



Home Inspection Report

Alexandra Ladd

Property Address:
76 Monte Vista Lane
Stanardsville, VA 22973



Front entrance of the home.



Detached garage.



Outbuilding.

JBIS Home Inspection, LLC.

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Date: 11/16/2020	Time: 09:00 AM	Report ID: 111620-76 MONTE VISTA LN
Property: 76 Monte Vista Lane Stanardsville, VA 22973	Customer: Alexandra Ladd	Real Estate Professional: Megan Perry Roy Wheeler Realty Co.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Monitoring = The item, unit or component is showing its age and/or is declining in function. If new or increased function decline is observed, contact a licensed and qualified professional to evaluate, repair or replace the item. Or simply put, keep your eye on the item, unit or component.

Due to the age of this home, there is a potential that asbestos may have been used and may still exist in this home. Many homes built before 1980 contain asbestos in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of sheetrock.

Due to the age of this home, there is a potential that lead paint may have been used and may still exist in this home. Before the dangers of lead were known, it was a common ingredient in house paint, where it acted as a pigment and increased durability. Though banned for use in paint in the U.S. in 1978, millions of homes, schools, and businesses still have lead based paint on their walls, both inside and out. Environmental Protection Agency information, can be found here: <https://www.epa.gov/lead/protect-your-familyexposureslead>.

The home was occupied at the time of the inspection, limiting the visual component.

The home is being sold as is.

In Attendance: Customer and their agent	Type of building: Single Family (2 story)	Style of Home: Rustic
Approximate age of building: Over 40 Years	Temperature: Below 60 (F) = 15.5 (C)	Weather: Partly Cloudy
Ground/Soil surface condition: Damp	Rain in last 3 days: Yes	Radon Test: No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	<u>Styles & Materials</u>
1.0	Roof Coverings				●	Roof Covering: Metal
1.1	Flashings				●	Viewed roof covering from:
1.2	Skylights, Chimneys and Roof Penetrations				●	Ground Ladder Binoculars
1.3	Roof Drainage Systems				●	Sky Light(s): None
						Chimney (exterior): Block

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1.0 (1) The roof covering shows potential impact damage & gaps, especially at the edges. The wooden roof sheathing is deteriorated at the edges.



1.0 Item 1(Picture) Example of damaged roofing.



1.0 Item 2(Picture) Example of damaged roofing.

(2) Recommend a licensed and qualified professional evaluate the roofing for repair or replacement.

1.1 (1) The roofing application is missing flashing in many areas.



1.1 Item 1(Picture) Example of an area with no flashing.

(2) The flashing around the 3 chimneys is pulling up in areas. Some areas show tar repairs.



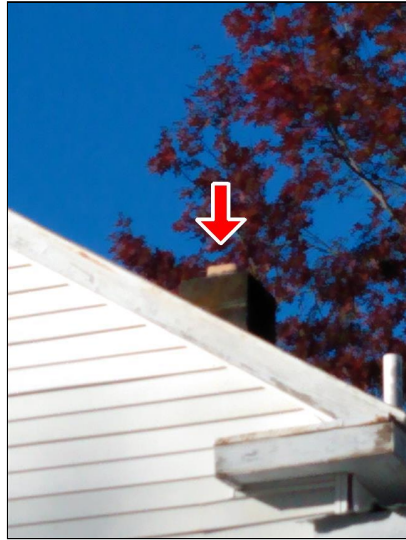
1.1 Item 2(Picture) Example of flashing pulling up and tar repairs.

(3) Recommend a licensed and qualified professional 1) install flashing where missing and 2) repair or replace existing flashing.

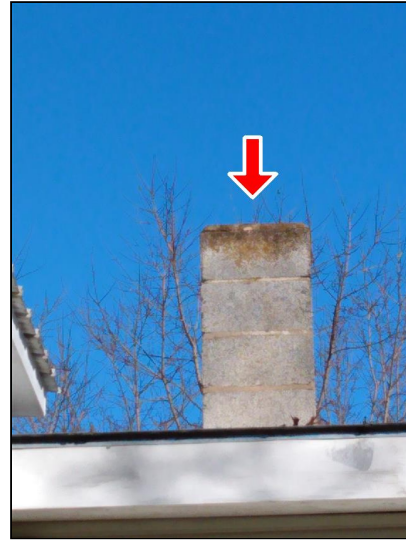
1.2 (1) The three chimneys at the home do not have caps installed.



1.2 Item 1(Picture) No cap.



1.2 Item 2(Picture) No cap.



1.2 Item 3(Picture) No cap.

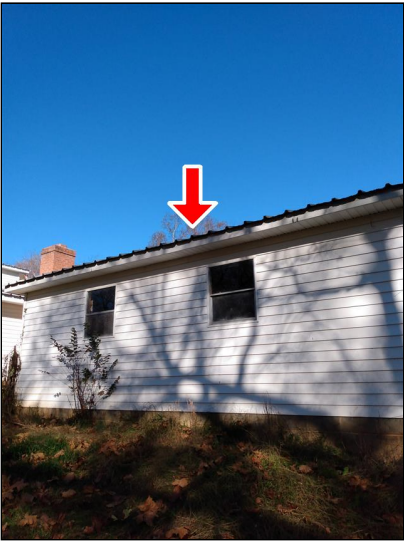
(2) Recommend a licensed and qualified professional install chimney caps.

1.3 (1) The home does not have a gutter system installed.



1.3 Item 1(Picture) No gutters.

(2) The garage does not have a gutter system installed.



1.3 Item 2(Picture) No gutters.

(3) Recommend a licensed and qualified professional install a gutter system around the home and garage.

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

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	<u>Styles & Materials</u>
2.0	Wall Cladding Flashing and Trim				●	Siding Style: Lap
2.1	Doors (Exterior)	●				Siding Material: Vinyl
2.2	Windows				●	Exterior Entry
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/ Cover and Applicable Railings			●		Doors: Wood
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				●	Driveway: Gravel
2.5	Eaves, Soffits and Fascias				●	
2.6	Outbuilding				●	

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IN NI NP RR

2.0 (1) In general, door trims around the home are showing moisture damage, flaking and missing paint.

