



YOUR INSPECTION REPORT

Feel Secure about your purchase with Secure Home Inspections

PREPARED BY:

Tom Mitchell



FOR THE PROPERTY AT:

demo
demo, VA 11111

PREPARED FOR:

DEMO DEMO

INSPECTION DATE:

Thursday, April 12, 2012



Secure Home Inspections LLC
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SUMMARY

demo, demo, VA April 12, 2012

Report No. 1010, v.3

www.securehomeinsp.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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SUMMARY OF PROPERTY CONDITIONS

At your request, a visual inspection of the above referenced property was performed. This inspection report reflects the visual conditions of the property at the time of the inspection only. Obviously hidden or concealed defects cannot be included in this report and cosmetic items are not addressed as they are subjective. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all VISIBLE reportable conditions. However, in the event of an oversight, please contact our office @ (540) 860-0744 so we can further investigate. The following is an opinion report, expressed as a result of the VISUAL inspection. Please take the time to review the limitations contained in the inspection and the service agreement that you read and signed prior to the inspection.

The role of the inspector is not necessarily intended to identify a repair list for the seller. Potential buyers often incorrectly view a property inspection report as a mandatory repair list for every condition discovered. Private real estate inspectors, unlike city and county inspectors, are not code enforcement officers. Our primary objective is to educate the buyer about the working components of the structure along with the discovery of any VISIBLE conditions that might require repairs and

or maintenance. Most all building structures have conditions that need addressing, some major and some minor. It is not possible to acquire one that is perfect. Please realize that ownership verses leasing or renting comes with certain responsibilities including ongoing maintenance and the repair and replacement of components as they age and wear out. The following items are solely a summary of the findings within your report including health and safety issues provided for you as a quick reference. You should not rely solely on this summary but rather review and read your report in its entirety to completely understand all of the inspectors findings, as there may be some items that are important to you that are not included in this summary.

POSITIVE ATTRIBUTES

General Information

The home shows well with the following benefits such as location, spacious floor plan, well maintained, and worry free exterior which will add value, comfort and convenience to the home.

ADVISED CORRECTIVE REPAIRS

1. Decorative cover flashing not secured properly @ Chimney

A licensed and insured contractor should be called to make further evaluation and repairs as needed.

2. Missing dryer vent cover to external exhaust ducting. Repair as needed to prevent nesting or water entry.

3. Varying settlement conditions exist i.e. rotation, bulging, or settlement present in areas of retaining wall @ Areaway

A licensed and insured contractor should be called to make further evaluation and repairs as needed.

4. There are exposed connections in the attic over the A/C unit. All electrical connections should be done inside a protective junction box.

5. There are two smoke detectors in the home. One at the top of the stairs and one at the bottom, by today's standards, smoke detectors are required on every level of the home and in every bedroom. I recommend installing smoke detectors to meet this standard as a good improvement in safety

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6. Attention Needed - This masonry cap has cracks and aged conditions that require repair or replacement to function as intended, which is to keep water from entering the masonry stack causing deterioration.

7. AIR CONDITIONING \ General

The A/C unit did not function using normal controls. Evaluation of the air conditioning system for repair or replacement is indicated. The non functioning system prohibited a complete inspection of the air conditioning system.

8. The hose-bib(s) is loose at the wall and needs to be properly secured & sealed to the wall

9. Carpet - There is a considerable sag or movement noted in the floors that needs to have a determination of the cause and the course of action. Repairs are needed.

Implication(s): Cosmetic defects | Trip or fall hazard

10. The Ceiling in the master bedroom near the master bath texture is crumbling as due to moisture coming out of the bathroom - Recommend installing a fan in the master bath to prevent further moisture damage to the ceilings

Implication(s): Cosmetic defects | Chance of movement

11. There is at least one broken window pane. Repair as needed. @ Front right bedroom.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Sloped roofing material: • Asphalt shingles

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • The roof covering material is in a condition that is consistent with its age and method of installation.



1. Asphalt shingles

SLOPED ROOF FLASHINGS \ Chimney flashings

2. Condition: • Decorative cover flashing not secured properly

A licensed and insured contractor should be called to make further evaluation and repairs as needed.

