

Property and Site

Limitations

Restricted Debris Snow Vegetation

Conditions

Sunny Cloudy Rain Wet
Approx. Temperature 62 Year House Built 1967

Building

Condo Rural Ranch Bi-Level 2 Story 3 Story
 Semi-Detached Duplex Row House Other

Landscaping

Slopes to House Flower Bed Hedge Tree Ravine
 Earth to Wood Site Erosion No Swale

Damaged: No

Driveway

Slopes to House Typical Cracks Gravel Concrete Asphalt

Damaged: Yes

Driveway has sunk and is leaving a gap between the garage door and the driveway. This problem extends into the garage floor. This entire section should be removed and replaced.

Walkway/Path

Slopes to House Paving Stone Patio Block Concrete Asphalt

Damaged: No

Porch

Unsecured Metal Wood Concrete Brick Crack
 Corrosion Rot Repaint

Damaged: No

Lighting

None Unsecured

Operational: Yes

Deck/Patio

Unsecured Wood Brick Concrete Metal
 Slopes to House Paving Stone Patio Block Stone Crack
 Deterioration Mold Rot

Damaged: No

Railing

Unsecured Metal Wood Incomplete None

Damaged: Yes

Railings are loose. Railings should be secure to withstand a 200 pound force at any point, correct.

Exterior

Limitations

- Clearance Seasonal Storm Windows Debris Shrub Snow
 Restricted Parged

Foundation Wall

- | | | | | |
|--|--|---------------------------------|---|---------------------------------|
| <input type="checkbox"/> Not Exposed | <input type="checkbox"/> Poured Concrete | <input type="checkbox"/> Block | <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Exterior Rigid Insulation | <input type="checkbox"/> PWF | <input type="checkbox"/> Piling | <input type="checkbox"/> Crack | <input type="checkbox"/> Mildew |
| <input type="checkbox"/> Stain | <input type="checkbox"/> Frost Heave | | | |
- Damaged: No**

Wall Surface

- | | | | | |
|--|---|------------------------------------|---|----------------------------------|
| <input type="checkbox"/> No Ground Clearance | <input type="checkbox"/> Aluminum | <input type="checkbox"/> Composite | <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> Vinyl Siding | <input type="checkbox"/> Steel | <input type="checkbox"/> Repoint | <input type="checkbox"/> Repaint |
| <input type="checkbox"/> Recaulk | <input checked="" type="checkbox"/> Crack | <input type="checkbox"/> Mildew | <input type="checkbox"/> Blister | |
- Damaged: Yes**

Small brick and mortar cracks noted on the upper right hand corner of the garage door. Though they do not appear to be of major structural concern, the gaps should be sealed to prevent moisture from getting behind the wall surface.

Windows

- | | | | | |
|--|---------------------------------|------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Inspected with Binoculars | <input type="checkbox"/> Storm | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Repaint | <input checked="" type="checkbox"/> Recaulk |
| <input type="checkbox"/> Weather-strip | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Poor Trim | |
- Damaged: No**

Doors

- | | | | | | |
|--|----------------------------------|--------------------------------|------------------------------------|----------------------------------|---|
| <input type="checkbox"/> Binds | <input type="checkbox"/> Damaged | <input type="checkbox"/> Storm | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Repaint | <input checked="" type="checkbox"/> Recaulk |
| <input type="checkbox"/> Weather-strip | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Split | | |
- Operational: Yes**

Lighting

- None Unsecured
- Operational: Yes**

Replace the broken security light over the garage door.

Receptacle

- | | | | | |
|----------------------------------|--|---|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Damaged | <input checked="" type="checkbox"/> Install GFCI | <input type="checkbox"/> Reverse Polarity | <input type="checkbox"/> No Ground | <input type="checkbox"/> Open Ground |
|----------------------------------|--|---|------------------------------------|--------------------------------------|
- Operational: Yes**

Recorded Exterior Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:22:31 PM

Garage

Type

- Attached Built-In Detached Single Double Insulated
 Attic Access

Garage

Door

- Binds Damaged Automatic Sectional Wood Metal
 Adjust Auto Stop No Safety Stop Stain Corrosion

Operational: Yes

Bottom two panels are bent and the bottom panel is also broken. Replace.

Floor

- Crack Settlement Asphalt Concrete Gravel Stain

Damaged: Yes

See Property and Site page. Driveway section.

Wall

- No Fire Barrier Drywall Brick Wood Stain

Damaged: Yes

The common walls between the garage and the main living space must be made of a fire retardant material. Have a qualified contractor install an approved fire barrier. The joints must then be firetaped.