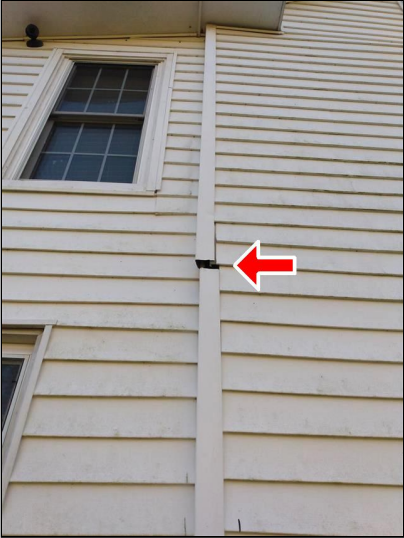


2.0 Item 1(Picture) Moisture damage.



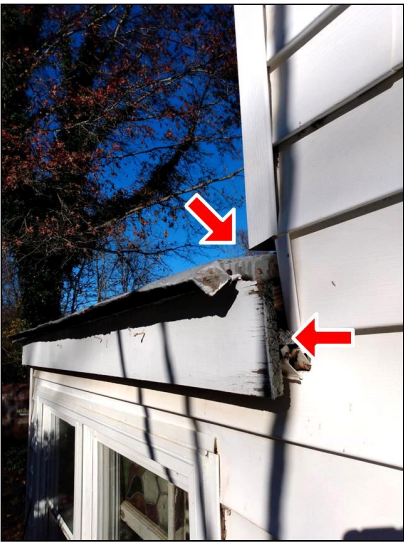
2.0 Item 2(Picture) Flaking/missing paint.

(2) At the left side of the home, a section of corner trim has separated leaving the structure open to the elements.



2.0 Item 3(Picture) Gap in siding.

(3) In several areas around the home, joined sections do not seal the structure from the elements.

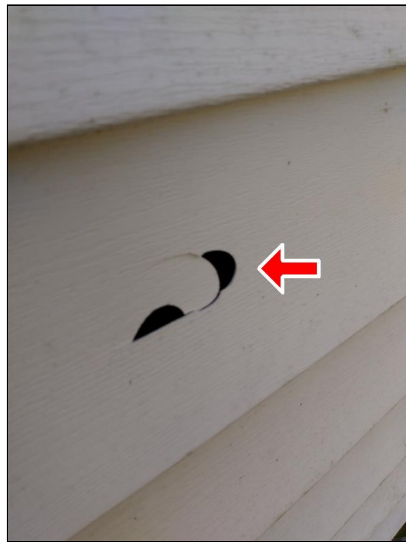


2.0 Item 4(Picture) Example of an unsealed/finished join area.

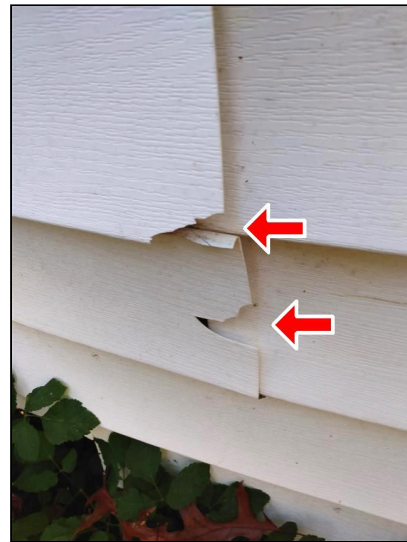
(4) There are areas of broken and damaged siding around the home.



2.0 Item 5(Picture) Broken.



2.0 Item 6(Picture) Broken.



2.0 Item 7(Picture) Damaged.

(5) **Recommend a licensed and qualified professional evaluate the siding, flashing & trim around the home for repair or replacement of individual components.**

2.2 (1) In general, exterior window trims and the windows themselves are showing moisture damage around the home.



2.2 Item 1(Picture) Example of moisture damage.



2.2 Item 2(Picture) Example of moisture damage.

(2) Recommend a licensed and qualified professional repair or replace the windows around the home and their exterior trims.

2.4 (1) Concrete patios around the home are showing undermining. Continued erosion under these patios will likely result in cracking/heaving, etc. Recommend monitoring.



2.4 Item 1(Picture) Example of Undermining.

(2) Vegetation is in contact with the structure.



2.4 Item 2(Picture) Trim back at least 12".



2.4 Item 3(Picture) Trim back at least 12".

(3) At the rear of the home, between the house in the garage, there is a deep hole at grade. The inspector inserted in the 18-in screwdriver and hit something solid in its travel downward. You may want to ask the current owners about what is going on in this location.



2.4 Item 4(Picture) Deep hole.

(4) **Recommend a licensed and qualified professional trim any vegetation in contact with the structure back at least 12".**

2.5 (1) In general, eaves, soffits and fascias around the home are showing the need for maintenance.



2.5 Item 1(Picture) Moisture damage.



2.5 Item 2(Picture) Peeling paint, separated materials.



2.5 Item 3(Picture) Peeling paint, separated materials.

(2) Recommend a licensed and qualified professional evaluate the eaves, soffits and fascias around the home for repair or replacement.

2.6 (1) There is a hole in the roof of the outbuilding.



2.6 Item 1(Picture) Hole.

(2) Recommend a licensed and qualified professional repair or replace the outbuilding's roof.

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.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings				●	Garage Door Type: Two manual
3.1	Garage Walls (including Firewall Separation)	●				Garage Door
3.2	Garage Floor	●				Material: Metal
3.3	Garage Door (s)		●			Auto-opener
3.4	Occupant Door (from garage to inside of home)				●	Manufacturer: N/A
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			●		
3.6	Garage window (s)		●			

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3.0 (1) The ceiling in the left garage bay has failed and is falling.



3.0 Item 1(Picture) Falling.



3.0 Item 2(Picture) Falling.

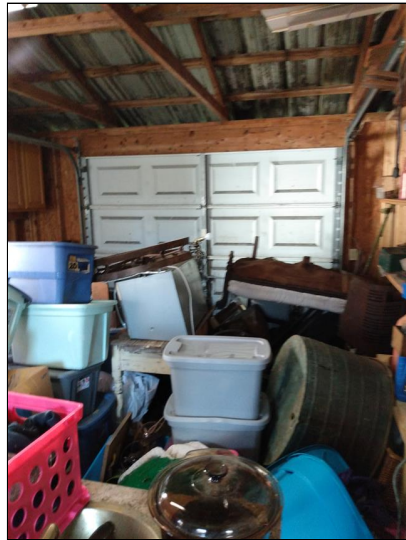
(2) Recommend a licensed and qualified professional repair or replace the garage ceiling.

3.1 The garage is detached.

3.3 The garage was filled with personal items which limited the visual component of the inspection. The left side garage door was locked and could not be operated.



3.3 Item 1(Picture) Personal items.

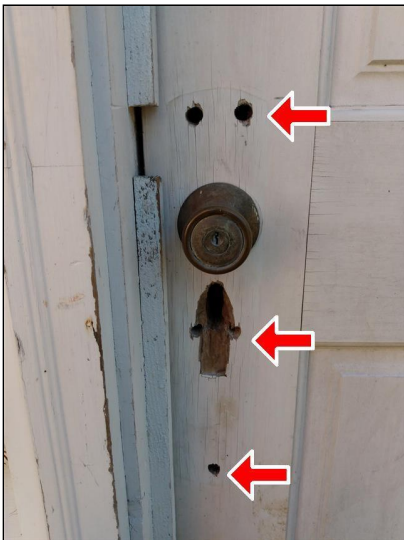


3.3 Item 2(Picture) Personal items.



3.3 Item 3(Picture) Locked.

3.4 (1) The occupant garage door has holes from a former handle's installation.



