

Quality

HOME INSPECTIONS

28 Paula Maria Drive
Newport News, VA 23606

Certified Real Estate Inspector CRI #: 201111

Virginia DPOR Home Inspector #: 000473

North Carolina Home Inspector #: 3333

Class A License #: 2705 074032A

IAC2 Mold Certified

BBB A+ Rating

QualityInspections@Verizon.Net

www.qualityhomeinspections-va.com

February 17, 2019 10:00 AM.

Mr. John Doe

RE: 123 Main Street
Anywhere , USA



Dear Mr. Doe:

A visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance, nor a warranty service.

IMPORTANT: The 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 complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

We detail items by color based on urgency. GREEN is used to represent things of a cosmetic nature. YELLOW is used to represent maintenance or service items, and RED represents items of immediate concern. RED items need immediate attention to prevent damage or further damage depending on the situation.

We recommend a licensed expert to further evaluate, make recommendations and/or needed repairs of RED items. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials and other environmental hazards, pest infestation, playground equipment, efficiency measurement of insulation or heating or cooling equipment, internal or underground drainage/plumbing, any systems shut down or otherwise secured, Water wells (water quality and quantity) zoning ordinances; intercoms, security systems, heat sensors, cosmetics or building code conformity.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. If the outside temperature is below 65 degrees, the A/C unit is unable to be tested at time of inspection and should be properly maintained/evaluated before first use. If your system is a heat pump type, then we are unable to determine if heat is due to electric coils or charge. We perform a conscientious evaluation of the system, but we are not specialists. Due to standards currently set forth, we are unable to do "invasive testing" which includes (but is not limited to) the removal of covers from the HVAC systems to view internal components and puncturing wood to test for moisture/insect damage.

A moisture termite inspection is always recommended, as we are not experts and can only speak to the conditions viewed at time of inspections. Any general comments about these systems and conditions are informational only and do not represent an inspection. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Note: There is also a "Full Report" that is in conjunction with this summary report. Both need to be used and if any deviation from one to the other is found, then it must be brought to the attention of QHI for clarification prior to any further contractual freelances.

IMMEDIATE DEFICIENCIES

(All of these Immediate Deficiencies and red items must be evaluated and repaired by State licensed contractors in their proper fields)

EXTERIOR & FOUNDATION

Exterior Walls And Trim:

2.3 Immediate Concerns:

Secure/repair the loose vinyl corner seen on the back left of the house.

Secure properly so not to blow off and allow damage to happen to the house.



PLUMBING SYSTEM

Water Heater:

4.12 Immediate Concerns Condition:

The unit is missing the required drain pan and the TPR pipe does not extend to the base of the unit, have installed for safety. Have a licensed and insured plumbing contractor evaluate and make any further recommendations or repairs as needed to the plumbing system.



HEATING - AIR CONDITIONING

Primary Heating Furnace/Air Handler:

5.23 Immediate Concern Condition:

The required secondary condensate shutoff switch and p-trap are missing.

This will keep the condensate drain water from draining onto the ceiling below in case of a leak. Have a licensed and insured HVAC contractor further evaluate and make any recommendations and repairs as needed to the HVAC system.



Secondary Heating Unit: Furnace/Air Handler:

5.30 Immediate Concern Condition:

The required secondary condensate shutoff switch and p-trap are missing.

This will keep the condensate drain water from draining onto the ceiling below in case of a leak. Have a licensed and insured HVAC contractor further evaluate and make any recommendations and repairs as needed to the HVAC system.



ELECTRICAL SYSTEM

Electric

6.4 Immediate Concerns For Panel:

The panel is missing the breaker cover as required for safety, have the cover found and installed or replace with new cover/door.

Have a licensed and insured electrical contractor further evaluate and make any recommendations and repairs as needed to the electrical system.



BATHROOMS

Bathroom #2:

10.12 Bath Ventilation:

The fan blades in the vent in bathroom #2 are not spinning.



MAINTENANCE DEFICIENCIES

(These items noted are standard for most homes and general maintenance is needed)

GENERAL INFORMATION

Utility Services:

1.16 Other Utilities/Systems:

A propane tank line is present but no tank. The gas fireplace is the only gas appliance.



1.17 Whole House Comments

There are personal items stored on the premises. Due to this, there were some areas that we may have been unable to fully view or gain access to at the time of inspection. Once these items are removed, inspection of those areas is recommended.

