20/20 Home Inspections LLC
Property Inspection Report



300 Favorite Ave., Anytown, VA
Inspection prepared for: Careful Homebuyer
Real Estate Agent: None - None

Date of Inspection: 3/26/2014 Time: 8:30 AM
Age of Home: 2007 Size: 2323 Sq Ft
Weather: Sunny and 78 degrees

Inspector: Neil Wilson
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20/20
Home Inspections LLC

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Thank you for choosing 20/20 Home inspections LLC to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

20/20 Home Inspections endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI standards, except as may be noted in the “Limitations of Inspection” sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, are significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near the end of it’s expected service life is reported, and recommendations for correction or monitoring are made as appropriate. If systems or components designated in the InterNACHI Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A copy of the InterNACHI Standards of Practice is available at: http://www.nachi.org/sop.htm These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the inspections scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. Locations called out in this report are labeled as one would look at the home from the front.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without 20/20 Home Inspections express written consent.

Thanks very much for the opportunity to conduct this inspection for you. We are available to you throughout the entire real estate transaction process. If you have any questions, please feel free to call or email me.

Sincerely,

Neil Wilson

20/20 Home Inspections LLC
434-609-6789
VA Home Inspector License # 3380000586 InterNACHI Inspector #13092412

ROOF

A. ROOF COVERING MATERIALS

GENERAL INFORMATION

Three tab fiberglass/asphalt shingles

Roof was accessed by a ladder and inspected by walking the surface.

OBSERVATIONS:

Roofing materials appear to be functional.

There is a nail pushing up a vent cap shingle.



Nail pushing up a vent cap shingle.

B. GUTTERS & DOWNSPOUTS

GENERAL INFORMATION:

Gutters are roll formed continuous aluminum.
Down spouts are one piece aluminum.

OBSERVATIONS:

Gutters and downspouts appear to be functional.

There is a leaf guard system in place.

C. VENTS, FLASHING, SKYLIGHTS, CHIMNEY & PENETRATIONS

GENERAL INFORMATION:

A continuous roof vent is present across the ridge line.

OBSERVATIONS:

Plumbing and attic vents appear to be installed correctly and are functional.

Flashing appears to be functional.

D. ROOF STRUCTURE

GENERAL INFORMATION:

Roof strucutre is made up of site built framing rafters and 1/2" OSB (oriented strand board) sheathing.

OBSERVATIONS:

The roof structure appears to be functional.



EXTERIOR

A. WALL FINISHES

GENERAL INFORMATION:

Exterior wall finish is vinyl lap siding.

OBSERVATIONS:

Exterior wall covering materials, flashing and trim appear to be functional.

B. EXTERIOR DOORS

GENERAL INFORMATION:

Exterior doors are steel, insulated.

OBSERVATIONS:

Exterior doors appear to be functional.

C. WALKWAYS & DRIVEWAYS

GENERAL INFORMATION:

Walkways are poured concrete.

Driveway is asphalt pavement.

OBSERVATIONS:

Driveway appears to be functional.

Walkway appears to be functional.

D. STAIRS, STEPS & STOOPS

GENERAL INFORMATION:

Front steps are constructed of treated wood material.

OBSERVATIONS:

Front steps appear to be functional.

E. PORCHES, PATIOS, DECKS, BALCONIES & CARPORTS

GENERAL INFORMATION:

The rear deck is constructed of treated 5/4 decking laid on dimensional joists which are space on 16" centers.

Exposed decks should be stained and or sealed every three years with an appropriate UV protective coating.

Porch floor material is treated 5/4 decking laid on dimensional joists spaced on 16" centers.

OBSERVATIONS:

Porch appears to be functional.

Deck appears to be functional.

F. RAILINGS, GUARDS & HANDRAILS

GENERAL INFORMATION:

Deck, porch and balcony pickets need to be spaced at no more than 4" openings. Horizontal railings should be placed at 36" from floor/platform height. Handrails are needed at the edge of porches, decks and stoops which are more than 30" from grade level.

Front porch hand rails are prefabricated vinyl.

OBSERVATIONS:

Railings and guards are functional.

G. EAVES, SOFFITS & FASCIA

GENERAL INFORMATION:

Soffits are perforated vinyl which are designed for ventilation to attic spaces. Fascia is aluminum clad

OBSERVATIONS:

There is some finished surface paint missing on the left side fascia of the middle dormer. Primer is still intact.

