

Quality

HOME INSPECTIONS

Certified Real Estate Inspector #: 201111
Virginia DPOR Home Inspector # 000473
North Carolina Home Inspector #: 3333

BBB A+ Rating

IAC2 Mold Certified

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www.qualityhomeinspections-va.com

July 12, 2018

Mr. John Smith

RE: 123 Main St
Hampton, VA



Dear Mr. Smith:

A visual inspection of the above referenced property was conducted on June 30, 2018 . . . 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 policy, 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/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 and cooling equipment, internal or underground drainage or plumbing, any systems which are 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 include (but are not limited to) removal of covers from 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 inspection. 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.

IMMEDIATE DEFICIENCIES

All of these Immediate Deficiencies and red items must be evaluated and repaired by state licensed contractors in their proper fields.

ROOF SYSTEM

Roof:

3.9 Immediate Concerns Condition:

There are broken shingle tabs noted at the roof, some repairs have been made however some are still lifted/not properly secured.

Remove the moss/debris noted at the roof surface at time of inspection.

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



ELECTRICAL SYSTEM

Electric

6.4 Immediate Concerns Switches/Outlets;

The outlet in the upstairs back left bedroom has the hot and neutral reversed, repair/correction is needed.

Secure the outlet behind the washing machine as needed.

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



BATHROOMS

Bathroom #2:

10.8 Condition Of Sink:

Replace the broken drain as needed at the sink in bathroom #2.



10.9 Condition Of Toilet:

The toilet in bathroom #2 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

Paving Conditions:

11.2 Condition

The driveway is noted to be raised or settled and as such can pose a tripping hazard, this is due to tree roots. It is recommended to repair or replace the hazard area for safety.



MAINTENANCE DEFICIENCIES

(These items noted are standard for any home and general maintenance as needed)

EXTERIOR & FOUNDATION

Exterior Walls And Trim:

2.2 Maintenance Condition:

There is some loose siding noted at the rear of the home.

Have the siding secured properly to prevent moisture or insect intrusion.

Caulk around any holes, gaps, and penetration points to avoid moisture and insect intrusion.



Foundation

2.8 Maintenance Condition:

Have the insulation re-secured in the crawl space where fallen to provide a proper thermal barrier.

The crawl space door is deteriorated and rusty. It is important to have the access door made of stable exterior material and properly secure door to the foundation wall.



ROOF SYSTEM

Gutters & Downspouts:

3.11 Condition:

Clean the debris from gutter and secure as needed as part of standard maintenance. At this time gutters are partially clogged/clogged and could hold water and back up under the shingles. There are portions of the gutter system that are loose at time of inspection in the front of the home and on the left front of the home. Secure the gutters and/or downspouts to the house as needed to ensure proper function.



PLUMBING SYSTEM

Hose Faucets

4.6 Maintenance Condition:

The hose faucets at the front and rear of the home have leaking stems noted. Repair/replace as needed for proper function.



HEATING - AIR CONDITIONING

Primary Heating Furnace/Air Handler:

5.15 Maintenance Condition:

While the unit appears to be functioning, due to the outside temperature being over 65° we are unable to determine the temperature differential. Have properly tested/serviced/maintained when time for use.

ELECTRICAL SYSTEM

Electric

6.5 Lighting

There are some missing or blown bulbs throughout the home. Replace the bulbs and retest to ensure of operation.



INTERIOR ROOMS

Doors:

7.3 Interior Doors:

The strike plate need to be adjusted to allow for proper operation.

Damage is noted to some of the doors have repaired or replace as needed.

Add door stops to doors where missing around the house to avoid damage to the walls and doors.

There are some interior doors that need to be adjusted so to latch properly.



Floors:

7.13 Maintenance Condition:

Damage and deterioration is noted to the tile. Have repaired or replaced as needed to ensure functionality.

Smoke / Fire Detector:

7.17 General:

There are some units that are missing and need to be replaced, Smoke detectors should be installed in each bedroom and in both upper and lower hallways for maximum safety. Testing for proper operation and installation of fresh batteries yearly is recommended.



GARAGE - CARPORT

Garage Type:

8.5 Main Garage Door(s):

The main garage door is bent at the bottom, this is causing the door to bow out. Repair/replace as needed.



KITCHEN - APPLIANCES

Kitchen Sink:

9.1 Condition:

The sprayer was inoperable at time of inspection, repair as needed.



Range/ Oven:

9.5 Condition:

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



Laundry:

9.18 Condition:

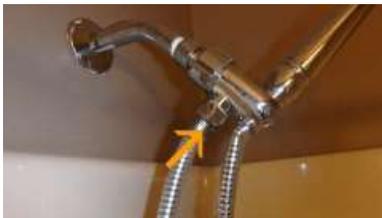
It is important to clean and maintain the dryer venting to prevent a fire hazard.

BATHROOMS

Bathroom #1:

10.4 Tub/Shower Plumbing Fixtures:

The shower head in bathroom #1 is leaking, repair or replace as needed for proper operation.



Bathroom #2:

10.10 Tub/Shower Plumbing Fixtures:

Secure the tub stopper as needed at bathroom #2.



GROUNDS

Landscaping:

11.5 Condition:

It is recommended to trim away bushes, plants and/or ivy away from structure to help prevent damage to the building materials.



Exterior Steps And Stoops:

11.14 Condition:

Scrape and paint the railings as needed at the exterior steps/stoops. Point up the steps where needed to prevent moisture intrusion and further damage.

Secure the handrail properly as needed for safety.



MINOR DEFICIENCIES

(These items are minor and no action is necessary)

EXTERIOR & FOUNDATION

Exterior Walls And Trim:

2.2 Maintenance Condition:

We recommend power washing the exterior of the home to remove stains and help to preserve the life of the materials.



INTERIOR ROOMS

Interior Walls:

7.8 Cosmetic Conditions

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

Nail pops are noted in the home, they are imperfections that show up in drywall interior walls, and can reoccur if they are not repaired properly.

Ceilings:

7.10 Cosmetic Conditions

Nail pops are noted in the home, they are imperfections that show up in ceilings and can reoccur if they are not repaired properly.

Floors:

7.12 Cosmetic Condition

There are squeaks noted in the sub-flooring. Squeaks are caused when the subfloor begins to separate from the floor joists. The nails squeak as they slide in and out of the joists.

At time of inspection, the vinyl tiles have not been completely installed. Complete and inspect for proper insulation.



GROUNDS

Paving Conditions:

11.2 Condition

The cracks noted are typical in the surface of the driveway . This is standard in most driveways and is not considered an issue.



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

Sincerely,
Your Inspector

Quality Home Inspections

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