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2. Decorative cover flashing not secured...

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Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Above grade

Downspout discharge: • Above grade

Lot slope: • Away from house

Wall surfaces - masonry: • Brick

Wall surfaces : • Vinyl siding

Soffit and fascia: • Aluminum • Vinyl

Retaining wall: • Concrete

Driveway: • Asphalt

Walkway:

• Pavers

side of garage

• No performance issues were noted.

Porch: • Pressure treated wood • No performance issues were noted

Exterior steps: • Pressure-treated wood • No performance issues were noted.

Patio: • Concrete

Fence: • Wood • Wrought iron

Limitations

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

3. Condition: • There are missing vent cover(s) to external exhaust ducting at the siding. Repair as needed to prevent nesting or water entry.



3.

ROOF DRAINAGE \ Gutters

4. Condition: • Try keeping gutters clean and working properly, ensuring proper function of all downspouts and make sure that all downspouts are well extended away from foundation, and improving exterior grading and drainage so that rain run-off flows quickly away from house. Further action or repairs may be necessary if the preceding fails to adequately stop the water penetration.

WALLS \ Vinyl siding

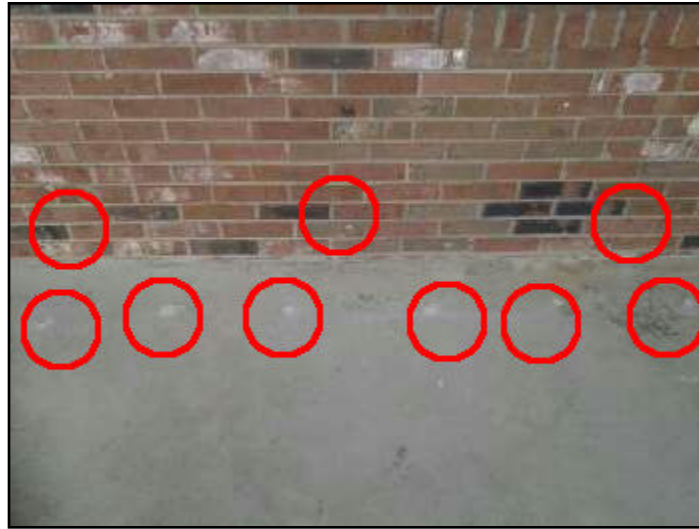
5. Condition: • The siding has been installed properly and is located on both gables of this home.



4.

WALLS \ Brick, stone and concrete

6. Condition: • There is evidence of a termite treatment to the house. Inquire with owner about time and date and warranties if available and applicable. as viewed there are several holes that have been drilled in the brick left of the front door and in the concrete patio.



5.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios

7. Condition: • The patio has cracked and settled. The amount of settlement does not present a safety hazard at this time but does bear monitoring for further settlement. Repairs or replacement of the patio may be required in the future if movement is ongoing.



6. Concrete cracked



7. Concrete cracked

LANDSCAPING \ Driveway

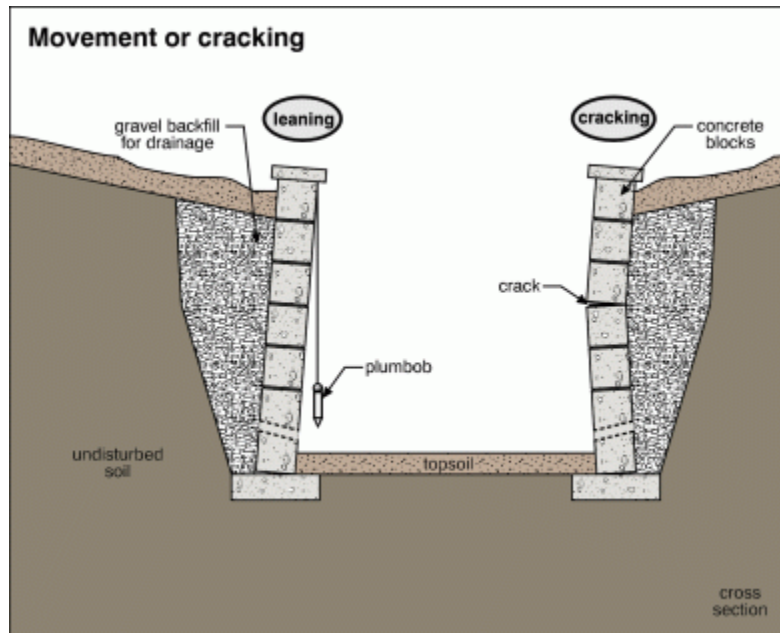
8. Condition: • Driveway has surface defects/cracks/holes and needs Maintenance/Repair.