Ceiling

- No Fire Barrier Drywall Crack Wood Stain

Damaged: No

Lighting

- None Unsecured

Operational: Yes

There is one switch by the access door into the house that is broken. Have a qualified electrician replace.

Receptacle

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Operational: Yes

Recommend complying with modern electric codes for GFCI protection. Outside and Bathroom (1973), Garages (1978), Kithcens (1987).

Access Door

- Auto Door Close Metal Clad Wood Composite Gas Proof
 Damaged Stain Corrosion

Operational: Yes

Replace broken glass in the access door to the house.

Recorded Garage Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:24:54 PM

Roof Structure

Inspected By:

- Binocular Roof Edge Walk On No Access

Roof Structure

Limitations

- Deck
 Gravel
 Height
 Steep Slope
 Rain
 Solar Panel

Main Roof

- Flat
 Gable
 Valley
 Hip
 Shed
 Other
- Estimated Age 12 yrs. Pitch 4/12

Gutter/Downspout

- Unsecured
 Aluminum
 Galvanized
 Copper
 Plastic
 Incomplete
- Dent
 Corrosion
 Leak
 Drainage Above Ground
- Drainage Below Ground
 Spill
 Extended Leader
- Redirect Leader
 Clean

Damaged: No

Front gutter slope appears insufficient to promote proper flow towards downspouts. Remedy by re-installing with adequate slope.

Fascia/Soffit

- Not Vented
 Aluminum
 Wood
 Vinyl
 Other
 Loose
- Mildew
 Stain
 Corrosion

Damaged: No

Covering

- Asphalt Shingle
 Concrete
 Wood Shingle
 Wood Shake
 Fiberglass Shingle
- Tar
 Metal
 Other
 Nail Pop
 Loose
 Broken
- Crack
 Patched
 Mildew
 Stain
 Worn
 Curl
- Fungus
 Improper Installation

Not Applicable

Improper overhang, should be max 3/4 - 1 inch, correct to prevent shingles breaking off and water intruding causing damage.

Improper repairs noted. There are broken shingles on the roof where only the damaged part has been replaced. When a part of the shingle is broken the entire shingle should be replaced. Have a qualified roofing contractor correct.

Have a qualified roofing contractor replace all damaged shingles.

Life Expectancy

- Typical
 End
 Exceeded

Accessory

- Unsecured
 Air Vent
 Vent Stack
 Turbine
 Electrical Mast
 Solar Panel
- Skylight
 Antenna
 Dish

Damaged: No

Roof Structure

Flashing

- | | | | | | |
|---|---|--|---------------------------------------|--|-----------------------------------|
| <input checked="" type="checkbox"/> Not Checked | <input checked="" type="checkbox"/> Chimney | <input type="checkbox"/> Dormer | <input type="checkbox"/> Drip Edge | <input type="checkbox"/> Flat Roof | <input type="checkbox"/> Skylight |
| <input type="checkbox"/> Roof to Wall | <input checked="" type="checkbox"/> Stack | <input type="checkbox"/> Valley | <input type="checkbox"/> Roll Roofing | <input checked="" type="checkbox"/> Aluminum | <input type="checkbox"/> Copper |
| <input type="checkbox"/> Rubber | <input type="checkbox"/> Gap | <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Tarred | <input type="checkbox"/> Reseal |
| <input type="checkbox"/> Improper | <input checked="" type="checkbox"/> Replace When Re-roofing | | | | |

Damaged: **No**

Chimney/Vent

- | | | | | | |
|----------------------------------|---|---|---|--|---|
| <input type="checkbox"/> Leaning | <input checked="" type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Furnace | <input type="checkbox"/> Gas Insert | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Brick |
| <input type="checkbox"/> Metal | <input type="checkbox"/> Wood | <input type="checkbox"/> Stucco | <input type="checkbox"/> Crack | <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Loose | <input type="checkbox"/> Abandoned | <input type="checkbox"/> No Wind Cap | <input type="checkbox"/> Metal Liner Required | | |

No Visible Damage Noted

Chimney Cap

- | | | | | | |
|--|------------------------------------|---|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Concrete | <input checked="" type="checkbox"/> Masonry | <input type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Crack |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | | | |

Damaged: **Yes**

Masonry crown is cracked and the mortar is receding. Have a qualified chimney sweep coat masonry crown to eliminate potential structural problems.

