



29 OBX Dr, Henrico, VA 23233 Inspection prepared for: Real Sample Real Estate Agent: No Agent -

Date of Inspection: 11/30/2016 Time: 9 - 12 PM Year Built: 38 yrs Size: 2330 sf Paid \$

Inspector: John Cranor VA Certified Home Inspector #3380000119 Exp.10/17 PO Box 1455, Glen Allen, VA 23060 Phone: 804-873-8534 Email: cranorinspectionservices@gmail.com House-Whisperer.com (M) TheHomeInspection.com

Summary / Action Items

The following Summary 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, damaged or unsafe. The summary should not be construed as the whole inspection report. The whole inspection report will have more detail, ages of systems, photos, and may include additional information of concern. To reach a complete understanding of the condition of the property the client is advised to read the whole inspection report, review with your Realtor, attorney and/or trusted advisors and contact the inspector with any questions or concerns. The summary are the "Action Items" and should be further evaluated and corrected by the appropriate licensed contractors and/or other specialists. It is important to obtain copies of any receipts, warranties, and building permits that were necessary. The full more detailed report follows the summary.

Exterior		
Page 9 Item: 1	Exterior Walls / Siding	1.1. The wood siding has had deferred maintenance in the past and as a result there have been extensive patching on damaged boards. The patching is rough. There are countless damaged areas that have not been patched and many areas that have been patched are inadequate. The overall siding condition is extremely poor. Water penetrating through into the interior wall is highly likely in many areas. Recommend complete replacement of the siding and all trim. Recommend obtaining estimates from licensed contractors to replace. Estimated Cost \$20,000 - ??
Page 13 Item: 2	Exterior Trim	2.1. The wood trim around the house is weathered and in overall poor condition as is the siding. The inside corner trim near the electric meter has extensive damage (rot). The corner trim on front has rot. All trim should be replaced during the replacement of the siding. See siding comments.
Page 14 Item: 3	Eaves, Soffits, and Fascia	3.1. The wood eaves are weathered and has scattered damage. The wood eaves are in overall poor condition and replacement is recommended. See siding comments.
Page 15 Item: 4	Exterior Windows & Trim	 4.1. Damage (rot) on window trim on front right. Estimated Cost \$150 Window trim should all be replaced when replacing the siding. 4.2. There are moisture penetration stains visible on many windows which will eventually cause damage (rot). Also observed on inside around the stationary windows moisture stains which indicates the windows are leaking. Recommend having further evaluated by a licensed qualified window contractor. Stopping water leakage around the old windows may be difficult and replacing windows may be the only reliable solution. Estimated Cost to replace windows \$5000 - ??
Page 17 Item: 6	Rear Door & Trim	6.2. There are open gaps all around the doors where the siding is missing, not caulked and/or improperly repaired. Estimated Cost \$150 - 200
Page 18 Item: 8	Deck	8.2. The step on deck at sliding door is loose and unstable. Estimated Cost \$100 - 150

Page 21 Item: 12	Grading and Drainage	12.1. Trenching and soil erosion around perimeter of home due to lack of gutters. Recommend regrading so surface water drains away from the foundation. The grade should fall a minimum of 6 inches within the first 10 feet. Recommend adding gutters to help control water. Estimated cost to improve \$450 - 650
Page 22 Item: 14	Exterior Misc.	14.1. Observed open gaps around the heat pump lines where they penetrate the foundation wall. Recommend sealing around pipes to prevent moisture, air and/or vermin from entering. Estimated Cost \$75
		14.2. The cantilever fireplace offset has extensive moisture damage (rot) on bottom that appears to extend upward. I suspect the water is entering on top of chimney and running down. See siding and chimney comments. Estimated Cost \$350 - 450
Roofing		
Page 24 Item: 4	Roof Flashing(s) & Roof Penetrations	4.1. Exposed wood on roof. See photo. Estimated Cost \$75
Page 24 Item: 5	Chimney(s) (above roof)	5.1. The living room fireplace chimney termination is too short. A chimney must be at least 2 feet taller than any structure within 10 feet of it and also at least 3 feet higher than the point at which it penetrates the roof. A chimney that is too short is unlikely to vent properly and it may also be a serious fire hazard to the building, risking setting the roof on fire. Recommend correcting for safety reasons. Estimated Cost \$500 - ??
		5.2. Both of the fireplace chimney flue's have open gaps at the storm collar as shown in photo. This area should be water tight to prevent water from leaking down around the flue. Estimated Cost \$150 - 300
Page 25 Item: 6	Roof Drainage System	6.2. The gutters have been removed but one of the down spouts was left in place. Gutters are not a requirement but are strongly recommended to help control water. Recommend re installing gutters. Estimated Cost \$2500 - ??
Kitchen	I	
Page 27 Item: 1	Kitchen Sink	1.1. Plumbing fixture is leaking around handle. Estimated Cost \$150 - 350
Page 28 Item: 4	Kitchen Appliances	4.1. The refrigerator has cracks and damage on inside and the door is dented.
Page 29 Item: 5	Kitchen Walls, Ceiling & Floor	5.2. Loose floor transition strip in kitchen. Estimated Cost \$75
Interior		