A licensed and insured contractor should be called to make further evaluation and repairs as needed.

LANDSCAPING \ Retaining wall

9. Condition: • Varying settlement conditions exist i.e. rotation, bulging, or settlement present in areas of retaining wall.

A licensed and insured contractor should be called to make further evaluation and repairs as needed.



[Click on image to enlarge.](#)



8. Concrete



9. Concrete



10. Concrete

LANDSCAPING \ Fence

10. Condition: • Deteriorated

Minor defects present in fencing represents the need for regular maintenance now and annually.



11.

11. Condition: • Rust

Wrought iron rails exhibit rust. Rails need wire-brushing and painting with a rust-inhibiting paint.

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Description

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists • Subfloor - plywood

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Rafters/roof joists

Limitations

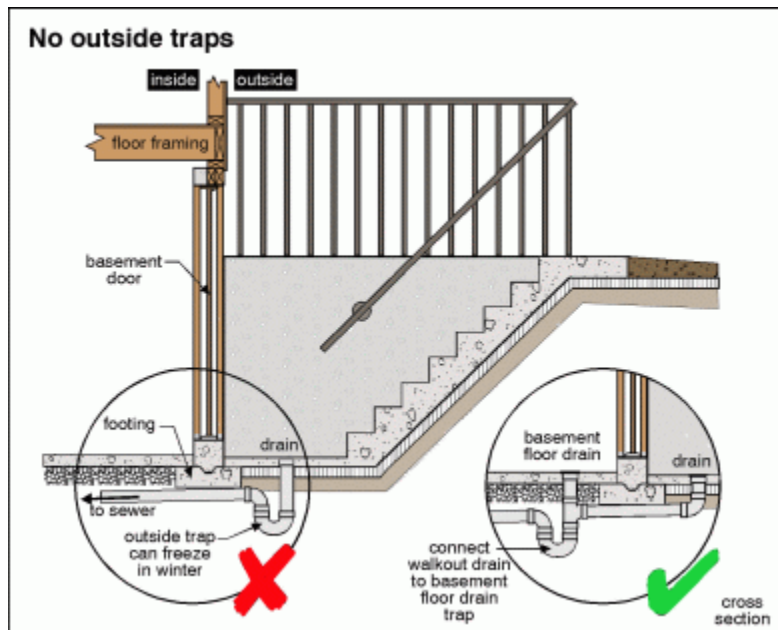
Inspection limited/prevented by: • The inspector was unable to determine the type or condition of the beams or supporting posts as they are fully enclosed and concealed from view. This makes it impossible to determine if there are posts or columns installed or if the wall is load bearing.

Percent of foundation not visible: • 90 %

Recommendations

RECOMMENDATIONS \ Overview

12. Condition: • The exterior entry to the basement is at the bottom of a stairwell called an areaway which has a drain to minimize water entry. The current conditions appear to be normal. It is common for the areaway drain to block up allowing water to pool and enter the dwelling. Ongoing maintenance is needed to clear the drain and control water entry.



[Click on image to enlarge.](#)

FOUNDATIONS \ Performance

13. Condition: • Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory where visible.

FLOORS \ Joists

14. Condition: • Sagging noted in floor accompanied by settlement of interior walls as evidenced by unlevel areas, racked doorways, and cracks in finish surfaces. The settlement/sagging of the framing is usually the result of framing installed to the maximum of its allowable span/bearing capacity. Usually, this is no more than an aesthetic problem or inconvenience but these areas need monitoring for further movement or other changes which would signal the need for further (possibly destructive) professional evaluation.