3.4 Item 1(Picture) Holes.

(2) There is moisture damage at the bottom of the garage doors



3.4 Item 2(Picture) Moisture damage.



3.4 Item 3(Picture) Moisture damage.

(3) **Recommend a licensed and qualified professional 1) repair or replace the occupant garage door and 2) repair or replace the trims at the bottoms of the garage doors.**

3.6 Most of the garage windows were inaccessible because personal items were blocking access.



3.6 Item 1(Picture) Personal items.

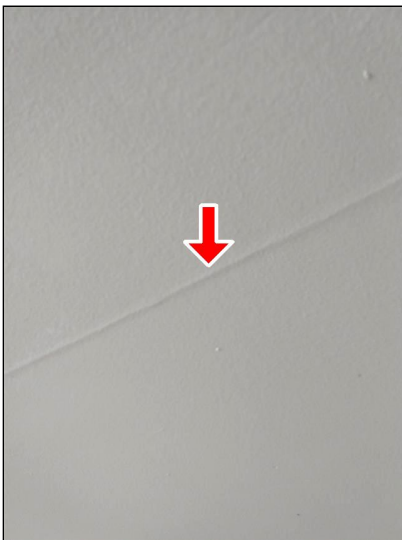
4. Interiors

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.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•				Ceiling Materials: Gypsum Board
4.1	Walls	•				Wall Material: Gypsum Board
4.2	Floors				•	Floor Covering(s): Area rug
4.3	Steps, Stairways, Balconies and Railings				•	Hardwood T&G Laminated T&G
4.4	Counters and Cabinets (representative number)	•				Tile Vinyl
4.5	Doors (representative number)				•	Interior Doors: Hollow core Solid
4.6	Windows (representative number)				•	Window Types: AGED
						Cabinetry: Wood
						Countertop: Laminate Wood

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4.0 Gypsum board ceilings in the home show areas of cracking which is typical for its age. Recommend monitoring.



4.0 Item 1(Picture) Example of cracking.

4.2 (1) The flooring in the home is wavy and shows a general deflection & downward direction towards the rear of the structure. Please see section 5.3.



4.2 Item 1(Picture) Example of wavy flooring.

(2) On the first level's bathroom floor, there is a black fuzzy substance (potential mold) present.



4.2 Item 2(Picture) Black fuzzy substance.

(3) The laminated flooring in the left side middle bedroom is not secured to the subfloor.



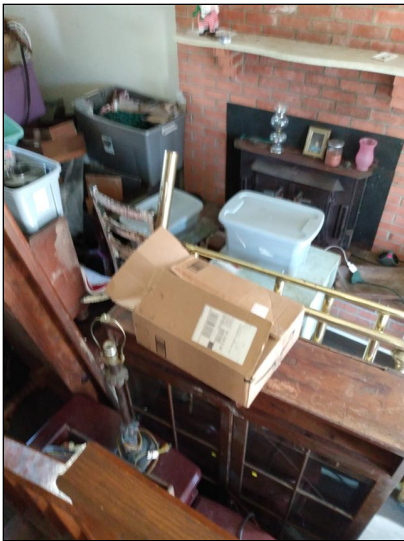
4.2 Item 3(Picture) Flooring is popped up.

(4) The flooring around the home shows many areas of missing molding and gaps.



4.2 Item 4(Picture) Example of missing molding & gaps between floors & walls.

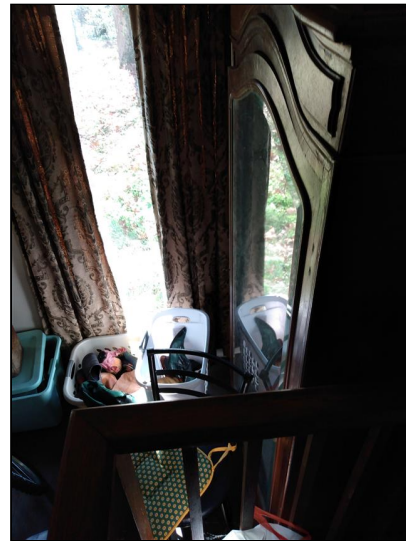
(5) The rear fireplace room was filled with personal items. This room and its components, to include the fireplace and chimney could not be inspected.



4.2 Item 5(Picture) Personal items.



4.2 Item 6(Picture) Personal items.



4.2 Item 7(Picture) Personal items.

(6) Recommend a licensed and qualified professional 1) test the black fuzzy substance and further advise the client and 2) evaluate the flooring in the home for repair or replacement of individual components.

4.3 (1) The stairs are missing handrailing on the right hand side.

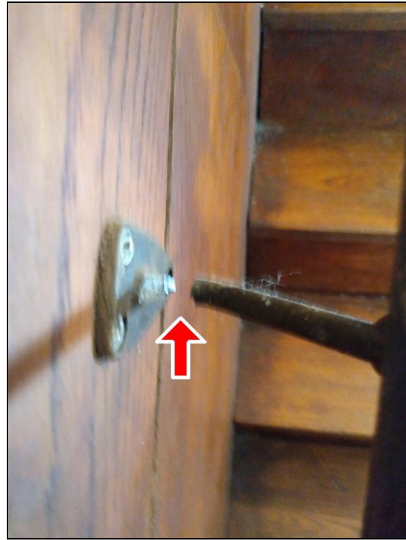


4.3 Item 1(Picture) No railing.

(2) The handrailing to the second floor is broken at the bottom.

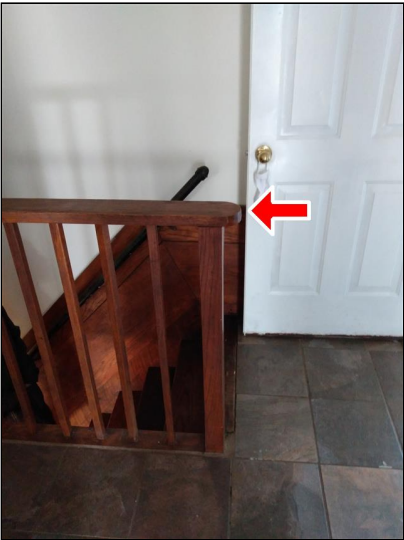


4.3 Item 2(Picture) Here.



4.3 Item 3(Picture) Broken.

(3) The handrailing at the top of the stairs is loose.



4.3 Item 4(Picture) Loose.

(4) Recommend a licensed and qualified professional address 1) install handrailing at the right side of the stairs and 2) repair or replace existing handrailing as necessary.

4.5 (1) The front door's knob has been taped over.



4.5 Item 1(Picture) Taped over.

(2) Air and daylight are passing between the right side door and its framing.