Soffits and facia appear to be functional.



Missing paint.

H. WINDOWS, (representative sample)

GENERAL INFORMATION:

Windows are double hung vinyl.

OBSERVATIONS:

Windows appear to be functional.

I. VEGETATION, DRAINAGE, RETAINING WALLS & GRADING

GENERAL INFORMATION

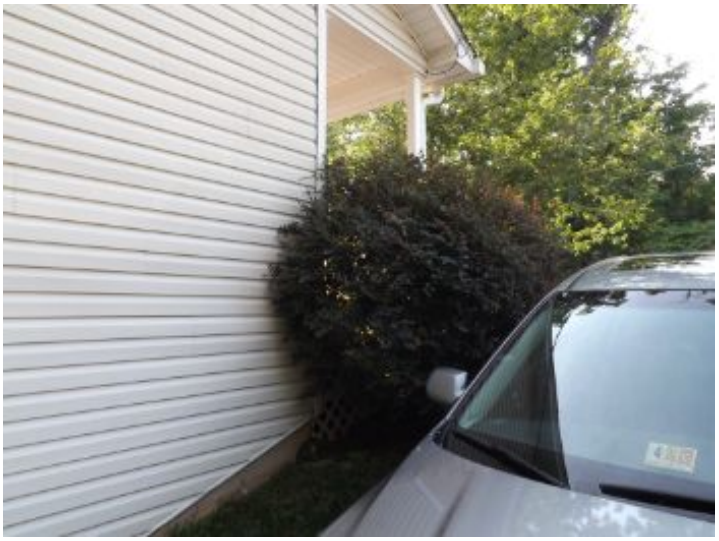
Proper vegetation maintenance and soil elevation grading is very important to maintaining a healthy home. Grading should be sloped away from the home to direct water away from the foundation. Vegetation should be trimmed and kept away from the house wall to prevent insect cross over to the structure.

OBSERVATIONS:

Recommend trimming vegetation back away from the structure. Vegetation on the structure can damage the siding, prevent the structure from proper drying after a rain and also permit insects to cross over onto the structure.



Vegetation needs trimming



Vegetation needs trimming

BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

A. FOUNDATION

GENERAL INFORMATION:

Foundation is constructed of concrete block.

OBSERVATIONS:

Front wall of the foundation appears to have some minor efflorescence. This is a result of damp concrete block pushing salts out to the surface. There was no evidence of water staining on the floor.

Foundation appears to be functional.



Minor foundation wall efflorescence visible.

B. BASEMENT

GENERAL INFORMATION:

Home has a full walkout basement.

C. STRUCTURAL COMPONENTS

GENERAL INFORMATION:

Overhead structural components make up the support system for the living space above.

Overhead floor structural support system is make up of dimensional lumber on 16" centers with subfloor sheathing.

D. ACCESS TO BASEMENT/CRAWLSPACE

GENERAL INFORMATION:

Access to basement is through interior stairway or exterior grade level doorway.

HEATING & COOLING

A. THERMOSTAT & LOCATION

GENERAL INFORMATION:

Thermostat for main floor is located in the bedroom hallway.

Thermostat for the second floor is located in the second floor hallway.

OBSERVATIONS:

Both thermostats are NEST brand and are designed to be programmed and accessed remotely if needed.

B. ENERGY SOURCE & HEATING/COOLING METHOD

GENERAL INFORMATION:

Heating and cooling systems are electric and consist of two separate split system heat pumps.

Delivery system is forced air ductwork.

Ductwork is a combination of galvanized steel trunk line with flexible branch lines.

OBSERVATIONS:

Heat pump equipment that services the first floor and basement was manufactured in 2001 according to the identification plates.

Heat pump equipment that services the second floor was manufactured in 2007 according to the identification plates.

Both units were functional. Recommend having a licensed HVAC technician service both units annually and soon after new occupants move in.

A 90 degree elbow should be added to the exterior condensation termination point to keep water from running back down the line towards the structure.

The rear of the exterior compressor/evaporator unit for the main floor is covered in lint from the dryer duct. Recommend relocating or rerouting where the dryer vent terminates on the exterior of the structure. Lint build up will prevent the outside HVAC unit from proper operation.



Exterior compressor/evaporator unit for the main floor is covered in lint.



90 degree elbow needed



Condensation pump unit.

PLUMBING

A. MAIN WATER SUPPLY SHUTOFF

GENERAL INFORMATION:

Main water supply shutoff should be easily accessible in the event of a water supply leak/failure.