ROOF FRAMING \ Rafters/trusses

15. Condition: • The attic cavity is large enough and sheathed so that a large amount of storage is available. Be sure to contact an engineer or licensed contractor for a thorough evaluation of feasibility as the flooring may not be able to hold large loads.



13.

Description

Service entrance cable and location: • Overhead aluminum

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location: • Breakers - basement

Number of circuits installed: • 26

System grounding material and type: • Aluminum - ground rods

Distribution panel rating: • 200 Amps

Distribution panel type and location:

• Breakers - basement

in workshop

• Breakers

Distribution wire material and type: • Aluminum - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - kitchen

Smoke detectors: • Present

Carbon monoxide (CO) detectors: • None noted

Recommendations

General

16. • There are exposed connections in the attic over the A/C unit. All electrical connections should be done inside a protective junction box.



14.

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

17. Condition: • Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset.



15.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

18. Condition: • The service panel located in the workshop is listed and marked for the basement areas and hot tub breaker



16.

DISTRIBUTION SYSTEM \ Smoke detectors

19. Condition: • There are two smoke detectors in the home. One at the top of the stairs and one at the bottom, by today's standards, smoke detectors are required on every level of the home and in every bedroom. I recommend installing smoke detectors to meet this standard as a good improvement in safety.

HEATING

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Description

Fuel/energy source: • Electricity

System type: • Electric baseboard heaters • Fireplace • Wood stove • Electric radiant heat

Heat distribution: • Baseboards • Electric radiant heat

Efficiency: • Mid-efficiency

Auxiliary heat: • Wood fireplace • Wood stove • Electric baseboard heater

Chimney/vent: • Masonry

Chimney liner: • Clay

Limitations

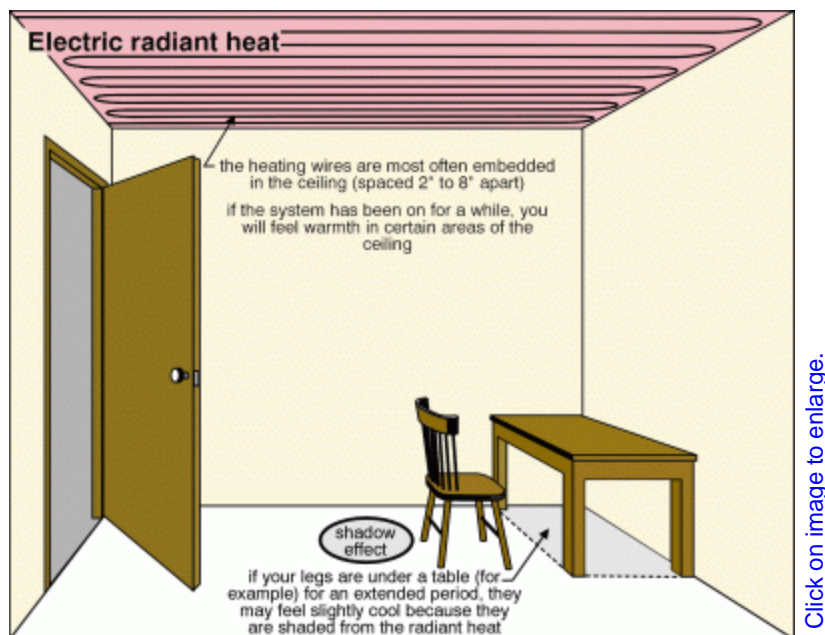
Inspection prevented/limited by: • Chimney interiors and flues are not inspected