EXTERIOR & FOUNDATION

Exterior Walls And Trim:

2.2 Maintenance Condition:

Caulk around the A/C lines and any holes, gaps, or penetration points to avoid moisture and insect intrusion. Small crack noted in the siding on the third floor deck base, have sealed to prevent moisture intrusion.



2.5 Maintenance Condition:

Seal around the pipes and lines that enter the house by way of the carport ceiling to prevent moisture/pest intrusion.



HEATING - AIR CONDITIONING

Primary Air Conditioning:

5.5 Temperature Differential

We were unable to test the unit, the outside temperature is below 65 degrees at time of inspection. The unit looks maintained but consider having the unit serviced now or at least before use.

5.7 Maintenance Condition:

Have the A/C lines re-insulated where missing to reduce condensation and for a proper thermal barrier. The disconnect box is rusty, scrape and paint to keep from deteriorating further/prolong life.



Secondary A/C Unit:

5.12 Temperature Differential

We were unable to test the unit, the outside temperature is below 65 degrees at time of inspection. The unit looks maintained but consider having the unit serviced now or at least before use.

5.14 Maintenance Condition:

Have the A/C lines re-insulated where missing to reduce condensation and for a proper thermal barrier. The disconnect box is rusty, scrape and paint to keep from deteriorating further.



Secondary Heating Unit: Furnace/Air Handler:

5.29 Maintenance Condition:

Re-insulate the AC line as per standard to keep from sweating to prevent damage to the ceilings below.



Filters

5.32 Air Filter Condition:

Dirty filter(s) are installed and need to be replaced to extend the life of the HVAC system and performance.

ELECTRICAL SYSTEM

Electric

6.3 Cautionary Issues For Panel:

The location of the panel (beside the refrigerator) is not a standard location.

There are missing and/or improper sharp pointed screws in the panel cover, Have replaced to properly secure the panel to the wall and for safety.



6.5 Immediate Concerns Switches/Outlets;

The back exterior second floor deck outlet cover is missing. Install for safety

The back exterior third floor deck outlet has a cracked cover and is rusted internally.



6.6 Lighting

There are some missing or blown bulbs throughout the home. Replace the bulbs and retest to ensure of operation. The bar pod light is missing a cover, replace as needed. The under bar rope light is not working properly, repair/replace.



Cautionary Issues For Switches/Outlets:

6.7 Electric

The refrigerator outlet has a broken cover, replace as needed.



INTERIOR ROOMS

Doors:

7.1 Front Door:

A door stop should be installed to the front door to prevent damage to the door and/or wall.

The door deck button is damaged, repairs are needed.

The door rubs the frame at the top edge, adjust for fluid operation.



7.2 Other Exterior Doors:

The downstairs back sliding door seals are damaged, replace for a proper seal.
The second floor left bedroom door seal and lock are damaged, repair/replace.
The third floor sliding door seal is missing, add seal to form a proper seal.



7.3 Interior Doors:

Add door stops to doors where missing around the house to avoid damage to the walls and doors.
Have the door cut for a proper 5/8 inch airflow at the carpet as is standard.
The second floor front bedroom door does not latch, adjust for proper latching.
The second floor left bedroom bathroom door is not plumb in the frame, re-work as needed.



Windows:

7.5 Maintenance Condition:

There are two window screen(s) that are not installed. Screen in the closet.

There are five screen(s) that have holes or damage noted around the home. Have the screens repaired or replaced as needed.



Interior Walls:

7.8 Maintenance Conditions:

Repair the HVAC access doors and trim as needed.



Moisture stains noted in the wall at the rear third floor door frame.

The area is dry at this time and no major damage found, just minor deterioration from water leaking in through the sliding door. Repair/paint as needed.



Floors:

7.13 Maintenance Condition:

The floor around the upstairs sliding door area has areas that are un-level. No sub-floor damage detected, just unevenness of the carpet padding.



Fireplace:

7.16 Condition:

We are unable to test the unit at the time of inspection due to the utility that operates the system/component(gas) being off. Recommend having the utility turned on, and all dependent components and systems thoroughly tested at that time.



Smoke / Fire Detector:

7.17 General:

It is recommended to add carbon monoxide detector or CO detectors within the home for safety. A carbon monoxide detector or CO detector is a device that detects the presence of the carbon monoxide (CO) gas in order to prevent carbon monoxide poisoning.