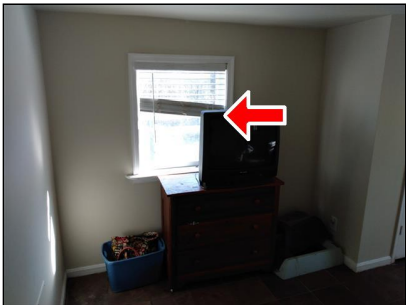
4.5 Item 2(Picture) Air & daylight.



4.5 Item 3(Picture) Air & daylight.

(3) Recommend a licensed and qualified professional 1) ensure that the front door knob is operational and 2) apply weather stripping or otherwise seal the right side door to ensure a consistent weather and fauna barrier.

4.6 (1) Most of the windows in the home were inoperable at the time of the inspection.



4.6 Item 1(Picture) Inoperable.



4.6 Item 2(Picture) Inoperable.

(2) The windows above the kitchen sink were inoperable at the time of the inspection. The left side window has a broken thermal seal.



4.6 Item 3(Picture) Both inoperable. Left side broken thermal seal.

(3) The jalousie window in the attic was inoperable at the time of the inspection.



4.6 Item 4(Picture)
Inoperable.

(4) Recommend a licensed and qualified professional repair or replace the windows around the home as needed.

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. 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.

5. Structural Components

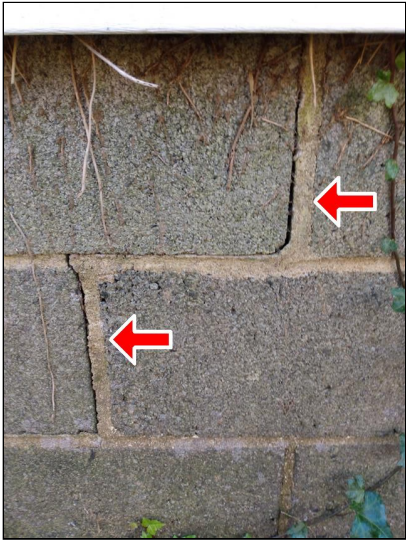
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	<u>Styles & Materials</u>
5.0	Foundations, Basement and CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				●	Foundation: Masonry block Method used to observe CrawlSpace: Crawled Floor Structure: Wood joists Wood beams Wall Structure: Wood Columns or Piers: Concrete piers Dry stacked rock or stone Wood piers Ceiling Structure: 6" or better Roof Structure: Stick-built Wood slats Roof-Type: Gable Method used to observe attic: Walked Attic info: Pull Down stairs
5.1	Walls (Structural)	●				
5.2	Columns or Piers				●	
5.3	Floors (Structural)				●	
5.4	Ceilings (Structural)	●				
5.5	Roof Structure and Attic				●	

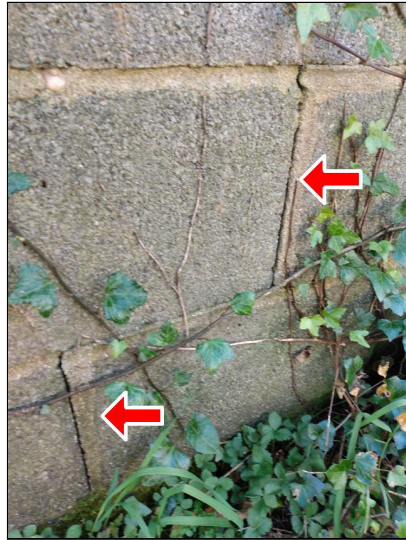
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IN NI NP RR

5.0 (1) The foundation shows a areas of step cracking without deflection. Recommend monitoring. Please see section 5.3.



5.0 Item 1(Picture) Cracking without deflection.



5.0 Item 2(Picture) Cracking without deflection.

(2) There is evidence of rodent control in the crawlspace.



5.0 Item 3(Picture) Rodent control.

(3) There is evidence of reptile activity on the crawlspace floor.



5.0 Item 4(Picture) Reptile activity.

(4) Vegetation is growing inside the crawlspace.



5.0 Item 5(Picture) Vegetation.

(5) Recommend a licensed and qualified professional 1) remove any vegetation growing in the crawlspace and ensure that it will not regrow and 2) perform a pest inspection around the home.

5.2 (1) A tree stump is being used as an improvised pier in the crawlspace.



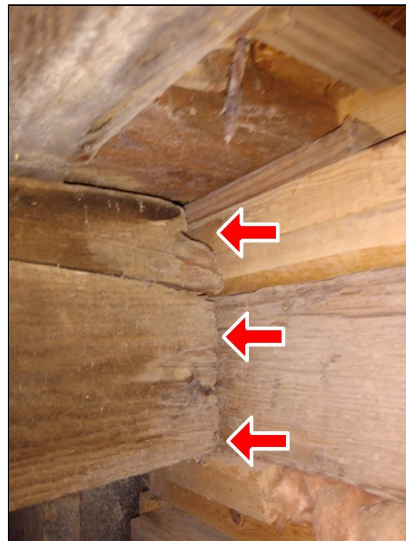
5.2 Item 1(Picture) Stump & dry stacked stone.

(2) Recommend a licensed and qualified professional 1) remove the tree stump, 2) install a proper pier, and while onsite, 3) evaluate all the piers under the home and further advise the client.

5.3 (1) Floor structure in the crawlspace shows dry rot, moisture damage and potential wood destroying organism (WDO) activity. The inspector could not determine if the activity were recent.



5.3 Item 1(Picture) Example of dry rot.



5.3 Item 2(Picture) Example of dry rot.

(2) The floor beams & joists, as seen in the crawlspace, have a black, white & yellow fuzzy substances (potential molds) on them.



5.3 Item 3(Picture) Example of the fuzzy substances.

5.3 Item 4(Picture) Example of the fuzzy substances.

(3) There have been repairs to sub flooring that may not be done properly.



5.3 Item 5(Picture) A wooden pier, not plumb.



5.3 Item 6(Picture) Dry stacked stone with repair above.

(4) There are mud tubes from potential termite activity seen on flooring materials in the crawlspace.



5.3 Item 7(Picture) Mud tubes.

(5) Recommend a licensed and qualified structural engineer evaluate the home and further advise the client. Additionally recommend a licensed and qualified professional 1) test the black, white & yellow fuzzy substances and further advise the client and 2) perform a pest inspection around the home.

5.5 (1) The roof structure of the front entrance porch is sagging to the left.



5.5 Item 1(Picture) Sagging.

(2) Daylight is seen in many areas of the attic space.



5.5 Item 2(Picture) Daylight.

(3) Roof structure shows dark staining from probable past moisture contact. Recommend monitoring.



5.5 Item 3(Picture) Example of dark staining.

(4) There are nesting materials inside the attic.



5.5 Item 4(Picture) Example of nesting materials.

(5) Recommend a licensed and qualified professional 1) evaluate the front entrance porch roof structure and further advise the client, 2) seal the attic area to ensure a consistent weather and fauna barrier, and 3) perform a pest inspection around the home.