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Recommendations

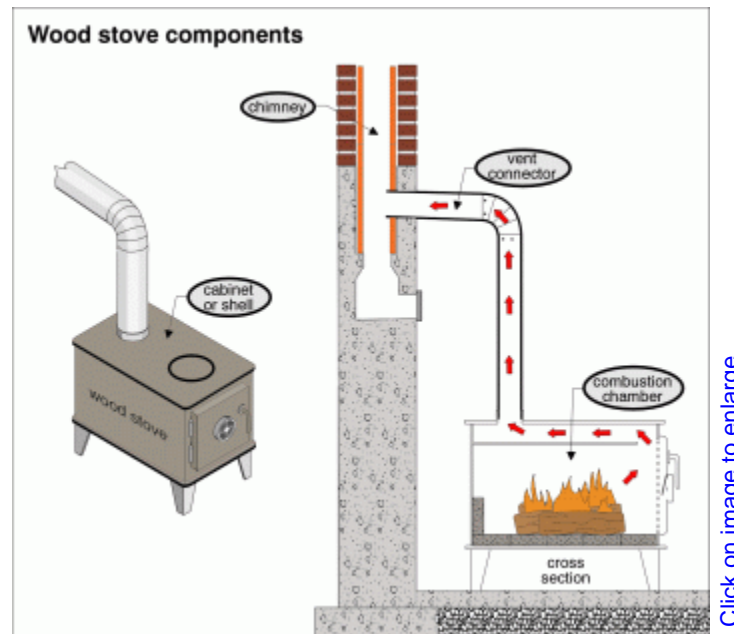
General

20. • Radiant Electric heat system is present on 1st floor, there are baseboard heaters in the basement area's



WOOD STOVE \ Cabinet, door and clearances

21. Condition: • A wood burning stove is installed, and the flue condition is impossible to determine without disassembly. Services of a licensed professional chimney sweep are needed to disassemble, clean, determine action, and make any needed repairs.



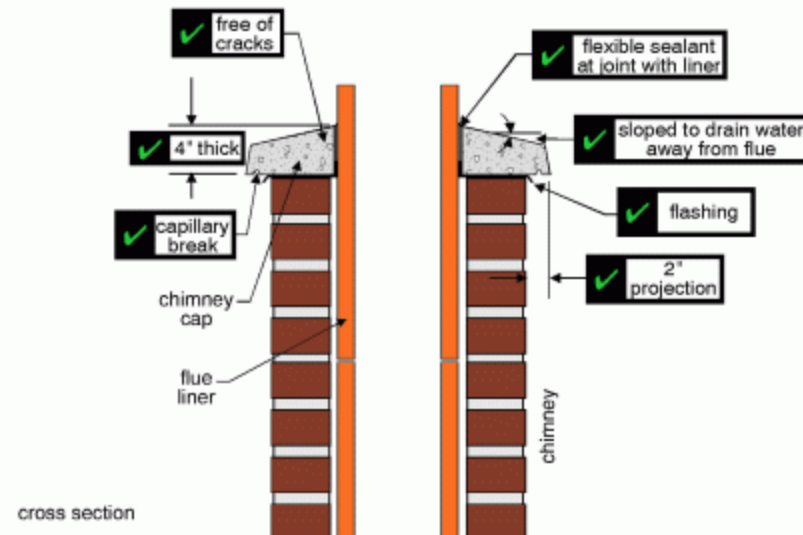
CHIMNEY AND VENT \ Inspect/sweep chimney

22. Condition: • The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. Further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

CHIMNEY AND VENT \ Masonry chimney cap

23. Condition: • Attention Needed - This masonry cap has cracks and aged conditions that require repair or replacement to function as intended, which is to keep water from entering the masonry stack causing deterioration.

What makes a good chimney cap?



[Click on image to enlarge.](#)



17. Cracked

Description

Air conditioning type: • Air cooled

Failure probability: • High

Limitations

Inspection limited/prevented by: • System inoperative

System data plate:

• Not legible



18. Not legible

Recommendations

AIR CONDITIONING \ Life expectancy

24. Condition: • Whether the unit was tested or not due to seasons, the age and/or condition is such that you may need to replace it in the near future. Newer efficiencies may require complete system changes which can be expensive. Budget accordingly.

25. Condition: • Near end of life expectancy

AIR CONDITIONING \ General

26. Condition: • The A/C unit did not function using normal controls. Evaluation of the air conditioning system for repair or replacement is indicated. The non functioning system prohibited a complete inspection of the air conditioning system.

COOLING & HEAT PUMP

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INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-40

Attic/roof ventilation: • Soffit vent • Gable vent • Ridge vent

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Foundation wall insulation material: • Not determined

Limitations

Inspection prevented by no access to: • Wall space

Recommendations

RECOMMENDATIONS \ Overview

27. Condition: • No insulation recommendations are offered as a result of this inspection.
The insulation is installed according to standard building practices.