Page 30 Item: 2	Interior Window Glass & Operation (representative number)	 2.1. Moisture stains visible around several stationary windows which indicates the windows leak. See exterior window comments. 2.2. The double glazed windows have breather holes in the tops of the inside panels which are designed to allow trapped moisture between the outer and inner glass panels to escape. The breather holes are supposed to have little plugs in each hole. Many are missing. Recommend contacting Pella Window Company about replacing the plugs. Estimated Cost \$??
Page 31 Item: 3	Interior Doors	 3.2. The following doors are binding, sticking or not functioning properly: master bedroom. Estimated Cost\$75 - 150 3.3. The following doors are dragging the carpet: front left bedroom. Should be trimmed for adequate clearance and to allow for air circulation. Estimated Cost \$100 - 150
Page 32 Item: 4	Interior Stairways, Steps, Balconies & Railings	4.1. The steps between dining area and sunken family room have unsafe irregular step risers. The top step riser measures 9 inches and the bottom one measures 7 1/2 inches. The risers should be no higher than 8 1/4 inches and consistent within 3/8" between the steps for safety reasons. Estimated cost \$200 - 300
Fireplace(s) &	Fuel Burning Appl	iances
Page 33 Item: 1	Fireplace #1 and/or Fuel Burning Appliance	 1.1. The wood mantel above the fireplace opening is too close. Wood or combustibles that project more than 1 1/2 inches should have a minimum 12 inch clearance from the fireplace opening. Recommend correcting for safety reasons. Estimated Cost \$300 - ?? 1.2. The refractory panel in bottom of fireplace firebox is cracked. Recommend replacing panel. Estimated Cost
		\$250 - ??
Page 34 Item: 2	Fireplace #2 and/or Fuel Burning Appliance	2.1. The wood mantel above the fireplace opening is too close. Wood or combustibles that project more than 1 1/2 inches should have a minimum 12 inch clearance from the fireplace opening. Recommend correcting for safety reasons. Estimated Cost \$300 - ??
		2.2. The refractory panel in bottom of fireplace firebox is cracked. Recommend replacing panel. Estimated Cost \$250 - ??
		2.3. There is something attached to the top of the flue damper that resembles a bee nest but I did not leave open long enough to determine what it was. Estimated Cost \$100 - ??
Bathrooms		

Page 36 Item: 1	Hall Bathroom	1.1. The left sink drain stopper does not function. Estimated Cost \$ 75
		1.2. Toilet is loose at floor and there is active leaking visible from crawl space. Estimated Cost \$200 - 300
		1.3. Tub shower head leaking. Estimated Cost \$75
		1.4. The caulking and grout ground the tub/shower has failed or missing, improvement recommended to prevent moisture damage. Estimated Cost \$75 - 150
		1.5. The vanity doors hit together when closed. Estimated Cost \$75
Page 37 Item: 2	Hall Bathroom Walls, Ceiling & Floor	2.1. The floor near the tub is weak and feels like there is moisture related damage. Estimated Cost \$250 - 400
Page 38 Item: 3	Master Bathroom	3.2. The sink drain stopper does not function properly. Estimated Cost \$ 75
		3.3. Tub shower head leaking. Estimated Cost \$75
		3.4. The caulking and grout around the tub/shower has failed or missing, improvement recommended to prevent moisture damage. Estimated Cost \$75 - 150
Page 38 Item: 5	Bathroom off Bedroom	5.1. The vanity shelving under the sink is damaged from past plumbing leak. Estimated Cost \$75 - 125
		5.2. Observed from crawl space or underfloor leaking at toilet. Estimated Cost \$150 - 300
		5.3. There grout between the tiles around the shower is missing in a few spots. Grout needs touch up repair and/or maintenance. Estimated Cost \$75 - 125
		5.4. Shower door missing sweep. Estimated Cost \$150 - 200
Laundry		
Page 39 Item: 1	Laundry Components / Connections	1.2. The dryer duct is damaged. Recommend replacing duct. Estimated Cost \$150
Plumbing Syste	em	
Page 44 Item: 3	Drain, Waste & Vent Piping	3.1. There is a section of the PVC drain pipe in crawl space that is supported with wood blocks which is substandard. The glued joint directly above the wood block support has failed and is leaking. Recommend having evaluated and corrected by a licensed plumbing contractor. Estimated Cost \$300 - 400
Page 45 Item: 4	Exterior Hose Bibbs/Spigots	4.1. The hose bibb is loose and has a gap around it. Should be secured and sealed to prevent vermin entry. Estimated Cost \$75
HVAC Systems	5	