OBSERVATIONS:

Main water supply valve is located on the front left inside foundation wall.



B. WATER HEATER, TPR VALVE

GENERAL INFORMATION:

Water heater is a GE 50 gallon electric appliance.

OBSERVATIONS:

Water heater was manufactured in 2007.

TPR valve and directional tailpiece are in place.

C. FIXTURES & DRAINS

GENERAL INFORMATION:

All accessible plumbing fixtures were tested including water supply and waste lines and associated fixtures.

A water filter was observed on the cold water side of the kitchen sink.

OBSERVATIONS:

There are no interior shutoff valves for the two visible hose bib assemblies. Exterior faucets are frost proof but should still be shut off in the winter with interior valves.

Recommend using stainless steel braided supply lines on the washing machine. Rubber hoses tend to burst without adequate warning.

There is a pump unit for moving the washing machine waste water up to the sanitary sewer line.



Water filter under kitchen sink.



Sump type pump unit for laundry waste.

D. PUBLIC OR PRIVATE, PRESSURE

GENERAL INFORMATION:

Water supply is from a public water system.

Waste lines are connected to a public sewer system.

Waste lines are PVC.

Water lines are PEX tubing and joints.

Water supply pressure appears to be unregulated. Supply pressure should not be over 80 lbs. in order to prevent damage to interior supply lines.

OBSERVATIONS:

Water supply pressure appears to be 70 lbs/sq in.

ELECTRICAL

A. SERVICE, MAST & DRIP LOOP

GENERAL INFORMATION:

Electric service is delivered overhead and attached/supported by gable/roof structure framing.

OBSERVATIONS:

Service mast and or drip loop appear functional.

B. SERVICE CONDUIT, METER & BASE

GENERAL INFORMATION:

Service conduit runs from structure connection point, down the structure to the meter base.

OBSERVATIONS:

Service conduit line and meter appear to be functional.

C. MAIN DISCONNECT & AMPERAGE

GENERAL INFORMATION:

Main breaker box is located in the finished section of the basement on the side wall.

Total amperage at main disconnect is 200 amps.

Main breaker is in the on position.

OBSERVATIONS:

Main disconnect appears functional.

D. PANEL, BREAKERS/FUSES, GROUNDING & WIRE TYPE

GENERAL INFORMATION:

Service supply is aluminum.

Branch circuit wiring is copper.

Panel breaker and distribution box is manufactured by Square D.

OBSERVATIONS:

Ground wire visually confirmed at the panel box and at the exterior ground rod.



Ground rod and wire termination.

E. SWITCHES, RECEPTACLES, FIXTURES & AFCI/GFCI CIRCUITS

GENERAL INFORMATION:

A representative number of switches and receptacles were tested. Some switches and receptacles were not readily accessible.

OBSERVATIONS:

Kitchen, bathroom and exterior receptacles were tested and are all GFCI protected.

Bedroom circuits are AFCI protected.

There is a junction box above the basement air handler that needs a cover. Recommend a licensed electrician install a cover plate.

There is a metal ceiling mounted junction box in the unfinished section of the basement near the front wall that has an extension cord wire running into it. Wiring is improper size and type and there are no clamps/grommets to prevent chaffing and shorting of the wires.

Exterior porch light to the right of the front door needs to be better secured to prevent rotation.

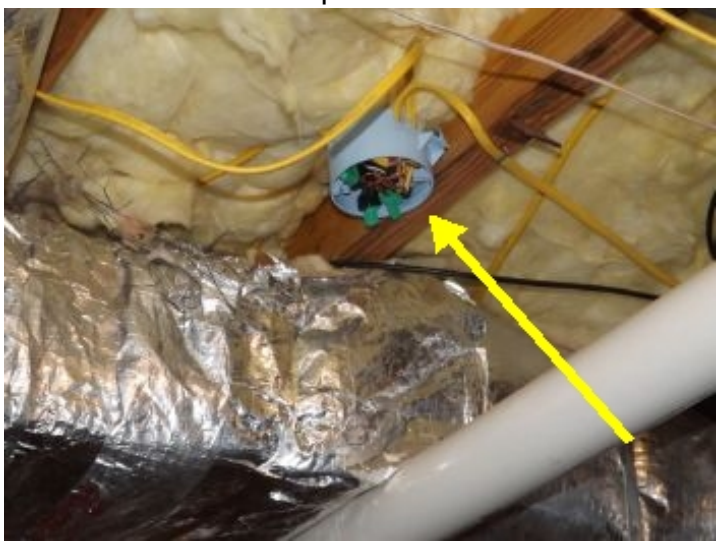
The exterior disconnect for the second floor compressor/evaporator unit has a loose interior cover plate. When the Exterior cover is lifted, the interior plate falls out exposing energized conductors. Recommend a licensed electrician take corrective action.



