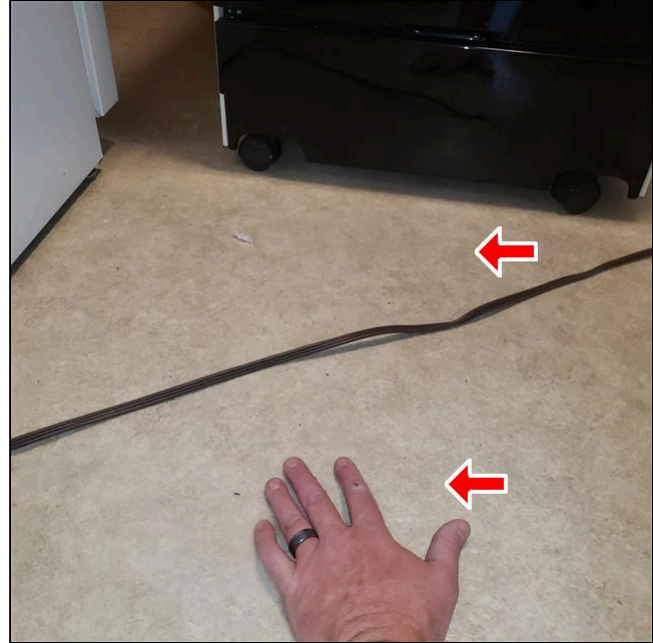


6.2.C Item 1 (Picture)

**6.3.C** The portable dishwasher leaked when operated, have checked and repaired as needed by a qualified appliance repair specialist.

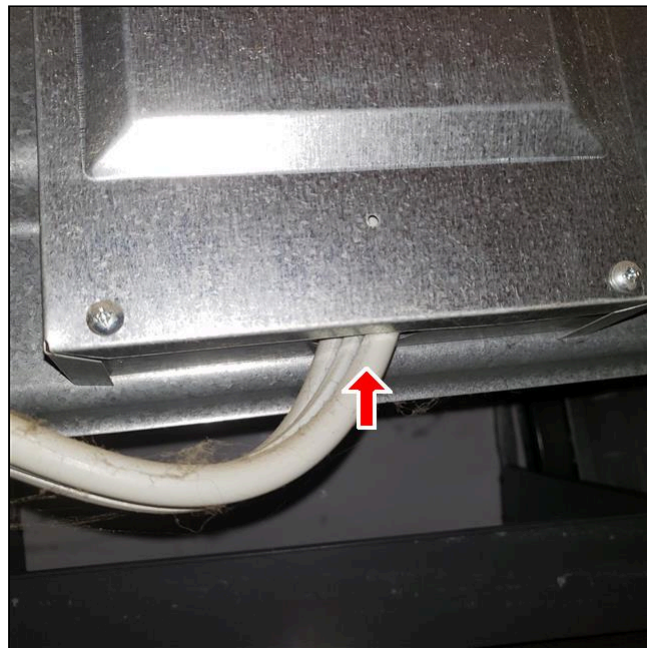


6.3.C Item 1 (Picture)



6.3.C Item 2 (Picture)

**6.5.C (1)** The 220v power cord is not properly secured where it enters the unit. Have a proper cable clamp installed as required to prevent wiring from being cut by sharp edges or being pulled loose when unit is pulled out for cleaning.



6.5.C Item 1 (Picture)

**6.5.C (2)** The anti-tip bracket is missing. We recommend installing for added safety. (Placing heavy items, such as a turkey, on an open door can cause entire range to tip forward. Several children have been injured using the door of a range as a step to access cabinets above. The anti-tip bracket prevents unit from tipping forward.)



6.5.C Item 2 (Picture)



6.5.C Item 3 (Picture)

**6.5.C (3)** Hardware / guides for the storage drawer are damaged or missing, replace as needed.



6.5.C Item 4 (Picture)

**6.5.C** (4) Oven light did not function, replace bulbs and re-check prior to closing.



6.5.C Item 5 (Picture)

**6.7.C** No ventilator is present, we recommend installing a proper range hood.



6.7.C Item 1 (Picture)

6.8.C Older unit noted, anticipate repair or replacement needs.

6.12.C (1) The counters were improperly covered with contact paper, replace as needed / desired.



6.12.C Item 1 (Picture)



6.12.C Item 2 (Picture)



6.12.C Item 3 (Picture)

6.12.C (2) Aging cabinets noted, consider upgrades.

6.13.C (1) An open ground connection was detected at the receptacle outlet by the light switch, have checked and corrected as needed by a licensed Electrical Contractor to ensure safety.



6.13.C Item 1 (Picture)



6.13.C Item 2 (Picture)

6.13.C (2) There are no counter accessible receptacle outlets present, have GFCI protected outlets installed as needed by a licensed Electrical Contractor for improved safety and convenience.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 7. Interiors

**The home inspector shall observe:** Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

## Styles & Materials

**Ceiling Type(s):**

Wood Frame

**Wall Type(s):**

Wood Frame

**Floor Type(s):**

Wood Frame & Concrete Slab

**Slab Floor Type(s):**

Lower Level  
Floating Slab

**Window Type(s):**

(Mostly)  
Double Hung  
Some Insulated, Some Single Pane

**Fireplace Type(s):**

Brick - Wood Burning

**Limitations:**

Storage / Belongings

		IN	MM	RR	NI	NA
7.0	Ceilings			•		
7.1	Walls			•		
7.2	Floors - Framed	•				
7.3	Floors - Slab		•			
7.4	Stairs & Railings		•			
7.5	Windows			•		
7.6	Interior Doors		•			
7.7	Smoke / CO Alarms			•		
7.8	Fireplace(s)			•		
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable



Comments:

**7.0** The ceilings in the main house are in generally good condition. The pressboard / cellulose coverings in the Guest house are sagging and/or missing the trim strips at the seams in multiple locations. We recommend having checked and corrected as needed by a licensed Contractor.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)

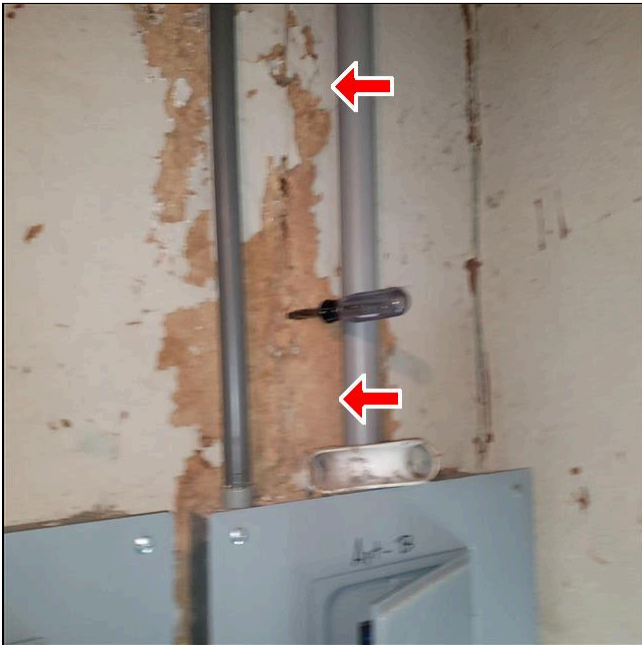


7.0 Item 4 (Picture)



7.0 Item 5 (Picture)

**7.1** Termite damage was found in the pressboard coverings and in some of the wall studs in the Guest House Laundry Rm. Additional hidden damage is likely present as well. Have checked by a licensed Termite & Moisture Control Specialist and repairs performed as needed by a licensed Contractor prior to closing.



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)



7.1 Item 3 (Picture)

**7.3 (1)** The vinyl flooring in the Laundry Rm of the main house is stained and discolored, plan for replacement.



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

**7.3** (2) Please Note: The main house appears to have originally a small 1-story bungalow, which was raised and placed on tall piers, before the living space of the 1st Fl was added below. That work appears to have been performed in the mid to late 1980's. Buyer should attempt to obtain a permit history from the City Building Department as a precaution.