29 OBX Dr, Henrico, VA

Page 47 Item: 1	Air Conditioning / Heat Pump System #1	1.1. The electrical conduit not clamped at the outside condensing unit. Estimated Cost \$100 - 125
Page 48 Item: 2	HVAC Distribution System(s)	2.1. Low air flow coming from registers. The filter is not accessible without tearing and removing tape and it appears to be taped since it was originally installed. I suspect the filter is clogged and restricting air flow. The interior of the ducts (where visible) is unusually dirty. The duct system should be cleaned. Recommend having evaluated and corrected by a licensed mechanical contractor. Estimated Cost \$500 - 1250
Page 49 Item: 4	HVAC Filter(s)	4.1. There is a filter located in or near the air handler located in crawl space. The filter is taped in and it appears to have been there since the system was originally installed 2 years ago. There is one small hole in the tape that is leaking air. I suspect the filter is clogged with dirt and may be why the air flow seems low. The filter should be readily accessible and easily exchangeable by the home owner for monthly replacing. Estimated Cost \$150 - 200
Page 49 Item: 5	Furance & A/C Condensate Control	5.1. The AVC condensation drain pipe on exterior is turned an unusual angle and its not extended away from the house far enough. Should extend at least 3 feet away from the foundation. Estimated Cost \$75 - 100
Electrical System		
Page 50 Item: 2	Main Disconnect, Service Distribution Panel & Wiring	2.1. The right panel has several siding nails penetrating the backside of the panel and one nail pierced the electrical service entrance cable causing scorching, black soot and the nail appears to be partly melted. The nail appears to be still penetrated into the electrical cable making the panel unsafe.
		2.2. One breaker has two wires connected to it (double tapped) which is not permitted. Each circuit wire should be served by it own separate breaker. Estimated Cost \$100 - 125
Page 51 Item: 3	Receptacles, Switches & Light Fixtures	3.2. Receptacles loose in wall in the following: loft area, living room. Estimated Cost \$100 - 150
		3.3. The switch for master bedroom ceiling light is worn out and not functioning properly. Estimated cost \$150
Page 52 Item: 5	Ground-fault circuit interrupter (GFCI)	5.2. No GFCI protection in bathrooms as required when the home was built. Estimated Cost \$125 - 150
		5.3. No GFCI protection on exterior as required when the home was built. Estimated Cost \$125 - 150
		5.4. The GFCI breaker (labeled bathroom & wp) did not trip off power when tested. Estimated Cost \$125 - 150
Underfloor Crawl Space		
Page 53 Item: 1	Crawl Space Access	1.1. There is a large open gap at crawl space door. Estimated Cost \$75

Page 53 Item: 2	Crawl Space Foundation	2.1. There is moisture related surface damage on the concrete block foundation at the grade and along the deck. Recommend repairs to the concrete blocks and improving grade and drainage around the house to help prevent frost damage. The foundation was never back filled after construction as required. Recommend having foundation evaluated by licensed qualified engineer and/or licensed qualified foundation repair contractor and have corrected as necessary. Estimated Cost \$1000 - ??
Page 55 Item: 4	Crawl Space Ventilation / Moisture Control	 4.1. The kitchen exhaust duct is improperly running through a foundation vent which makes the vent inoperative. Recommend correcting by properly terminating the exhaust duct and replacing the foundation vent. Estimated Cost \$250 - 350 4.2. The polyethylene vapor barrier in the crawl space is not
		complete and/or its bunched up leaving too much of the soil exposed. All exposed soil should be covered to help control moisture. Estimated Cost \$250 - 350
Page 55 Item: 6	Crawl Space Insulation	6.1. Many pieces of insulation have fallen down out of position. Recommend replacing and re-installing as necessary. Estimated Cost \$350 - 450

Understanding the Report

This inspection and report were completed using the Standards of Practice established by the American Society of Home Inspectors (ASHI®) as well as the regulations required of a Virginia "Certified Home Inspector" unless noted in the report or excluded in the inspection agreement. This inspection is based upon the visible and apparent conditions of the systems and components of the building at the time of the inspection. A representative sample of the building components were visually inspected in areas that were readily accessible at the time of the inspection. 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. The purpose of this inspection is to provide the client with information regarding the current condition of the building in order to assist in making informed decisions in reference to the property. The report should not be construed as a guarantee or a warranty of any kind as we make no promise to have discovered every possible defect. Hidden or concealed deficiencies are excluded from the inspection. The descriptions, observations and recommendations noted in this report are based upon published references, professional knowledge and/or actual experience. The inspected systems and/or components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented. The Client is advised to read the whole report and carefully review with their Realtor, Attorney, and/or other trusted advisors and the observations / recommendations noted should be further evaluated and corrected as deemed necessary by qualified 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 and contact the inspector with any questions.

Text Color Significance

Blue Text denotes observations and recommendations regarding a system or component which have less than significant issues; or a discretionary consideration; or recommended improvements; or an issue that should be monitored; or recommended maintenance; or other relevant information. These observations / recommendations are not included in the Summary Page(s) of the report but consideration and/or correction is still advised.

Red Text denotes observations and recommendations of the essential systems and/or components that are not functioning properly, significantly deficient, damaged, and/or unsafe. This classification may contain structural problems, safety issues, water intrusion concerns, and/or other important issues. These are the "Material Defects" and/or "Action Items" and duplicated in the Summary Page(s) of the report.

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

Photographs included in this report are to add information and help clarify what is documented. Photographs (or video) do not depict every defect, they do not add importance to conditions, nor diminish conditions not photographed.

Estimated Costs given in this report are intended as ballpark estimates for repairs and/or improvements. The costs are based on information obtained from contractors in the Richmond,VA area and from several published repair estimating guides. Our experience has shown that actual contractor quotations can vary by as much as 300%. The estimates are not guaranteed. Estimates are only given as a guide in an honest effort to help the client and/or real estate agents understand the "ballpark" expenses involved. The estimates provided in this report involved no detailed measuring, calculating or current market material pricing. The parties involved should also understand that opinions on how to repair or correct a defect can vary from contractor to contractor and 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 costs. Please proceed cautiously and if desired it's recommended that licensed qualified contractors be consulted for true estimates.