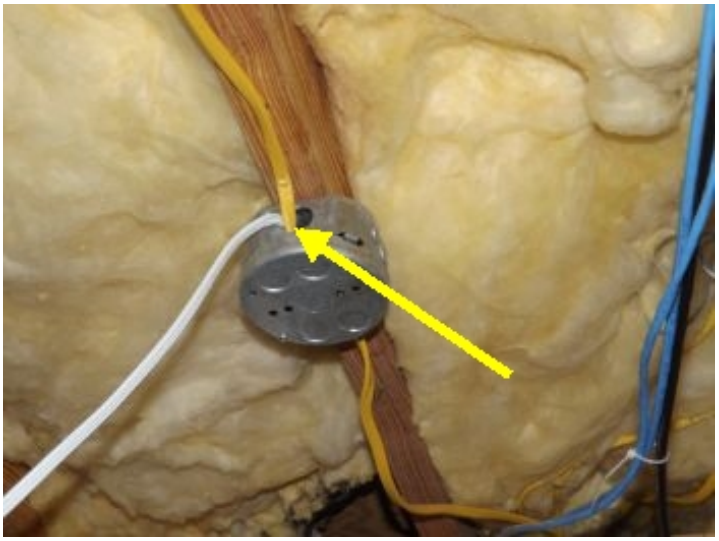
The exterior disconnect has a loose interior cover plate.



Exterior porch light needs securing



Junction box above air handler needs a cover.



Extension cord from junction box.

F. SMOKE & CARBON MONOXIDE DETECTORS

GENERAL INFORMATION:

Smoke detectors should be located in hallways outside of sleeping quarters and in each bedroom.

Code requirements at time of construction did include smoke detectors in each bedroom.

OBSERVATIONS:

Smoke detectors are present and functional.

ATTIC, INSULATION & VENTILATION

A. VISIBLE TYPE & AMOUNT

GENERAL INFORMATION:

Higher insulation R values are important to have an energy efficient home. Walls normally have fiberglass batts and attics may have fiberglass batts or blown in (fiberglass or cellulose) material. The higher the R value, the greater the insulation effectiveness.

Wall insulation could not be verified as it was all concealed.

OBSERVATIONS:

Attic insulation is fiberglass batts with a depth of 12"

There is insulation present in the basement ceiling joist bays.

B. VENTILATION OF UNFINISHED SPACES

GENERAL INFORMATION:

Proper ventilation of attic spaces is important to prevent heat damage to the roof covering and prevent humidity problems which damage structural systems. Improper insulation and ventilation can lead to microbial growth on structural members.

OBSERVATIONS:

There appears to be adequate ventilation in the attic area. Ventilation consists of soffit vents and a continuous ridge vent.

C. EXHAUST SYSTEMS, KITCHEN, BATH & LAUNDRY

GENERAL INFORMATION:

Adequate bathroom exhaust fans are important to remove humidity. Bathroom windows, although being code sufficient at one time, are not enough since they don't always get opened with humid indoor conditions.

Laundry dryer exhaust vents should be ducted to the exterior of the home and be cleaned on a regular schedule.

Adequate kitchen ventilation is required over open cooking devices.

OBSERVATIONS:

Kitchen range hood is built into the bottom of the microwave unit and is interior circulating.

Dryer duct should be cleaned. Vent cover termination point was obstructed with lint.

Dryer is ducted to the rear exterior of the structure. The location of the vent termination should be changed in order to protect the HVAC equipment.

There are no exhaust fans in the bathrooms. This may lead to humidity buildup and microbial growth on cellular structural components. Recommend a licensed contractor install exhaust fans.



Dryer duct should be cleaned.

DOORS, WINDOWS & INTERIOR

A. DOORS, WINDOWS (representative number)

GENERAL INFORMATION:

A representative number of windows and doors were tested for normal operation.

OBSERVATIONS:

Windows and interior doors appear to be functional.



Upstairs right rear bedroom with window locking device.