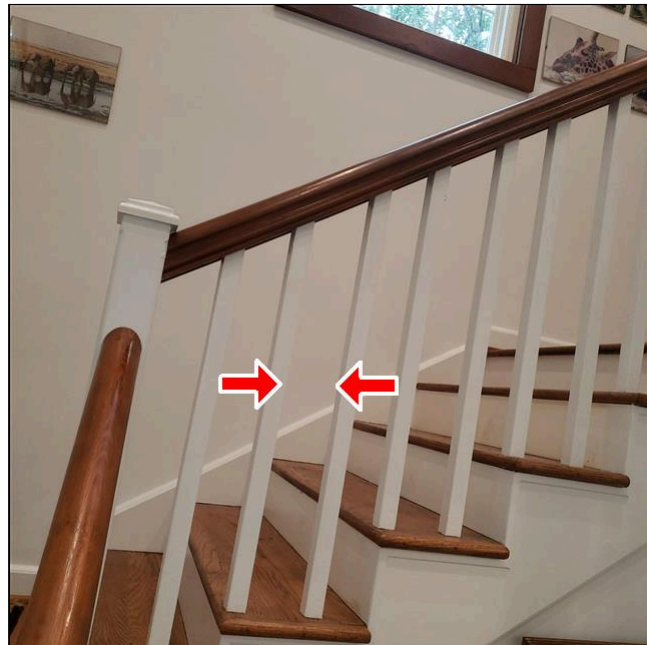
7.3 Item 3 (Picture)



7.3 Item 4 (Picture)

**7.4** The guardrails do not meet current child safety standards. The balusters / spindles are spaced too far apart, with openings wider than 4". Consider correcting for added safety.

*A 4" ball should not fit through the space between the balusters; and a 6" ball should not fit through the space between a railing and a stair tread, (if a bottom rail is present) or between stair treads when riser plates are not present.*



7.4 Item 1 (Picture)

**7.5 (1)** In addition to the concerns noted in the Exterior Section, many of the windows do not function properly. In particular, the original windows at the Guest House mostly have broken sash cords, and at least three of the windows at the rear of the Main House 2nd Fl Sunroom have defective spring balancers as well. Defective and missing latches were observed in a few locations as well. Have all of the windows checked and corrected as needed by a licensed Contractor.



7.5 Item 1 (Picture)



7.5 Item 2 (Picture)



7.5 Item 3 (Picture)



7.5 Item 4 (Picture)



7.5 Item 5 (Picture)



7.5 Item 6 (Picture)

**7.5 (2)** Windows with sills within 18" of the floor like those in the Main House Sunroom should have tempered glass by current standards, consider upgrading for improved safety.



7.5 Item 7 (Picture)

**7.6** (1) The bi-fold doors to the back-right BR in the main house was off the track at the time of inspection; and a few of the doors stick / rubs the jambs, such as the door to the front BR, and the right closet door in large BR of the 2nd Fl Guest House apartment; adjust as needed / desired.



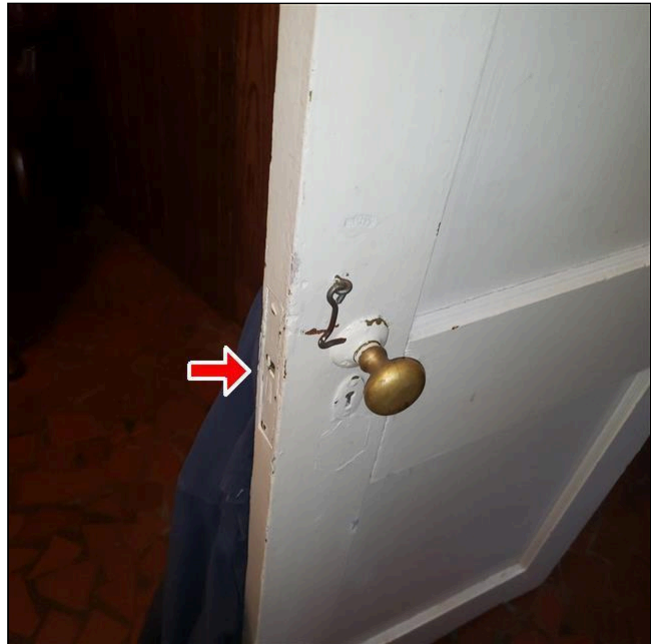
7.6 Item 1 (Picture)



7.6 Item 2 (Picture)

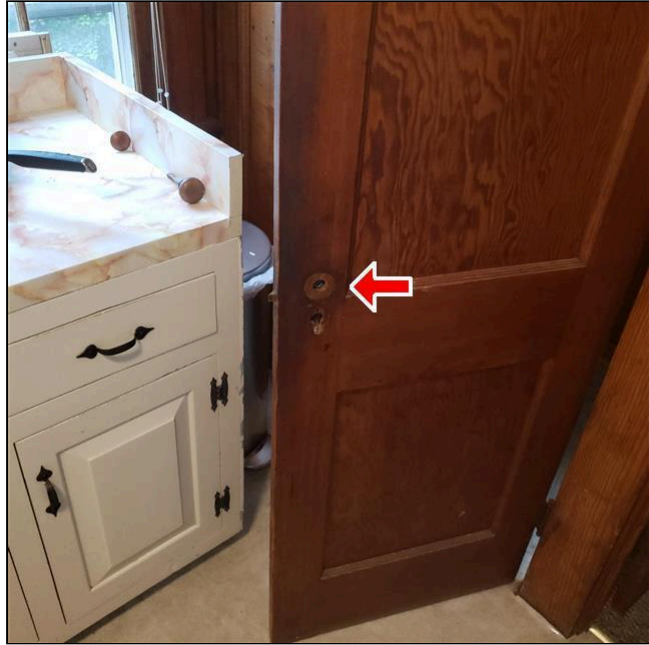


7.6 Item 3 (Picture)



7.6 Item 4 (Picture)

**7.6** (2) As previously noted, missing and defective hardware were found at doors in the Guest House at the 2nd Fl Pantry and 1st Fl Bath, correct and maintain as needed.



7.6 Item 5 (Picture)

**7.7** Too few smoke inspectors were installed at the time of inspection, and those that were present appear to be beyond their intended service life. Install a smoke alarm on each of the BR's in both buildings, and combination smoke/CO alarms on each floor in each building as well.



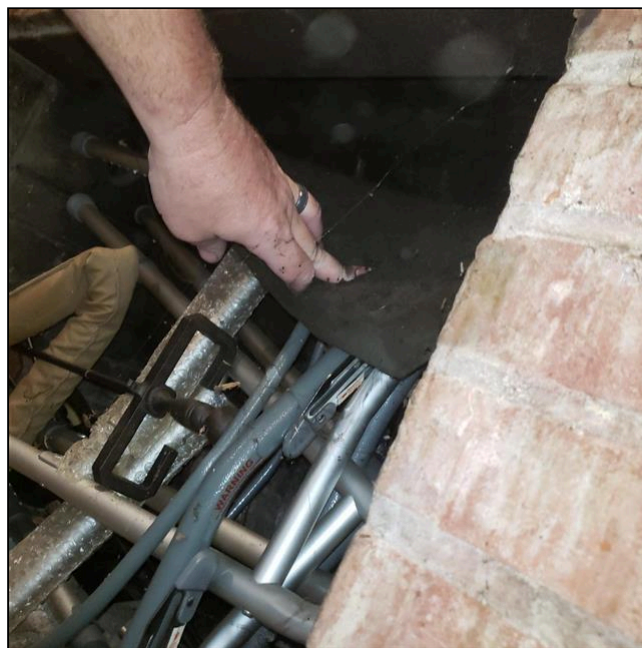
7.7 Item 1 (Picture)



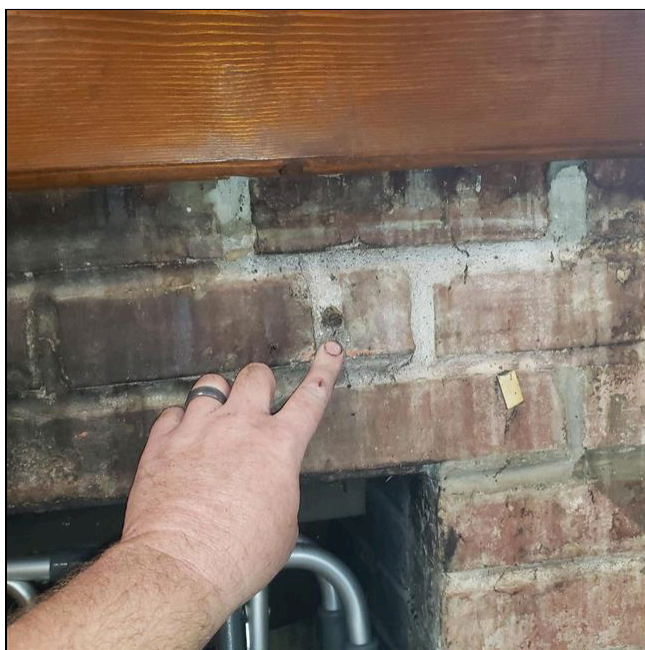
**7.8** Inspection of the fireplace in the Main House 1st Fl Family Rm was limited by the presence of storage and obstructions, requiring further evaluation. The knob to operate its flue damper is missing, requiring repair. As noted in the Roofing Section, there are concerns at both fireplace chimneys, and a Level 2 inspection by a (CSIA) Certified Chimney Sweep is recommended prior to closing.



