



Inspection Report

Ms. Nancy Smith

Property Address:
12345 Undisclosed Address
Great Falls VA 22066



Front view of home

The Pearce Group

Jeff Pearce Home Inspector Lic#29830
15922 A.E. Mullinix Road
Woodbine Md. 21797
410-984-1215



Table of Contents

[Cover Page..... 0](#)

[Table of Contents..... 0](#)

[Intro Page 0](#)

[1 Roofing..... 4](#)

[2 Exterior..... 6](#)

[3 Garage..... 11](#)

[4 Interiors 12](#)

[5 Structural Components 16](#)

[6 Plumbing System..... 17](#)

[7 Electrical System 25](#)

[8 Heating / Central Air Conditioning29](#)

[9 Insulation and Ventilation..... 33](#)

[10 Built-In Kitchen Appliances 34](#)

[General Summary..... 0](#)

Date: 3/8/2013	Time: 09:45 AM	Report ID:
Property: 12345 Undisclosed Address Great Falls VA 22066	Customer: Ms. Nancy Smith	Real Estate Professional: Helen Chung Vasiliadis keller Williams

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Monitor/Maintain = Normal periodic maintenance will need to be performed on this item and/or monitor for future changes

Standards of Practice:

ASHI American Society of Home Inspectors

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Finally we advise you have a separate chimney inspection which consist of sending a camera down through the entire chimney length to determine if the assembly is in safe working order. This act is NOT part of the Home Inspection.

		IN	NI	NP	RR	MM	Styles & Materials
1.0	ROOF COVERINGS	X					Roof Covering: Architectural
1.1	FLASHINGS	X					Viewed roof covering from: Binoculars
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X					
1.3	ROOF DRAINAGE SYSTEMS				X		

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, MM=Maintain/Monitor

Comments:

1.0 The roof surface is an architectural shingle with a normal life of 25-30 years depending on the manufacturer. The current age is approximately 7 years old. Some maintenance will be required over the years. The surface is in serviceable condition for its age.

1.3 (1) The gutters are clogged with leaves and debris and pond water. Clean out these gutters and keep free flowing. Consider gutter guards to keep the leaves out in the future.



1.3 Picture 1 front of home

(2) The left side down spout extension is missing the extension and draining down the foundation wall. Re-attach this drain to move water away from the foundation.



1.3 Picture 2 left side



1.3 Picture 3 left side

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	M/ M	Styles & Materials
2.0	WALL CLADDING SIDING FLASHING BRICK AND TRIM				X		Wood
2.1	DOORS (Exterior)	X					Appurtenance: Deck with steps
2.2	WINDOWS				X		
2.3	DECKS, FENCES, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X		
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X					
2.5	EAVES, SOFFITS AND FASCIAS	X					

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

Comments:

2.0 (1) I observed many areas around the exterior of the home where trim and door need scrape/sanding then a fresh coat of paint. Bare wood becomes exposed to the elements and if not protected will rot over time.



2.0 Picture 1 these windows both sides



2.0 Picture 2 close up



2.0 Picture 3 trim on fireplace left side of home rot

(2) Two holes exist on right side gable end of home. The holes were viewed in the attic and also on the outside of home. These holes allow animal and insect entry have them sealed up.



2.0 Picture 4 two holes viewed in attic



2.0 Picture 5 holes on outside



2.0 Picture 6 also hole left rear

(3) Carpenter bees were observed in the front trim of home. Of all wood destroying insects they do very little structural damage however the holes should be treated and wood putty installed. Seek a Pest Control Company and a General Contractor.



2.0 Picture 7 front left of home



2.0 Picture 8 right rear of home several places

(4) The right rear gate is pulling the siding off the corner of the home. This allows water entry to the framing wood. Have this repaired by a general contractor.



2.0 Picture 9 gap here



2.0 Picture 10 loose siding

2.2 (1) The windows at kitchen would no open have them evaluated and repaired as needed by a general contractor.



2.2 Picture 1 wont open

(2) The upper right bedroom left side casement window wont wind back in when opened have it repaired as needed for proper operation.



2.2 Picture 2 this window

2.3 Open spaces greater than four inches on pickets and stairs are not permitted by current code and are a hazard to children and pets. Although this may have been permitted when the deck was built we advise bringing to current standards for safety.