B. FLOORS, WALLS & CEILINGS

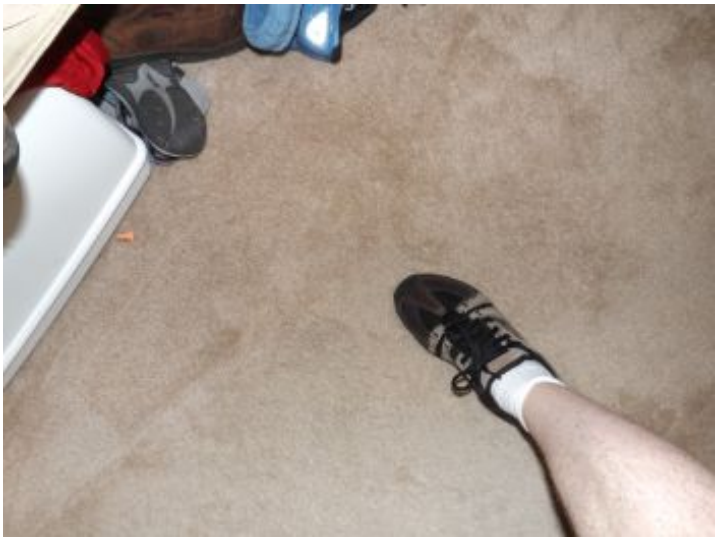
GENERAL INFORMATION:

Home flooring is hardwood and carpet.

OBSERVATIONS:

There is a void in the subfloor in the master bedroom closet (approx 4"x12"). Unknown reason.

The hardwood floor in front of the kitchen sink cabinets is cupped in an area approx 18" x 72". There may have been a water intrusion at some point in the past. No wet materials at the time of inspection. Recommend consulting with the homeowner regarding the possible source.



Void under closet carpet



Hardwood cupped area in front of sink

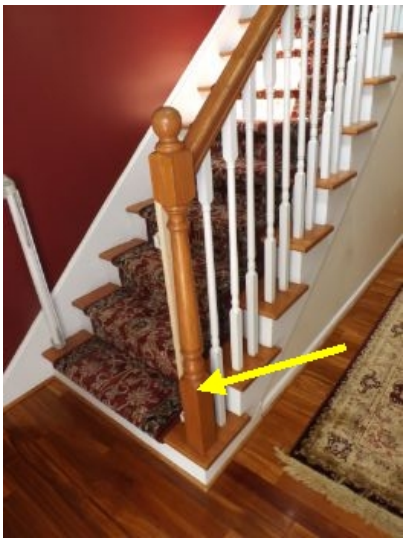
C. STAIRS, LANDINGS, RAILINGS & HANDRAILS

GENERAL INFORMATION:

Stairways are carpet covered wood treads and risers.

OBSERVATIONS:

Newel post at the base of the second story stairway is loose. Recommend tightening of same.



Loose newel post

APPLIANCES IF CONVEYED

A. TYPE & OPERATION

GENERAL INFORMATION:

Inspector is not an appliance repair expert so appliances are not generally covered in a 20/20 Home Inspection but have been checked for function as a courtesy to the client.

OBSERVATIONS:

Appliances tested were the range and microwave and they were functional. Refrigerator was observed functioning. Dishwasher was not tested due to homeowner items inside.

Recommend using a braided stainless steel ice maker supply line on the refrigerator. Other lines tend to kink and leak.

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

HEATING & COOLING		
Page 9 Item: B	ENERGY SOURCE & HEATING/COOLING METHOD	The rear of the exterior compressor/evaporator unit for the main floor is covered in lint from the dryer duct. Recommend relocating or rerouting where the dryer vent terminates on the exterior of the structure. Lint build up will prevent the outside HVAC unit from proper operation.
ELECTRICAL		
Page 14 Item: E	SWITCHES, RECEPTACLES, FIXTURES & AFCI/GFCI CIRCUITS	The exterior disconnect for the second floor compressor/evaporator unit has a loose interior cover plate. When the Exterior cover is lifted, the interior plate falls out exposing energized conductors. Recommend a licensed electrician take corrective action.
ATTIC, INSULATION & VENTILATION		
Page 16 Item: C	EXHAUST SYSTEMS, KITCHEN, BATH & LAUNDRY	There are no exhaust fans in the bathrooms. This may lead to humidity buildup and microbial growth on cellular structural components. Recommend a licensed contractor install exhaust fans.