PROPERTY INSPECTION REPORT

KBM Home Inspect LLC
License #: 3380000867
Inspector: Logan Melton

Table Of Contents

Inspection Details

1. Inspector Information

Inspector: KBM Home Inspect LLC.
Logan Melton
(804)-690-8014

2. Client Name(s)

Name(s):

Tommy Thompson

3. Address of Inspection

Property Address:

Champ de Mars, 5 Av. Anatole France, 75007, Paris, France

4. Attendance

In Attendance:

Client Present

Buyer Agent Present

5. Home Type

Home Type:

Detached

Single Family Home

6. Occupancy

Occupancy:

Vacant - Furnished

Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

7. Weather

Weather Conditions:

Rain/Overcast -- 40-50 degrees Fahrenheit

8. Start Time

Observations:

11:00 a.m. (1/17/2023)

9. Finish Time

Observations:

2:00 p.m. (1/17/2023)

Exterior/Grounds

1. Exterior Cladding

Materials:
• Stone Veneer
• EIFS (Exterior Insulation Finishing System)
Observations:

The majority of the exterior of the home was clad in EIFS (Exterior Insulation Finishing System). This is a specialized system that requires specific maintenance. Many homebuyers will have this cladding inspected by a qualified contractor familiar with the EIFS system.

The lintels around the home were rusted. Lintels are steel supports above the windows and doors. Rusting lintels can damage the brick siding. I recommend having the lintels treated and sealed.

I recommend having any penetrations through the siding sealed to prevent moisture and pest intrusion.

Damage and evidence of moisture intrusion was observed in several locations around the exterior of the home (See Photos for Locations). Affected areas will be prone to moisture intrusion and subsequent damage. I recommend evaluation and repair as needed by a qualified contractor that is familiar with the EIFS system. ($2500-$5000+)

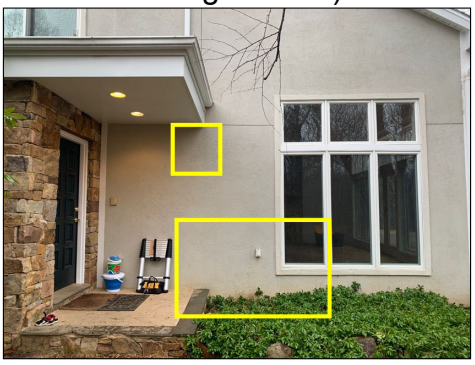
Crack at Corner (Rear of Garage)

Damage Observed (Forward of Garage Doors)

Damage Observed (Forward of Garage Doors)

Rusted Lintel

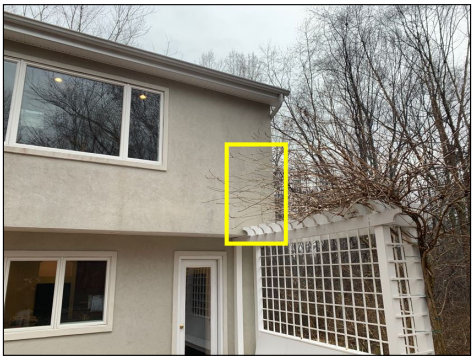
Rusted Lintel



Evidence of Moisture Intrusion Observed Here

Cracks/Spalling Observed (Near Front Door)

Rusted Lintel



Damage to Siding Observed Here

Damage to Siding Observed Here

Damage to Siding Observed at This Window

Damage to Siding Observed Around These Windows (Rear of Home)

At Rear Windows

At Rear Windows

At Rear Windows

2. Stairs/Steps/Ramps

Observations:

There was some damage to the slate step at the front steps. Have repaired as desired.

Damage Observed at Front Steps

3. Decks/Porches

Observations:

No deficiencies were observed at the time of inspection.

The deck was low to the ground, and I was unable to inspect under the deck. It is possible that defects exist that were not observed.

General Photo

4. Caulking

Observations:

There was some dry and cracking caulk observed in several areas around the exterior of the home. Caulk prevents moisture and wind intrusion. I recommend replacing any cracked/missing caulk. This is a normal part of home maintenance.

5. Exterior Trim

Observations:

Peeling paint was observed at some of the wood trim around the exterior of the home. Paint protects the wood from the elements. I recommend having this corrected. This is a normal part of home maintenance.