2.3 Picture 1 larger than 4"

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	M/ M	Styles & Materials
3.0	GARAGE CEILINGS	X					Garage Door Type: Three automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X					
3.2	GARAGE FLOOR	X					
3.3	GARAGE DOOR (S)	X					
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X					
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)					X	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

Comments:

3.5 The garage door openers are in place but are not operational on left side door. The motor catch plate is not attached to the retractor chain. Have it repaired or replaced as needed.

The right most garage door would not reverse when met with resistance. This door has no modern electronic eyes for safety. Consider replacing with modern garage door opener to meet current safety standards.



3.5 Picture 1 wont open



3.5 Picture 2 no safety top

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	M/ M	Styles & Materials Window Types:
4.0	CEILINGS					X	Casement
4.1	WALLS	X					
4.2	FLOORS	X					
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS					X	
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS					X	
4.5	DOORS (REPRESENTATIVE NUMBER)					X	

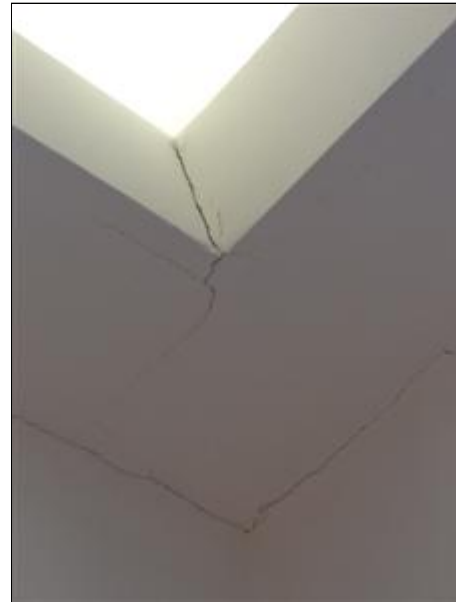
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

Comments:

4.0 The ceiling and walls consist of small hairline cracks and settlement in owners bedroom ceiling of the home. These areas will need to be pointed up prior to painting in the future



4.0 Picture 1 cracks here



4.0 Picture 2 close up

4.3 The stairs have open spaces greater than 4" which is no longer permitted by code as they are a hazard to children who can fall thru. Have a general contractor give options on repairs to bring up to current code.



4.3 Picture 1 open spaces



4.3 Picture 2 upper railings

4.4 I observed mice droppings in the bottom of the kitchen sink cabinet. The area was recently sealed with foam where pipes come through cabinet. Have this evaluate and seal as needed to stop mice.



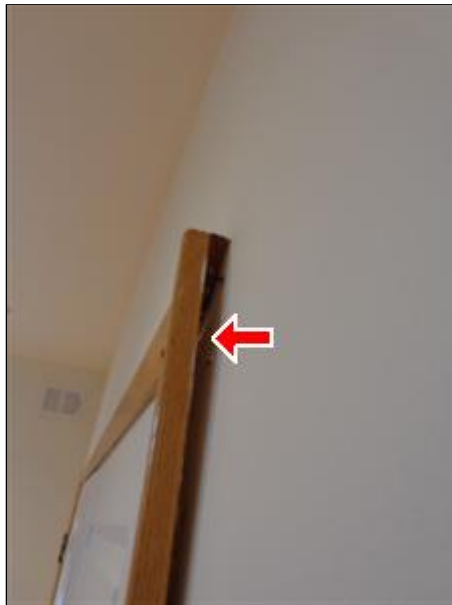
4.4 Picture 1 mice feces

4.5 (1) Trim adjust the basement door at bottom of stairs basement catch plate to close and latch properly. Also this door is hinge bound and wont close.



4.5 Picture 1 door wont close easily

(2) The trim on front door right side is loose have it attached as desired.



4.5 Picture 2 trim loose

(3) Trim adjust the basement rear room doors catch plate to close and latch properly.

Also this door is de-laminating its outer skin have it repaired as needed.