Description

Water supply source: • Public

Service piping into building: • Plastic

Supply piping in building: • Copper

Main water shut off valve at the: • Meter

Water flow (pressure): • Above average

Water heater fuel/energy source: • Electric

Water heater type: • Conventional

Water heater manufacturer: • Craftsman water heater (Envirotemp)

Model number: e2e50rd0458

Tank capacity: • 50 gallons

Water heater approximate age: • 7 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • Low

Waste piping in building: • Copper

Pumps: • Sump pump

Limitations

Fixtures not tested/not in service: • Hot tub

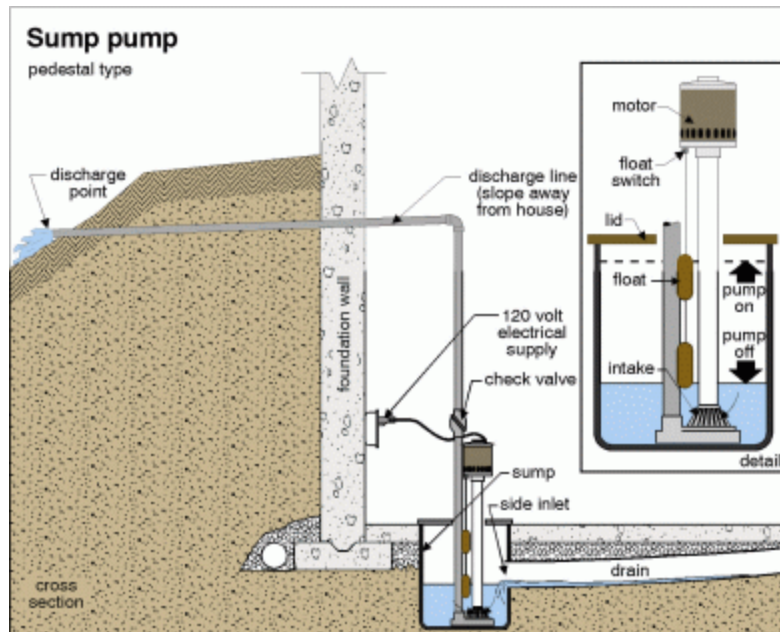
Items excluded from a building inspection: • Septic System-Verify with the seller or municipality for confirmation. It is highly advised to confirm the system is working properly prior to settlement. It We have no comment on the adequacy or effectiveness of the system. For further evaluation contact a licensed plumber or qualified septic company.

Recommendations

WASTE PLUMBING \ Sump pump

28. Condition: • Lid missing, rotted or not secure

The lid for the sump pump is not installed and can cause a damp area such as seen in the photo with mildew present at time of inspection



[Click on image to enlarge.](#)



20. Lid missing, rotted or not secure

FIXTURES AND FAUCETS \ Hose bibb

29. Condition: • The hose-bib(s) is loose at the wall and needs to be properly secured & sealed to the wall

PLUMBING

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Description

Major floor finishes: • Carpet • Resilient

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Major wall and ceiling finishes: • Plaster/drywall • Stucco/texture/stipple

Windows: • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Sliding glass

Doors: • Inspected

Oven type:

• Conventional

Whirlpool

Model number: wfe361lvb

Oven fuel: • Electricity

Appliances:

• Refrigerator

Whirlpool

Model number: Gs5svaxvb01

• Range hood

Broan

Model number: qp130bl

• Dishwasher

Whirlpool

Model number: du1145xtpba

• Door bell

Laundry facilities:

• Washer

Whirlpool

Model number: wfw8300sw05

• Laundry tub

• Hot/cold water supply

• Dryer

Whirlpool

Model number: wed8300sw2

• Vented to outside

• 120-Volt outlet

• 240-Volt outlet

• Waste standpipe

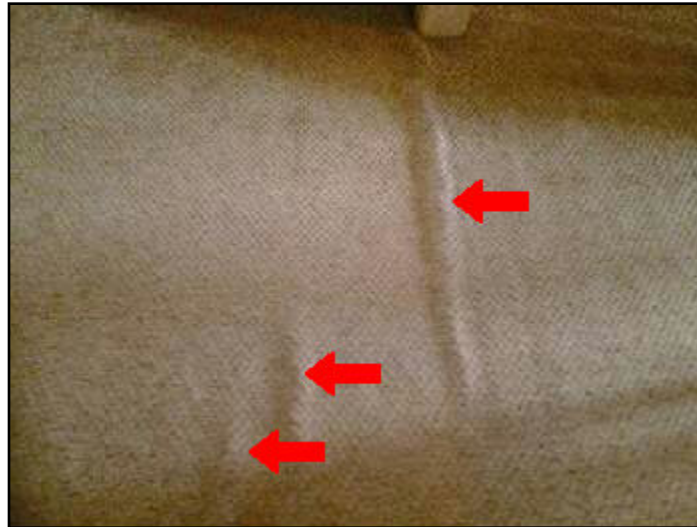
Stairs and railings: • Inspected

Recommendations

FLOORS \ Carpet on floors

30. Condition: • Buckled

Action Necessary - There is a considerable sag or movement noted in the floors that needs to have a determination of the cause and the course of action. Repairs are needed.



22. Buckled

CEILINGS \ Plaster or drywall

31. Condition: • Crumbly or powdery

The Ceiling in the master bedroom near the master bath texture is crumbling as due to moisture coming out of the bathroom - Recommend installing a fan in the master bath to prevent further moisture damage to the ceilings



23. Stucco/texture/stipple

WINDOWS \ Glass (glazing)

32. Condition: • There is at least one broken window pane. Repair as needed.



24. Broken

END OF REPORT

Undertaking a Home Repair

Let's start by differentiating between a home improvement and a home repair. A home improvement, as the name implies, means improving something. It is usually a renovation to create more space, change the layout of the house, improve energy efficiency, or to make aesthetic changes. This report will deal with the simpler topic of home repair--basically replacing things that are worn out or fixing things that are broken. Here are some very basic rules to follow.

1. *Know what you want done*

If you are replacing a worn out furnace, for example, do some research to find out whether you want a mid-efficiency furnace or a high-efficiency furnace. If you are repairing a roof with a leaking valley flashing, determine whether you want the valley flashing replaced or just patched to last a few years until the whole roof needs re-flashing.

If you know what you want done, you can compare apples to apples when reviewing quotations. Otherwise it would be very hard to compare various quotes if every contractor has a different repair strategy.

Be prepared to stick to your guns. Many contractors will tell you that the job is much bigger, much harder, or it must be done his way (because if you don't, it will be dangerous, or much more expensive the next time).

As home inspectors, we are often faced with contractor opinions that differ drastically from the recommendations in our reports. In most of these cases, the contractor is proposing unnecessary work.

2. *Find at least 3 experienced, reputable contractors who are capable of doing the work*

This may sound easier than it is. While it is best to rely on personal referrals from people you trust, these referrals must be taken with a grain of salt. Former customers of contractors are not usually in a position to comment on the quality of the installation of a furnace, for example. Also be sure the type of work that you are planning to have done is similar (in size and scope) to the work done for the person providing the referral. Many contractors who are geared to do major renovations are not well suited to do minor repairs and vice versa.

3. *Obtain 3 written estimates*

Our experience has shown that contractors quotes can vary as much as 300% on any given job. This is sometimes due to different perceptions of what needs to be done. This can be avoided by following Step 1 carefully. However, sometimes the variance is simply the result of how busy the contractor is.

4. *Get three references from each contractor*

Better than three references is a list of the recent clients that the contractor has worked for. That way you get to choose who you would like to select as a reference. Follow up with these references bearing in mind the comments in Step 2.

While you are at it, ensure that the contractor has appropriate licenses and insurance.

5. *Choose the contractor*

Don't necessarily base your choice on price alone. Look carefully at what has been included in the estimates. Select the contractor with the best reputation, provided that the price for the job is fair. Avoid paying cash. The benefit of a cash deal is typically far greater for the contractor than it is for the homeowner.