29 OBX Dr, Henrico, VA

General Information

1. General Accessibility & Utility Status

Vacant Home • All utilities are on

2. Parties Present

Client's Agent Present • Client present only for the beginning of the inspection

3. General Structure

Description: Single Family / Detached Home • Contemporary style • Conventional Framed Wall Structure • Crawl Space Foundation

4. Exterior Photos



Exterior

The exterior was visually inspected, including the siding, flashing, trim, exterior doors, 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, adjacent or entryway walkways, patios, and driveways. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed contractor.

1. Exterior Walls / Siding

Description: Wood Siding

Observations / Recommendations:

1.1. The wood siding has had deferred maintenance in the past and as a result there have been extensive patching on damaged boards. The patching is rough. There are countless damaged areas that have not been patched and many areas that have been patched are inadequate. The overall siding condition is extremely poor. Water penetrating through into the interior wall is highly likely in many areas. Recommend complete replacement of the siding and all trim. Recommend obtaining estimates from licensed contractors to replace. Estimated Cost \$20,000 - ??



damage

damage / patching



patching and rot

patching

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patching



hole on rear



split / damaged / patch





patched

damaged siding

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split siding





damage



missing piece of siding near roof eave



open gaps around doors

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splits



siding damage all along the roof



siding damage all along the roof

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siding damaged / in poor condition above the roof siding damaged / in poor condition above the roof



siding damage all along the roof



damage on chimney above roof

2. Exterior Trim

Description: Wood

Observations / Recommendations:

2.1. The wood trim around the house is weathered and in overall poor condition as is the siding. The inside corner trim near the electric meter has extensive damage (rot). The corner trim on front has rot. All trim should be replaced during the replacement of the siding. See siding comments.

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rot on front corner trim

3. Eaves, Soffits, and Fascia

Description: Wood

Observations / Recommendations:

3.1. The wood eaves are weathered and has scattered damage. The wood eaves are in overall poor condition and replacement is recommended. See siding comments.

29 OBX Dr, Henrico, VA



open gaps in eave / poor condition

damaged

4. Exterior Windows & Trim

Primary Type: Vinyl Clad Casement • Vinyl clad Awning • Vinyl clad Stationary • Wood Trim

Observations / Recommendations:

4.1. Damage (rot) on window trim on front right. Estimated Cost \$150 Window trim should all be replaced when replacing the siding.

4.2. There are moisture penetration stains visible on many windows which will eventually cause damage (rot). Also observed on inside around the stationary windows moisture stains which indicates the windows are leaking. Recommend having further evaluated by a licensed qualified window contractor. Stopping water leakage around the old windows may be difficult and replacing windows may be the only reliable solution. Estimated Cost to replace windows \$5000 - ??



rot on front right

moisture seeping in on right

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moisture seeping in on right



moisture seeping in on right rear



moisture seeping in on left



moisture seeping in on left



moisture seeping in on left awning window

5. Front Door & Trim Description: Steel Door • Wood trim

Page 16 of 57

29 OBX Dr, Henrico, VA



daylight around door

6. Rear Door & Trim

Description: Three Rear doors • Vinyl clad Sliding Doors • Wood trim

Observations / Recommendations:

6.1. The sliding screen door off master bedroom is torn. Estimated cost \$75

6.2. There are open gaps all around the doors where the siding is missing, not caulked and/or improperly repaired. Estimated Cost \$150 - 200



open gaps around doors

open gaps around doors

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open gaps around doors

7. Stoop, Steps

Description: Located on rear • Masonry

8. Deck

Description: Pressure Treated Wood • Not Visible underneath

Observations / Recommendations:

8.1. The decking is weathered. Recommend immediate maintenance.

8.2. The step on deck at sliding door is loose and unstable. Estimated Cost \$100 - 150



loose / unstable step

deck is weathered

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9. Walkways

Description: Asphalt

Observations / Recommendations:

9.1. The asphalt walkway is cracked and deteriorated which is typical of an old asphalt. Usable but in poor condition



10. Driveway

Description: Asphalt

Observations / Recommendations:

10.1. The driveway is cracked and deteriorated which is typical of an old asphalt driveway. Usable but in poor condition

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poor condition



Description: Brick/Pavers

Page 20 of 57

29 OBX Dr, Henrico, VA



12. Grading and Drainage

Observations / Recommendations:

12.1. Trenching and soil erosion around perimeter of home due to lack of gutters. Recommend regrading so surface water drains away from the foundation. The grade should fall a minimum of 6 inches within the first 10 feet. Recommend adding gutters to help control water. Estimated cost to improve \$450 - 650



trenching

13. Adjacent Vegetation

Observations / Recommendations:

13.1. Vegetation around the home is overgrown. Recommend trimming back / removing as necessary. Estimated Cost \$??

14. Exterior Misc.

Observation / Recommendations:

14.1. Observed open gaps around the heat pump lines where they penetrate the foundation wall. Recommend sealing around pipes to prevent moisture, air and/or vermin from entering. Estimated Cost \$75

14.2. The cantilever fireplace offset has extensive moisture damage (rot) on bottom that appears to extend upward. I suspect the water is entering on top of chimney and running down. See siding and chimney comments. Estimated Cost \$350 - 450



extensive rot on bottom of fireplace offset



open gap observed from crawl space

Roofing

The roof system was visually inspected including the roofing materials, roof drainage systems, flashing, 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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed roofing contractor.

1. Method of Roof Inspection

How Inspected: Walked on Roof

2. Main Roof Type

Description: Fiberglass / Asphalt Composition (architectural) Shingles. The expected lifespan of this roof when new is 24 -30 years, however service life can vary depending on the quality of the materials used, roof design, directional orientation, installation quality, weather conditions and adequate maintenance.