4.5 Picture 3 not meeting catch plate



4.5 Picture 4 door de-laminating

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	M/ M	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X					Foundation: Masonry block
5.1	WALLS (Structural)	X					
5.2	COLUMNS OR PIERS	X					
5.3	FLOORS (Structural)	X					
5.4	CEILINGS (structural)	X					
5.5	ROOF STRUCTURE AND ATTIC	X					

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	M/ M	Styles & Materials
6.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X		Plumbing Water Supply (into home): Copper
6.1	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				X		Plumbing Water Distribution (inside home):
6.2	MAIN WATER SHUT-OFF DEVICE	X					Copper
6.3	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					Water Heater Power Source: Electric
6.4	MAIN FUEL SHUT OFF (Describe Location)	X					Extra Info : 80 gallon ten years old
6.5	SUMP PUMP			X			
6.6	BATH AND KITCHEN TILE				X		
6.7	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X		

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

Comments:

6.0 (1) You have two pieces of water treatment equipment located in the basement. The Neutralizer will require annual maintenance including adding calcium coroset to bring the water from acidic to basic. The unit is operated by an extension cord which is ok but preferred to be hard wire to a receptacle within the room.

In addition, you have a whole house filter that will require replacement periodically depending on the amount of turbidity in the water.



6.0 Picture 1 view of equipment



6.0 Picture 2 extension cord

(2) Some water was observed in the site glass of the pressure gauge which indicates the unit may be leaking. Have this evaluated to determine if this was by design or it needs replacement.



6.0 Picture 3 water in gauge

(3) The dryer door catch is broken and must be lined up in the middle before door is closed repair as desired.



6.0 Picture 4 catch loose in door

(4) Replace owners bath toilet seat its broke.



6.0 Picture 5 cracked seat

(5) The left side bedroom bath toilet second floor is loose to the floor. Have a plumber evaluate the fit and repair replace all parts as needed. This repair can be as simple as tightening the bolts or may involve replacing the wax ring and subfloor if damaged.

Also the bath diverter is leaking out the bottom in this bathrooms shower replace as needed.



6.0 Picture 6 leaking here

(6) The rear hose bib leaked when turned off. Have a plumber evaluate and repair replace the valve as needed.



6.0 Picture 7 bib drips

6.1 The covers are off the elements on the water heater. This indicates they may have been repaired recently or an issue existed. Have these elements evaluated and the covers installed.



6.1 Picture 1 covers go here and are on top of heater

6.6 (1) The tile at bar sink great room is cracked by the faucet repair as desired.



6.6 Picture 1 crack here

(2) Several of the tile on the shower surround were cracked from settlement. It appears they are large enough to allow water entry behind the wall. Have plumber or tile company repair replace as desired.

The shower pan tile are cracked in the owners bedroom. Cracked tile in this pan can allow water entry below the tile to the lead liner which can leak to ceiling below. Have general contractor repair replace tile as needed.

I was able to read levels of elevated moisture behind the tile with my moisture meter. If water enters behind the tile via voids in grout it can lead to fungal growth and denigrate the backer board. Although we cannot see its condition underneath the tile we will assume it will need replacing when the tile is replaced.



6.6 Picture 2 floor outside shower



6.6 Picture 3 crack in shower



6.6 Picture 4 crack here



6.6 Picture 5 large void in corner



6.6 Picture 6 cracks loose tile



6.6 Picture 7 close up



6.6 Picture 8 voids in corner

6.7 (1) Due to the sewer being hung and exiting the home five foot above the floor the entire bathroom group fixtures ie toilet, shower, and bar sink have ejector pumps. These pumps eject the sewage up by mechanical means to gravity feed out to the street. Periodically they need maintenance to prevent odors escaping into the home and mechanical pump can fail.



6.7 Picture 1 motor in pit here

(2) It's recommended that when a water producing appliance such as the second floor fan coil unit is installed over

conditioned space an overflow pan be installed under the appliance with a drain to a conspicuous location that prevents accidental flooding. I recommend one be installed in this location.



