



**Cranor Inspection Services, LLC**



# Inspection Report

**8939 Cardiff Rd, Richmond, VA 23236**

Inspector: John Cranor

VA Licensed Home Inspector #3380000119 NRS Exp. 10/25

EDI Moisture Analyst/Building Envelope Inspector #VA-198

Client: Mike Lind

Realtor:

Yr Blt:1987 Sq Ft: 3180

Time: 9:30 AM Inspection Date: 6/23/2025

**“Experience Counts”**



**CERTIFIED  
INSPECTOR**

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# Summary / Action Items

This Summary report is provided as quick access to the inspected components and/or systems that in the professional opinion of the inspector are not functioning properly, significantly deficient or unsafe. The summary should not be construed as the inspection report in its entirety. The full, more detailed report, including photos and details follow the summary.

<i>Exterior</i>		
Page 8 Item: 1	Exterior Walls / Siding / Flashing	<b>1.2. Hardboard siding is swollen from water penetration and has moisture damage in scattered spots, the following areas were identified as the worst: left front corner, front right corner, near front porch, right along roof, right front inside corner, right front behind shrub, rear at garage window, left at window, left along roof. Recommend correcting.</b>
Page 10 Item: 2	Exterior Trim	<b>2.2. Moisture damaged wood composite corner trim .on front right.</b>
Page 11 Item: 7	Rear Door & Trim	<b>7.1. The weather stripping around the door is damaged and/or not functioning properly.</b>
Page 11 Item: 8	Front Porch Structure & Railing	<b>8.1. The railing on steps is separated from vertical post and loose. Railing needs repairs and maintenance.</b>
Page 12 Item: 9	Rear Porch Structure & Railing	<b>9.1. The porch steps and railing is weathered. The stair structure appears to have settled on one side causing it to be un level. The nails in the porch floor structure metal framing brackets are rusty. Framing brackets used are no longer considered acceptable however was commonly used when built. Recommend repairs and improvements.</b>
Page 14 Item: 10	Walkways	<b>10.1. The concrete walk has settled in one area creating a variation in the elevations which is considered a trip hazard.</b>
Page 16 Item: 12	Grading and Drainage	<b>12.1. The grade and drainage around the home is poor and the crawl space is wet. There is a concrete apron along the front that was originally designed to catch roof drainage (prior to gutter being installed). The concrete apron has settled and rotated in the wrong direction. As a result the foundation adjacent to the apron visible from crawl space is wet. The concrete apron is also covered with moss. There are numerous sunken holes along the front and a larger sunken spot on rear near the porch. Recommend filling in holes and sunken areas, and regrade so surface water drains away from the foundation. The grade should fall a minimum of 6-inches within the first 10-feet. Ideally the concrete apron should be removed but if fill dirt is trucked in, it is possible the concrete can be buried during the regrading.</b>
Page 17 Item: 13	Adjacent Vegetation	<b>13.1. Vegetation around the home is overgrown. There is Poison Ivy/ Poison Oak growing on home on rear left. There is thick vine growth in rear yard. Recommend trimming back / removing as necessary.</b>

<i>Interior</i>		
Page 23 Item: 3	Interior Floors	<b>3.2. Missing a transition strip at entrance to kitchen and bottom of stairs.</b>
Page 23 Item: 4	Window Operation & Glass	<b>4.1. The following insulated glass windows have seal failure (fogged): kitchen, eat in kitchen. 3 in Florida room.</b>
<i>Bathrooms</i>		
Page 26 Item: 4	2nd Floor Master Bathroom	<p><b>4.4. The exhaust fan is exhausting into the attic and should be extended to the exterior.</b></p> <p><b>4.5. The left sink has a slow and/or clogged drain. Often slow drains are usually due to restrictions such as hair or objects within the trap, or it could be just a stopper adjustment.</b></p>
<i>Smoke &amp; Carbon Monoxide Alarms</i>		
Page 29 Item: 1	Smoke Alarm(s)	<b>1.2. The smoke alarms are old and beyond their expected service life. Recommend replacing alarms.</b>
Page 30 Item: 2	Carbon Monoxide Alarm	<p><b>2.1. No Carbon Monoxide alarm observed. The generally acceptable safe practice is that any home that has either or both of the following conditions: 1) fuel-fired appliances and/or 2) an attached garage with an opening that communicates with the home such as the door to the garage have a carbon monoxide alarm for safety. Recommend Correcting. The acceptable practice is to install the Carbon monoxide alarm outside each separate sleeping area in the immediate vicinity of the bedrooms and/or where a fuel-burning appliance is located within a bedroom or its attached bathroom, the carbon monoxide alarm should be installed within the bedroom. Combination carbon monoxide and smoke alarms are acceptable to be used in lieu of carbon monoxide alarms.</b></p>
<i>Water Heater</i>		
Page 33 Item: 1	Water Heater	<p><b>1.3. The water heater located in the garage has no barrier to protect it from impact. The generally accepted construction practice as well as the gas company recommends that appliances in garages be protected from impact from automobiles.</b></p> <p><b>1.4. The metal flue vent sections serving the gas water heater are not secured together properly, there should 3 screws per joint. Recommend correction.</b></p>
<i>Attached Garage</i>		
Page 39 Item: 1	Garage Vehicle Door(s) & Openers	<b>1.1. The garage vehicle door opener photoelectric sensors that reverse the door are improperly installed too far off the floor which is unsafe. There is a serious risk of injury, particularly to children and pets, under this installation. The safety sensors should be installed within 4 to 6 six inches of the floor. Recommend having evaluated and corrected by a licensed garage door contractor.</b>



Page 39 Item: 3	Garage Structure & Home/Garage fire separation	<b>3.2. The garage foundation has significant vertical and horizontal cracking and obvious settlement. The concrete floor slab also has cracking and settlement. Recommend having evaluated by a structural engineer and have repaired by a licensed foundation contractor.</b>
Page 41 Item: 4	Garage Floor	<b>4.1. The concrete slab has cracked and settled down at least 3-inches along the rear. Also see garage structure comments. The degree of settlement is more than normal which may require demo and re pour.</b>
<b><i>Underfloor Crawl Space</i></b>		
Page 43 Item: 2	Crawl Space Foundation	<b>2.1. There is unusual vertical cracking in the foundation on far left. Also see garage comments. Recommend having foundation evaluated by licensed qualified engineer and/or licensed qualified foundation repair contractor and have corrected as necessary.</b>
Page 44 Item: 3	Crawl Space Floor Structure	<b>3.1. The floor structure including the main support beam and joists have moisture related damage (rot). The floor structure is covered with a dark fungal like growth. Recommend having floor structure evaluated and repaired by a licensed contractor.</b>
Page 45 Item: 4	Crawl Space Ventilation, Moisture Control & Conditions	<b>4.1. The crawl space shows indications of chronic wet conditions and there is a visible surface discoloration or a suspected fungal like growth, such as mold or wood destroying fungi, on the floor structure. Fungal growth is the result of a water or high humidity problem. Addressing and alleviating the high humidity and wet conditions is critical in preventing the continuing development of the fungal growth. Fungal growth can result in deterioration of the floor structure, and in some cases affect indoor air quality. There is obvious damage on the wood floor structure. There are mushrooms growing in the crawl space. Recommend having evaluated and corrected as necessary by a qualified moisture control specialist.</b>
Page 48 Item: 5	Crawl Space Insulation	<b>5.1. The crawl space shows indications of chronic wet conditions and there is visible fungal or mold like growth. As a result of the wet conditions the insulation is in poor condition and all should be replaced.</b>