Visible Flue Liner

- | | | | | | |
|---|------------------------------------|--|--------------------------------|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Clay | <input type="checkbox"/> Metal | <input type="checkbox"/> Metal Insert | <input type="checkbox"/> Rain Cap |
| <input checked="" type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | <input type="checkbox"/> Crack | <input type="checkbox"/> Improper | |
| <input type="checkbox"/> Advise Cleaning | | | | | |

Damaged: **Yes**

Cracks noted in the clay liner for the fireplace. Consult a certified chimney sweep to further inspect clay liner for additional cracks, visible portion shows spalling and cracks. May extend to concealed areas within chimney assembly. Replace all damaged sections. **This is the reason that the flue has been blocked off.

Recorded Roof Structure Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:35:53 PM

Attic

Limitations

- | | | | | | |
|------------------------------------|---|---------------------------------------|---|----------------------------------|---|
| <input type="checkbox"/> No Access | <input type="checkbox"/> Sealed | <input type="checkbox"/> Stored Items | <input checked="" type="checkbox"/> Looked In | <input type="checkbox"/> Entered | <input checked="" type="checkbox"/> Hatch |
| <input type="checkbox"/> Pull Down | <input checked="" type="checkbox"/> Insulated | | | | |

Structure

- | | | | | | |
|--------------------------------|--|---------------------------------|---|------------------------------|--------------------------------|
| <input type="checkbox"/> Truss | <input checked="" type="checkbox"/> Rafter | <input type="checkbox"/> Warped | <input checked="" type="checkbox"/> Stain | <input type="checkbox"/> Sag | <input type="checkbox"/> Split |
|--------------------------------|--|---------------------------------|---|------------------------------|--------------------------------|

Damaged: **No**

Sheathing

- | | | | | | |
|---------------------------------------|------------------------------------|---|---|--------------------------------|---------------------------------|
| <input type="checkbox"/> Condensation | <input type="checkbox"/> Composite | <input type="checkbox"/> Thermal Board | <input checked="" type="checkbox"/> Plywood | <input type="checkbox"/> Board | <input type="checkbox"/> R Felt |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Sag | <input checked="" type="checkbox"/> Stain | | | |

Damaged: **No**

Attic

Insulation

- | | | | | | |
|--|---|--|--|--|--|
| <input type="checkbox"/> Radiant Barrier | <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Finished | <input type="checkbox"/> None | <input type="checkbox"/> Vapor Barrier | <input checked="" type="checkbox"/> Fibreglass |
| <input type="checkbox"/> Mineral | <input type="checkbox"/> Cellulose | <input type="checkbox"/> Wood Shavings | <input type="checkbox"/> Rigid Plastic | <input type="checkbox"/> Foam | <input type="checkbox"/> Other |
| <input type="checkbox"/> Batt | <input checked="" type="checkbox"/> Blown | <input type="checkbox"/> Sprayed | <input type="checkbox"/> Required | | |

Damaged: Yes

Insulation is improperly installed, paper (vapor barrier) should be facing the living space. Correct

Additional insulation would be beneficial.

Ventilation

- | | | | | | |
|-------------------------------|--|--|---|-------------------------------------|----------------------------------|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Soffit | <input type="checkbox"/> Gable End | <input checked="" type="checkbox"/> Turbine | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Baffles |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Blocked | <input checked="" type="checkbox"/> Required | | | |

Damaged: No

Electrical

- | | | | | |
|---|------------------------------------|-------------------------------------|--------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Abandoned | <input type="checkbox"/> Knob & Tub | <input type="checkbox"/> Open Splice | <input type="checkbox"/> Frayed |
|---|------------------------------------|-------------------------------------|--------------------------------------|---------------------------------|

Damaged: No

Recorded Attic Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:24:09 PM

Basement/Structure

Floor Joist

- | | | | | |
|---|------------------------------------|--------------------------------|--------------------------------|---|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Split | <input type="checkbox"/> Stain | <input checked="" type="checkbox"/> Other |
|---|------------------------------------|--------------------------------|--------------------------------|---|

Damaged: No

Sill Plate

- | | | | | |
|---|--|--|--------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Moisture Gasket | <input checked="" type="checkbox"/> Mold | <input type="checkbox"/> Stain | <input type="checkbox"/> No Anchors |
|---|--|--|--------------------------------|-------------------------------------|

Damaged: No

Beam

- | | | | | | |
|------------------------------------|---|-----------------------------------|--------------------------------|--|------------------------------|
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Laminate | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Sag |
|------------------------------------|---|-----------------------------------|--------------------------------|--|------------------------------|

Damaged: No

Post

- | | | | | | |
|----------------------------------|------------------------------------|-------------------------------------|---|-----------------------------------|-------------------------------|
| <input type="checkbox"/> On Slab | <input type="checkbox"/> Concealed | <input type="checkbox"/> Adjustable | <input checked="" type="checkbox"/> Block | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood |
|----------------------------------|------------------------------------|-------------------------------------|---|-----------------------------------|-------------------------------|

Damaged: Yes

The center row of interior piers are settling and some are leaning and others are not touching the beams that they are intended to support. Have a qualified contractor support beam and replace the settling footers and then re-lay the piers.