6.7 Picture 2 no overflow pan only
safety on trap

(3) I observed slow drains at the left side upper bedroom right most sink fixture. Repairs can consist of liquid drain cleaner, removing and cleaning trap, adding vents to requiring snaking by a licensed plumber.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

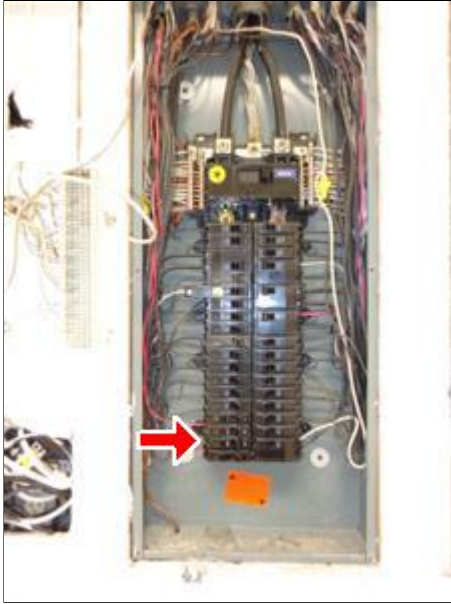
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	M/ M	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X					(2) 200 AMP service panel
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				X		Branch wire 15 and 20 AMP: Copper
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					Wiring Methods: Romex
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X		
7.4	POLARITY AND GROUNDING OF ALL RECEPTACLES				X		
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				X		
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
7.7	SMOKE DETECTORS		X				
7.8	CARBON MONOXIDE DETECTORS			X			

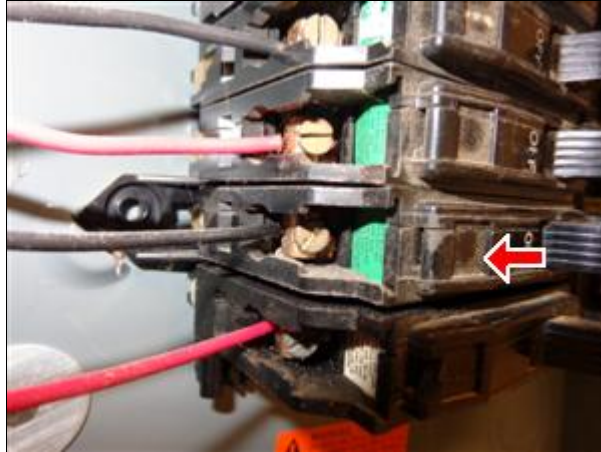
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

Comments:

7.1 The left most panel second from bottom left side breaker is grounded. When I attempted to turn the breaker back on it trips immediately. Have an electrician evaluate and repair as needed.



7.1 Picture 1 perspective view tripped breaker



7.1 Picture 2 grounded breaker

7.3 (1) The lower level recess light in the water treatment room front right was not operational. This could be as simple fix (replace bulb) or a more serious issue requiring a licensed electrician. Have repaired replaced as needed.



7.3 Picture 1 not working

(2) The upper rear right spot light box came loose from the soffitt and is hanging by its wires repair as needed.



7.3 Picture 2 re-attach here

(3) Both ceiling fan lights were not operational. This could be as simple fix (replace bulb) or a more serious issue requiring a licensed electrician. Have repaired replaced as needed.



7.3 Picture 3 not working

(4) The desk area fluorescent light was not operational. This could be as simple fix (replace bulb) or a more serious issue requiring a licensed electrician. Have repaired replaced as needed.



7.3 Picture 4 light not working

7.4 The outlet in left side great room was tested and no power was present. Its possible this is on a switch I could not locate. Have an electrician evaluate and repair as needed.



7.4 Picture 1 no power

7.5 The outside rear right receptacle is missing its cover replace as needed.



7.5 Picture 1 no cover

7.7 The smoke detector should be tested at common hallways to bedrooms and each floor upon moving in to home. It's recommended you purchase new smoke detectors when moving into a new home then replace every five years thereafter.

7.8 There was no permanent carbon monoxide detector present in the home. If portable plug in units were present it's possible the current owners will take them. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The Heat Pump Zone 2 is 24 years old and is nearing the end of its typical life. Some units last longer than average useful life and some less. Budget to replace in near future.



8.0 Picture 1 zone 2 second floor



8.0 Picture 2 filter door blocked



8.0 Picture 3 cells in closet



8.0 Picture 4 filter relocated here



8.0 Picture 5 older unit

8.1 (1) The basement zone gas furnace has a washable filter in the blower compartment that must be cleaned and maintained periodically.



8.1 Picture 1 filter here

(2) The basement rear left room is missing a register on the ceiling supply have it installed as needed.