# Understanding the Report

This inspection and report is governed by the Commonwealth of VA Home Inspector Licensing regulations, unless noted in the report or excluded in the inspection agreement. This inspection is based upon the readily accessible components and visual observation of existing conditions of the inspected home or building at the time of the inspection. The purpose of this inspection is to provide the client with information regarding the current conditions of the home or building in order to assist in making informed decisions in reference to the property. Systems were operated using normal user controls. The inspection was not technically exhaustive, involved no destructive testing, no opening of valves or dismantling of components. This report should not be construed as, a guarantee, warranty, or any form of insurance as there is no promise that every possible defect will be discovered. Hidden or concealed deficiencies are excluded from the inspection. The descriptions, observations and/or recommendations noted in this report are based upon published references and/or actual experience. The readily accessible inspected systems and components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented. Any system(s) or component(s) reported as not functioning properly, deficient, unsafe, or any other documented concerns noted in this inspection report should be further evaluated and corrected as deemed necessary by qualified VA licensed contractors or other appropriate specialist before terminating negotiations and/or purchasing the property. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

## **Observations / Recommendations:**

The regular or non-bold font under the Observations / Recommendations heading is information regarding the condition of systems and/or components. These may include comments that are discretionary considerations where improvements or repairs are recommended but not necessarily essential, or give information about an older no longer accepted construction practice, or note an issue that should be monitored, or maintenance recommendations or other relative information.

**Bold font** under the Observations / Recommendations heading represents systems and/or components that are not functioning properly, significantly deficient, and/or unsafe. This classification may contain structural problems, damage, water intrusion concerns, a condition that impairs the normal stability, safety or use of any part of the property, or items that do not align with generally accepted construction practices. **Only Bold font** comments are duplicated in the Summary Page(s) of the report which is why reading the whole report is critically important.

**Orientation:** For purposes of this report, all directional references (front, left, right, rear) are taken from the viewpoint of an observer standing in front of the home or building.

**Photographs** included in this report do not depict every defect. Photographs (or Video) help clarify what is documented in this report. They do not add importance to conditions photographed, nor diminish conditions not photographed.

**Estimated Costs** where/if provided in this report are, rough estimates, and are intended to provide a range of expense to assist the client and/or other parties with understanding the "ballpark" expenses involved. These rough estimates are provided without a defined scope of work, no detailed measuring, and no calculating. Experience has shown that actual contractor quotations can vary greatly and that the ballpark estimates provided are not guaranteed. The parties involved should also understand that opinions on how to repair or correct a defect can vary from contractor to contractor. Additionally, contractors may uncover defects not apparent at the time of the visual inspection resulting in additional cost. Naturally, the quality of workmanship, complexity of the job, and materials will influence total costs of any project. Please proceed cautiously and it's recommended that licensed qualified contractors be consulted for true estimates.



# General Information

## 1. *Scope of Work / Information*

This is a pre listing type inspection

## 2. *General Structure*

Description: Single Family / Detached Home • with attached garage • Crawl Space Foundation

## 3. *Weather*

Clear/ Sunny • Approximately 92 degrees

## 4. *General Accessibility & Utility Status*

Occupied Home • All utilities are on

## 5. *Parties Present*

Client (the Homeowner) Present

## 6. *Inspection Completion Time*

Approximately: 12 PM

## 7. *Exterior Photos*



front

Front left



Right



Rear



Rear left



Left



Right



Front right

# Exterior

The exterior was visually inspected, including the siding or wall coverings, flashing, trim, exterior doors, attached garages, carports, attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings, eaves, soffits, and fascias, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building, visible exterior portions of chimneys, adjacent or entryway walkways, grade steps, patios, and driveways. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

## 1. Exterior Walls / Siding / Flashing

Description: Hardboard Siding

### Observations / Recommendations:

1.1. Recommend Immediate Maintenance

**1.2. Hardboard siding is swollen from water penetration and has moisture damage in scattered spots, the following areas were identified as the worst: left front corner, front right corner, near front porch, right along roof, right front inside corner, right front behind shrub, rear at garage window, left at window, left along roof. Recommend correcting.**



Left front corner - siding moisture damage



Front right corner - siding moisture damage



Front near porch- siding moisture damage



Right along roof - siding moisture damage



Right front inside corner- siding moisture damage



Right front behind overgrown shrub- siding moisture damage



Rear right at garage window- siding moisture damage



Rear right at garage window- siding moisture damage



Left at window- siding moisture damage



Left at window - siding moisture damage



Left rear along roof- siding moisture damage

## 2. Exterior Trim

Description: Wood • Wood Composite

### Observations / Recommendations:

2.1. Recommend immediate maintenance

**2.2. Moisture damaged wood composite corner trim .on front right.**



Front right corner trim damaged

## 3. Eaves, Soffits, and Fascia

Description: Wood

## 4. Windows & Trim

Description: Vinyl Double Hung • Wood and Aluminum Covered Trim

### Observations / Recommendations:

4.1. Recommend immediate maintenance on window trim.



### 5. Other Windows & Trim

Description: Vinyl Casement

### 6. Front Door & Trim

Description: Steel Door

### 7. Rear Door & Trim

Description: Steel/ Glass Door

#### Observations / Recommendations:

7.1. The weather stripping around the door is damaged and/or not functioning properly.



### 8. Front Porch Structure & Railing

Description: Masonry • Covered Porch • Wood Guardrail • Steps have handrail

#### Observations / Recommendations:

8.1. The railing on steps is separated from vertical post and loose. Railing needs repairs and maintenance.



Loose

Loose railing



Separation in railing

### 9. Rear Porch Structure & Railing

Description: Masonry Piers and Wood Frame • Covered Porch • Metal / Iron Guardrail • Steps have handrail • Screen Enclosed

#### Observations / Recommendations:

9.1. The porch steps and railing is weathered. The stair structure appears to have settled on one side causing it to be un level. The nails in the porch floor structure metal framing brackets are rusty. Framing brackets used are no longer considered acceptable however was commonly used when built. Recommend repairs and improvements.



Metal framing brackets has rusty nails



Metal framing brackets has rusty nails



Metal framing brackets has rusty nails



Metal framing brackets has rusty nails



Metal framing brackets has rusty nails



Some nails are not rusty



Weathered



Weathered

Weathered

## 10. Walkways

Description: Concrete

### Observations / Recommendations:

10.1. The concrete walk has settled in one area creating a variation in the elevations which is considered a trip hazard.



Trip hazard

## 11. Driveway

Description: Asphalt

### Observations / Recommendations:

11.1. The driveway has cracks & deterioration that is typical of an older asphalt driveway.





## 12. Grading and Drainage

Description: Poor grading and drainage • Concrete apron along front of home

### Observations / Recommendations:

**12.1. The grade and drainage around the home is poor and the crawl space is wet. There is a concrete apron along the front that was originally designed to catch roof drainage (prior to gutter being installed). The concrete apron has settled and rotated in the wrong direction. As a result the foundation adjacent to the apron visible from crawl space is wet. The concrete apron is also covered with moss. There are numerous sunken holes along the front and a larger sunken spot on rear near the porch. Recommend filling in holes and sunken areas, and regrade so surface water drains away from the foundation. The grade should fall a minimum of 6-inches within the first 10-feet. Ideally the concrete apron should be removed but if fill dirt is trucked in, it is possible the concrete can be buried during the regrading.**



Concrete apron is rotated and sloped wrong direction

Concrete apron is rotated and sloped wrong direction / moss covered



Sunken area on rear near porch

### 13. Adjacent Vegetation

#### Observations / Recommendations:

13.1. Vegetation around the home is overgrown. There is Poison Ivy/ Poison Oak growing on home on rear left. There is thick vine growth in rear yard. Recommend trimming back / removing as necessary.