Crawl Space

- | | | | | | |
|--|--|--|---|---|--------------------------------|
| <input type="checkbox"/> No Access | <input type="checkbox"/> Vapor Barrier | <input type="checkbox"/> Insulated | <input checked="" type="checkbox"/> Entered | <input checked="" type="checkbox"/> Looked In | <input type="checkbox"/> Crack |
| <input type="checkbox"/> Mold | <input type="checkbox"/> Stain | <input checked="" type="checkbox"/> Damp | <input type="checkbox"/> Earth Floor | <input type="checkbox"/> Concrete | |
| <input type="checkbox"/> Moisture Barrier Required | | | | | |

Damaged: No

Pipes/Ducts

- | | | |
|------------------------------------|-------------------------------|------------------------------------|
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Leak | <input type="checkbox"/> Insulated |
|------------------------------------|-------------------------------|------------------------------------|

Basement/Structure

Ventilation

Mechanical Blocked Required

Recorded Basement/Structure Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:38:19 PM

Electrical Service

Service Entrance

Underground Overhead No Conduit 120 - Volt 120/240 Volt Unsecured
 Frayed

Entrance Cable

Concealed Aluminum Copper

Main Disconnect

Switch/Cartridge Fuse Breaker

Disconnect Rating

Have Electrician Evaluate
Amps 150

Distribution Panel

Not Opened Non Standard Installation Obstructed Unsecured Corrosion
 Obsolete
Location Garage

Damaged: No

Panel Rating

Room For Expansion
Amps 150

Fuse

Breaker Glass Cartridge Time Delay GFCI Breaker AFCI Breaker
 Blown Over-Fused

Circuit Wire

Improper Aluminum Copper Copper Clad Other
 Non-Metallic Sheathed Armoured Cable Knob & Tub
 Double Tapping Spliced Corrosion Scorched

Damaged: No

Grounding

Concealed Ground Rod Water Main Improper Connection Meter By-Pass

Electrical Service

Bonding

- Concealed
 Water Pipe
 Gas Pipe
 Improper Connection
 Corrosion
 Unsecured

Recorded Electrical Service Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:18:19 PM

Heating

Smoke Detectors

- Basement
 1st Floor
 2nd Floor
 3rd Floor
 Other
Operational: Yes

Thermostat/Humidistat

- Unsecured
 Programmable
 Standard
Operational: Yes

Heat Type

- Convector
 Hot Water Baseboard
 Radiator

Burner Type

- Conventional
 Mid Efficiency
 High Efficiency

Heating System

- Advise Service/Repair Contract

Venting

- Flue
 Sidewall
 Metal
 Improper Rise
 Unsecured
 Corrosion
 Soot

Life Expectancy

- Typical
 Middle
 Exceeded

Oil Burner Blower

- Not Checked
Operational: Yes

Burn Chamber

- Deterioration
 Advise Adjustment
 Burn Through
 Corrosion
 Crack
 Soot

Barometric Damper

- Missing
 Unbalanced
 Sealed

Oil Tank/Piping

- Basement
 Outside
 Buried
 No Filter
 Unsecured
 Corrosion
 Kink

Heating

There appears to be a leak in the oil tank piping where it passes through the bricks into the crawlspace (note stain on mortar). Have a qualified HVAC contractor evaluate and correct any and all leaks.

AC/Heat Pump

- | | | | | | |
|---------------------------------------|--------------------------------------|----------------------------------|------------------------------------|------------------------------------|---------------------------------------|
| <input type="checkbox"/> Not Checked | <input type="checkbox"/> Evaporative | <input type="checkbox"/> Central | <input type="checkbox"/> Geo-Therm | <input type="checkbox"/> Air | Not Applicable |
| <input type="checkbox"/> Damaged Fins | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Noisy | <input type="checkbox"/> Loose | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Through Wall |
| <input type="checkbox"/> Dirty | | | | | <input type="checkbox"/> Not Level |

There is no central air. Recommend installing a central air system.