3. Main Roof Condition

Estimated Degree of Wear: Less than 5 years old



4. Roof Flashing(s) & Roof Penetrations

Flashing Materials: Aluminum

Roof Penetrations: Plumbing Vent Collars

Observations / Recommendations:

4.1. Exposed wood on roof. See photo. Estimated Cost \$75



exposed wood

5. Chimney(s) (above roof)

Description: Wood Framed Fireplace Flue Chase with sheet metal cover • Chimneys have rain cap / spark arrestors

Observations / Recommendations:

5.1. The living room fireplace chimney termination is too short. A chimney must be at least 2 feet taller than any structure within 10 feet of it and also at least 3 feet higher than the point at which it penetrates the roof. A chimney that is too short is unlikely to vent properly and it may also be a serious fire hazard to the building, risking setting the roof on fire. Recommend correcting for safety reasons. Estimated Cost \$500 - ??

5.2. Both of the fireplace chimney flue's have open gaps at the storm collar as shown in photo. This area should be water tight to prevent water from leaking down around the flue. Estimated Cost \$150 - 300

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chimney too short / must extend above roof at least 2 feet



storm collar not water tight



storm collar not water tight

6. Roof Drainage System

Observations / Recommendations:

6.1. There is no gutter system installed in most of home. Although gutters are not specifically required they are a recommended improvement to the home for the purpose of better controlling water

6.2. The gutters have been removed but one of the down spouts was left in place. Gutters are not a requirement but are strongly recommended to help control water. Recommend re installing gutters. Estimated Cost \$2500 - ??

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gutter has been removed but down spout left in place

Kitchen

The kitchen was visually inspected, including the installed major appliances, ventilation, walls, ceilings, floors, the counter tops, a representative number of the cabinets, 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. 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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed contractor.

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: 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 Sink

Description: Double Bowl Composite Sink

Observations / Recommendations:

1.1. Plumbing fixture is leaking around handle. Estimated Cost \$150 - 350



leaking

2. Kitchen Counters & Cabinets

Countertop: Laminate • Solid Surface

Observations / Recommendations:

- 2.1. Counter top loose left of range. Estimated Cost \$75
- 3. Kitchen Ventilation

Down Draft Exhaust built into the cooking appliance • Window

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4. Kitchen Appliances

Cooking Appliance: Electric Range

Other Appliance(s): Built-in Dishwasher • Food Waste Disposal • Refrigerator (ice maker not verified)

Observations / Recommendations:

4.1. The refrigerator has cracks and damage on inside and the door is dented.



damaged refrigerator



damaged refrigerator



damaged refrigerator

5. Kitchen Walls, Ceiling & Floor

Materials: Gypsum Board (Drywall) Ceiling & Walls • Laminate Floor

Observations / Recommendations:

- 5.1. Ceiling patches
- 5.2. Loose floor transition strip in kitchen. Estimated Cost \$75

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loose transition strip

6. Overall Kitchen Photos



Interior

The interior was visually inspected including the walls, ceilings, floors, steps, stairways and railings, counter tops and a representative number of doors, windows and installed cabinets. 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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed contractor.

1. Interior Walls, Ceilings, & Floors

Description: Gypsum Board (Drywall) Ceiling & Walls • Vaulted ceiling in living room

Predominant Floor Coverings: Carpet

2. Interior Window Glass & Operation (representative number)

Description: Original Double Glazed type windows (Pella Brand)

Observations / Recommendations:

2.1. Moisture stains visible around several stationary windows which indicates the windows leak. See exterior window comments.

2.2. The double glazed windows have breather holes in the tops of the inside panels which are designed to allow trapped moisture between the outer and inner glass panels to escape. The breather holes are supposed to have little plugs in each hole. Many are missing. Recommend contacting Pella Window Company about replacing the plugs. Estimated Cost \$??



stains on inside of stationary window

stains on inside of stationary window

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breather holes missing plugs

breather holes missing plugs



plug that is missing in many windows

3. Interior Doors

Representative Number of Doors

Observation / Recommendations:

3.1. Closet bi fold door in front right bedroom is off track. Estimated cost \$75

3.2. The following doors are binding, sticking or not functioning properly: master bedroom. Estimated Cost\$75 - 150

3.3. The following doors are dragging the carpet: front left bedroom. Should be trimmed for adequate clearance and to allow for air circulation. Estimated Cost \$100 - 150

4. Interior Stairways, Steps, Balconies & Railings

Description: Stairs to loft with hand rail

Observations / Recommendations:

4.1. The steps between dining area and sunken family room have unsafe irregular step risers. The top step riser measures 9 inches and the bottom one measures 7 1/2 inches. The risers should be no higher than 8 1/4 inches and consistent within 3/8" between the steps for safety reasons. Estimated cost \$200 - 300

Fireplace(s) & Fuel Burning Appliances

The Fireplace(s) and/or Solid fuel burning appliances were visually inspected, including the visible vents, flues and chimneys. The condition of concealed areas cannot be verified such as but not limited to, the interiors of flues or chimneys. Fires are not ignited or extinguished nor was draft characteristics determined. Seals, gaskets, automatic fuel feed devices, combustion make-up air devices, or any portable components were not inspected. Gas appliances are operated using normal controls. Shut off gas was not turned on and gas pilots were not lighted. Fireplaces and gas appliances should be evaluated and serviced annually. Always obtain and read owner manuals for gas burning appliances. Always use carbon monoxide alarms with fireplaces or fuel burning appliances for safety. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed contractor such as a fireplace/chimney professional and/or gas appliance specialist.