Ivy vegetation is overgrown



Poison Ivy / oak growing on rear left



# Roofing

The roof system was visually inspected including the roofing materials and/or coverings, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations. No destructive investigations or dismantling were performed. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

## 1. Main Roof

Description: Gable style roof • Fiberglass / Asphalt Composition (Premium) Shingles. The manufacturers of premium type shingles offer limited lifetime material warranties, however the expected lifespan of this roof when new is 30+ years. The actual service life can vary depending on the specific materials used, roof design, directional orientation, installation quality, weather conditions and adequate maintenance.

Estimated Degree of Wear: Relatively new

## 2. Roof Flashing(s) & Roof Penetrations

Roof Penetrations: Plumbing Vent penetrations • Metal Flue Pipe(s)

## 3. Chimney(s) (above roof)

Description: Brick Chimney • Chimney has rain cap / spark arrestor

### Observations / Recommendations:

3.1. The condition of the chimney flue liner cannot be verified and is beyond the scope of this inspection - recommend having evaluated by Certified Chimney Professional

## 4. Roof Drainage System

Description: Aluminum Gutters and Down spouts • Gutters have Perforated metal leaf guards installed.

# Kitchen

The kitchen was visually inspected, including the installed major appliances, exhaust systems or ventilation, walls, ceilings, floors, the counter tops, cabinets and hardware, all plumbing fixtures, faucets, and the drain, waste and vent systems of the fixtures. The condition of concealed areas cannot be verified such as behind wall coverings, under floor coverings, hidden under or behind appliances. The floor coverings, paint, wall paper and/or minor flaws are typically considered cosmetic issues. The installed major appliances were inspected but only the basic functions were operated or verified, meaning not every cycle, setting, function or feature was verified. As with any mechanical device, appliances can malfunction at any time. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

*Based on a study conducted by the National Association of Home Builders, the life expectancy of appliances when new are as follows but varies dependent on the quality of the equipment, the level of maintenance, and to a great extent on the use it receives: Gas range 15 years, electric range 13 years, dishwasher 9 years, disposal 12 years, refrigerator 13 years, microwave 9 years, trash compactor 6 years, range hood 14 years, exhaust fan 10 years..*

## 1. Kitchen Limitations



## 2. Kitchen Sink / Faucet / Plumbing Fixture

Description: Double Bowl Builtin Solid Surface Sink w/ Faucet

## 3. Countertops, Installed Cabinets & Hardware

Description: Cabinets & Hardware • Solid Surface Countertops

## 4. Cooking Appliances & Ventilation

Glass Cook Top Electric Range • Builtin Microwave Oven

Ventilation: Microwave / Vent Hood Combination (exterior exhaust)

## 5. Other Appliances

Built-in Dishwasher • Food Waste Disposer / grinder

## 6. Kitchen Walls & Ceiling

Description: Gypsum Board (Drywall) Ceiling & Walls



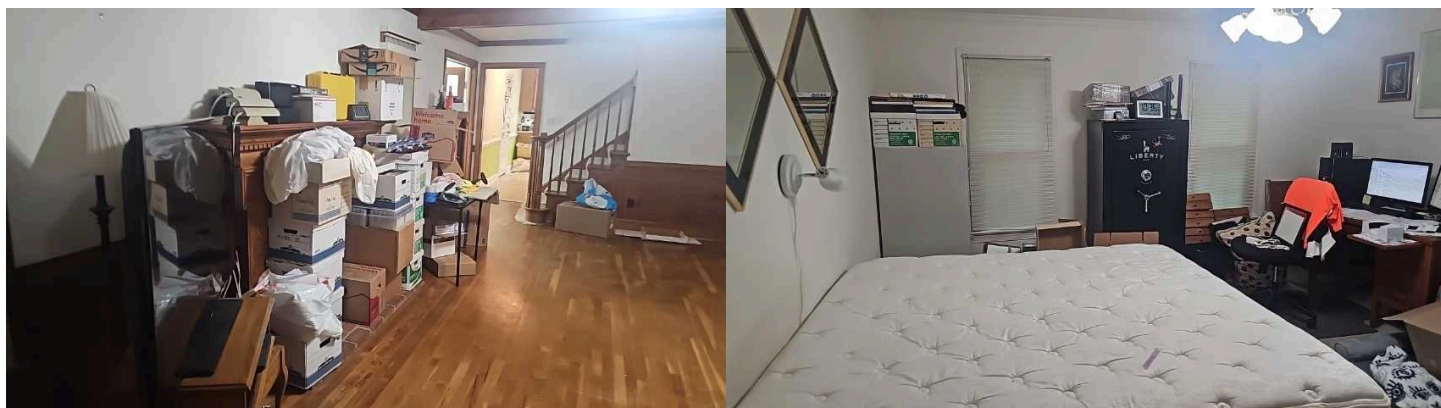
## 7. *Kitchen Floor*

Description: Resilient Type Sheet Flooring (Vinyl, Linoleum, etc)

# Interior

The interior was visually inspected including the walls, ceilings, floors, doors, windows, installed cabinets and hardware, steps, stairways, balconies and all associated railings. The condition of concealed areas cannot be verified such as behind wall coverings, under floor coverings, hidden under or behind furnishings. The floor coverings, paint, wall paper and/or minor flaws are typically considered cosmetic issues and outside the scope of this inspection. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

## 1. Interior Limitations



## 2. Interior Walls & Ceilings

Description: Presumably wood framed • Gypsum Board (Drywall) Walls & Ceilings • Wood half on den walls

### Observations / Recommendations:

2.1. There is a moisture stain in upper rear middle bedroom. The stain is an old stain that occurred before the new roof was installed.



Stain in Upper rear middle bedroom...old

### 3. Interior Floors

Description: Wood framed • Hardwood Flooring • Ceramic / Porcelain Tile Flooring

#### Observations / Recommendations:

3.1. The floor coverings are worn and stained.

3.2. Missing a transition strip at entrance to kitchen and bottom of stairs.



Dark stain on hardwood flooring

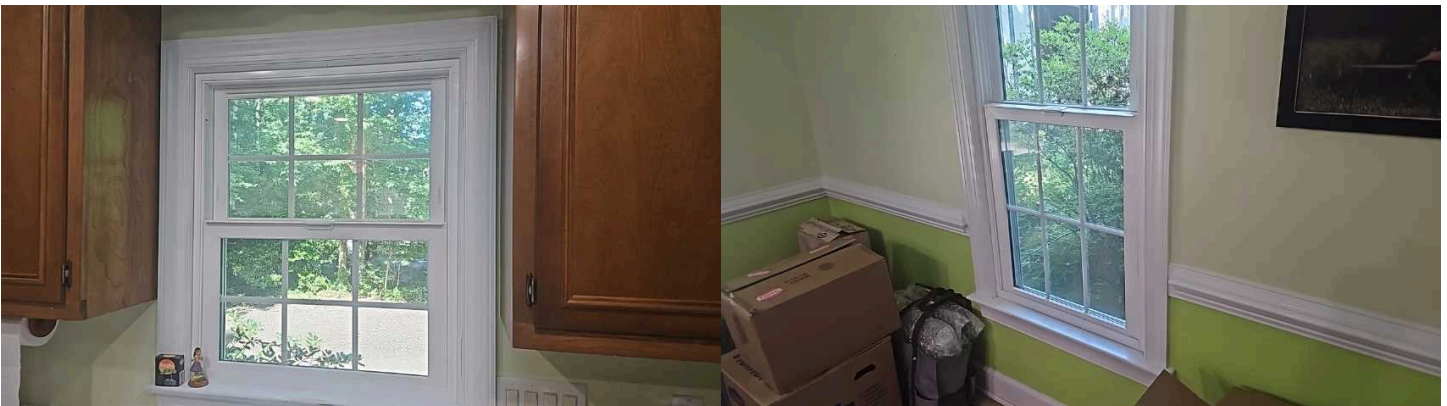
Missing transition strip at entrance to kitchen