7.8 Item 1 (Picture)



7.8 Item 2 (Picture)



7.8 Item 3 (Picture)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please Note: Homes built prior to 1978 may have painted exterior and/or interior surfaces that are covered with a lead-based paint. If paint is in generally good condition and/or appropriately covered (with for example, multiple layers of modern latex paint) the likelihood of exposure to lead and/or contamination is minimized. Testing for the presence of lead-based paint is not included in a standard home inspection. If concerns are identified, and/or if the home was built before 1978 and testing is desired, your inspector may be able to collect samples and submit them to an appropriate laboratory for testing for an additional fee.

# 9. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

## Styles & Materials

**Service Line Type:**

Underground

**Entrance Line (from Meter):**

Aluminum

**Service Disconnect(s):**

4 - 1 per Panel

**Service Panel(s):**

Type: Circuit Breaker

Qty. 4

Location: Laundry Rm

**Major Appliance (220v) Circuits:**

Aluminum & Copper

**Branch (110v) Wiring Type(s):**

Copper

**GFCI(s):**

Multiple Units

At Receptacles

In Service Panel (breaker)

**AFCI(s):**

None Observed

**Limitations:**

Finish Materials

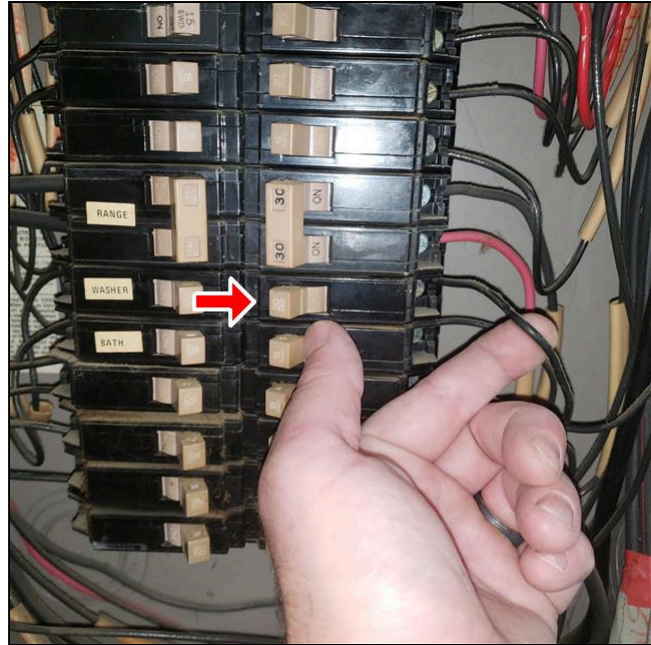
		IN	MM	RR	NI	NA
9.0	Service / Entrance Lines	•				
9.1	Service Grounding		•			
9.2	Main Disconnect(s)	•				
9.3	Distribution Panel(s)			•		
9.5	Wiring / Conductors		•			
9.6	Devices / Fixtures			•		
9.7	Ground Fault (GFCI) Protection			•		
9.8	Arc Fault (AFCI) Protection					•
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

9.1 Service is grounded, but some of the original circuits are not, upgrade as needed/desired.

9.3 A 20amp breaker was found in the main house panel that is connected to a 14 gauge wire, which is rated for 15amps. This presents a potentially serious safety concern and risk of fire. Have a licensed Electrical Contractor replace the breaker with a 15amp unit.



9.3 Item 1 (Picture)

9.5 (1) Some 2 wire (ungrounded) circuits were noted in both buildings. We recommend adding grounds and/or GFCI protection where needed for improved safety.

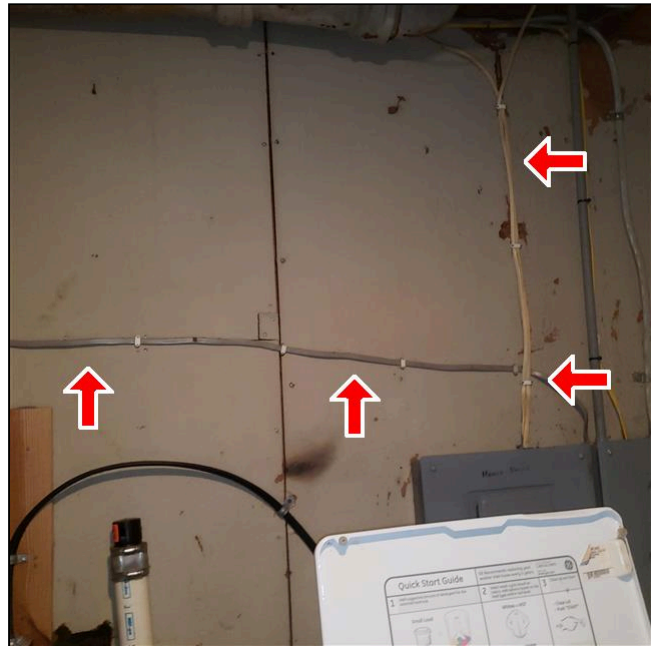


9.5 Item 1 (Picture)



9.5 Item 2 (Picture)

**9.5 (2)** See notes in the Exterior & Attic Sections regarding unprotected wiring on the exterior and in the attic of the Guest House. Exposed wiring was also found in the Guest House Laundry Rm. Have checked and protected, enclosed, or replaced as needed by a licensed Electrical Contractor.



9.5 Item 3 (Picture)

**9.6 (1)** A broken receptacle outlet was found by the wet bar sink in the Main House Sunroom. That outlet lacks GFCI protection as well. Have checked and corrected as needed by a licensed Electrical Contractor.



9.6 Item 1 (Picture)



9.6 Item 2 (Picture)

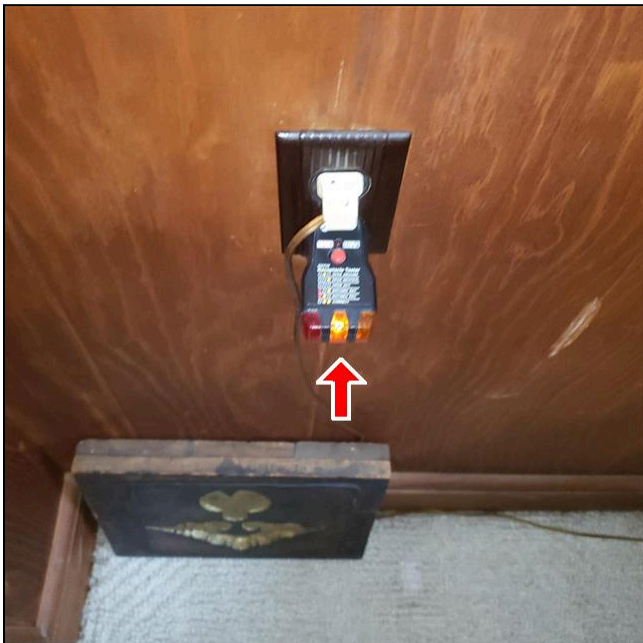


9.6 Item 3 (Picture)



9.6 Item 4 (Picture)

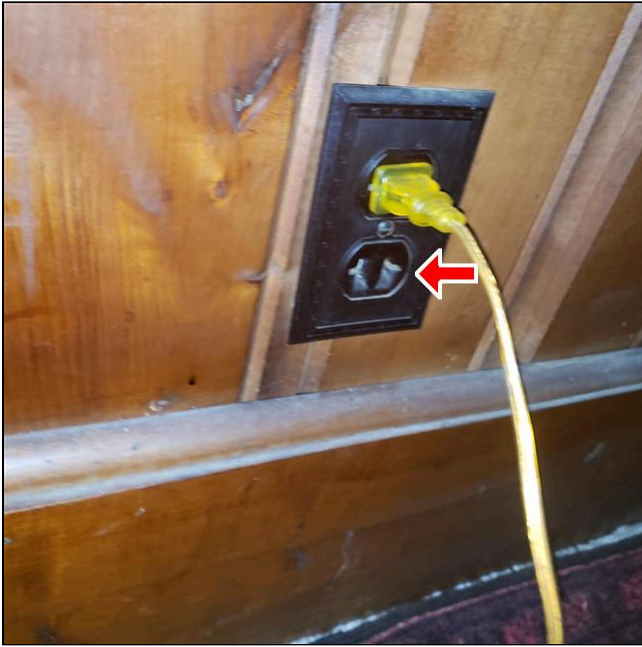
**9.6 (2)** Ungrounded 3-prong and 2-prong receptacles were found in multiple locations in the Guest House and in the original portion of the Main House. GFCI protection appears to have been added on some of the ungrounded circuits in the Guest House, but the receptacles were not properly labeled as being GFCI Protected and as having No Equipment Ground. Have all of the receptacles checked and corrected as needed for proper function and safety by a licensed Electrical Contractor.