1. Fireplace #1 and/or Fuel Burning Appliance

FP Location #1: Living Room

Description: Manufactured Woodburning Fireplace

Observations / Recommendations:

1.1. The wood mantel above the fireplace opening is too close. Wood or combustibles that project more than 1 1/2 inches should have a minimum 12 inch clearance from the fireplace opening. Recommend correcting for safety reasons. Estimated Cost \$300 - ??

1.2. The refractory panel in bottom of fireplace firebox is cracked. Recommend replacing panel. Estimated Cost \$250 - ??



crack in bottom refractory panel

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wood mantel too close / unsafe

2. Fireplace #2 and/or Fuel Burning Appliance

FP Location #2: Family Room

Description: Manufactured Woodburning Fireplace

Observations / Recommendations:

2.1. The wood mantel above the fireplace opening is too close. Wood or combustibles that project more than 1 1/2 inches should have a minimum 12 inch clearance from the fireplace opening. Recommend correcting for safety reasons. Estimated Cost \$300 - ??

2.2. The refractory panel in bottom of fireplace firebox is cracked. Recommend replacing panel. Estimated Cost \$250 - ??

2.3. There is something attached to the top of the flue damper that resembles a bee nest but I did not leave open long enough to determine what it was. Estimated Cost \$100 - ??



crack in bottom refractory panel

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some type of nest on top of damper



wood mantel too close / unsafe

Bathrooms

The bathrooms were visually inspected, including the walls, ceilings, floors, cabinetry, 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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed contractor.

1. Hall Bathroom

Components: Double Vanity Sink • Toilet • Tub / Shower Combo with tile wall • Shower curtain rod installed

Ventilation: Window

Observations / Recommendations:

1.1. The left sink drain stopper does not function. Estimated Cost \$ 75

1.2. Toilet is loose at floor and there is active leaking visible from crawl space. Estimated Cost \$200 - 300

1.3. Tub shower head leaking. Estimated Cost \$75

1.4. The caulking and grout ground the tub/shower has failed or missing, improvement recommended to prevent moisture damage. Estimated Cost \$75 - 150

1.5. The vanity doors hit together when closed. Estimated Cost \$75



vanity doors worn / hit together



leaking around toilet viewed from crawl space

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water dripping off drain under toilet

2. Hall Bathroom Walls, Ceiling & Floor

Description: Gypsum Board (Drywall) Ceiling & Walls • Laminate Floor

Observations / Recommendations:

2.1. The floor near the tub is weak and feels like there is moisture related damage. Estimated Cost \$250 - 400



weak / damaged floor at tub

3. Master Bathroom

Components: Vanity Sink • Toilet • Tub / Shower Combo with tile wall • Shower curtain rod installed

Ventilation: Exhaust Fan

Observations / Recommendations:

3.1. The exhaust fan is clogged with dust, the fan cover should be cleaned to prevent overheating and so it functioning properly

3.2. The sink drain stopper does not function properly. Estimated Cost \$ 75

3.3. Tub shower head leaking. Estimated Cost \$75

3.4. The caulking and grout around the tub/shower has failed or missing, improvement recommended to prevent moisture damage. Estimated Cost \$75 - 150

4. Master Bathroom Walls, Ceiling & Floor

Description: Gypsum Board (Drywall) Ceiling & Walls • Laminate Floor

5. Bathroom off Bedroom

Components: Vanity Sink • Toilet • Tiled Shower Enclosure with door

Ventilation: Window

Observations / Recommendations:

5.1. The vanity shelving under the sink is damaged from past plumbing leak. Estimated Cost \$75 - 125

5.2. Observed from crawl space or underfloor leaking at toilet. Estimated Cost \$150 - 300

5.3. There grout between the tiles around the shower is missing in a few spots. Grout needs touch up repair and/or maintenance. Estimated Cost \$75 - 125

5.4. Shower door missing sweep. Estimated Cost \$150 - 200

6. Bathroom Off Bedroom Walls, Ceiling & Floor

Description: Gypsum Board (Drywall) Ceiling & Walls • 12x12 Vinyl Composition Tile Flooring (VCT)

Laundry

The Laundry area was visually inspected, including the walls, ceilings, floors, laundry plumbing and appliance connections. The inspection of the washing machine plumbing and/or the 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. If conveying, as a courtesy only 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 and recommendation noted should be further evaluated and corrected by a qualified licensed contractor.

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 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:

1.1. More information about dryer ducts is available at the following link: http://www.inspectapedia.com/interiors/Clothes_Dryer_Venting.php

1.2. The dryer duct is damaged. Recommend replacing duct. Estimated Cost \$150



2. Laundry Walls, Ceiling & Floor

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

3. Laundry Cabinetry / Shelving

Cabinetry Present

4. Laundry Ventilation

Window

Smoke & Carbon Monoxide Alarms

Only the presence or absence of a smoke alarm was verified, a true test of a smoke alarm sensor is beyond the scope of this inspection. Current standards require smoke alarms outside sleeping areas, in each bedroom and on each level of the home. For best protection, it is recommended both (ionization and photoelectric) type alarms be in homes.