Rot was observed in a few locations at the exterior trim (See Photos for Locations). I recommend repair by a qualified contractor. ($150-$300+)

Peeling Paint Observed
(Representative Photo)

Rot Observed Here

Rot Observed Here

Rot Observed Here

6. Eaves

Observations:

Rot was observed in the eaves at the front of the home. I recommend repair by a qualified contractor. ($100-$200+)

Rot in Soffit Observed Here

7. Doors

Observations:

No deficiencies were observed at the time of inspection.

8. Window Observations

Type of Window:
• Vinyl

• Casement
Observations:

There were seven (7) windows throughout the home that had condensation between the panes (See Photos). This occurs when the interior seal fails, and allows condensation to form. I recommend repair/replacement by a qualified contractor. ($500+ per window)

These Windows in the Living Room had Condensation Between the Panes

9. Driveway

Materials:
• Gravel
Observations:

No deficiencies were observed at the time of inspection.

General Photo

General Photo

10. Walkways

Materials:
• Gravel

General Photo (Front Walkway)

11. Gutters & Downspouts

Observations:

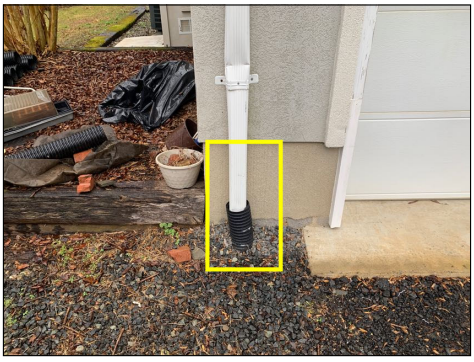
Several of the downspouts terminated above the shingles. This is a common practice, but can affect the lifespan of the shingles they discharge onto. You may wish to extend the downspouts to the ground, or a lower gutter.

FYI: Many of the downspouts terminated below grade. Any underground drainage was not inspected and is not reflected in this report.

A few of the downspouts terminated too close to the foundation. This can concentrate roof drainage around the foundation. I recommend extending the downspouts at least six feet from the foundation.

The gutters around the home were full of debris. This will affect the performance of the roof drainage system. I recommend having the gutters cleaned. This is a normal part of home maintenance.

Downspout Terminating Above Roof



Downspout Terminating Below Grade (Representative Photo)

Downspouts Terminating Above Roof

Downspout Terminating too Close to Foundation

Downspout Terminating Above Roof

Downspout Terminating too Close to Foundation

Gutters Full of Debris (Representative Photo)

12. Exterior Miscellaneous

Observations:

The roof above the solarium was leaking at the time of inspection. I recommend repair by a qualified contractor. ($400-$800+)

There was a sliding door observed in the primary bedroom upstairs. It led to a flat roof with no railings. This is a safety concern. I recommend repair by a qualified contractor. ($250-$500+)

Leaks Observed in Solarium

Roofing

1. Method of Inspection

Materials:

Portions of the roof were inspected by walking on the roof.

The majority of the roof was inspected from the ground with binoculars. The roof was too high or too steep to walk on.

2. Roof Covering

Materials:
• Dimensional Ashpalt
• Metal
Estimated Age:
• 20-25 years
Observations:

There was some moss growing on the roof. This condition is typically cosmetic and does not affect the roof's ability to shed water. You may wish to have the moss cleaned off.

The roof was too high, too steep, and too wet to walk the entirety of the roof. The inspection was limited to what I could see from the ground, windows, and from lower roofs. Although inspected as thoroughly as possible, it is possible that defects exist that were not observed.

There was some damage to the roofing at the rear of the home. I recommend repair by a qualified roofer. ($200-$400+)

Some nail pops were observed throughout the roofing. Nail pops leave the shingle above prone to wind damage. Nail pops can also damage the shingle above. I recommend repair by a qualified roofer. ($100-$200+)

There was a noticeable dip in the roof covering materials at the front of the home (See Photo). This indicates moisture intrusion and likely rot beneath. I recommend repair as needed by a qualified roofer. ($500-$1200+)

A moisture stain was observed above the stairs to the second floor. This indicates previous moisture intrusion. The stain appeared dry, but I was unable to test for moisture content. I recommend repair as needed by a qualified roofer. ($250-$500+)

Moisture Staining Above Stairs

General Photo/Moss Observed

General Photo

General Photo

Damage Observed

Nail Pop Observed

Evidence of Leak Observed Here

3. Flashing

Observations:

There were exposed nail heads observed at the headwall flashing at the of the home. Exposed nails can rust and cause leaks. I recommend having the nails sealed.