Recorded Heating Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:50:39 PM

Plumbing Components

Limitation

- | | | |
|--|----------------------------------|---|
| <input type="checkbox"/> Finished Basement | <input type="checkbox"/> Private | <input type="checkbox"/> Private System |
|--|----------------------------------|---|

Public Supply

- | | | | | | |
|---|---|-------------------------------|-------------------------------------|----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Metered | <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Lead | <input type="checkbox"/> Galvanized | <input type="checkbox"/> Plastic | <input type="checkbox"/> Copper |
|---|---|-------------------------------|-------------------------------------|----------------------------------|---------------------------------|

Shut-Off Valve

- | | | |
|--|------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Not Tested | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak |
|--|------------------------------------|-------------------------------|

Water Pressure

- | | | |
|------------------------------|---|-------------------------------|
| <input type="checkbox"/> Low | <input checked="" type="checkbox"/> Typical | <input type="checkbox"/> High |
|------------------------------|---|-------------------------------|

Hose Bibb

- | | | | | | | |
|--------------------------------------|-------------------------------------|--------------------------------------|---|----------------------------------|------------------------------------|-------------------------|
| <input type="checkbox"/> Not Checked | <input type="checkbox"/> Frost Free | <input type="checkbox"/> Anti-Siphon | <input type="checkbox"/> Shut-Off Valve | <input type="checkbox"/> Recaulk | <input type="checkbox"/> Unsecured | Operational: Yes |
| <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak | | | | | |

Distribution Piping

- | | | | | | |
|---|------------------------------------|-------------------------------------|---|--|--------------------|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Lead | <input type="checkbox"/> Galvanized | <input checked="" type="checkbox"/> Plastic | <input checked="" type="checkbox"/> Copper | Damaged: No |
| <input type="checkbox"/> Dissimilar Material | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak | | |

Waste Drainage

- | | | | | | | |
|---|-------------------------------------|------------------------------------|---|---------------------------------|-------------------------------|--------------------|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Galvanized | <input type="checkbox"/> Cast Iron | <input checked="" type="checkbox"/> Plastic | <input type="checkbox"/> Copper | <input type="checkbox"/> Odor | Damaged: No |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak | <input type="checkbox"/> Advise Septic Tank Checked | | | |

Vent Stack/Piping

- | | | | | | | |
|------------------------------------|-------------------------------------|---|----------------------------------|--|-------------------------------------|--------------------|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Galvanized | <input checked="" type="checkbox"/> Cast Iron | <input type="checkbox"/> Plastic | <input checked="" type="checkbox"/> Copper | <input type="checkbox"/> Undersized | Damaged: No |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak | | | | |

Main Cleanout

- | | | |
|------------------------------------|--|--------------------|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Improper Plug | Damaged: No |
|------------------------------------|--|--------------------|

Plumbing Components

Hot Water Tank

Hybrid Heating Power-Vented Own Rent Gas Solar
 Wood Electric Dirty Unsecured Corrosion Leak

Age 1985

Operational: Yes

Water heater is a 1985 solar water heater. Has outlived its normal useful life. Have a qualified plumber evaluate for replacement. This is a storage tank only. The hot water is being provided by the boiler. It is also being used as a secondary forced air heat source. Recommend complete removal.

Life Expectancy

Typical Middle Exceeded

Relief Valve

No Test Lever Corrosion Other

Discharge Tube

Undersized Discharge

Recorded Plumbing Components Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:40:07 PM

In Garage

Laundry

Floor

Worn No drain Concrete Vinyl Wood Ceramic

Damaged: No

Wall

Patched Unfinished Drywall Brick Wood Ceramic

Damaged: No

Ceiling

Patched Unfinished Drywall Stipple Wood Tile

Damaged: No

Lighting

None Unsecured

Operational: Yes

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground

Operational: Yes

Tub/Faucet

Unsecured Plastic Other Slow Drain Corrosion Leak

Damaged: Yes

Have a qualified plumber replace the leaking tub faucet.

In Garage

Laundry

Trap/Drain

Unsecured
 Improper Trap
 Slow Drain
 Corrosion
 Leak

Damaged: No

Dryer Vent

Unsecured
 With Other Exhaust
 To Crawlspace
 To Attic
 Plastic Duct

Damaged: No

Recorded Laundry Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:52:19 PM

Fireplace

Type

Built-in
 Free Standing
 Gas Insert
 Wood Insert
 Metal Liner
 Firebrick
 External Air Supply

Fireplace Front

Soot
 Brick
 Ceramic
 Marble
 Stone

Damaged: No

Hearth

Raised
 None

Damaged: Yes

There is no hearth. Hearth must be distinguishable from the surrounding floor. Must be made of a non-combustible material at least 16" out from the firebox, and extend 8" past the sides of the firebox. Have a qualified contractor correct.