Only the presence or absence of Carbon Monoxide (CO) alarms are verified and only when there are fuel burning appliances in the home. Carbon monoxide (CO) is a colorless, odorless, poisonous gas. It is produced by the incomplete burning of solid, liquid, and gaseous fuels. Appliances fueled with natural gas, propane (LP gas), oil, kerosene, coal, or wood may produce CO. Also running cars and burning charcoal produces CO. Any home that has fuel burning appliances, an attached garage or a fireplace should have a carbon monoxide alarm for safety. The Consumer Product Safety Commission (CPSC) recommends that one CO alarm be installed in the hallway outside the bedrooms in each separate sleeping area of the home.

Smoke and CO alarms should be installed per manufacturers instructions. Test your smoke and/or carbon monoxide alarms once a month, following the manufacturer's instructions. Replace the batteries in your alarms the day you move in and then once a year, or as soon as the alarm "chirps" warning that the battery is low. Never paint alarms. Regular vacuuming or dusting your alarms can help keep them working properly. Paint, stickers or other decorations could keep the alarms from working. Alarms should be replaced at least every 10 years.

1. Smoke Alarm(s)

Smoke Alarms Present

Observations / Recommendations:

1.1. Recommend adding smoke alarms. Should be one on each level of home, one outside sleeping areas, one in each bedroom and consider installing one in the attic.

1.2. The smoke alarm is old and beyond its expected service life. Recommend replacing and adding additional alarms in each bedroom and on each level of the home



old

2. Carbon Monoxide Alarm

Observations / Recommendations:

2.1. No Carbon Monoxide alarm observed. Any home that has fuel burning appliances, or a fireplace should have a carbon monoxide alarm for safety. Recommend adding as safety improvement.

Attic

The attic was visually inspected, including the structural components, insulation and vapor barriers, 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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed contractor.

Insulation recommendations have become more stringent and detailed over the years in an effort to save energy. (Example: 4 inches of insulation in the ceiling is typical in a 1960 circa house) The current insulation recommendations for ceilings are R-38 which is approximately 12 - 14 inches of fiberglass or 10 - 12 inches of cellulose.

1. Attic Access

Attic Access: Ceiling Scuttle Hole • Attic Viewed from Access

2. Roof / Ceiling Structure

Description: Engineered Truss Construction • Plywood Roof Sheathing

3. Attic Insulation

Description: Batt/Blanket Fiberglass • 4 - 6 inches

Observations / Recommendations:

3.1. Insulation depth is typical for age of home - As an energy improvement I recommend improving to at least 10 - 12 inches. Usually insulation contactor's install 9 inches over existing insulation. Estimated Cost \$1200 - 1800

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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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed plumbing contractor.

1. Water Shut-off & Underground Service Pipe

Main Water Shut Off Valve Location: Under floor crawl space near access door

Underground Service Pipe: Polyethylene (PE)

2. Water Supply & Distribution Pipes

Description: Copper

3. Drain, Waste & Vent Piping

Description: PVC plastic

Observations / Recommendations:

3.1. There is a section of the PVC drain pipe in crawl space that is supported with wood blocks which is substandard. The glued joint directly above the wood block support has failed and is leaking. Recommend having evaluated and corrected by a licensed plumbing contractor. Estimated Cost \$300 - 400



drain improperly supported with wood blocks+

glued joint has failed and its leaking

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drain improperly supported with wood blocks

4. Exterior Hose Bibbs/Spigots

Hose Bibb/ Spigot Location: Rear

Observations / Recommendations:

4.1. The hose bibb is loose and has a gap around it. Should be secured and sealed to prevent vermin entry. Estimated Cost \$75



gap around the house bibb

Water Heater

The water heating equipment and hot water supply system was visually inspected including the associated vent systems, flues, and chimneys. The inspected components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed contractor.

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 environmental conditions, the level of maintenance, and the intensity of use: Standard water heaters 10 - 11 years, Tankless water heaters 15 + years.

1. Water Heater

Location: Underfloor Crawl Space

Description: Electric Water Heater • 25 years old (beyond its expected service life) • 47 gallons



1991 model

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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed mechanical contractor.

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 dependant 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. Air Conditioning / Heat Pump System #1

Area Serving: Whole Home

Description / Operation: Heat Pump - Electric / Air to Air - Split System • 2 years old • Inside Unit - 2 years old • The Heat Pump was operated in the cool mode and the temperatures differentials between the supply and return were within normal ranges

Observations / Recommendations:

1.1. The electrical conduit not clamped at the outside condensing unit. Estimated Cost \$100 - 125



2014 model

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electrical conduit not clamped

2. HVAC Distribution System(s)

Description: Ducts & Registers

Observations / Recommendations:

2.1. Low air flow coming from registers. The filter is not accessible without tearing and removing tape and it appears to be taped since it was originally installed. I suspect the filter is clogged and restricting air flow. The interior of the ducts (where visible) is unusually dirty. The duct system should be cleaned. Recommend having evaluated and corrected by a licensed mechanical contractor. Estimated Cost \$500 - 1250



3. HVAC Thermostat(s)

Digital Thermostat

4. HVAC Filter(s)

Type(s): Disposable Filter (replace monthly) • Disposable Filter located near or inside the air handler in crawl space.