9.6 Item 5 (Picture)



9.6 Item 6 (Picture)

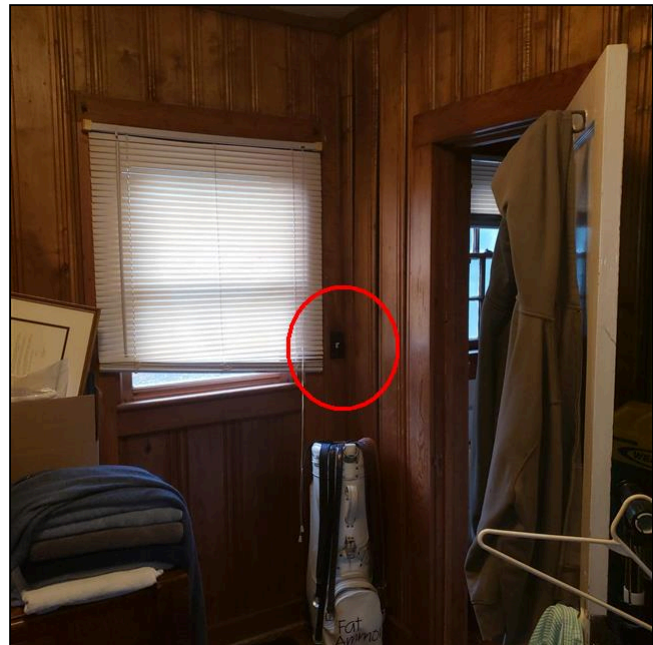


9.6 Item 7 (Picture)

**9.6 (3)** The light switches in the BR's in the 1st Fl Guest House apartment are located on the exterior wall, so one must walk through a dark room to turn on a light; and the fixtures in the Guest House baths are not controlled by switches. As noted in the Exterior Section, exterior light fixtures are not installed by the doors of the Guest House as well. We recommend upgrading for improved function, safety, and convenience.



9.6 Item 8 (Picture)



9.6 Item 9 (Picture)

**9.6 (4)** Light fixtures with exposed bulbs are no longer permitted in clothes closets, consider replacing / upgrading.



9.6 Item 10 (Picture)

**9.7** See concerns reported in the Exterior, Bath, Kitchen, and/or Plumbing Sections in this report regarding required repairs and/or suggested upgrades.

**9.8** Standards have changed since the electrical systems were last updated. Arc-Fault Circuit Interrupters (AFCI's) are now required on most branch / lighting circuits. Consider upgrading for improved safety.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Most of the wiring and some other electrical components are typically concealed behind finish materials, and the operation or testing of devices and fixtures may be limited by the presence of furnishings, equipment, and personal belongings. Unless otherwise noted, receptacle outlets, switches, and fixtures are not removed from their attachment to the walls, ceilings, floors, boxes or enclosure. Inspection of these components is based on the visual conditions that were observed at the time of inspection. For example, any receptacle or other device that was not accessible at the time of inspection, such as those behind and a refrigerator or other appliance, was not "readily accessible" and was not inspected. Whenever possible or practical, a prospective home buyer should make every effort to obtain access to any such device and verify its proper function prior to closing. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 10. HVAC Systems

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

## Styles & Materials

**Number of Heating Systems / Zones / Thermostats:**

4

**Heating Equipment Make(s):**

Nordyne

**Heating System #1:**

Type: Oil-Fired Furnace

Location: Main House Utility Rm

Make: Nordyne

Estimated Age: 2 - 4 yrs

Est. Design Life: 20 - 25 yrs

Distribution: Ducted w/ Registers

**Heating System #2:**

Type: Hot Air Gas-Fired Furnace

Location: Guest Hs - 1st Fl Utility Rm

Make: Nordyne

Estimated Age: 2 - 4 yrs

Est. Design Life: 15 - 20 yrs

Distribution: Ducted w/ Registers

**Heating System #3:**

Type: Hot Air Gas-Fired Furnace

Location: Guest Hs Attic

Make: Nordyne

Estimated Age: Over 25 yrs

Est. Design Life: 15 - 20 yrs

Distribution: Ducted w/ Registers

**Cooling Equipment Make(s):**

Nordyne

**Estimated Age of Cooling Equipment:**

2 - 5 years

4 - 7 years

**Cooling Equipment Design Life:**

8 - 12 years

**Limitations:**

Limited Access / Obstructions

No Power / Fuel

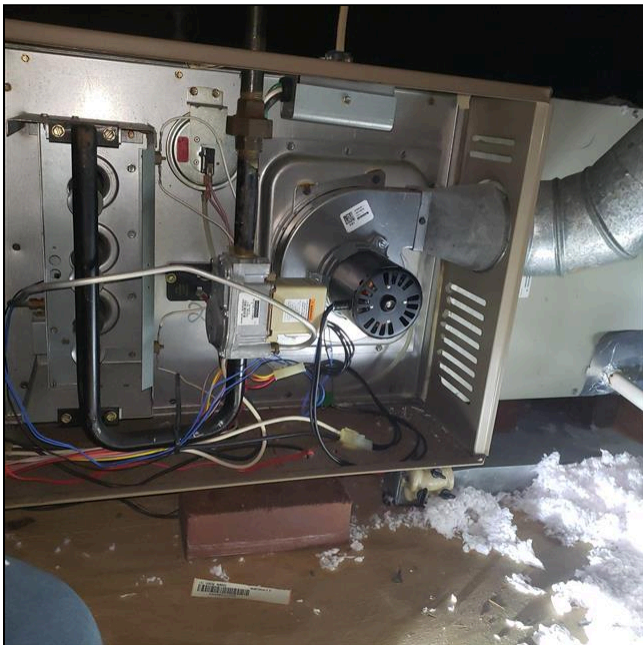
Cool Weather

		IN	MM	RR	NI	NA
10.0	Heating Equipment			•		
10.1	Combustion Air & Exhaust Venting			•		
10.2	Fuel Lines At Heating Equipment	•				
10.3	Safety Controls (shutoffs, relief valves)	•				
10.4	Distribution Systems / Ductwork	•				
10.5	Air Handler(s) / Furnace Blower(s)		•			
10.6	Cooling Equipment	•				
10.7	Condensate Drains	•				
10.8	Thermostat(s)		•			
10.10	Humidifier					•
10.16	Fuel Storage Tank				•	
		IN	MM	RR	NI	NA

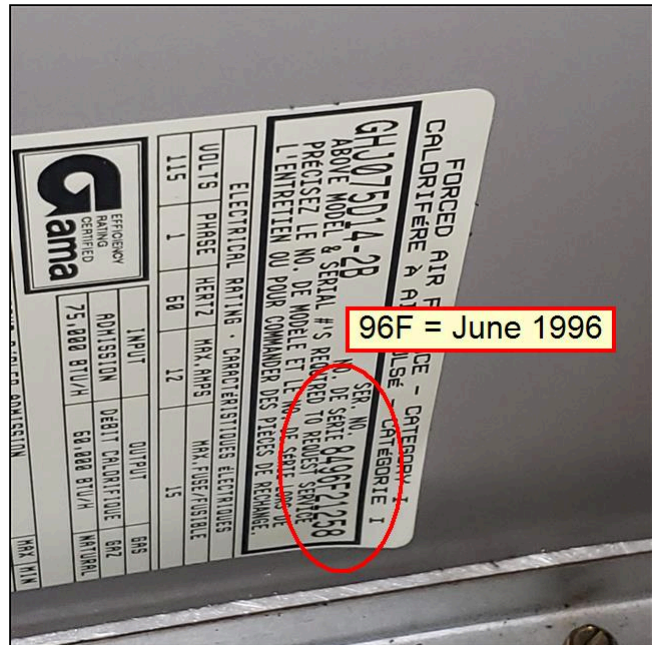
IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

**Comments:**

**10.0 (1)** The 2nd Fl Guest House furnace is beyond its intended service life, and it could not be operated during the inspection due to the lack of gas service (which was off at the meter) at the time of inspection. Have checked by a licensed HVAC Contractor prior to closing and anticipate future replacement needs.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)

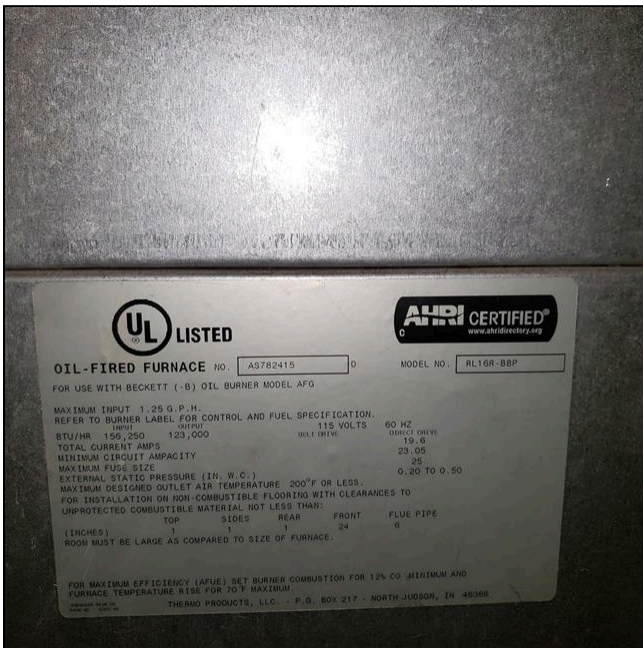
10.0 (2) .