Door/Screen

None
 Binds
 Glass
 Metal
 Mesh
 Poor Fit
 Unsecured
 Corrosion
 Crack

Damaged: No

Firebox

Fan
 Not Checked

Damaged: No

Damper

None
 Sticks
 Unsecured
 Corrosion
 Creosote

Not Applicable

Wood/Pellet Stove

Not Tested
 Soot
 Suspect Installation
 Certification Not Apparent

Damaged: Yes

This is an old Heatator system. Have thoroughly inspected by a qualified chimney sweep prior to use.

Chimney Flue

Not Visible
 Soot
 Unsecure
 Advise Inspection

Damaged: No

Recorded Fireplace Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:54:27 PM

Hall Bathroom

Bathroom

Water Flow

Normal Suspect Low

Floor

Worn Crack Carpet Vinyl Wood Ceramic **Damaged: No**

Wall

Patched Crack Drywall Brick Wood Ceramic **Damaged: No**

Ceiling

Patched Crack Drywall Stipple Wood Tile **Damaged: No**

Window

Binds Not Tested Double Hung Casement Sliding Bay **Operational: Yes**
 Thermal Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint

Door

Binds Damaged Pocket Hinged Wood Composite **Operational: Yes**

Lighting

None Unsecured **Operational: No**

Light not working. May be the bulb. Correct.

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground **Operational: Yes**

Sink

Worn Chip **Damaged: No**

Faucet

No Shut-off Sticks Unsecured Corrosion Leak **Operational: Yes**

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak **Damaged: No**

Vanity

Worn Unsecured Laminate Plywood Wood Metal **Damaged: No**
 Scratch Mildew Missing Hardware

Counter

Unsecured Solid Surface Marble Laminate Ceramic RegROUT **Damaged: No**
 Mildew Scratch Worn

Hall Bathroom

Bathroom

Toilet

No Shut-Off
 Tank Loose
 Unsecured
 Crack
 Leak

Operational: Yes

Tub/Enclosure

Unsecured
 Ceramic
 Cultured Marble
 Fiberglass
 Plastic
 RegROUT

Mildew
 Crack
 Worn

Damaged: No

Faucet/Shower Head

Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

Operational: Yes

Heat Source

None
 Thermostat
 Electric
 Air Register
 Radiator
 Radiant

Recorded Bathroom Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:13:04 PM

Master

Water Flow

Normal
 Suspect
 Low

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Damaged: No

Wall

Patched
 Crack
 Drywall
 Brick
 Wood
 Ceramic

Damaged: No

Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Window

Binds
 Not Tested
 Double Hung
 Casement
 Sliding
 Bay

Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew

Stain
 Repaint

Operational: Yes

Door

Binds
 Damaged
 Pocket
 Hinged
 Wood
 Composite

Operational: Yes

Lighting

None
 Unsecured

Operational: No

Light not working. May be the bulb. Correct.

Receptacle

Damaged
 Install GFCI
 Reverse Polarity

No Ground
 Open Ground

Operational: Yes

Master

Sink **Damaged: No**
 Worn Chip

Faucet **Operational: Yes**
 No Shut-off Sticks Unsecured Corrosion Leak

Trap/Drain **Damaged: Yes**
 Unsecured Improper Trap Slow Drain Corrosion Leak

Have a qualified plumbing contractor correct the leak in the sink trap drain.

Toilet **Operational: Yes**
 No Shut-Off Tank Loose Unsecured Crack Leak

Shower Enclosure **Damaged: No**
 Unsecured Ceramic Cultured Marble Fiberglass Plastic RegROUT
 Mildew Scratch Worn

Mixer/Shower Head **Operational: Yes**
 Not Tested Sticks Unsecured Corrosion Leak

Heat Source
 None Thermostat Electric Air Register Convector Radiant

Recorded Master Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:12:19 PM

Kitchen

Floor **Damaged: No**
 Worn Crack Carpet Vinyl Wood Ceramic

Wall **Damaged: No**
 Patched Crack Drywall Brick Wallpaper Ceramic

Ceiling **Damaged: No**
 Patched Crack Drywall Stipple Wood Tile

Window **Operational: Yes**
 Binds Not Tested Double Hung Casement Sliding Bay
 Thermal Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint

Kitchen

Lighting **Operational: Yes**
 None Unsecured

Receptacle **Operational: Yes**
 Damaged Install GFCI Reverse Polarity No Ground Open Ground

Sink **Damaged: No**
 Worn Chip Single Double Stainless Enamel

Faucet **Operational: Yes**
 No Shut-Off Valve Sticks Unsecured Corrosion Leak

Trap/Drain **Damaged: No**
 Unsecured Improper Trap Slow Drain Corrosion Leak

Counter **Damaged: No**
 Unsecured Ceramic Marble Laminate Solid Surface RegROUT
 Mildew Scratch Worn

Cabinet **Damaged: No**
 Worn Unsecured Laminate Plywood Wood Metal
 Missing Hardware Mildew Scratch Other

Range Hood **Not Applicable**
 Cooktop Exhaust Corrosion No Exhaust No Light Noisy

Recommend installing a kitchen exhaust fan to reduce condensation/moisture related damages and promote indoor air quality.