Exposed Nails Observed

4. Plumbing Vents/Gas Venting/Chimneys

Observations:

Efflorescence was observed at the interior of the chimney. This indicates moisture intrusion, and likely a flashing/chimney crown issue. I recommend repair as needed by a qualified roofer. ($300-$600+)

Efflorescence Observed

Electrical

1. Service Type

Service Drop/Lateral
• Service Lateral
Observations:

No deficiencies were observed at the time of inspection.

2. Meter

Observations:

No deficiencies were observed at the time of inspection.

General Photo

3. Size of Service

Service Size:
• Suspected Amperage:
• 200 Amp
• 120/240 Volt
Observations:

I could not accurately determine the service size. I could not read the lettering on the cables.

4. Main Electrical Panel

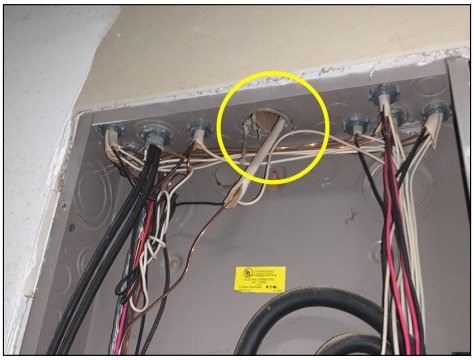
Overcurrent Devices:
• Breakers
Observations:

The multi-wire branch circuit(s) did not have an approved handle tie. Because the two energized wires of a multi-wire branch circuit share the same neutral wire, these breakers are required to be tied. It would be prudent to have this corrected.

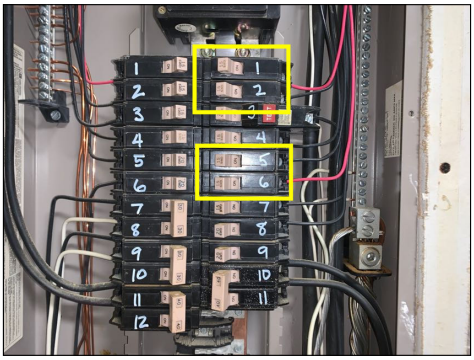
Both of the dead fronts at the main electrical panels were missing screws. I recommend having approved screws installed.

There was a cable coming through the main panel enclosure that was missing an approved bushing or clamp. This can allow the cable to rub against the sharp edges of the panel and cause damage. I recommend repair by a qualified electrician. ($100+)

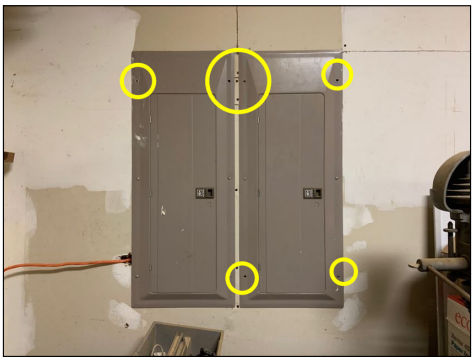
Main Disconnect Location: Garage



Missing Clamp/Bushing



MWBC's not Tied



Missing Screws

5. Grounding

Materials:
• Copper
• Ground Rod
Observations:

No deficiencies were observed at the time of inspection. Determining depth and sizing of structure grounding is not possible during a home inspection. Although the installation appeared adequate, it is possible that unseen defects exist that were not observed.

6. Wiring

Visible Wiring Type:
• Copper
• Non-Metallic Sheathed Cable
Observations:

No deficiencies were observed at the time of inspection.

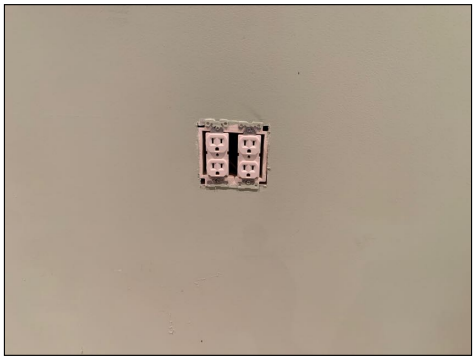
7. Receptacles/Fixtures/Etc

Receptacle Type
• Grounded
Observations:

There were several outlets missing cover plates in the basement. I recommend having cover plates installed.