10.0 Item 3 (Picture)



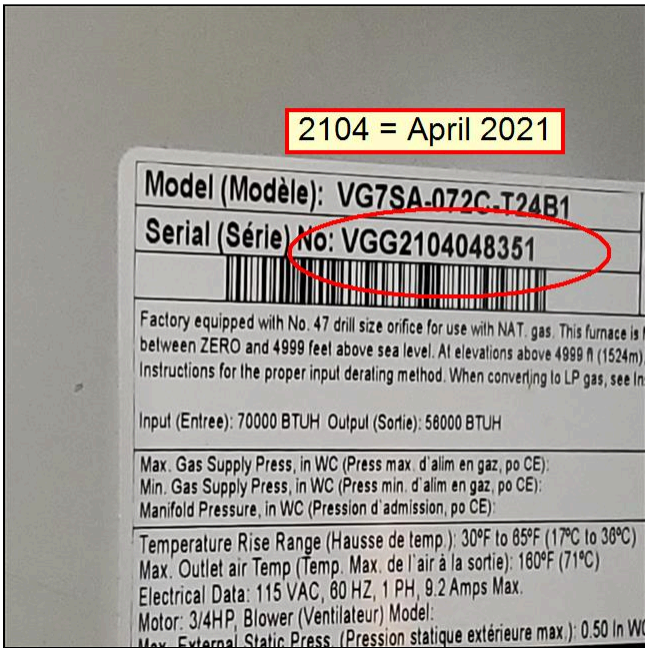
10.0 Item 4 (Picture)



10.0 Item 5 (Picture)



10.0 Item 6 (Picture)



10.0 Item 7 (Picture)

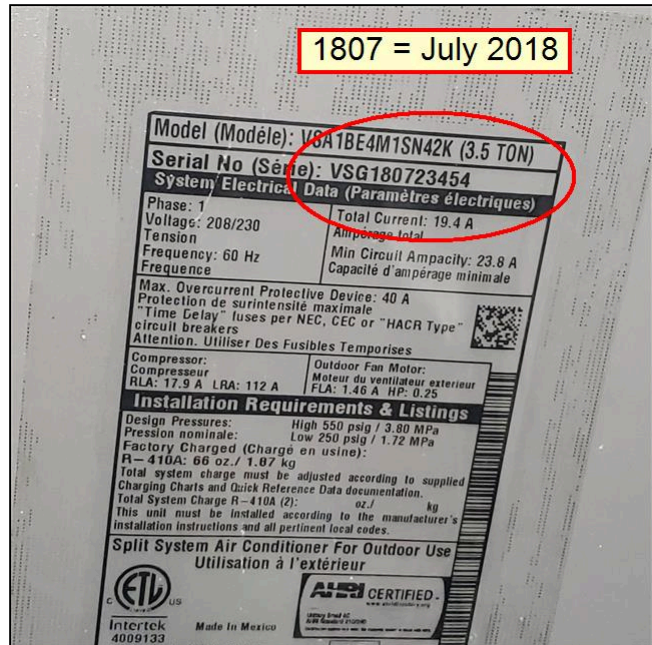
**10.1** See notes in the Roofing Section regarding concerns with the flue for the oil-fired furnace, and the missing cap for the 1st Fl Guest House furnace.

**10.5** Due to age, anticipate future repair or replacement needs of blower components. (Blowers typically run 12 months per year, and require periodic maintenance and repairs.)

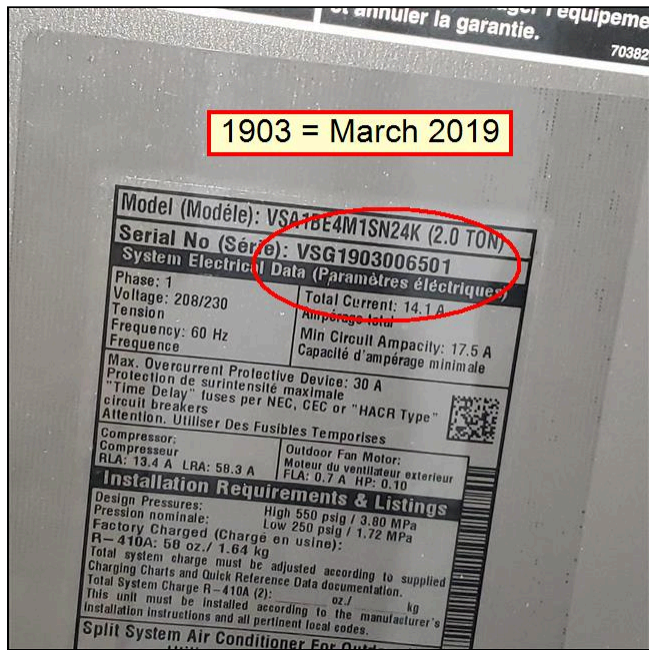
**10.6 .**



10.6 Item 1 (Picture)



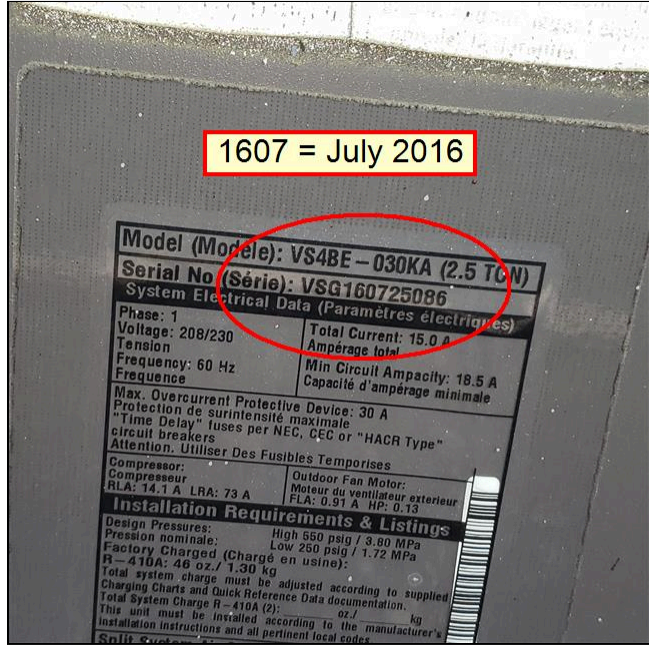
10.6 Item 2 (Picture)



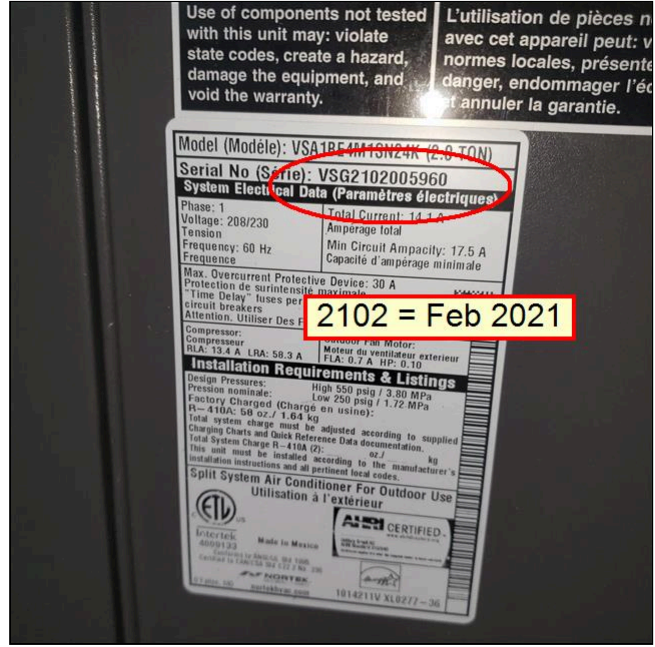
10.6 Item 3 (Picture)