6. *Have both parties sign a contract*

The contract should include a complete description of the work. It should also include details as to who is responsible for obtaining permits (if there is any doubt regarding the necessity of a permit, contact your local building department).

The contract should have a start date and a completion date. (On larger contracts, sometimes

The contract must also contain a payment schedule. The schedule should not demand very much money up front and the payment should be based on stages of completion as opposed to pre-determined dates. Remember to hold back 10% of each payment for 45 days after the completion of the job to determine whether any liens have been placed on the property (as a result of the contractor not paying his subcontractors). Also, don't expect much in the way of a guarantee if you are simply asking a contractor to undertake band-aid repairs. Many contractors will not simply patch a damaged valley flashing, for example, even if they are 95% sure that the repair will work. This is because there is still a 5% chance that they will get complaints to fix a subsequent leak. In fairness, the leakage is not their fault. They just do not want the hassles. Consequently, many contractors will suggest repairs which are overkill (replacing the entire side of the roof, for example) to reduce the potential for complaints. A significantly lower price can be obtained, if you explain to the contractor that you expect him to do his best, but you aren't going to make him responsible for the future of the entire roof based on a \$300 repair.

7. *Expect delays*

Any type of home repair seems to take longer than was first predicted. If the repairs involve any sort of interior demolition, expect divorce dust.

8. Have a contingency fund

Many home repairs end up unearthing something else that requires repair. While this is very common, ask lots of questions if your contractor is proposing additional work.

Your New Home: Check & double Check!

As a professional house and building Inspection Company, one of our primary jobs is answering questions. One of the most common questions we get is "Should I have my brand new house inspected?" It's a fair and honest question. The short answer is YES. But you expected us to say that, right? Let me tell you why it's a fair and honest answer.

Risk Reduction

Let's take the emotion out of it. Let's not call it your home; let's say it's a house. A building with a roof, a structure, mechanical systems, and interior finishes. It requires a substantial investment for you to purchase this building. You are putting your money at risk. It makes sense for you to learn about the qualities of this investment before putting your money on the line.

"But what could be wrong? It's a new house?" Yes, the risk of problems is probably lower than if you bought an old building. It actually depends on the individual properties one is comparing. It boils down to illuminating the risk, rather than assuming there is none.

House vs. Home

But it is artificial to take emotion out of it, precisely because the building will be your home. So you have a financial and an emotional investment. Why is this important? Because even a small problem, like for example a leak at the kitchen sink, will elicit in you an emotional response. What happens when you notice the leak? You get an adrenaline rush, you turn off the tap or the dishwasher, you wipe up the water, you remove the soaking box of dishwasher detergent, you wonder what you should do next, you call someone you trust, you call the builder or a plumber, you wait to make dinner until the service-person arrives. A non-trivial emotional investment, for a minor problem.

For some people, that minor incident will bring on a not-so-minor bout of buyer's remorse, wherein they wonder, "What else will go wrong?" It is better for both you and your builder for the inspector to find the leak so it can be fixed immediately.

Helps the Builder

Your builder has worked hard to put your home together. It takes a phenomenal amount of coordination to turn an empty patch of ground into a dream house. With so many steps and so many hands, it is inevitable that some things will get missed. Sometimes we find electrical outlets that don't work. Sometimes we find un-insulated attics. These were not done on purpose, they just happen. If you hire an inspector to find the things that need attention, you can put the items on the PDI punch-list (the list of deficiencies generated at the pre-delivery inspection that the builder is contracted to fix), or you will have documentation of the issues and can bring them up later. This helps both you and the builder keep track of the final wrinkles to be ironed out. If there only a few wrinkles, you will gain an appreciation of how well the house has been built.

11-month Inspection

Many of our clients choose to hire us after they move in, but before the standard one-year builder's warranty coverage expires. This has proven to be a uniquely successful strategy. The waiting period allows the newly built house to "settle in", making a performance-based inspection more valuable.

No matter how you look at it, getting a professional building inspector to kick the bricks of your new home is a sound idea.

Summary

We trust that the above information will help people in their dealings with contractors, realign expectations, and perhaps avoid pitfalls.