### 4. Window Operation & Glass

Description: Thermal Replacement Windows

#### Observations / Recommendations:

4.1. The following insulated glass windows have seal failure (fogged): kitchen, eat in kitchen. 3 in Florida room.



Fogged

Fogged



Fogged

### 5. Interior Doors

Description: Interior type doors



Door removed between den and foyer

Laundry door removed

### 6. Interior Steps, Stairways, Balconies & Railings

Description: Stairway to second floor with handrail

# Bathrooms

The bathrooms were visually inspected, including the walls, ceilings, floors, cabinetry, exhaust systems or ventilation, fixtures, faucets, and the drain, waste and vent systems of the fixtures. The condition of concealed areas cannot be verified such as behind wall coverings or under floor coverings. The floor coverings, paint, wall paper and/or minor flaws are typically considered cosmetic issues and outside the scope of this inspection. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

## 1. Powder Room / Half Bath

Components: Vanity Sink w/Faucet • Toilet • Exhaust Fan

Resilient Type Sheet Flooring (Vinyl, Linoleum, etc)

## 2. Hall Bathroom

### Observations / Recommendations:

2.1. The cultured marble sink has discoloration around the drain which is considered a typical cosmetic issue for the material.



## 3. Bathroom off Bedroom

Components: Vanity Sink w/ Faucet • Toilet • Tub / Shower Combo with tile wall w/plumbing fixture • Shower curtain rod installed • Exhaust Fan and Window

Ceramic / Porcelain Tile Flooring

### Observations / Recommendations:

3.1. The cultured marble sinks have surface cracking and/or discoloration which is not unusual for the material. No leak observed. Considered a cosmetic issue.



#### 4. 2nd Floor Master Bathroom

Components: Double Vanity Sink w/ Faucet • Toilet • Tiled Shower Enclosure w/plumbing fixture • Shower Door Installed • Exhaust Fan and Window

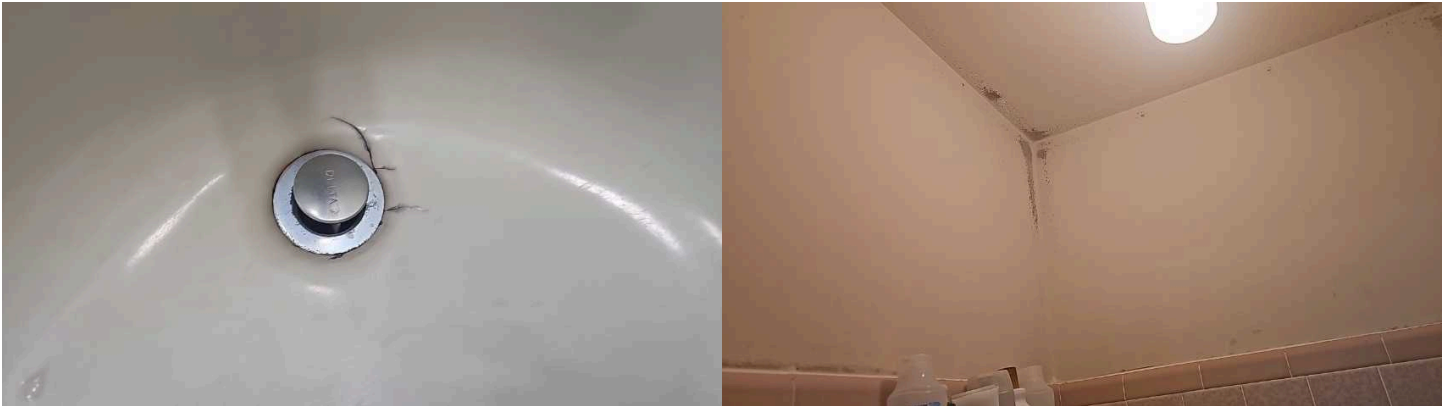
Ceramic / Porcelain Tile Flooring

#### Observations / Recommendations:

- 4.1. There is peeling inside the shower area. Recommend paint maintenance.
- 4.2. The bathroom has unfinished / unpainted drywall. Appears to be ongoing work.
- 4.3. The cultured marble sinks have surface cracking and/or discoloration which is not unusual for the material. No leak observed. Considered a cosmetic issue.
- 4.4. The exhaust fan is exhausting into the attic and should be extended to the exterior.**
- 4.5. The left sink has a slow and/or clogged drain. Often slow drains are usually due to restrictions such as hair or objects within the trap, or it could be just a stopper adjustment.**



Exhaust duct disconnected in attic



Peeling inside shower



Left sink slow drain



# Laundry

The Laundry area was visually inspected, including the walls, ceilings, floors, counter tops, installed cabinets and hardware, all plumbing connections, fixtures, faucets, the drain, waste and vent systems of the fixtures, the ventilation and clothes dryer exhaust system. The inspection of the washing machine plumbing and/or the clothes dryer exhaust duct system is limited to what is visible and latent defects do not always show symptoms. The type of electrical dryer receptacle (whether it's an older 3-slotted ungrounded or the modern 4-slotted grounded type) often cannot be determined. The inspection involved no exhaustive testing, dismantling, moving or unplugging. The condition of concealed areas cannot be verified such as behind wall coverings, under floor coverings, hidden under or behind appliances. Laundry appliances are considered portable not inspected as part of a typical home inspection, however at the request of the client, if conveying with property, the washer and dryer may be inspected. If inspected, only the basic functions were operated or verified, meaning not every cycle, setting, function or feature was verified. As with any mechanical device, appliances can malfunction at any time. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

*Based on a study conducted by the National Association of Home Builders, the life expectancy of appliances when new are as follows but varies dependant on the quality of the equipment, the level of maintenance, and to a great extent on the use it receives: washing machine 10 years, clothes dryer 13 years.*

## 1. Laundry Location

First Floor

## 2. Laundry Components / Connections

Washer Connections: Hot and Cold water supply valves • Drain (stand pipe) • Electrical Receptacle

Dryer Connections: 30 amp electrical outlet (3 slot type) • Dryer exhaust duct

### Observations / Recommendations:

2.1. The dryer exhaust duct runs in an upward direction which is permitted but its important to know that they have a tendency become clogged with lint when running in an upward direction. Recommend having evaluated and cleaned at least annually.

## 3. Laundry Sink / Faucet

Utility Type Tub Sink w/ Faucet

## 4. Laundry Walls, Ceiling & Floor

Description: Gypsum Board (Drywall) Ceiling & Walls • Resilient Type Sheet Flooring (Vinyl, Linoleum, etc)

## 5. Laundry Cabinetry / Shelving

Cabinetry Present

# Smoke & Carbon Monoxide Alarms

The present and readily accessible smoke alarms were inspected and determined to be in "Good working order" at the time of the inspections, unless otherwise documented below.

It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.

For best protection, it is recommended both (ionization and photoelectric) type smoke alarms be installed.