10.6 Item 4 (Picture)



10.6 Item 5 (Picture)



10.6 Item 6 (Picture)

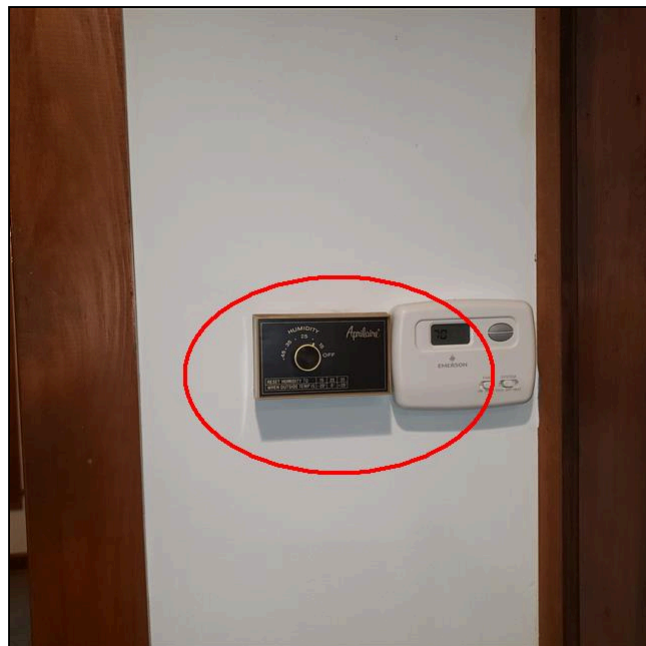
**10.7** Please Note: Most modern systems are equipped with float switches on the overflow pan and/or the drain piping by the air handlers or evaporator coils. These switches are designed to shut off the system if there is a backup in it's primary drain line and/or its overflow pan fills with water. This may cause a system to run in short or erratic cycles during a partial backup in the drain piping as well. We recommend monitoring the condensate discharge on the exterior of the home during cooling mode operation, and to be sure to have drain lines cleaned at time of semi-annual system servicing. If an AC or Heat Pump system stops working during hot weather, it would be advisable to check these float switches and clean the lines as needed prior to contacting an HVAC professional for an emergency service call.



10.7 Item 1 (Picture)

**10.8** Basic, inexpensive units noted. Consider installing programmable units for greater system efficiency.

**10.10** A humidistat for a whole-house humidifier was found in the Main House, but a humidifier was not found mounted to the ductwork, replace as needed / desired.



10.10 Item 1 (Picture)

**10.16** Oil storage tanks are not inspected during a standard home inspection, consider having inspected by a qualified heating oil distributor as a precaution.



10.16 Item 1 (Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please be aware that all forced-air systems require periodic filter changes. (usually monthly) Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter. Be sure to verify the location and size of all system filters, and other items which may require frequent or periodic maintenance prior to closing.

**Unless otherwise noted, the outer burner compartment doors on all oil, gas, and LP fired Furnaces and Gas Pack units are removed for inspection. Conversely, blower compartment doors or access panels on evaporator coils, air handlers, or hydronic heating coils are not removed. Further dismantling of the equipment is not performed, nor should it be by anyone other than a licensed Mechanical Contractor.**

# 11. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

## Styles & Materials

**Water Source:**

City / Municipal Supply

**Water Supply Piping:**

Copper

**Water Service / Entry Line:**

Copper

**Drain / Waste Piping:**

Mixed Types:

Plastic - PVC

Cast Iron

Galvanized Steel

**Water Shutoff Location(s):**

At Meter

At Exterior Storage Closet

**Gas Shutoff Location(s):**

At Meter

**Water Heater:**

Type: Electric (Tank Style)

Make: State

Storage Capacity: 40 Gallons

Location: Main House Utility Rm

Estimated Age: 12 - 15 yrs

Est. Design Life: 8 - 12 yrs

**Water Heater #2:**

Type: Electric (Tank Style)

Make: State

Storage Capacity: 50 Gallons

Location: Guest Hs Laundry Rm

Estimated Age: 5 - 8 yrs

**Special Limitations:**

Finish Materials

Limited Access / Obstructions



		IN	MM	RR	NI	NA
11.0	Water Supply Piping		•			
11.1	Water Flow At Fixtures	•				
11.2	Drain, Waste, & Vent Piping		•			
11.3	Fixture Drainage		•			
11.4	Natural Gas / LP Supply Piping	•				
11.5	Water Heater(s)		•			
11.7	Water Heater Safety Device(s)	•				
11.8	Water Heater Overflow / Drip Pan(s)					•
11.9	Laundry / Utility Sink(s)			•		
11.10	Laundry Hookups		•			
11.11	Laundry Equipment		•			
		IN	MM	RR	NI	NA

IN= Inspected / Adequate, MM= Marginal / Minimally Adequate, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

**Comments:**

**11.0** Due to age, periodic repair needs should be anticipated, particularly with respect to the shutoff valves.

**11.2** Older galvanized steel and cast iron lines are likely to clog with rust and debris over time. Future/ periodic repair or replacement needs should be anticipated. Consider having a video inspection of the larger drain lines performed by a qualified specialist prior to closing as a precaution.



11.2 Item 1 (Picture)

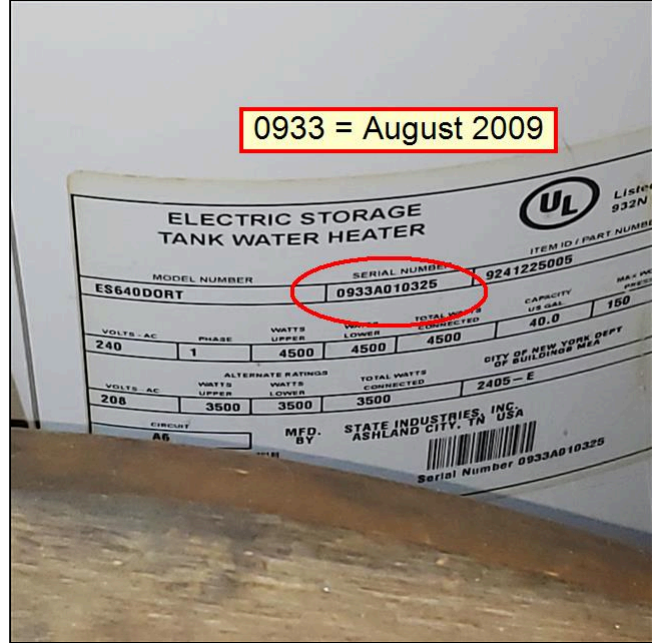
**11.3** See note in 1st Fl Guest House Kitchen Section regarding minor concern at sink.

**11.5** (1) Units appear to be nearing the end of their design life, monitor and anticipate future replacement needs. (No signs of leakage or excess wear noted. Electric tanks generally hold up much

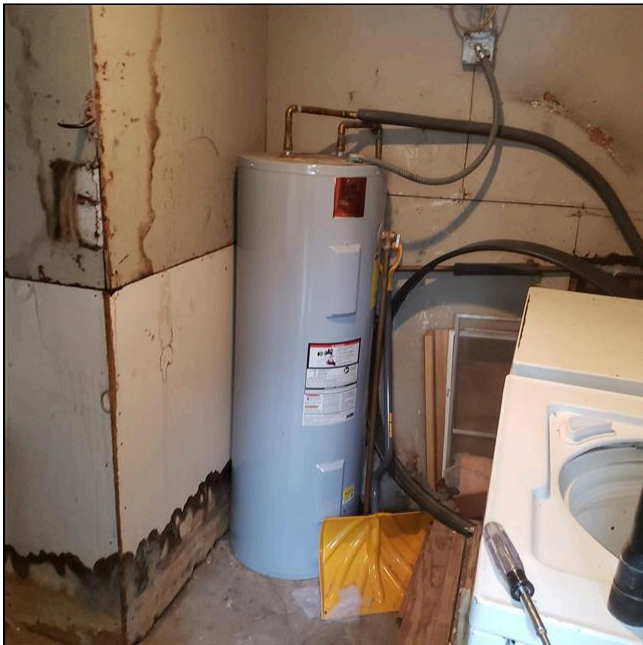
better than gas units, but tend to have heating coils burn and other components wear out as they age, requiring repairs.)