There was an outlet with a reversed polarity (hot and neutral reversed) in the utility room. I recommend repair by a qualified electrician. ($100+)

This Outlet in the Utility Room had a Reversed Polarity Reading



Missing Cover Plates in Basement (Representative Photo)

8. GFCI

Locations:
- Kitchen
- Bathrooms
- Exterior
- Garage
- Basement
- Utility Room

Observations:

The outlets adjacent to the kitchen sink were GFCI protected, but the other outlets serving the kitchen counter were not protected. By today's standards, all outlets serving the kitcen counters are required to be protected. You may wish to have this corrected.

The GFCI device at the kitchen island did not trip when tested. This is a safety concern. I recommend repair by a qualified electrician. ($150-$300+)

This GFCI Device did not Trip when Tested

9. AFCI

Locations:
- None

Observations:

There was no AFCI protection observed in the home. AFCI protection is a newer requirement and was likely not required when the home was built. You may wish to add AFCI protection.

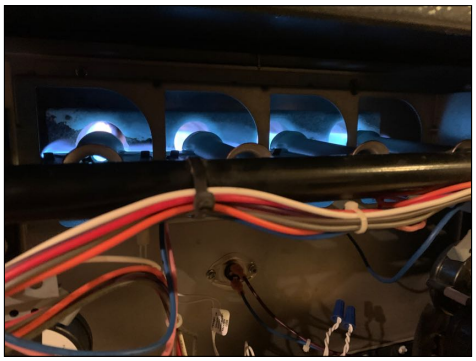
HVAC

1. Heating

Type of Heating System:
• Gas Furnace (First Floor & Basement)
• Heat Pump (Second Floor)
Approximate Age:
• Approximately: 2-5 Years Old (Second Floor Heat Pump)
• Approximately: 15-20 Years Old (First Floor & Basement AC)
Observations:

The heating system(s) were functioning properly at the time of inspection. Routine maintenance and regular cleaning will extend the life of the system(s).

See Thermostat Section



Steady Blue Flame Observed at First Floor & Basement Gas Furnace

Second Floor Heating System Functional (97.8)

2. Cooling

Type of Cooling System:
• Air Conditioner (First Floor & Basement)
• Heat Pump (Second Floor)
Approximate Age:
• Approximately: 2-5 Years Old (Second Floor Heat Pump)
• Approximately: 15-20 Years Old (First Floor & Basement AC)
Observations:

The exterior temperature was too cold to operate the cooling systems in cooling mode for an extended period of time. The inspection was limited to setting the thermostats to cooling mode, and confirming proper communication and start-up. It is possible that defects exist that were not observed.

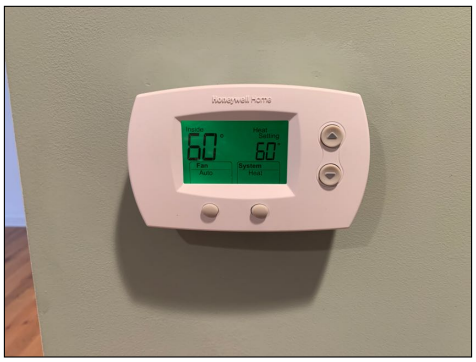
First Floor & Basement AC Operating in Cooling Mode

Second Floor Heat Pump Operating in Cooling Mode

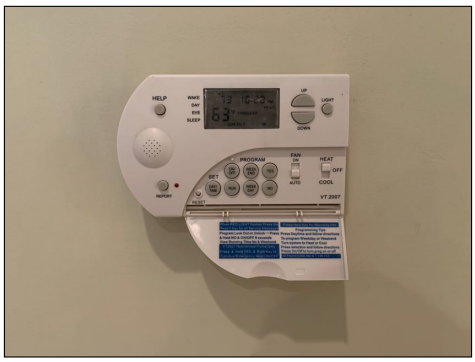
3. Thermostat

Location(s):
• Living Room
• Upstairs Office Room
Observations:

There was no emergency heat setting at the thermostat for the second floor HVAC system. Because of this, I was unable to isolate and test the emergency heat. I recommend having a qualified HVAC technician replace the thermostat with an emergency heat setting, and confirming the proper operation of the second floor emergency heat. ($200-$400+)