Only the presence or absence of Carbon Monoxide (CO) alarms are verified and only when there are fuel burning appliances in the home or an attached garage. In Virginia, starting in approximately 2011, the generally accepted safe building practice has been to have CO alarms installed outside each separate sleeping area in the immediate vicinity of the bedrooms in all newly constructed one-and-two family dwellings and town homes having fuel burning appliances or attached garages. Clients should follow the manufacturer's instructions for testing and maintenance.

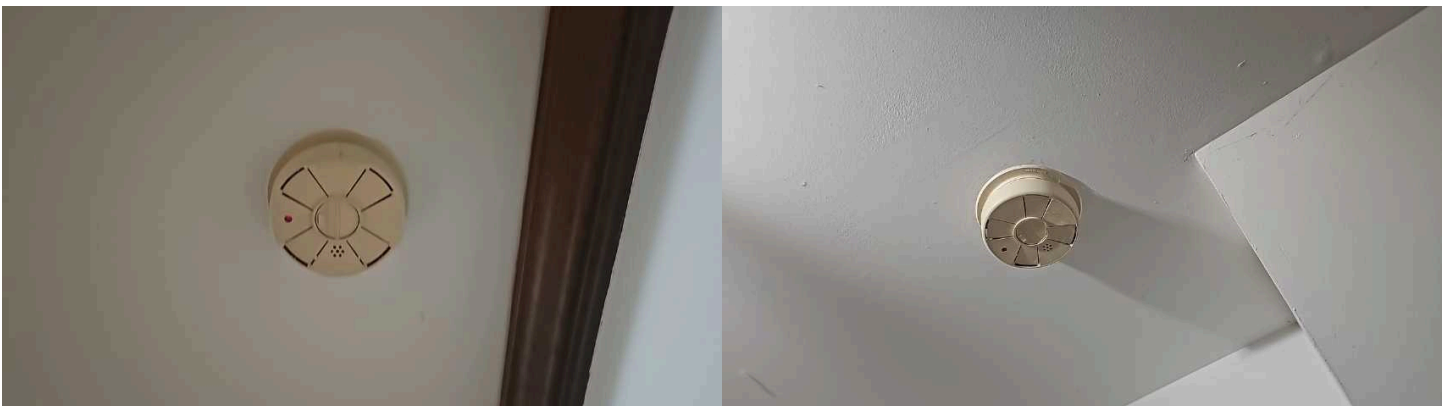
## 1. Smoke Alarm(s)

Smoke Alarms Present

### Observations / Recommendations:

1.1. Additional smoke alarms recommended. For safety reasons, there should be smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Smoke alarms should be interconnected so when one alarms they all alarm, and they all should be the same brand. Wireless technology is available for older homes.

**1.2. The smoke alarms are old and beyond their expected service life. Recommend replacing alarms.**



Old smoke alarm

Old smoke alarm



## 2. Carbon Monoxide Alarm

### Observations / Recommendations:

**2.1. No Carbon Monoxide alarm observed. The generally acceptable safe practice is that any home that has either or both of the following conditions: 1) fuel-fired appliances and/or 2) an attached garage with an opening that communicates with the home such as the door to the garage have a carbon monoxide alarm for safety. Recommend Correcting. The acceptable practice is to install the Carbon monoxide alarm outside each separate sleeping area in the immediate vicinity of the bedrooms and/or where a fuel-burning appliance is located within a bedroom or its attached bathroom, the carbon monoxide alarm should be installed within the bedroom. Combination carbon monoxide and smoke alarms are acceptable to be used in lieu of carbon monoxide alarms.**

# Attic

The attic was visually inspected, including the structural components (ceiling & roof framing), roof sheathing, insulation, and the ventilation. The inspection was limited to the readily accessible areas. The components, such as insulation, ventilation and structure in inaccessible or concealed areas was not verified. No testing or dismantling was performed. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

*Insulation recommendations have become more stringent and detailed over the years in an effort to save energy. (Example: Homes built in the 1960's typically had only R-15 which is approximately 4 - 5 inches of insulation in the ceiling). Most recently, beginning in late 2022 / early 2023 the acceptable building practice is to have R-49 which is approximately 14 - 18 inches.*

## 1. Attic Access

Walk Up Attic • Attic Entered

### Observations / Recommendations:

1.1. No handrail on walk up attic stairs and open around top. There probably was no requirement for handrail or guardrail around the top when this home was built but its still considered an unsafe concern. Safety improvement recommended.



## 2. Roof / Ceiling Structure

Description: Conventional Frame Construction • OSB Roof Sheathing

## 3. Attic / Roof Ventilation

Description: Gable Vents / Louvers • Soffit/ Eave Vents

## 4. Attic Insulation

Description: Blown in / Loose fill Fiberglass • 6 - 8 inches

## 5. Attic Misc.

### Observations / Recommendations:

5.1.

# Plumbing System

The plumbing system was visually inspected including interior water supply and distribution systems, drain, waste and vent systems, fuel storage and fuel distribution systems, drainage sumps, sump pumps, and related piping. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

## 1. Water Shut-off & Underground Service Pipe

Main Water Shut Off Valve Location: Underfloor crawl space near access door.

Underground Service Pipe: Polybutylene (PB)

### Observations / Recommendations:

1.1. Polybutylene was a commonly used plumbing material from about 1978 through the middle 1990's. The material was involved in several class action settlements (all now closed) due to problems with leaking. More information is available on the web or at: [http://inspectapedia.com/plumbing/PB\\_Piping.php](http://inspectapedia.com/plumbing/PB_Piping.php) If concerned, please consult with a Licensed Plumbing Contractor.



## 2. Water Supply & Distribution Pipes

Description: Predominant type: Copper

## 3. Drain, Waste & Vent Piping

Description: PVC plastic

## 4. Exterior Hose Bibbs/Spigots

Hose Bibb/ Spigot Location: Right Side • Rear • Front

## 5. Fuel Distribution System

Main Fuel Shut Off Valve Location: Main gas shut off is located at gas meter on exterior. Note: Requires a large wrench to turn valve.

Description: Black Iron Gas Pipe

# Water Heater

The water heating equipment and hot water supply system was visually inspected including the associated vent systems, flues, and chimneys. Always monitor and keep in mind that all water heaters eventually leak. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

*Based on a study conducted by the National Association of Home Builders, the average service life of the water heating equipment when new is as follows but varies dependant on the quality of the equipment, the installation, the degree of corrosive actions in the water, environmental conditions, the level of maintenance, and the intensity of use: Standard water heaters 10 - 11 years, Tankless water heaters 15 + years.*

*\*Important to remember that regardless of the Brand and the material from which the water heater is constructed, it will at some point in time leak, due to the corrosive actions of water. Recommend monitoring for corrosion and/or indications of leaking.*

## 1. Water Heater

Location: Garage • Sits in pan

Description: Gas Fired Conventional / Natural Draft Water Heater • 12 years old (near end of expected service life) • 50 gallons