8.1 Picture 2 no register



8.1 Picture 3 perspective view above panel

(3) The humidifier was functional but needs to be serviced and a new filter installed for top performance. The unit was leaking slightly when tested from the bottom of the unit. Have this evaluated when filter is replaced.



8.1 Picture 4 leaking here

8.4 (1) I was unable to get the gas log set on right side great room off kitchen to stay lit have them evaluated and repaired replaced as needed.



8.4 Picture 1 not working

(2) The gas log set main supply valve was in the off position. We do not turn on gas valves that were in the off position because a service issue may need attention and a hazard may occur. Have the owner turn log set on and verify operation at owners bedroom fireplace.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	M/ M	Styles & Materials
							Attic Insulation:
9.0	INSULATION IN ATTIC	X					Blown
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X					
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X					
		IN	NI	NP	RR	M/ M	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	M/ M
10.0	DISHWASHER	X				
10.1	RANGES/OVENS/COOKTOPS/REFRIGERATOR				X	
10.2	RANGE HOOD	X				
10.3	FOOD WASTE DISPOSER				X	
10.4	MICROWAVE COOKING EQUIPMENT				X	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

Comments:

10.1 The left rear stove burner wont light. Have an appliance company evaluate and repair/replace as needed.



10.1 Picture 1 not lighting

10.3 The garbage disposal has a foreign object within that makes loud noises when the unit is turned on. This debris can damage the unit have removed and tested.

10.4 I had to lift up on the microwave/oven door to get this unit to close and latch properly. Repair as desired.



10.4 Picture 1 hinge sag

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2008 : Licensed To The Pearce Group

General Summary



The Pearce Group

**15922 A.E. Mullinix Road
Woodbine Md. 21797
410-984-1215**

Customer

Ms. Nancy Smith

Address

12345 Undisclosed Address
Great Falls VA 22066

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected

The roof surface is an architectural shingle with a normal life of 25-30 years depending on the manufacturer. The current age is approximately 7 years old. Some maintenance will be required over the years. The surface is in serviceable condition for its age.

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) The gutters are clogged with leaves and debris and pond water. Clean out these gutters and keep free flowing. Consider gutter guards to keep the leaves out in the future.



1.3 Picture 1 front of home

(2) The left side down spout extension is missing the extension and draining down the foundation wall. Re-attach this drain to move water away from the foundation.



1.3 Picture 2 left side



1.3 Picture 3 left side

2. Exterior

2.0 WALL CLADDING SIDING FLASHING BRICK AND TRIM

Repair or Replace

(1) I observed many areas around the exterior of the home where trim and door need scrape/sanding then a fresh coat of paint. Bare wood becomes exposed to the elements and if not protected will rot over time.



2.0 Picture 1 these windows both sides



2.0 Picture 2 close up



2.0 Picture 3 trim on fireplace left side of home rot

(2) Two holes exist on right side gable end of home. The holes were viewed in the attic and also on the outside of home. These holes allow animal and insect entry have them sealed up.

2. Exterior



2.0 Picture 4 two holes viewed in attic



2.0 Picture 5 holes on outside



2.0 Picture 6 also hole left rear

(3) Carpenter bees were observed in the front trim of home. Of all wood destroying insects they do very little structural damage however the holes should be treated and wood putty installed. Seek a Pest Control Company and a General Contractor.



2.0 Picture 7 front left of home



2.0 Picture 8 right rear of home several places

(4) The right rear gate is pulling the siding off the corner of the home. This allows water entry to the framing wood. Have this repaired by a general contractor.

2. Exterior



2.0 Picture 9 gap here



2.0 Picture 10 loose siding

2. Exterior

2.2 WINDOWS

Repair or Replace

(1) The windows at kitchen would no open have them evaluated and repaired as needed by a general contractor.



2.2 Picture 1 wont open

(2) The upper right bedroom left side casement window wont wind back in when opened have it repaired as needed for proper operation.



2.2 Picture 2 this window

2. Exterior

2.3 DECKS, FENCES, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

Open spaces greater than four inches on pickets and stairs are not permitted by current code and are a hazard to children and pets. Although this may have been permitted when the deck was built we advise bringing to current standards for safety.