Observations / Recommendations:

4.1. There is a filter located in or near the air handler located in crawl space. The filter is taped in and it appears to have been there since the system was originally installed 2 years ago. There is one small hole in the tape that is leaking air. I suspect the filter is clogged with dirt and may be why the air flow seems low. The filter should be readily accessible and easily exchangeable by the home owner for monthly replacing. Estimated Cost \$150 - 200



5. Furance & A/C Condensate Control

Observations / Recommendations:

5.1. The A/C condensation drain pipe on exterior is turned an unusual angle and its not extended away from the house far enough. Should extend at least 3 feet away from the foundation. Estimated Cost \$75 - 100



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, conductors, overcurrent protection devices, a representative number of lighting fixtures, ceiling fan(s), switches, and receptacles, and 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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed electrical contractor.

1. Service Entrance, Meter & Grounding

Description: Underground Service

2. Main Disconnect, Service Distribution Panel & Wiring

Location: Laundry • Main disconnect located inside the distribution panel

Description: Two- 150 Amp panels (120/240 Volts) • Circuit Breakers • Predominant Branch Circuit Wiring: Copper 3 Conductor (NM)

Observations / Recommendations:

2.1. The right panel has several siding nails penetrating the backside of the panel and one nail pierced the electrical service entrance cable causing scorching, black soot and the nail appears to be partly melted. The nail appears to be still penetrated into the electrical cable making the panel unsafe.

2.2. One breaker has two wires connected to it (double tapped) which is not permitted. Each circuit wire should be served by it own separate breaker. Estimated Cost \$100 - 125



nail penetrated electrical service cable

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several nails penetrate the panel



double tap

3. Receptacles, Switches & Light Fixtures

Description: 3-slot (grounded) Receptacles, switches, and light fixtures (representative number)

Observations / Recommendations:

3.1. Observed open incandescent light fixtures in the closets which is common for the age of the home but are no longer approved or recommended for this use due to safety reasons. Recommend replacing incandescent bulbs with compact florescent or equivalent "cooler" bulbs as a safety improvement

3.2. Receptacles loose in wall in the following: loft area, living room. Estimated Cost \$100 - 150

3.3. The switch for master bedroom ceiling light is worn out and not functioning properly. Estimated cost \$150

4. Ceiling Fan(s)

Ceiling Fan(s)

Page 51 of 57

5. Ground-fault circuit interrupter (GFCI)

GFCI Protected: GFCI Breaker

Recommend Adding GFCI at the following: Kitchen • Bathrooms • Exterior

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, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. 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. No GFCI protection in bathrooms as required when the home was built. Estimated Cost \$125 - 150

5.3. No GFCI protection on exterior as required when the home was built. Estimated Cost \$125 - 150

5.4. The GFCI breaker (labeled bathroom & wp) did not trip off power when tested. Estimated Cost \$125 - 150

Underfloor Crawl Space

The underfloor Crawl Space, including the foundation, floor structure, 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 in blue or red print. Any observation and recommendation noted should be further evaluated and corrected by a qualified licensed contractor or other specialist (i.e. professional engineer, pest control technician, moisture control &mold specialist, etc).

1. Crawl Space Access

The underfloor crawl space was entered

Observations:

1.1. There is a large open gap at crawl space door. Estimated Cost \$75



large open gap at crawl space door

2. Crawl Space Foundation

Description: Cement Block Perimeter Wall

Observations:

2.1. There is moisture related surface damage on the concrete block foundation at the grade and along the deck. Recommend repairs to the concrete blocks and improving grade and drainage around the house to help prevent frost damage. The foundation was never back filled after construction as required. Recommend having foundation evaluated by licensed qualified engineer and/or licensed qualified foundation repair contractor and have corrected as necessary. Estimated Cost \$1000 - ??

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foundation damage



surface damage on cement block foundation along deck



foundation was never back filled



foundation was never back filled



3. Crawl Space Floor Structure Description: Conventional Frame Construction

4. Crawl Space Ventilation / Moisture Control

Description: Vapor Barrier (ground cover) • Standard Foundation Vents

Observations:

4.1. The kitchen exhaust duct is improperly running through a foundation vent which makes the vent inoperative. Recommend correcting by properly terminating the exhaust duct and replacing the foundation vent. Estimated Cost \$250 - 350

4.2. The polyethylene vapor barrier in the crawl space is not complete and/or its bunched up leaving too much of the soil exposed. All exposed soil should be covered to help control moisture. Estimated Cost \$250 - 350





exhaust duct from kitchen coming through a foundation vent

incomplete vapor barrier on ground

5. Crawl Space Moisture Conditions

Normal

6. Crawl Space Insulation

Description: Floor insulated with Fiberglass batts (6.25 inches) - R-19

Observations:

6.1. Many pieces of insulation have fallen down out of position. Recommend replacing and reinstalling as necessary. Estimated Cost \$350 - 450



,missing / falling insulation



insulation falling down everywhere

insulation falling down everywhere

7. Crawl Space Misc.







insulation falling down everywhere

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and/or air conditioning.
GFCI	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 countertop outlets with the exception of refrigerator and freezer outlets since 1996. 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.
PVC	"PVC" is an acronym for Polyvinyl Chloride. The rigid form of PVC is used in the construction of pipe, windows, doors, and gutters. Pure PVC is white in color which is what most water supply and DWV pipes are, however there is clear and gray color PVC available. Gray PVC is typically used in electrical conduit pipe. PVC has a maximum operating temperature under pressure of 100°F or 180°F without pressure.