Major Appliances (Built-in)
 Tested ON/OFF only. Did Not Test All Functions

Heat Source
 None Thermostat Electric Air Register Radiator Radiant

Recorded Kitchen Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 12:59:46 PM

Foyer

Floor **Damaged: No**
 Worn Crack Carpet Vinyl Wood Stone

Wall **Damaged: No**
 Patched Crack Drywall Brick Wood Wallpaper

Foyer

Ceiling				Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile
Lighting				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Receptacle				Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
Closet/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input type="checkbox"/> Sliding
Front Door				Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Binds	<input type="checkbox"/> Metal Clad	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Dead Bolt	<input type="checkbox"/> Replace Sill
<input type="checkbox"/> Weather Seal	<input type="checkbox"/> Split	<input type="checkbox"/> Worn			

Recorded Foyer Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:02:15 PM

Family Room

Floor				Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic
Wall				Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Wallpaper
Ceiling				Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile
Window				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input checked="" type="checkbox"/> Double Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay
<input checked="" type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Mildew	<input type="checkbox"/> Damaged
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint				
Patio Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Vinyl
Ceiling Fan				Operational:	No
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Fan is not working, repair / replace.					
Receptacle				Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground

Family Room

Heat Source

None
 Thermostat
 Electric
 Air Register
 Radiator
 Radiant

Recorded Family Room Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:03:26 PM

Living Room

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Damaged: No

Wall

Patched
 Crack
 Drywall
 Brick
 Wood
 Wallpaper

Damaged: No

Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Window

Binds
 Not Tested
 Double Hung
 Casement
 Fixed
 Bay
 Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint

Operational: Yes

Receptacle

Damaged
 Switched
 Reverse Polarity
 No Ground
 Open Ground

Operational: Yes

Heat Source

None
 Thermostat
 Electric
 Air Register
 Radiator
 Radiant

Recorded Living Room Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:03:47 PM

Dining Room

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Damaged: No

Wall

Patched
 Crack
 Drywall
 Brick
 Wood
 Wallpaper

Damaged: No

Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Window

Binds
 Not Tested
 Double Hung
 Casement
 Sliding
 Bay
 Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint

Operational: Yes

Dining Room

Lighting

None Unsecured

Operational: Yes

Receptacle

Damaged Switched Reverse Polarity

Operational: Yes
 No Ground Open Ground

Heat Source

None Thermostat Electric Air Register Radiator Radiant

Recorded Dining Room Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:04:05 PM

Bedrooms Combined

Other bedrooms

Floor

Worn Crack Carpet Vinyl

Damaged: No
 Wood Ceramic

Wall

Uneven Crack Drywall Brick

Damaged: No
 Wood Composite

Ceiling

Patched Crack Drywall Stipple

Damaged: No
 Wood Tile

Window

Binds Not Tested Single Hung Casement
 Thermal Aluminum Vinyl Wood
 Stain Repaint

Operational: Yes
 Sliding Bay
 Damaged Mildew

Door

Binds Damaged Pocket Hinged

Operational: Yes
 Wood Composite

Closet/Door

Binds Damaged Light Hinged

Operational: Yes
 Bi-Fold Sliding

Lighting

None Unsecured

Operational: Yes

Ceiling Fan

None Unsecured

Operational: Yes

Receptacle

Damaged Switched Reverse Polarity

Operational: Yes
 No Ground Open Ground

Heat Source

None Thermostat Electric Air Register Radiator Radiant

Bedrooms Combined**Other bedrooms**

Recorded Other bedrooms Inspection Times: 4/14/2011 12:18:19 PM - 4/14/2011 1:08:59 PM

Additional Comments

General Comments

Thank you for your business. I sincerely appreciate this opportunity to assist you in your real estate transactions. If you have questions later, please call me. My direct cell # is 757 630-8653

Sincerely

Brett Porter

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

1.0 Property and Site

1.1 Driveway

Driveway has sunk and is leaving a gap between the garage door and the driveway. This problem extends into the garage floor. This entire section should be removed and replaced.



1.2 Railing

Railings are loose. Railings should be secure to withstand a 200 pound force at any point, correct.