The structure 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.

6. Plumbing System

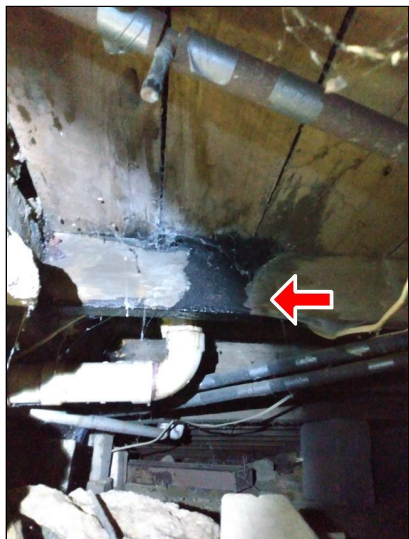
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	<u>Styles & Materials</u>
6.0	Plumbing Drain, Waste and Vent Systems				●	Water Source: Well
6.1	Plumbing Water Supply, Distribution System and Fixtures				●	Water Filters: None
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				●	Plumbing Water Supply (into home): Black hose
6.3	Main Water Shut-off Device (Describe location)	●				Plumbing Water Distribution (inside home): Copper PEX
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	●				Washer Drain Size: 2" Diameter
6.5	Main Fuel Shut-off (Describe Location)	●				Plumbing Waste: ABS Cast iron
6.6	Sump Pump			●		Water Heater Power Source: Electric
						Water Heater Capacity: 30 Gallon (small)
						Water Heater Location: Bathroom
						WH Manufacturer: WHIRLPOOL

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IN NI NP RR

6.0 (1) Inside the crawlspace, there is an apparent drain waste leak from the main floor's bathroom. The floor structure underneath is wet to the touch and shows dark staining.



6.0 Item 1(Picture) Wet with dark staining.



6.0 Item 2(Picture) Wet with dark staining.

(2) Recommend a licensed and qualified professional eliminate the leak(s). Please see section 5.3.

6.1 (1) The hose bib at the left exterior of the home approximately, 10 feet from the heat pump, did not deliver water at the time of the inspection.



6.1 Item 1(Picture) Did not deliver water.

(2) The sink in the downstairs bathroom did not deliver water at the time of the inspection.



6.1 Item 2(Picture) Did not deliver water.

(3) **Recommend a licensed and qualified professional ensure that both the hose bib and sink are functional.**

6.2 (1) There is no temperature, pressure & relief (TPR) extension installed at the water heater.



6.2 Item 1(Picture) Water heater.



6.2 Item 2(Picture) No TPR extension.

(2) Recommend a licensed and qualified professional install a TPR extension to within 6 inches of the floor.

6.3 The main water shut off is in the crawlspace.



6.3 Item 1(Picture) Main water shut off.

6.4 The above ground oil storage tank is located at the front of the home.



6.4 Item 1(Picture) Oil storage tank.

6.5 The main fuel shut off is behind the oil fired space heater.

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 supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails 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 further clog the piping system. 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. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	<u>Styles & Materials</u>
7.0	Location of Main and Distribution Panels	●				Electrical Service Conductors: Overhead service Panel Capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Could not remove dead front cover. Wiring Methods: Romex
7.1	Service Entrance Conductors	●				
7.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				●	
7.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage		●			
7.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				●	
7.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				●	
7.6	Operation of GFCI (Ground Fault Circuit Interrupters)				●	
7.7	Operation of AFCI (ARC Fault Circuit Interrupters)			●		
7.8	Smoke Detectors				●	
7.9	Carbon Monoxide Detectors			●		
		IN	NI	NP	RR	

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7.0 (1) As information for the client, it is possible that there is a subpanel in the garage. The inspector was unable to find one because personal items filled both days of the garage, blocking access.

(2) The main distribution pan is located in the living room. It was painted shut and the dead front cover was not removed.



7.0 Item 1(Picture) Main distribution panel.

7.2 (1) Because the main distribution panel's dead front cover could not be removed, the inspector could not verify several critical inspection items.

(2) **Recommend a licensed and qualified professional remove the dead front cover and perform an inspection of the panel and all components behind the panel. (EG...correct wire gauges, inspect for evidence of scorching, etc.).**

7.3 Please see section 7.2(2).

7.4 (1) The wiring for the heat pump is simply laid on the ground in areas and is not properly secured.



7.4 Item 1(Picture) Heat pump wiring.



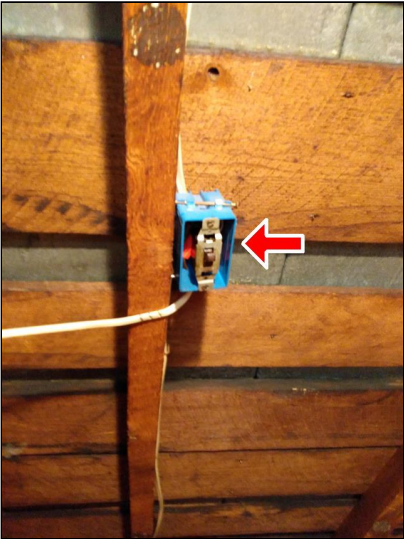
7.4 Item 2(Picture) Heat pump wiring.

(2) The left switch in the two gang wall switch at the left side of the kitchen appears to operate nothing.



7.4 Item 3(Picture) Mystery switch.

(3) The light switch in the attic does not have a safety cover installed.



7.4 Item 4(Picture) No safety cover.

(4) Recommend a licensed and qualified professional 1) properly secure the heat pump's electrical wiring, 2) ensure that the left side switch is functional and 3) install a safety cover at the attic light switch.

7.5 (1) The garage receptacles are not GFCI protected.



7.5 Item 1(Picture) Not GFCI protected.

(2) The receptacle to the left of the kitchen sink is not GFCI protected. It appears to be connected to a malfunctioning GFCI receptacle behind the range.



7.5 Item 2(Picture) Not GFCI protected.

(3) Recommend a licensed and qualified professional provide GFCI protection for the areas mentioned in this section.

7.6 (1) The GFCI receptacle behind the kitchen range did not trip with the inspector's testing tool.



7.6 Item 1(Picture) Not GFCI protected.

(2) The GFCI receptacle in the upstairs bathroom extinguishes the overhead lighting when tripped. The receptacle re-energized but overhead lighting did not. The inspector re-tested the circuit and the GFCI receptacle tripped and reset. This time, the over head lighting did not re-illuminate.



7.6 Item 2(Picture) Odd GFCI operation.

(3) The GFCI receptacle in the downstairs bathroom to the right of the sink was tripped at the time of the inspection. It would not reset to re-energize. Overhead lighting in this room may be connected to this receptacle because it was extinguished at the time of the inspection.