2.3 Picture 1 larger than 4"

3. Garage

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

The garage door openers are in place but are not operational on left side door. The motor catch plate is not attached to the retractor chain. Have it repaired or replaced as needed.

The right most garage door would not reverse when met with resistance. This door has no modern electronic eyes for safety. Consider replacing with modern garage door opener to meet current safety standards.



3.5 Picture 1 wont open



3.5 Picture 2 no safety top

4. Interiors

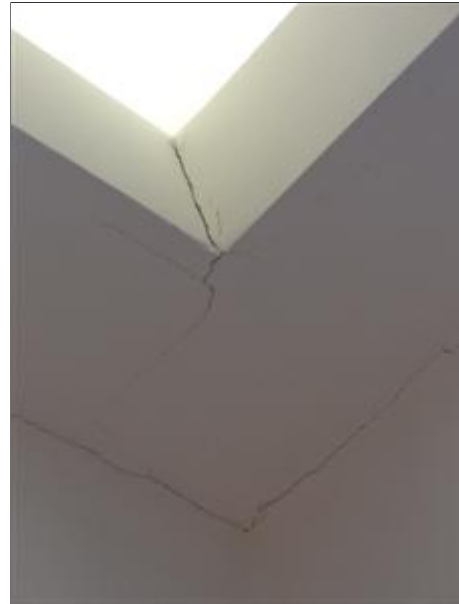
4.0 CEILINGS

Repair or Replace

The ceiling and walls consist of small hairline cracks and settlement in owners bedroom ceiling of the home. These areas will need to be pointed up prior to painting in the future



4.0 Picture 1 cracks here



4.0 Picture 2 close up

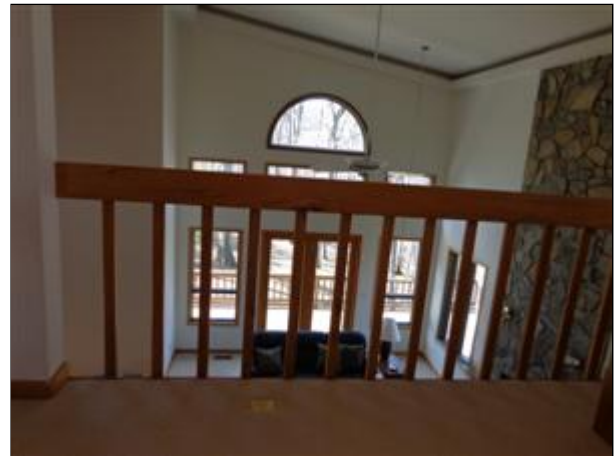
4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

The stairs have open spaces greater than 4" which is no longer permitted by code as they are a hazard to children who can fall thru. Have a general contractor give options on repairs to bring up to current code.



4.3 Picture 1 open spaces



4.3 Picture 2 upper railings

4. Interiors

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

I observed mice droppings in the bottom of the kitchen sink cabinet. The area was recently sealed with foam where pipes come through cabinet. Have this evaluate and seal as needed to stop mice.



4.4 Picture 1 mice feces

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Trim adjust the basement door at bottom of stairs basement catch plate to close and latch properly. Also this door is hinge bound and wont close.



4.5 Picture 1 door wont close easily

(2) The trim on front door right side is loose have it attached as desired.



4.5 Picture 2 trim loose

(3) Trim adjust the basement rear room doors catch plate to close and latch properly.

Also this door is de-laminating its outer skin have it repaired as needed.

4. Interiors



4.5 Picture 3 not meeting catch plate



4.5 Picture 4 door de-laminating

6. Plumbing System

6.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) You have two pieces of water treatment equipment located in the basement. The Neutralizer will require annual maintenance including adding calcium coroset to bring the water from acidic to basic. The unit is operated by an extension cord which is ok but preferred to be hard wire to a receptacle within the room.

In addition, you have a whole house filter that will require replacement periodically depending on the amount of turbidity in the water.



6.0 Picture 1 view of equipment



6.0 Picture 2 extension cord

(2) Some water was observed in the site glass of the pressure gauge which indicates the unit may be leaking. Have this evaluated to determine if this was by design or it needs replacement.



6.0 Picture 3 water in gauge

(3) The dryer door catch is broken and must be lined up in the middle before door is closed repair as desired.