General Photo (First Floor & Basement)

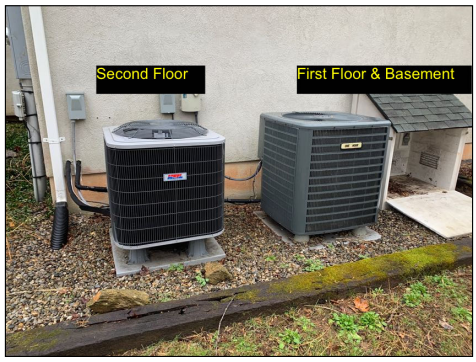


General Photo (Second Floor)

4. Outside Unit(s)

Observations:

No deficiencies were observed at the time of inspection.



General Photo

Data Tag (First Floor & Basement)

Data Tag (Second Floor)

5. Air Handler

Observations:

No deficiencies were observed at the time of inspection.

6. Ducting/Distribution

Observations:

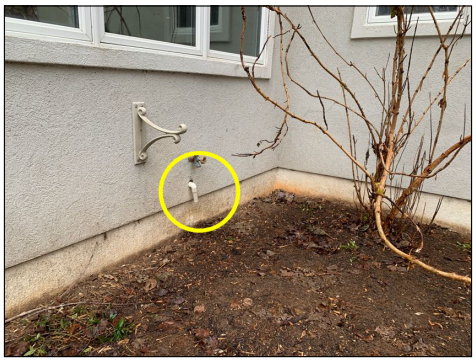
No deficiencies were observed at the time of inspection.

7. Refrigerant/Condensate Lines

Observations:

The insulation for the refrigerant lines was missing or damaged. I recommend having this corrected.

The condensate drain line(s) terminated to closely to the foundation. This can concentrate water around the foundation. I recommend having them extended further away from the foundation.



Condensate Drain Line too Close to Foundation

Damaged/Missing Insulation at Refrigerant Lines

8. Appliance Venting

Observations:

There was no elbow or gooseneck at the combustion air intake for the first floor and basement gas furnace. Without one, the intake can become blocked. It would be prudent to have this corrected.

No Elbow or Gooseneck

9. Filters

Observations:

It is prudent to ensure clean filters are installed at all times to encourage efficient operation of the HVAC system. There are different types of filters and some last longer than others. I recommend changing your filters when you move in, and make sure to maintain them down the road.

Plumbing

1. Type of Supply

Type of Supply:
• Private Well Water Supply
Main Water Line Material:

Pipe Material not Visible

2. Main Water Shutoff

Location:
• Basement
Observations:

No deficiencies were observed at the time of inspection.

This is the main water valve in the basement.

3. Water Supply

Materials:
• Copper
Observations:

The shower fixtures in the basement bathroom were loose. Loose plumbing is prone to leaks. I recommend repair by a qualified plumber. ($250-$500+)

4. Drainage/Venting

Materials:
• PVC
Observations:

No deficiencies were observed at the time of inspection.

5. Water Heater

Description
• 1-2 Years
• Electric Water Heater
• 50 Gallons
Observations:

No deficiencies were observed at the time of inspection.

General Photo

Data Tag

Hot Water Temperature (110.5)

6. Toilets

Observations:

The toilet bowl in the main level half bathroom was loose. This can allow leaks around the base of the toilet and into the ceiling/floor below. I recommend repair by a qualified plumber. ($150-$300+)

The toilet bowl in the basement bathroom was loose. This can allow leaks around the base of the toilet and into the ceiling/floor below. I recommend repair by a qualified plumber. ($150-$300+)

The toilet in the basement bathroom ran without stopping. This can increase your water bill and be a general nuisance. I recommend repair by a qualified plumber. ($100-$200+)

7. Plumbing Fixtures

Observations:

The jacuzzi tub functioned properly at the time of inspection.

I recommend re-applying caulk in the showers to prevent leaks into adjacent walls.

The kitchen sink faucet leaked at the time of inspection. I recommend repair by a qualified plumber. ($100+)

Leak at Kitchen Sink Faucet

Jacuzzi Tub Functional

8. Natural Gas/LP/Oil

Observations:

"Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia."