7.6 Item 3(Picture) Did not reset to re-energize.

(4) **Recommend a licensed and qualified professional repair or replace the GFCI receptacles mentioned in this section.**

7.8 (1) There are no smoke detectors in the home.

(2) There is a missing smoke detector at the top of the second floor landing.



7.8 Item 1(Picture) Missing.

(3) **Recommend a licensed and qualified professional provide smoke detection capabilities at this home.**

7.9 Recommend installing a carbon monoxide detector near solid fuel and gas appliances.

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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	<u>Styles & Materials</u>
8.0	Heating Equipment				●	Heat Type: Heat Pump Forced Air (also provides cool air) Electric Base Space heater
8.1	Normal Operating Controls	●				
8.2	Automatic Safety Controls	●				
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				●	Energy Source: Oil Electric
8.4	Presence of Installed Heat Source in Each Room	●				Number of Heat Systems (excluding wood): Three
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				●	Heat System Brand: TRANE
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			●		Ductwork: Insulated and Non-insulated
8.7	Gas/LP Firelogs and Fireplaces			●		Filter Type: Disposable
8.8	Cooling and Air Handler Equipment		●			Types of Fireplaces: Sealed off Operable Fireplaces: None Number of Woodstoves: None Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Cooling Equipment Energy Source: Electricity Central Air Brand: TRANE

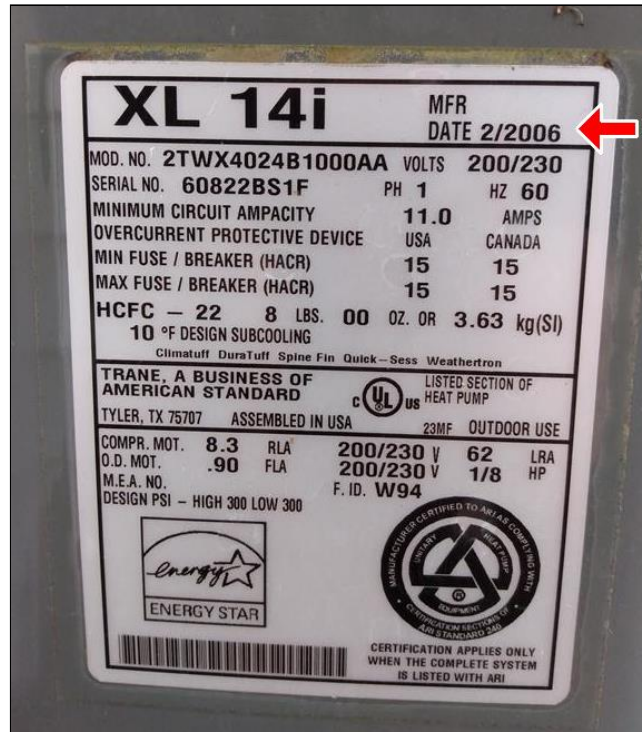
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

8.0 (1) The heat pump is located at the left exterior of the home.



8.0 Item 1(Picture) Heat pump.



8.0 Item 2(Picture) Heat pump service tag.

(2) The air handler is located in the upstairs front bedroom closet. The inspection of this equipment was limited because personal items were blocking access. For example, the inspector could not see the equipment's service tag.



8.0 Item 3(Picture) Air handler.

(3) The inspector could not get the oil space heater to operate. Also the installation clearances are very close to the wall.



8.0 Item 4(Picture) Not tested.



8.0 Item 5(Picture) In contact with combustibles.

(4) The baseboard heat in the rear fireplace room was inoperable at the time of the inspection.



8.0 Item 6(Picture) Inoperable.

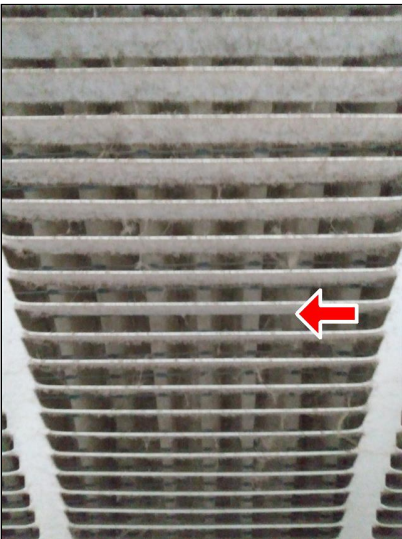
(5) The inspector could not determine how to turn on the kitchen's electric baseboard heat.



8.0 Item 7(Picture) Kitchen's electric baseboard heat.

(6) Recommend a licensed and qualified professional 1) ensure that the oil heater is safely and correctly installed to the manufacturer's specification, 2) ensure that the oil heater is functional, 3) ensure that the baseboard heat in the rear fireplace room is functional, 4) ensure that the kitchen baseboard heat is functional.

8.3 (1) HVAC filters in the home are dirty.



8.3 Item 1(Picture) Dirty.

(2) HVAC ducting in the home is dirty. Also, there is debris in the ducting system rattling during operation.



8.3 Item 2(Picture) Dirty.



8.3 Item 3(Picture) Debris in ducting.

(3) The HVAC's suction line supply bundle entering the house shows gaps.



8.3 Item 4(Picture) Gaps.

(4) The HVAC system only has one return in the home.



8.3 Item 5(Picture) One return.

(5) Recommend a licensed and qualified professional 1) replace HVAC filters before moving in, 2) clean and inspect the HVAC ducting in the home, 3) ensure that the suction line bundle at the exterior of the home is secure, 4) seal this area of siding to the elements, and 5) evaluate the home for an additional return and further advise the client.

8.5 (1) The flue for the oil space heater in the right front room is not properly terminated at the exterior.



8.5 Item 1(Picture) No cap or heat shield.

(2) As information for the client, there are several circular flue hookups throughout the home. Recommend a licensed and qualified professional clean and inspect these inlets before hooking up an appliance to any of them.



8.5 Item 2(Picture) Clean and inspect before use.

(3) **Recommend a licensed and qualified professional install a proper termination at the oil space heater's flue exit.**

8.8 (1) [Air conditioning in the home was not tested because overnight temperatures were below 50 degrees. Operating the AC under these environmental conditions would cause damage to the system.](#)

(2) **Recommend that when heating season shifts over to cooling season, a licensed and qualified professional evaluate the AC system before use.**

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.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	<u>Styles & Materials</u>
9.0	Insulation in Attic			●		Attic Insulation: None
9.1	Insulation Under Floor System			●		Ventilation: Gable vents Thermostatically controlled fan
9.2	Vapor Retarders (in Crawlspace or basement)				●	Exhaust Fans: Fan only
9.3	Ventilation of Attic and Foundation Areas	●				Dryer Power Source: 220 Electric
9.4	Venting Systems (Kitchens, Baths and Laundry)				●	Dryer Vent: Flexible Metal
9.5	Ventilation Fans and Thermostatic Controls in Attic				●	Floor System Insulation: NONE

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9.0 Recommend a licensed and qualified professional install attic insulation.