2.0 Exterior

2.1 Wall Surface

Small brick and mortar cracks noted on the upper right hand corner of the garage door. Though they do not appear to be of major structural concern, the gaps should be sealed to prevent moisture from getting behind the wall surface.

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2.0 Exterior



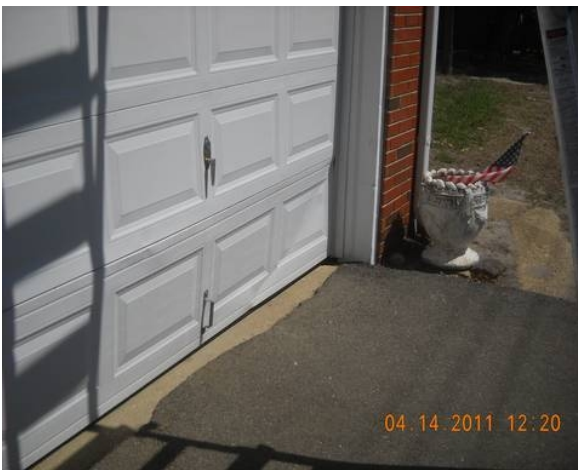
2.2 Lighting

Replace the broken security light over the garage door.

3.0 Garage

3.1 Door

Bottom two panels are bent and the bottom panel is also broken. Replace.



3.2 Floor

See Property and Site page. Driveway section.



Report Commentary

Date: 14-Apr-2011

2936 Breezy Road, Virginia Beach, Virginia

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3.0 Garage

3.3 Wall

The common walls between the garage and the main living space must be made of a fire retardant material. Have a qualified contractor install an approved fire barrier. The joints must then be firetaped.

3.4 Lighting

There is one switch by the access door into the house that is broken. Have a qualified electrician replace.

3.5 Access Door

Replace broken glass in the access door to the house.

4.0 Roof Structure

4.1 Gutter/Downspout

Front gutter slope appears insufficient to promote proper flow towards downspouts. Remedy by re-installing with adequate slope.

4.2 Covering

Improper overhang, should be max 3/4 - 1 inch, correct to prevent shingles breaking off and water intruding causing damage.

Improper repairs noted. There are broken shingles on the roof where only the damaged part has been replaced. When a part of the shingle is broken the entire shingle should be replaced. Have a qualified roofing contractor correct.

Have a qualified roofing contractor replace all damaged shingles.

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4.0 Roof Structure



4.3 Chimney Cap

Masonry crown is cracked and the mortar is receding. Have a qualified chimney sweep coat masonry crown to eliminate potential structural problems.



4.4 Visible Flue Liner

Cracks noted in the clay liner for the fireplace. Consult a certified chimney sweep to further inspect clay liner for additional cracks, visible portion shows spalling and cracks. May extend to concealed areas within chimney assembly.

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4.0 Roof Structure

Replace all damaged sections. **This is the reason that the flue has been blocked off.



5.0 Attic

5.1 Insulation

Insulation is improperly installed, paper (vapor barrier) should be facing the living space. Correct

6.0 Basement/Structure

6.1 Post

The center row of interior piers are settling and some are leaning and others are not touching the beams that they are intended to support. Have a qualified contractor support beam and replace the settling footers and then re-lay the piers.

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

6.0 Basement/Structure



7.0 Heating

7.1 Oil Tank/Piping

There appears to be a leak in the oil tank piping where it passes through the bricks into the crawlspace (note stain on mortar). Have a qualified HVAC contractor evaluate and correct any and all leaks.





Report Commentary

Date: 14-Apr-2011

2936 Breezy Road, Virginia Beach, Virginia

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8.0 Plumbing Components

8.1 Hot Water Tank

Water heater is a 1985 solar water heater. Has outlived its normal useful life. Have a qualified plumber evaluate for replacement. This is a storage tank only. The hot water is being provided by the boiler. It is also being used as a secondary forced air heat source. Recommend complete removal.

9.0 Laundry In Garage

9.1 Tub/Faucet

Have a qualified plumber replace the leaking tub faucet.

10.0 Fireplace

10.1 Hearth

There is no hearth. Hearth must be distinguishable from the surrounding floor. Must be made of a non-combustible material at least 16" out from the firebox, and extend 8" past the sides of the firebox. Have a qualified contractor correct.

10.2 Wood/Pellet Stove

This is an old Heatalator system. Have thoroughly inspected by a qualified chimney sweep prior to use.

11.0 Master

11.1 Trap/Drain

Have a qualified plumbing contractor correct the leak in the sink trap drain.

12.0 Family Room

12.1 Ceiling Fan

Fan is not working, repair / replace.