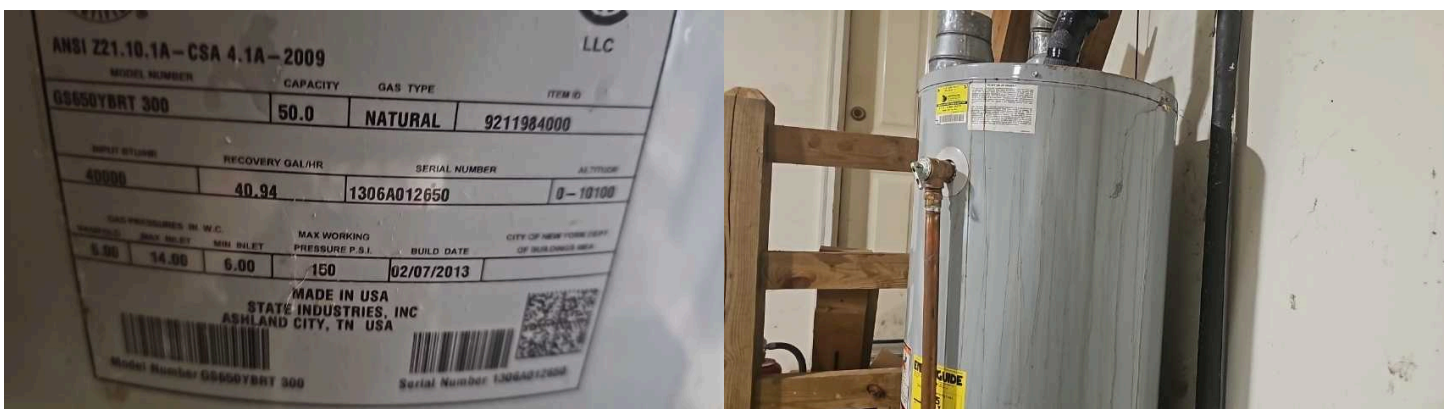
### Observations / Recommendations:

1.1. There are moisture stains trailing down the water heater. I suspect these stains are from a past roof leak.

1.2. Water heater is old and near the end of its expected service life.

**1.3. The water heater located in the garage has no barrier to protect it from impact. The generally accepted construction practice as well as the gas company recommends that appliances in garages be protected from impact from automobiles.**

**1.4. The metal flue vent sections serving the gas water heater are not secured together properly, there should 3 screws per joint. Recommend correction.**



2013 model



Flue pipe not secured properly



No impact barrier



# HVAC Systems

The Heating, Venting, and Air Conditioning Systems were visually inspected including the installed heating equipment and the associated vent systems, flues, and chimneys, the installed Air Conditioning and/or Heat Pumps including central and through-wall equipment and the distributions systems. The inspection was performed using normal operating controls. The inspection did not involve dismantling and was not technically exhaustive. Determining supply adequacy or a balanced distribution is beyond the scope of this inspection. This inspection should not be taken as a warranty, like any mechanical device, system failure can occur without warning at any time. The interior areas of the furnace or concealed sections of any associated equipment, including heat exchangers, fans, vents, flues and/or chimneys were not verified. Heat Pumps are operated only in the "heat mode" when outside temperatures are below 60 degrees and the "cooling mode" of heat pumps or Air Conditioners are only operated when outside temperatures are above 60 degrees. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

*Based on a study conducted by the National Association of Home Builders, the service life of the HVAC equipment when new is as follows but varies dependent on the quality of the equipment, the installation, the level of maintenance, the intensity of use, the weather and climate conditions: Electric Furnaces 15 years, Gas Furnaces 18 years, Oil Furnaces 20 years, Electric Boilers 13 years, Gas Boilers 21 years, Oil Boilers 20 - 25 years, Central Air Conditioning 15 years, Heat Pumps 16 years.*

## 1. Heating System #1

Location / Area Serving: Under Floor Crawl Space • Serving Lower Half of Home

Description: Gas Fired Force Air (High Efficiency 90+) Furnace • 12 years old

## 2. Heating System #2

Location / Area Serving: Attic • Serving Upper Half of Home

Description: Gas Fired Forced Air Furnace • 12 years old

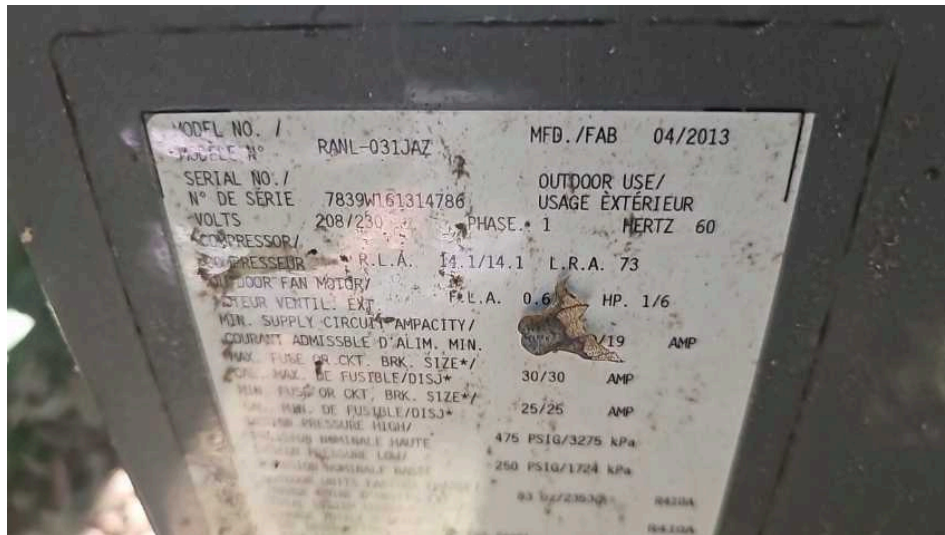
## 3. Air Conditioning / Heat Pump System #1

Area Serving: Lower Half of Home

Description / Operation: Central Air Conditioner - Electric / Air to Air - Split System • 12 years old (near end of expected service life)

### Observations / Recommendations:

3.1. System is near end of its expected service life



2013 model

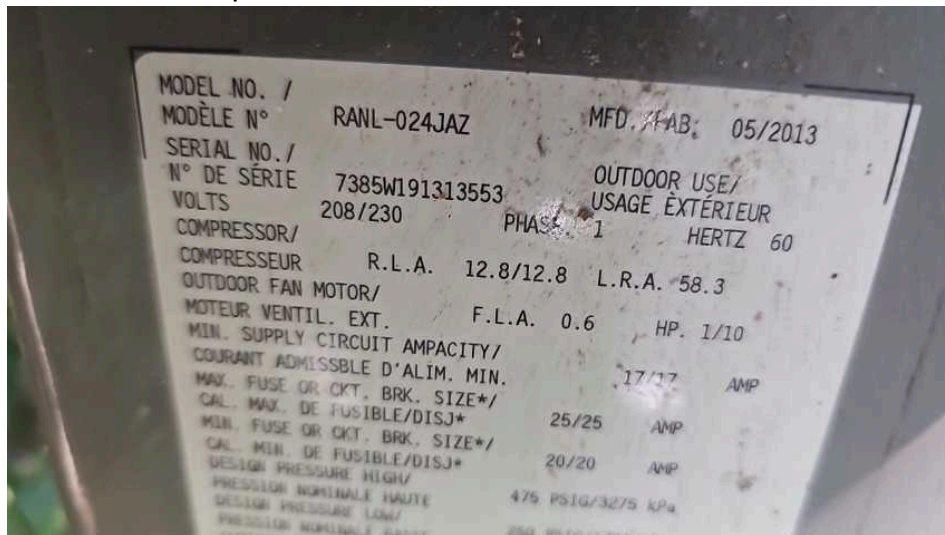
#### 4. Air Conditioning / Heat Pump System #2

Area Serving: Upper Half of Home

Description / Operation: Central Air Conditioner - Electric / Air to Air - Split System • 12 years old (near end of expected service life)