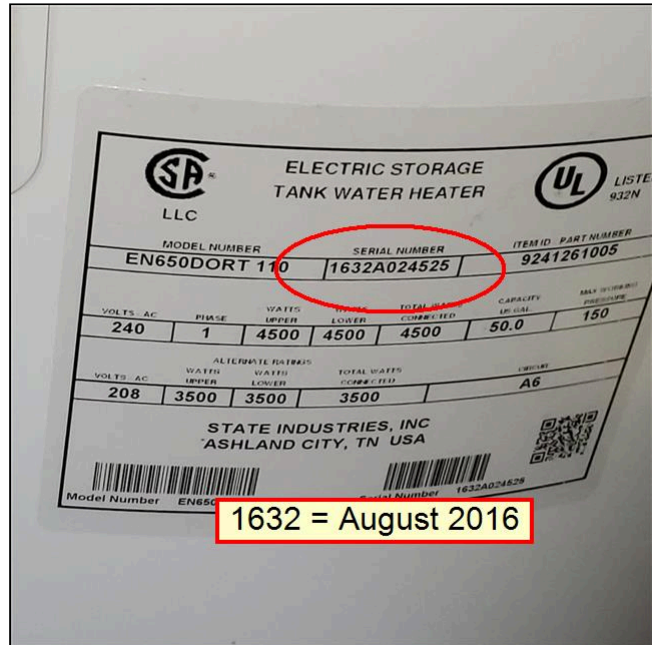
11.5 Item 1 (Picture)



11.5 Item 2 (Picture)



11.5 Item 3 (Picture)



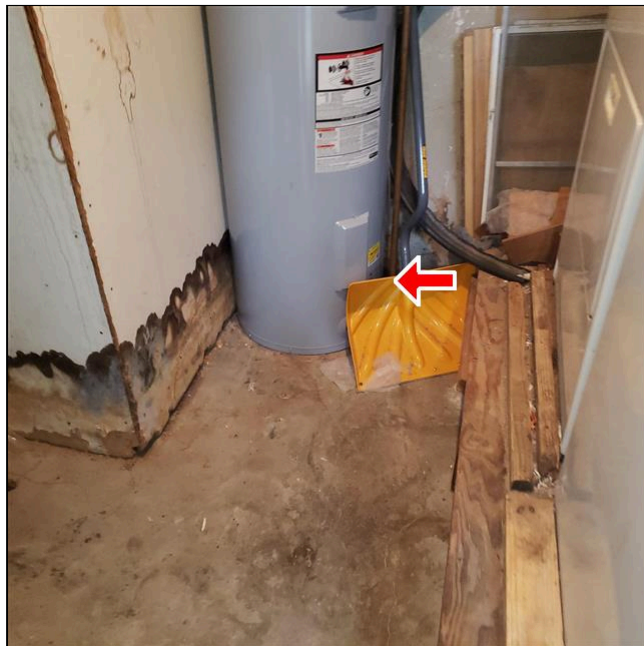
11.5 Item 4 (Picture)

**11.5 (2)** The wiring for the Water Heater complies with standards of when home was built, but current standards require that an emergency cutoff be present near unit, or it's breaker be fitted with a "lockout" device. (unless Electrical Panel is nearby) Consider correcting for added safety and convenience.



11.5 Item 5 (Picture)

**11.5 (3)** Current standards require that the heating elements be at least 18" from the floor of any garage or utility area location. Consider placing the Guest House Water Heater on a proper stand to reduce the risk of fire resulting from the spill of a combustible material.



11.5 Item 6 (Picture)

**11.8** No overflow pans are present, we recommend replacing units before leaks occur, and installing overflow pans at the time of replacement.

**11.9** Leakage was observed at the faucet valve stem when operated, have checked and corrected as needed by a licensed Plumbing Contractor.



11.9 Item 1 (Picture)

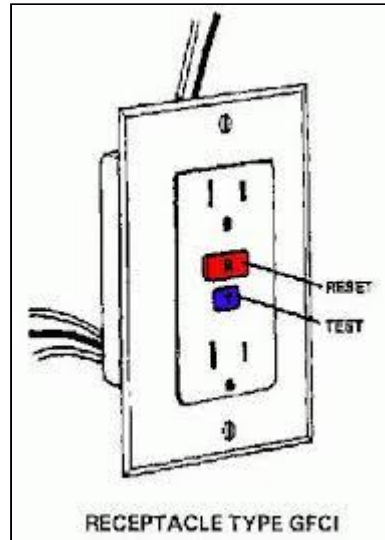
**11.10** (1) Consider installing an overflow pan at the washer location in the Main House and/or emergency water shutoff valves and sensors to reduce the potential for damage from a leak.

For information on inexpensive shutoff valve systems [click here](#) and [here](#).



11.10 Item 1 (Picture)

**11.10** (2) By current standards, the receptacle outlet for the clothes washer should be GFCI protected, consider upgrading for improved safety.



11.10 Item 2 (Picture)

**11.11** Older equipment noted. Operated as intended at time of inspection, but no determination can be made with respect to future service life.



11.11 Item 1 (Picture)



11.11 Item 2 (Picture)



11.11 Item 3 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized steel and cast iron drain pipes can appear to be functional during an inspection, then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can clog the piping system. Gas supply lines are inspected visually, where accessible, as to the apparent physical condition. If leaks are observed or suspected, those concerns will be reported, but small leaks may go undetected. A pressure test of the gas and water supply lines by a licensed Contractor should be considered prior to closing / occupancy. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Assessments of water treatment and filtration systems are not performed during a standard home inspection. If these systems are present, they should be inspected by a qualified specialist prior to closing.

# Summary

## Beacon Inspections - OBX, LLC

257 D Caratoke Hwy #135  
Moyock, NC 27958

**Customer**  
William Summs

**Address**  
210 81st St  
Virginia Beach VA 23451

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your Virginia or North Carolina real estate agent or an attorney.

### 1. Roofing

#### 1.0 Roofing

##### Repair or Replace

(1) A nail pop was observed at the center of the main rear roof plane on the Guest House, presenting an active leakage concern, seal and maintain as needed.

#### 1.1 Chimneys / Appliance Vents

##### Repair or Replace

(1) The flue that is in use for the oil-fired furnace at the chimney at the center of the main house is badly deteriorated, and the fireplace flue at that chimney has been improperly covered with a (chefs hat style) spinning turbine roof vent. The vent extension that the roof vent is mounted to could also contribute to down-drafting of the exhaust from the furnace. Minor cracking and deterioration was observed in the flue of the chimney for the 1st Fl Family Rm fireplace as well, and in its crown. Have checked and corrected as needed by a Certified Chimney Sweep. Of particular concern is the potential for leakage of flue gasses from the oil furnace into the living space.

*Inspection of the chimney(s) was limited to readily accessible and visible components. Having a "Level 2" inspection performed by a (CSIA) Certified Chimney Sweep is generally recommended prior to the sale of any property with a wood burning fireplace, or one that has been converted for use with gas logs.*

(2) The cap is missing from the (type-b) appliance vent that was installed in the chimney of the Guest House. (which is in use for the 1st Fl gas furnace) This will allow rain water to enter and could cause damage at the elbow where it extends into the Utility Rm, and/or allow water to enter the furnace. Have checked and corrected as needed by a licensed Mechanical Contractor.

The crown of that chimney is worn as well and should be sealed or replaced to protect the brick structure.

## 1.2 Flashing

### Repair or Replace

Deteriorated caulking was observed on the counter flashing at the Guest House appliance chimney, re-seal and maintain all flashing and counter flashing as needed to reduce the potential for leakage.

## 1.6 Gutters & Downspouts

### Repair or Replace

(1) The gutters were full of pine needles and debris at the time of inspection, and signs of leakage were observed at the seams, clear, re-seal, and maintain as needed.

## 2. Exterior / Site

### 2.0 Siding / Wall Cladding

#### Repair or Replace

The wood shingles on both buildings are warping, decayed, thinning, and/or missing in multiple locations, have checked and corrected as needed by a licensed Contractor to reduce the potential for water intrusion and subsequent decay and/or mold concerns.

### 2.2 Windows

#### Repair or Replace

(2) Significant decay was observed in a window sash and in the sills of the windows on the east side of the Guest House, correct as required to reduce the potential for water intrusion and additional damage, decay, and/or mold concerns.

(3) The seals for the insulated glass have failed at several of the windows, such as at the Main House Sunroom, and both of its Hall Baths; and at the 1st Fl windows on the east side of the Guest House. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required.

Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

(4) Deteriorated glazing was observed at several of the original windows of the Guest House, correct and maintain or upgrade as needed to reduce the potential for leakage and air infiltration.

### 2.5 Decks / Balconies / Porches

#### Repair or Replace

(1) Significant decay was observed in the outer girder for the rear porch / balcony of the Guest House, and at the top of a post for it by its stairs, obtain repair estimates from a licensed Contractor and have corrected immediately.

### 2.12 Exterior Electric / GFCI

#### Repair or Replace

(1) The GFCI outlet at the front porch of the main house is defective / will not test, and the other outdoor receptacles lack GFCI protection as well; the outlet on the rear of the main house is wired with reversed polarity, presenting an additional shock hazard; and the outlet on the rear of the Guest House is also ungrounded, and the wiring for it is improperly exposed / unprotected. Have checked and corrected as needed by a licensed Electrical Contractor to ensure safety.