9.1 Recommend a licensed and qualified professional install flooring insulation.

9.2 (1) The crawlspace does not have a vapor barrier installed.



9.2 Item 1(Picture) Bare crawsapce soil.

(2) Recommend a licensed and qualified professional cover 100% of the crawlspace with vapor barrier.

9.4 (1) The dryer vent is full of lint and debris.



9.4 Item 1(Picture) Lint & debris.

(2) There is lint inside of the laundry room.



9.4 Item 2(Picture) Lint.

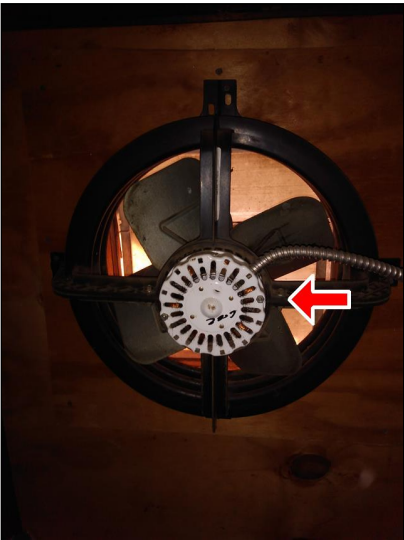
(3) Although probably not required at the time of the build, there are no exhaust fans in the bathrooms. You may want to consider having bathroom exhaust systems installed.



9.4 Item 3(Picture) No exhaust fan.

(4) **Recommend a licensed and qualified professional clean and inspect the dryer vent system.**

9.5 (1) The thermostatically controlled attic fan was inoperable at the time of the inspection.



9.5 Item 1(Picture)
Inoperable.

(2) **Recommend a licensed and qualified professional repair or replace the attic fan.**

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR
10.0	Dishwasher	●			
10.1	Ranges/Ovens/Cooktops	●			
10.2	Food Waste Disposer			●	
10.3	Refrigerator	●			

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IN NI NP RR

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.

Summary



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Customer

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Address

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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 is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Repair or Replace

(1) The roof covering shows potential impact damage & gaps, especially at the edges. The wooden roof sheathing is deteriorated at the edges.

(2) **Recommend a licensed and qualified professional evaluate the roofing for repair or replacement.**

1.1 Flashings

Repair or Replace

(1) The roofing application is missing flashing in many areas.

(2) The flashing around the 3 chimneys is pulling up in areas. Some areas show tar repairs.

(3) **Recommend a licensed and qualified professional 1) install flashing where missing and 2) repair or replace existing flashing.**

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

- (1) The three chimneys at the home do not have caps installed.
- (2) **Recommend a licensed and qualified professional install chimney caps.**

1.3 Roof Drainage Systems

Repair or Replace

- (1) The home does not have a gutter system installed.
- (2) The garage does not have a gutter system installed.
- (3) **Recommend a licensed and qualified professional install a gutter system around the home and garage.**

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

- (1) In general, door trims around the home are showing moisture damage, flaking and missing paint.
- (2) At the left side of the home, a section of corner trim has separated leaving the structure open to the elements.
- (3) In several areas around the home, joined sections do not seal the structure from the elements.
- (4) There are areas of broken and damaged siding around the home.
- (5) **Recommend a licensed and qualified professional evaluate the siding, flashing & trim around the home for repair or replacement of individual components.**

2.2 Windows

Repair or Replace

- (1) In general, exterior window trims and the windows themselves are showing moisture damage around the home.
- (2) **Recommend a licensed and qualified professional repair or replace the windows around the home and their exterior trims.**

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

- (2) Vegetation is in contact with the structure.
- (4) **Recommend a licensed and qualified professional trim any vegetation in contact with the structure back at least 12".**

2.5 Eaves, Soffits and Fascias

Repair or Replace

- (1) In general, eaves, soffits and fascias around the home are showing the need for maintenance.
- (2) **Recommend a licensed and qualified professional evaluate the eaves, soffits and fascias around the home for repair or replacement.**

2.6 Outbuilding

Repair or Replace

- (1) There is a hole in the roof of the outbuilding.
- (2) **Recommend a licensed and qualified professional repair or replace the outbuilding's roof.**

3. Garage

3.0 Garage Ceilings

Repair or Replace

- (1) The ceiling in the left garage bay has failed and is falling.

(2) **Recommend a licensed and qualified professional repair or replace the garage ceiling.**

3.4 Occupant Door (from garage to inside of home)

Repair or Replace

(1) The occupant garage door has holes from a former handle's installation.

(2) There is moisture damage at the bottom of the garage doors

(3) **Recommend a licensed and qualified professional 1) repair or replace the occupant garage door and 2) repair or replace the trims at the bottoms of the garage doors.**

4. Interiors

4.2 Floors

Repair or Replace

(1) The flooring in the home is wavy and shows a general deflection & downward direction towards the rear of the structure. Please see section 5.3.

(2) On the first level's bathroom floor, there is a black fuzzy substance (potential mold) present.

(3) The laminated flooring in the left side middle bedroom is not secured to the subfloor.

(4) The flooring around the home shows many areas of missing molding and gaps.

(5) The rear fireplace room was filled with personal items. This room and its components, to include the fireplace and chimney could not be inspected.

(6) **Recommend a licensed and qualified professional 1) test the black fuzzy substance and further advise the client and 2) evaluate the flooring in the home for repair or replacement of individual components.**

4.3 Steps, Stairways, Balconies and Railings

Repair or Replace

(1) The stairs are missing handrailing on the right hand side.

(2) The handrailing to the second floor is broken at the bottom.

(3) The handrailing at the top of the stairs is loose.

(4) **Recommend a licensed and qualified professional address 1) install handrailing at the right side of the stairs and 2) repair or replace existing handrailing as necessary.**

4.5 Doors (representative number)

Repair or Replace

(1) The front door's knob has been taped over.

(2) Air and daylight are passing between the right side door and its framing.

(3) **Recommend a licensed and qualified professional 1) ensure that the front door knob is operational and 2) apply weather stripping or otherwise seal the right side door to ensure a consistent weather and fauna barrier.**

4.6 Windows (representative number)

Repair or Replace

(1) Most of the windows in the home were inoperable at the time of the inspection.

(2) The windows above the kitchen sink were inoperable at the time of the inspection. The left side window has a broken thermal seal.

(3) The jalousie window in the attic was inoperable at the time of the inspection.