#### Observations / Recommendations:

4.1. System is near end of its expected service life



2013 model

#### 5. HVAC Distribution System(s)

Description: Ducts & Registers

#### 6. HVAC Thermostat(s)

Digital Thermostat

#### 7. HVAC Condensate Control

Condensate Drain Pan under upper A/C unit • PVC Drain pipes

# Electrical System

The electrical system was visually inspected including, service drop, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub panels (including feeders), conductors, overcurrent protection devices, readily accessible installed lighting fixtures, switches, and receptacles, ground fault circuit interrupters and Arc fault circuit interrupters. The inspection was performed using normal operating controls and opening readily accessible distribution panels and/or sub panels. The inspection was not technically exhaustive and limited to the readily accessible (visible) components. This inspection should not be taken as a warranty, electrical component failure can occur without warning at any time. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

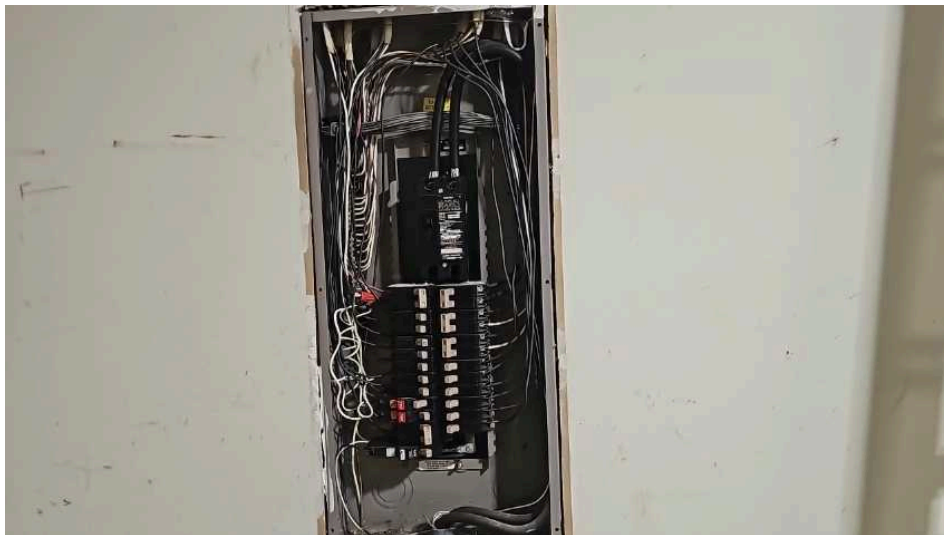
## ***1. Service Equipment, Entrance Conductors, Cables, and Raceways***

Description: Underground Service / Aluminum Entrance Conductors

## ***2. Service Distribution Panel(s), Wiring & Service Grounding***

Location: Garage • Main disconnect located inside the distribution panel

Description: 200 Amps (120/240 Volts) • Circuit Breakers • Predominant Branch Circuit Wiring: Copper 3 Conductor (NM)



## ***3. Switches, Light Fixtures, & Ceiling Fans***

Description: Switches and light fixtures • Ceiling Fan(s)

## ***4. Receptacles***

Description: 3-slot grounded receptacles



## 5. Ground Fault Circuit Interruption (GFCI)

Bathroom receptacles GFCI protected • Exterior receptacles GFCI protected • Garage receptacles GFCI protected

### Observations / Recommendations:

5.1. GFCI's were not required in homes prior to the 1970's. A "GFCI" is a ground fault circuit interrupter. A ground fault circuit interrupter is an inexpensive electrical device that, if installed in damp locations like bathrooms, kitchens, exterior, garages, etc. could prevent over two-thirds of the approximately 300 electrocutions still occurring each year in and around the home. Installation of the device could also prevent thousands of burn and electric shock injuries each year. Generally speaking, GFCI's have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawl spaces in 1990, wet bars in 1993, and all kitchen counter top outlets except for refrigerator and freezer outlets since 1996, and starting in 2020 dishwashers and garbage disposers. GFCI's are often interconnected meaning there may one device protecting other downstream outlets, i.e. there may be a GFCI breaker that protects all bathrooms and the exterior outlets or there may be a one GFCI outlet in one bathroom that protects all bathroom outlets.

5.2. Recommend adding GFCI protection as a safety improvement in the kitchen.

# Attached Garage

## 1. Garage Vehicle Door(s) & Openers

Description: One Steel Overhead Sectional Door • Automatic Door Opener • Photo Electric Sensors (Safety Reverse Mechanism)

### Observations / Recommendations:

1.1. The garage vehicle door opener photoelectric sensors that reverse the door are improperly installed too far off the floor which is unsafe. There is a serious risk of injury, particularly to children and pets, under this installation. The safety sensors should be installed within 4 to 6 six inches of the floor. Recommend having evaluated and corrected by a licensed garage door contractor.



Photo sensor measuring 12" off floor on side where floor has settled

Sensor measuring 11" off floor

## 2. Garage Pedestrian Entrance Door & Trim

Description: Steel / glass door

## 3. Garage Structure & Home/Garage fire separation

Description: Conventional Framed Structure • Gypsum Board (Drywall)

### Observations / Recommendations:

3.1. There are large moisture stains in in garage ceiling over the water heater. The stain is an old stain that occurred before the new roof was installed. The stain appears to have a black fungal like growth that probably should be corrected.

3.2. The garage foundation has significant vertical and horizontal cracking and obvious settlement. The concrete floor slab also has cracking and settlement. Recommend having evaluated by a structural engineer and have repaired by a licensed foundation contractor.



Unusual horizontal crack in foundation



Unusual vertical crack in foundation



Large black stain



Cracking in brick on rear exterior of garage

#### 4. Garage Floor

Description: Concrete Floor

##### Observations and Recommendations:

4.1. The concrete slab has cracked and settled down at least 3-inches along the rear. Also see garage structure comments. The degree of settlement is more than normal which may require demo and re pour.



Concrete settled at least 3"

Concrete settled at least 3"

#### 5. Garage to Home Door

Description: Steel door to home

#### 6. Steps between garage and home

Description: Steps between garage and home with handrail



## 7. Garage Misc.



Concrete apron at garage door is cracked

# Underfloor Crawl Space

The underfloor Crawl Space, including the structural system, foundation, floor framing, moisture conditions, ventilation, insulation and vapor barriers in readily accessible areas were visually inspected. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

## 1. Crawl Space Access

The underfloor crawl space was entered

## 2. Crawl Space Foundation

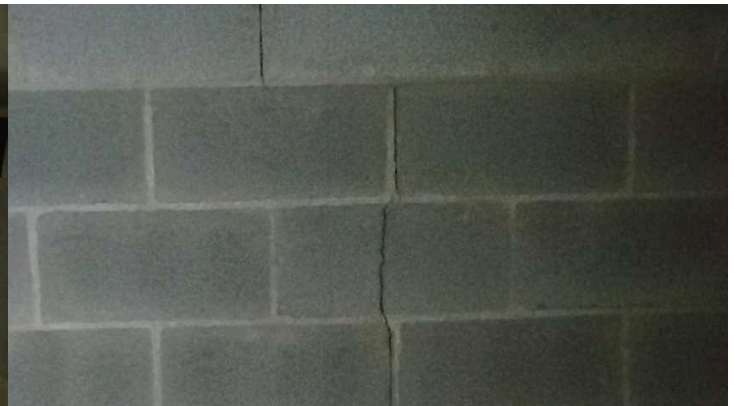
Description: Concrete Block Perimeter Wall

### Observations / Recommendations:

**2.1. There is unusual vertical cracking in the foundation on far left. Also see garage comments. Recommend having foundation evaluated by licensed qualified engineer and/or licensed qualified foundation repair contractor and have corrected as necessary.**