GARAGE - CARPORT

Garage Type:

8.6 Other Observations:

Seal around the pipes and penetrations to prevent moisture/pest intrusion.

KITCHEN - APPLIANCES

Range/ Oven:

9.5 Condition:

Raise or lower the unit as needed to be level with the countertop as per manufacturers standards.

The stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children.

The stove handle is loose, secure as needed.



Microwave:

9.13 The Condition Of The Microwave Is

The units top vent louver, is damaged and held only on by tape. This is not a issue but cosmetic in nature.



Laundry:

9.17 Condition:

It is important to clean and maintain the dryer venting to prevent a fire hazard.

The dryer vent louver fasteners are noted to be rusted.



BATHROOMS

Bathroom #1:

10.3 Condition Of Toilet:

10.4 Tub/Shower Plumbing Fixtures:

The tub/shower fixtures in bathroom #1 need to be caulked to prevent moisture intrusion.



10.5 Tub/Shower And Walls:

Caulking is needed at the tub to the floor in bathroom #1 to avoid moisture intrusion.



Bathroom #2:

10.10 Tub/Shower Plumbing Fixtures:

The tub/shower fixtures in bathroom #2 need to be caulked to prevent moisture intrusion.

The tub drain basket in bathroom #2 is rusted out and can clog easily.



10.11 Tub/Shower And Walls:

Caulking is needed at the tub to the floor in bathroom #2 to avoid moisture intrusion. Holes noted in the gel coat in bathroom #2.



Bathroom #3:

10.16 Tub/Shower Plumbing Fixtures:

The tub/shower fixtures in bathroom #3 need to be caulked to prevent moisture intrusion.



10.17 Tub/Shower And Walls:

Caulking is needed at the tub to the floor in bathroom #3 to avoid moisture intrusion.



Bathroom #4:

10.20 Condition Of Sink:

The sink is slow to drain in bathroom #4. Have the drain unclogged as needed to ensure proper drainage. The pedestal sink is loose from the wall.



10.21 Condition Of Toilet:

The toilet in bathroom #4 needs to have the wax ring replaced and toilet secured. This will ensure that there are no leaks, which can cause moisture damage that is hard to detect.



GROUNDS

Grading:

11.7 Condition:

Install rock along the sides of the house to keep the soil from washing out.



Patio, Porch And Decks:

11.11 Condition:

Hammer in all loose nails in the deck to secure the structure.

It is standard for the deck posts and rails to be bolted down for safety. Loose railing noted on the third floor steps, secure for safety.



Fences & Gates:

11.14 Condition:

Have the gates adjusted so operate smoothly and latch properly.



Exterior Components:

11.16 Sprinkler System

Some heads are laying on the ground and need to be reworked and serviced come spring/before first use.



POOL/SPA & EQUIPMENT

Pumping Equipment:

12.7 Pump & Motor:

The electrical wire feed conduit has come loose from the motor and electrical tape is wrapped around it. Recommend re-working the conduit to be properly secured for safety.



Pool Enclosure Or Fencing:

12.12 Overall Condition:

Recommend installing a closer on the pool gates so they will close automatically, for safety.



MINOR DEFICIENCIES

(These items are minor and no action is necessary)

EXTERIOR & FOUNDATION

Exterior Walls And Trim:

2.5 Maintenance Condition:

Minor deterioration noted to the metal wrapping around the home, monitor.



HEATING - AIR CONDITIONING

Ductwork:

5.16 Condition:

There is a small amount of black stain on the ceiling vents around the house. Cleaning of these vents is a part of routine maintenance and should be done at this time.



INTERIOR ROOMS

Interior Walls:

7.7 Cosmetic Conditions

Typical or minor cracks are noted to the walls in the home. These cracks are cosmetic in nature, have repaired.

Ceilings:

7.10 Cosmetic Conditions

Typical or minor cracks are noted to the ceilings in the home. These cracks are cosmetic in nature, have repaired as needed.

POOL/SPA & EQUIPMENT

Electric Controls:

12.10 Timers:

The timer box is rusty, but works.



Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Floyd Gibbs - VA State Certified Inspector #3380-000473
Quality Home Inspections
28 Paula Maria Drive
Newport News, VA 23606
(757) 594-1449

Floyd Gibbs-Owner/Certified Real Estate Inspector #201111
VA State Home Inspector
NC State Certified Inspector
SC State Certified Inspector
Certified Master Inspector