(2) There are no exterior light fixtures by the Guest House doors on at its porch, add as needed for improved safety.

### 2.18 Ground Slope / Grading

#### Repair or Replace

The lot slopes toward the structures and soil-siding contact was observed in multiple locations. Signs



of prior flooding were observed in the Guest House Utility Rm. Adjust the grade levels and drainage as needed to reduce the potential for water intrusion and decay.

#### 4. Attic

##### 4.0 Roof Framing

###### Repair or Replace

(1) Two rafters were observed near the HVAC return box in the west attic space of the main house that were cut and left unsupported, have checked and corrected as needed by a licensed Contractor. (have an appropriate header installed)

##### 4.7 Whole House Fan

###### Repair or Replace

As noted above, there is an abandoned whole house fan in the attic of the Guest House which appears to be inoperable. We recommend having removed and insulating this portion of the ceiling as needed.

##### 4.8 Electric / Wiring

###### Repair or Replace

Unprotected wiring was observed within 6' of the access to the Guest House attic. Secure/protect as required to reduce the potential for accidental damage.

#### 5(A) . 1st Fl Bath

##### 5.10.A Electric / GFCI

###### Repair or Replace

The receptacle outlet in this location is not GFCI protected, have checked and corrected as needed by a licensed Electrical Contractor to ensure safety when wet conditions are present.

#### 5(B) . 2nd Fl Hall Bath

##### 5.5.B Jetted Tub(s)

###### Repair or Replace

(1) The shower diverter was stuck open / inoperable at the time of inspection, correct as needed.  
(3) Older pump and fixtures noted, anticipate periodic repair needs.

#### 5(D) . Guest House - 1st Fl Bath

##### 5.0.D Sink(s)

###### Repair or Replace

(1) The drain connector pipe below the sink is deteriorated, we recommend having checked and corrected as needed by a licensed Plumbing Contractor.  
(2) The hot & cold valves are reversed, have checked and corrected as needed by a licensed Plumbing Contractor to eliminate a potential scalding hazard.

##### 5.7.D Walls / Ceiling(s)

###### Repair or Replace

The door to the rear BR does not latch, repair or replace the hardware as needed.

##### 5.9.D Ventilation

###### Repair or Replace

The window was nailed shut at the time of inspection, release as required for proper function. The window is the only source of ventilation. Consider installing an exhaust fan for added convenience, and to comply with current standards.

**5(E) . Guest House - 2nd Fl Bath****5.3.E Bathtub(s)****Repair or Replace**

The shower diverter valve is defective, as it will not completely shutoff flow to the shower head. The built-in drain stopper mechanism is defective as well. Have checked and corrected as needed by a licensed Plumbing Contractor.

**6(A) . Kitchen - Main House****6.0.A Plumbing / Sink(s)****Repair or Replace**

Leakage was observed at the spray attachment and at the faucet valve stem. The diverter for the spray attachment did not function properly as well. Have checked and corrected as needed by a licensed Plumbing Contractor.

**6.4.A Disposal(s)****Repair or Replace**

Disposal was jammed / inoperable at the time of inspection, and its power cord is not properly secured / clamped where it enters the unit. Have checked and repaired or replaced as needed by a qualified contractor.

**6(B) . Kitchen - Guest House 1st Fl****6.13.B Electric / GFCI****Repair or Replace**

There are no counter accessible receptacle outlets, have GFCI outlets installed as needed by a licensed Electrical Contractor so that no point on a counter is more than 24" laterally from a receptacle to ensure safety and convenience.

**6(C) . Kitchen - Guest House 2nd Fl****6.0.C Plumbing / Sink(s)****Repair or Replace**

(1) Active leakage was observed at the faucet's valve stem, have conditions evaluated further and corrected as needed by a licensed Plumbing Contractor as soon as possible to reduce the potential for moisture related damage to the structure and/or mold growth.

**6.3.C Dishwasher(s)****Repair or Replace**

The portable dishwasher leaked when operated, have checked and repaired as needed by a qualified appliance repair specialist.

**6.5.C Ranges/Ovens/Cooktops****Repair or Replace**

(1) The 220v power cord is not properly secured where it enters the unit. Have a proper cable clamp installed as required to prevent wiring from being cut by sharp edges or being pulled loose when unit is pulled out for cleaning.

(4) Oven light did not function, replace bulbs and re-check prior to closing.

**6.12.C Cabinetry & Countertops****Repair or Replace**

(1) The counters were improperly covered with contact paper, replace as needed / desired.

**6.13.C Electric / GFCI****Repair or Replace**

(1) An open ground connection was detected at the receptacle outlet by the light switch, have checked and corrected as needed by a licensed Electrical Contractor to ensure safety.

(2) There are no counter accessible receptacle outlets present, have GFCI protected outlets installed as needed by a licensed Electrical Contractor for improved safety and convenience.

**7. Interiors****7.0 Ceilings****Repair or Replace**

The ceilings in the main house are in generally good condition. The pressboard / cellulose coverings in the Guest house are sagging and/or missing the trim strips at the seams in multiple locations. We recommend having checked and corrected as needed by a licensed Contractor.

**7.1 Walls****Repair or Replace**

Termite damage was found in the pressboard coverings and in some of the wall studs in the Guest House Laundry Rm. Additional hidden damage is likely present as well. Have checked by a licensed Termite & Moisture Control Specialist and repairs performed as needed by a licensed Contractor prior to closing.

**7.5 Windows****Repair or Replace**

(1) In addition to the concerns noted in the Exterior Section, many of the windows do not function properly. In particular, the original windows at the Guest House mostly have broken sash cords, and at least three of the windows at the rear of the Main House 2nd Fl Sunroom have defective spring balancers as well. Defective and missing latches were observed in a few locations as well. Have all of the windows checked and corrected as needed by a licensed Contractor.

**7.7 Smoke / CO Alarms****Repair or Replace**

Too few smoke inspectors were installed at the time of inspection, and those that were present appear to be beyond their intended service life. Install a smoke alarm on each of the BR's in both buildings, and combination smoke/CO alarms on each floor in each building as well.

**7.8 Fireplace(s)****Repair or Replace**

Inspection of the fireplace in the Main House 1st Fl Family Rm was limited by the presence of storage and obstructions, requiring further evaluation. The knob to operate its flue damper is missing, requiring repair. As noted in the Roofing Section, there are concerns at both fireplace chimneys, and a Level 2 inspection by a (CSIA) Certified Chimney Sweep is recommended prior to closing.

**9. Electrical System****9.3 Distribution Panel(s)****Repair or Replace**

A 20amp breaker was found in the main house panel that is connected to a 14 gauge wire, which is rated for 15amps. This presents a potentially serious safety concern and risk of fire. Have a licensed Electrical Contractor replace the breaker with a 15amp unit.

**9.6 Devices / Fixtures****Repair or Replace**

(1) A broken receptacle outlet was found by the wet bar sink in the Main House Sunroom. That outlet lacks GFCI protection as well. Have checked and corrected as needed by a licensed Electrical Contractor.

(2) Ungrounded 3-prong and 2-prong receptacles were found in multiple locations in the Guest House and in the original portion of the Main House. GFCI protection appears to have been added on some of the ungrounded circuits in the Guest House, but the receptacles were not properly labeled as being GFCI Protected and as having No Equipment Ground. Have all of the receptacles checked and corrected as needed for proper function and safety by a licensed Electrical Contractor.

(3) The light switches in the BR's in the 1st Fl Guest House apartment are located on the exterior wall, so one must walk through a dark room to turn on a light; and the fixtures in the Guest House baths are not controlled by switches. As noted in the Exterior Section, exterior light fixtures are not installed by the doors of the Guest House as well. We recommend upgrading for improved function, safety, and convenience.

(4) Light fixtures with exposed bulbs are no longer permitted in clothes closets, consider replacing / upgrading.

## 10. HVAC Systems

### 10.0 Heating Equipment

#### Repair or Replace

(1) The 2nd Fl Guest House furnace is beyond its intended service life, and it could not be operated during the inspection due to the lack of gas service (which was off at the meter) at the time of inspection. Have checked by a licensed HVAC Contractor prior to closing and anticipate future replacement needs.

(2) .

### 10.1 Combustion Air & Exhaust Venting

#### Repair or Replace

See notes in the Roofing Section regarding concerns with the flue for the oil-fired furnace, and the missing cap for the 1st Fl Guest House furnace.

## 11. Plumbing System

### 11.9 Laundry / Utility Sink(s)

#### Repair or Replace

Leakage was observed at the faucet valve stem when operated, have checked and corrected as needed by a licensed Plumbing Contractor.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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