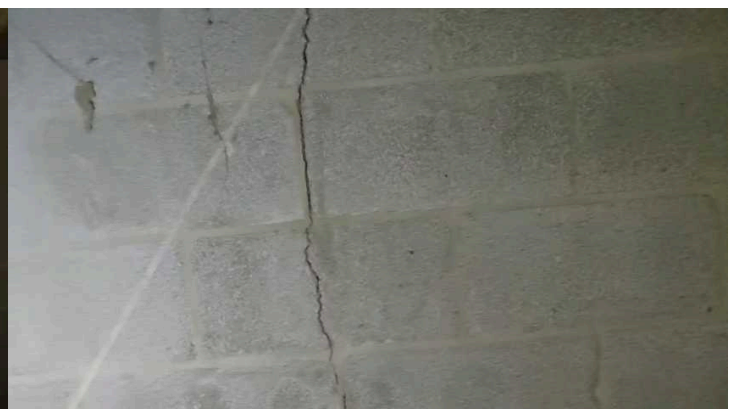
Unusual cracking in foundation on far left



Unusual cracking in foundation on far left



Unusual cracking in foundation on far left



Unusual cracking in foundation on far left

### 3. *Crawl Space Floor Structure*

Description: Conventional Frame Construction

#### Observations / Recommendations:

3.1. The floor structure including the main support beam and joists have moisture related damage (rot). The floor structure is covered with a dark fungal like growth. Recommend having floor structure evaluated and repaired by a licensed contractor.



Probing rot on floor structure



Probing rot on floor structure



Black fungal like growth and rot on floor structure



Black fungal like growth and rot on floor structure



Black fungal like growth and rot on floor structure



Black fungal like growth and rot floor structure



Black fungal like growth and rot floor structure

#### **4. Crawl Space Ventilation, Moisture Control & Conditions**

Description: Standard Foundation Vents

Current Conditions: Too wet

##### **Observations / Recommendations:**

**4.1. The crawl space shows indications of chronic wet conditions and there is a visible surface discoloration or a suspected fungal like growth, such as mold or wood destroying fungi, on the floor structure. Fungal growth is the result of a water or high humidity problem. Addressing and alleviating the high humidity and wet conditions is critical in preventing the continuing development of the fungal growth. Fungal growth can result in deterioration of the floor structure, and in some cases affect indoor air quality. There is obvious damage on the wood floor structure. There are mushrooms growing in the crawl space. Recommend having evaluated and corrected as necessary by a qualified moisture control specialist.**



Wet



Mushroom growth indicates long term wet conditions



Fungal like growth on floor structure



Wet conditions



Wet conditions



Wet



Fungal like growth on floor structure



Wet condition



Black fungal like growth and rot on floor structure



Wet conditions



Wet foundation adjacent to the concrete apron on front



Black fungal like growth and rot on floor structure

## 5. Crawl Space Insulation

Description: Floor insulated with Fiberglass batts

### Observations / Recommendations:

5.1. The crawl space shows indications of chronic wet conditions and there is visible fungal or mold like growth. As a result of the wet conditions the insulation is in poor condition and all should be replaced.




Stringy insulation



Stringy insulation indicates long term moisture problem





## Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and/or air conditioning.
GFCI	<p>A "GFCI" is a ground fault circuit interrupter. A ground fault circuit interrupter is an inexpensive electrical device that is designed to protect people from electrical shock. GFCI's should be installed in damp locations like bathrooms, kitchens, exterior, garages, unfinished basements, or near any water source. A GFCI monitors the electrical current leaving from and returning to the receptacle, which should be the same. If there is a mismatch in the currents, the GFCI will shut off the receptacle immediately, protecting people from serious electrical shock. Generally speaking, GFCI's have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen counter top outlets except for refrigerator and freezer outlets since 1996, laundry rooms, dishwashers since 2019. GFCI's have various configurations, including the standard GFCI receptacle which is used in place of a standard receptacle and often these are wired so that they also protect other electrical outlets further "down stream" in the circuit such as other bathrooms. Another option is a GFCI breaker, which is installed at the electrical panel and protects the entire circuit such as the kitchen or the bathrooms or the exterior receptacles or a combination of these. The GFCI breaker serves a dual purpose - not only will it shut off electricity in the event of a "ground fault", but it will also trip when a short circuit or an overload occurs. GFCI receptacles and breakers can be identified by the presence of test and reset buttons. GFCI's should be tested monthly as part of routine maintenance.</p>
Guardrail	<p>A building component or a system of building components located near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to the lower level. The construction practices for the design and installation of guard railing has become more stringent and detailed over the years. So depending on the age of the home or building, the design of the railing may have been acceptable when built but considered unsafe by the current acceptable construction practices. The current acceptable construction practices are that guardrail openings not allow the passage of a 4-inch sphere or larger through the openings. So depending on the age of the guardrail, improvements should be considered and this is especially important if small children are around.</p>



Hardboard Siding	<p>Hardboard siding (also known as pressboard siding or referred to as Masonite), is mainly comprised of wood fibers, flakes or chips that are held together by glues and resins. This type of siding was extremely popular from the 1980's to mid 1990's. In 1994, hardboard siding gained national attention when a class action law suit settlement against some of its largest manufacturers dictated that anyone who owned property constructed with their hardboard siding between January 1, 1980 and January 15, 1998 (dates vary by manufacturer) could be reimbursed for damages caused from the siding (if any). Following the class action suit, almost all manufacturers ceased production of their hardboard siding products. Hardboard siding naturally absorbs water and swells slightly, but with proper installation and ongoing maintenance that absorption rate can be minimal, allowing the siding to have a service life for many years. Water passes through improperly caulked joints, sunken nail holes and the cut edges that are located near the ground or along a roof leading to damage. Hardboard siding requires caulk and paint maintenance usually every 3 - 4 years.</p>
Polybutylene	<p>Polybutylene was a commonly used plumbing material from about 1978 through the middle 1990's. The material was involved in several class action settlements (all now closed) due to problems with leaking. The majority of the leak problems with Polybutylene have been with the fittings which connects the sections of pipe and the crimp rings used, although there have been reports of pipe failures, failure of the actual pipe itself is uncommon. The majority of the leak problems have been so far with the original first generation of the polybutylene which used the acetal resin (plastic) fittings and the aluminum crimp rings used to connect the fittings to the pipe. This acetal fitting was commonly used from about 1978 until the late 1980's. The second generation starting in the late 1980's through the late 1990's of the pipe used copper and brass fittings and copper crimp rings. Failure of copper and brass fittings with the copper crimp rings is rare but like any material, failure can occur at any time. Failure of the actual polybutylene piping also seems relatively uncommon. The industry first blamed all problems on faulty installation, which is certainly was part of the problem, but lately has acknowledged that the acetal plastic fittings have been a major problem. The original aluminum crimp rings were changed to copper and the crimping tool was redesigned several times. The copper crimp rings and the copper and brass fittings that are still in use today. There have been reports that some insurance companies are no longer covering Polybutylene plumbing especially the first generation type that used acetal fittings and aluminum crimp rings so check with your insurance provider. More information is available by search the internet or at this link: <a href="http://inspectapedia.com/plumbing/PB_Piping.php">http://inspectapedia.com/plumbing/PB_Piping.php</a></p>
Unsafe	<p>A condition in a readily accessible, installed system or component that is judged by the inspector to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices.</p>



handrail

A horizontal or sloping rail intended for grasping by hand for guidance or support. The construction practices for the design and installation of handrails has become more stringent and detailed over the years. So depending on the age of the home or building, the design of the railing may have been acceptable when built but considered unsafe by the current generally acceptable construction practices.