6. Plumbing System



6.0 Picture 4 catch loose in door

(4) Replace owners bath toilet seat its broke.



6.0 Picture 5 cracked seat

(5) The left side bedroom bath toilet second floor is loose to the floor. Have a plumber evaluate the fit and repair replace all parts as needed. This repair can be as simple as tightening the bolts or may involve replacing the wax ring and subfloor if damaged.

Also the bath diverter is leaking out the bottom in this bathrooms shower replace as needed.



6.0 Picture 6 leaking here

(6) The rear hose bib leaked when turned off. Have a plumber evaluate and repair replace the valve as needed.

6. Plumbing System



6.0 Picture 7 bib drips

6.1 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

The covers are off the elements on the water heater. This indicates they may have been repaired recently or an issue existed. Have these elements evaluated and the covers installed.



6.1 Picture 1 covers go here and are on top of heater

6. Plumbing System

6.6 BATH AND KITCHEN TILE

Repair or Replace

(1) The tile at bar sink great room is cracked by the faucet repair as desired.



6.6 Picture 1 crack here

(2) Several of the tile on the shower surround were cracked from settlement. It appears they are large enough to allow water entry behind the wall. Have plumber or tile company repair replace as desired.

The shower pan tile are cracked in the owners bedroom. Cracked tile in this pan can allow water entry below the tile to the lead liner which can leak to ceiling below. Have general contractor repair replace tile as needed.

I was able to read levels of elevated moisture behind the tile with my moisture meter. If water enters behind the tile via voids in grout it can lead to fungal growth and denigrate the backer board. Although we cannot see its condition underneath the tile we will assume it will need replacing when the tile is replaced.



6.6 Picture 2 floor outside shower



6.6 Picture 3 crack in shower

6. Plumbing System



6.6 Picture 4 crack here



6.6 Picture 5 large void in corner



6.6 Picture 6 cracks loose tile



6.6 Picture 7 close up



6.6 Picture 8 voids in corner

6. Plumbing System

6.7 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) Due to the sewer being hung and exiting the home five foot above the floor the entire bathroom group fixtures ie toilet, shower, and bar sink have ejector pumps. These pumps eject the sewage up by mechanical means to gravity feed out to the street. Periodically they need maintenance to prevent odors escaping into the home and mechanical pump can fail.



6.7 Picture 1 motor in pit here

(2) It's recommended that when a water producing appliance such as the second floor fan coil unit is installed over conditioned space an overflow pan be installed under the appliance with a drain to a conspicuous location that prevents accidental flooding. I recommend one be installed in this location.



6.7 Picture 2 no overflow pan only safety on trap

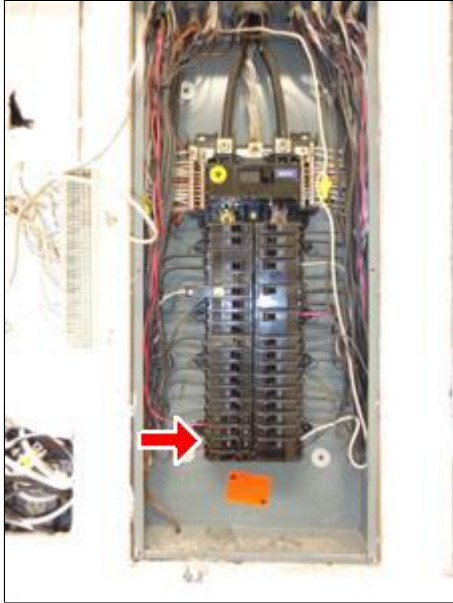
(3) I observed slow drains at the left side upper bedroom right most sink fixture. Repairs can consist of liquid drain cleaner, removing and cleaning trap, adding vents to requiring snaking by a licensed plumber.