(4) **Recommend a licensed and qualified professional repair or replace the windows around the home as needed.**

5. Structural Components

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

- (2) There is evidence of rodent control in the crawlspace.
- (3) There is evidence of reptile activity on the crawlspace floor.
- (4) Vegetation is growing inside the crawlspace.
- (5) **Recommend a licensed and qualified professional 1) remove any vegetation growing in the crawlspace and ensure that it will not regrow and 2) perform a pest inspection around the home.**

5.2 Columns or Piers

Repair or Replace

- (1) A tree stump is being used as an improvised pier in the crawlspace.
- (2) **Recommend a licensed and qualified professional 1) remove the tree stump, 2) install a proper pier, and while onsite, 3) evaluate all the piers under the home and further advise the client.**

5.3 Floors (Structural)

Repair or Replace

- (1) Floor structure in the crawlspace shows dry rot, moisture damage and potential wood destroying organism (WDO) activity. The inspector could not determine if the activity were recent.
- (2) The floor beams & joists, as seen in the crawlspace, have a black, white & yellow fuzzy substances (potential molds) on them.
- (3) There have been repairs to sub flooring that may not be done properly.
- (4) There are mud tubes from potential termite activity seen on flooring materials in the crawlspace.
- (5) **Recommend a licensed and qualified structural engineer evaluate the home and further advise the client. Additionally recommend a licensed and qualified professional 1) test the black, white & yellow fuzzy substances and further advise the client and 2) perform a pest inspection around the home.**

5.5 Roof Structure and Attic

Repair or Replace

- (1) The roof structure of the front entrance porch is sagging to the left.
- (2) Daylight is seen in many areas of the attic space.
- (4) There are nesting materials inside the attic.
- (5) **Recommend a licensed and qualified professional 1) evaluate the front entrance porch roof structure and further advise the client, 2) seal the attic area to ensure a consistent weather and fauna barrier, and 3) perform a pest inspection around the home.**

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

- (1) Inside the crawlspace, there is an apparent drain waste leak from the main floor's bathroom. The floor structure underneath is wet to the touch and shows dark staining.
- (2) **Recommend a licensed and qualified professional eliminate the leak(s). Please see section 5.3.**

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

- (1) The hose bib at the left exterior of the home approximately, 10 feet from the heat pump, did not deliver water at the time of the inspection.
- (2) The sink in the downstairs bathroom did not deliver water at the time of the inspection.
- (3) **Recommend a licensed and qualified professional ensure that both the hose bib and sink are functional.**

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

- (1) There is no temperature, pressure & relief (TPR) extension installed at the water heater.
- (2) **Recommend a licensed and qualified professional install a TPR extension to within 6 inches of the floor.**

7. Electrical System

7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

- (1) Because the main distribution panel's dead front cover could not be removed, the inspector could not verify several critical inspection items.
- (2) **Recommend a licensed and qualified professional remove the dead front cover and perform an inspection of the panel and all components behind the panel. (EG...correct wire gauges, inspect for evidence of scorching, etc.).**

7.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Not Inspected

Please see section 7.2(2).

7.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

- (1) The wiring for the heat pump is simply laid on the ground in areas and is not properly secured.
- (2) The left switch in the two gang wall switch at the left side of the kitchen appears to operate nothing.
- (3) The light switch in the attic does not have a safety cover installed.
- (4) **Recommend a licensed and qualified professional 1) properly secure the heat pump's electrical wiring, 2) ensure that the left side switch is functional and 3) install a safety cover at the attic light switch.**

7.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

- (1) The garage receptacles are not GFCI protected.
- (2) The receptacle to the left of the kitchen sink is not GFCI protected. It appears to be connected to a malfunctioning GFCI receptacle behind the range.
- (3) **Recommend a licensed and qualified professional provide GFCI protection for the areas mentioned in this section.**

7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

- (1) The GFCI receptacle behind the kitchen range did not trip with the inspector's testing tool.
- (2) The GFCI receptacle in the upstairs bathroom extinguishes the overhead lighting when tripped. The receptacle re-energized but overhead lighting did not. The inspector re-tested the circuit and the GFCI receptacle tripped and reset. This time, the over head lighting did not re-illuminate.

(3) The GFCI receptacle in the downstairs bathroom to the right of the sink was tripped at the time of the inspection. It would not reset to re-energize. Overhead lighting in this room may be connected to this receptacle because it was extinguished at the time of the inspection.

(4) **Recommend a licensed and qualified professional repair or replace the GFCI receptacles mentioned in this section.**

7.8 Smoke Detectors

Repair or Replace

(1) There are no smoke detectors in the home.

(2) There is a missing smoke detector at the top of the second floor landing.

(3) **Recommend a licensed and qualified professional provide smoke detection capabilities at this home.**

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

(3) The inspector could not get the oil space heater to operate. Also the installation clearances are very close to the wall.

(4) The baseboard heat in the rear fireplace room was inoperable at the time of the inspection.

(5) The inspector could not determine how to turn on the kitchen's electric baseboard heat.

(6) **Recommend a licensed and qualified professional 1) ensure that the oil heater is safely and correctly installed to the manufacturer's specification, 2) ensure that the oil heater is functional, 3) ensure that the baseboard heat in the rear fireplace room is functional, 4) ensure that the kitchen baseboard heat is functional.**

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) HVAC filters in the home are dirty.

(2) HVAC ducting in the home is dirty. Also, there is debris in the ducting system rattling during operation.

(3) The HVAC's suction line supply bundle entering the house shows gaps.

(4) The HVAC system only has one return in the home.

(5) **Recommend a licensed and qualified professional 1) replace HVAC filters before moving in, 2) clean and inspect the HVAC ducting in the home, 3) ensure that the suction line bundle at the exterior of the home is secure, 4) seal this area of siding to the elements, and 5) evaluate the home for an additional return and further advise the client.**

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Repair or Replace

(1) The flue for the oil space heater in the right front room is not properly terminated at the exterior.

(3) **Recommend a licensed and qualified professional install a proper termination at the oil space heater's flue exit.**

8.8 Cooling and Air Handler Equipment

Not Inspected

(1) [Air conditioning in the home was not tested because overnight temperatures were below 50 degrees. Operating the AC under these environmental conditions would cause damage to the system.](#)

(2) **Recommend that when heating season shifts over to cooling season, a licensed and qualified professional evaluate the AC system before use.**

9. Insulation and Ventilation

9.0 Insulation in Attic

Not Present

Recommend a licensed and qualified professional install attic insulation.

9.1 Insulation Under Floor System

Not Present

Recommend a licensed and qualified professional install flooring insulation.

9.2 Vapor Retarders (in Crawlspace or basement)

Repair or Replace

(1) The crawlspace does not have a vapor barrier installed.

(2) **Recommend a licensed and qualified professional cover 100% of the crawlspace with vapor barrier.**

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

(1) The dryer vent is full of lint and debris.

(2) There is lint inside of the laundry room.

(4) **Recommend a licensed and qualified professional clean and inspect the dryer vent system.**

9.5 Ventilation Fans and Thermostatic Controls in Attic

Repair or Replace

(1) The thermostatically controlled attic fan was inoperable at the time of the inspection.

(2) **Recommend a licensed and qualified professional repair or replace the attic fan.**

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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