7. Electrical System

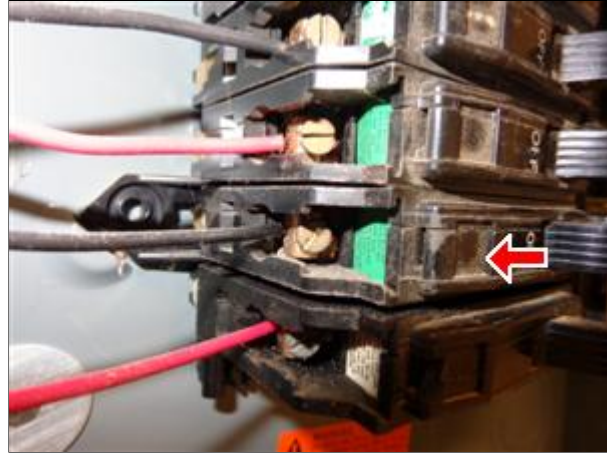
7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

The left most panel second from bottom left side breaker is grounded. When I attempted to turn the breaker back on it trips immediately. Have an electrician evaluate and repair as needed.



7.1 Picture 1 perspective view tripped breaker



7.1 Picture 2 grounded breaker

7. Electrical System

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) The lower level recess light in the water treatment room front right was not operational. This could be as simple fix (replace bulb) or a more serious issue requiring a licensed electrician. Have repaired replaced as needed.



7.3 Picture 1 not working

(2) The upper rear right spot light box came loose from the soffit and is hanging by its wires repair as needed.



7.3 Picture 2 re-attach here

(3) Both ceiling fan lights were not operational. This could be as simple fix (replace bulb) or a more serious issue requiring a licensed electrician. Have repaired replaced as needed.

7. Electrical System



7.3 Picture 3 not working

(4) The desk area fluorescent light was not operational. This could be as simple fix (replace bulb) or a more serious issue requiring a licensed electrician. Have repaired replaced as needed.



7.3 Picture 4 light not working

7.4 POLARITY AND GROUNDING OF ALL RECEPTACLES

Repair or Replace

The outlet in left side great room was tested and no power was present. Its possible this is on a switch I could not locate. Have an electrician evaluate and repair as needed.



7.4 Picture 1 no power

7. Electrical System

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

The outside rear right receptacle is missing its cover replace as needed.



7.5 Picture 1 no cover

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Repair or Replace

The heat pump fan coil has reached the end of its useful life but did work at time of inspection. The unit is 24 years old and has a normal life of 20 years. Budget to replace in the near future.

The electronic air filter access door is blocked by the condensate trap however the cells were found in the closet of bedroom and obviously this is not being used as a filter is below the unit.

The Heat Pump Zone 2 is 24 years old and is nearing the end of its typical life. Some units last longer than average useful life and some less. Budget to replace in near future.



8.0 Picture 1 zone 2 second floor



8.0 Picture 2 filter door blocked



8.0 Picture 3 cells in closet



8.0 Picture 4 filter relocated here

8. Heating / Central Air Conditioning



8.0 Picture 5 older unit

8. Heating / Central Air Conditioning

8.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) The basement zone gas furnace has a washable filter in the blower compartment that must be cleaned and maintained periodically.



8.1 Picture 1 filter here

(2) The basement rear left room is missing a register on the ceiling supply have it installed as needed.



8.1 Picture 2 no register



8.1 Picture 3 perspective view above panel

(3) The humidifier was functional but needs to be serviced and a new filter installed for top performance. The unit was leaking slightly when tested from the bottom of the unit. Have this evaluated when filter is replaced.



8.1 Picture 4 leaking here

8. Heating / Central Air Conditioning

8.4 GAS/LP FIRELOGS AND FIREPLACES

Repair or Replace

(1) I was unable to get the gas log set on right side great room off kitchen to stay lit have them evaluated and repaired replaced as needed.



8.4 Picture 1 not working

(2) The gas log set main supply valve was in the off position. We do not turn on gas valves that were in the off position because a service issue may need attention and a hazard may occur. Have the owner turn log set on and verify operation at owners bedroom fireplace.

10. Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS/REFRIGERATOR

Repair or Replace

The left rear stove burner wont light. Have an appliance company evaluate and repair/replace as needed.



10.1 Picture 1 not lighting

10.3 FOOD WASTE DISPOSER

Repair or Replace

The garbage disposal has a foreign object within that makes loud noises when the unit is turned on. This debris can damage the unit have removed and tested.

10.4 MICROWAVE COOKING EQUIPMENT

Repair or Replace

I had to lift up on the microwave/oven door to get this unit to close and latch properly. Repair as desired.



10.4 Picture 1 hinge sag

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2008 : Licensed To The Pearce Group