There was no bonding observed at the CSST gas distribution piping. This is considered a safety concern. I recommend having a qualfiied electrician properly bond the CSST. ($500+)

Below Grade Propane Tank Located Here

Remaining Propane in Exterior Tank

Overall Structure

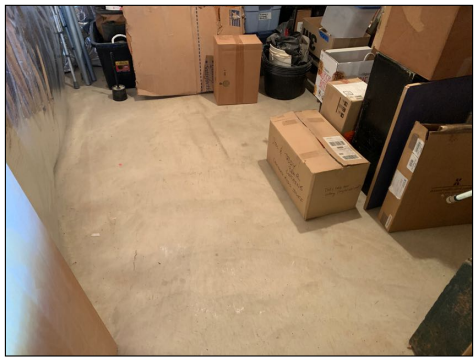
1. Type of Foundation

Foundation Type:
• Mostly Finished Basement

2. Foundation Floor

Observations:

The basement was mostly finished and the majority of the concrete floor was covered in finish materials. Visible areas were in satisfactory condition, but it is possible that defects exist that were not observed.


General Photo


General Photo


General Photo

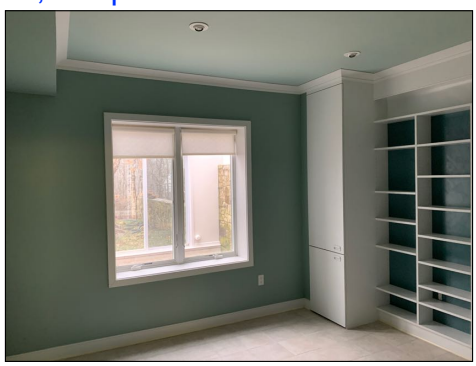
3. Foundation Walls

Observations:

There was typical cracking observed in the foundation walls. These cracks are common and do not represent structural issues. I recommend having them patched to prevent moisture and pest intrusion.

The foundation walls were covered in either drywall, or insulation. This limits the inspection. Although no defects were observed, it is possible that defects exist that were not observed.


Typical Crack Observed


General Photo


General Photo

4. General Structure

Observations:

The majority of the floor structure was covered in finish materials. Visible areas were in satisfactory condition, but it is possible that defects exist that were not observed.

General Photo

General Photo

General Photo

5. Wall Structure

Observations:

No deficiencies were observed at the time of inspection. Most of the framing/structure is hidden behind finished materials, and it is possible that defects exist that were not observed.

6. Attic

Structure Type:
• No Attic Space
Observations:

There was no accessible attic space, and no representation can be made to the condition of the roof structure. It is possible that defects exist that were not observed.

Building Insulation/Ventilation

1. Attic Insulation/Ventilation

Type of Insulation/Ventilation
- Ridge Venting
- Soffit Venting
- Fiberglass Batts
- Power Ventilation

Observations:

There was no accessible attic space, and no representation can be made to the attic insulation/ventilation. It is possible that defects exist that were not observed.

2. Foundation Insulation/Ventilation

Observations:

Foundation insulation and ventilation appeared adequate at the time of inspection.

3. Power Ventilation

Types of Power Ventilation
- Bathroom Vents
- Kitchen Exhaust
- Dryer Vent

Observations:

No deficiencies were observed at the time of inspection.

General Interior

1. Interior Surfaces

Observations:

No deficiencies were observed at the time of inspection. Minor cosmetic defects are excluded from this report.

2. Railings/Stairs

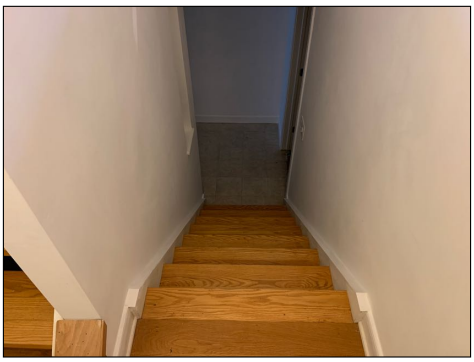
Observations:

FYI: The stairs in the home had open riser spaces. This was likely acceptable when the home was built, but would be a safety concern by today's standards. Have repaired as desired.

The stairs to the basement were missing handrails at both sections. This is a safety concern. I recommend repair by a qualified contractor. ($200-$400+)

Open Risers Observed

Missing Handrail



Missing Handrail

3. Doorways

Observations:

No deficiencies were observed at the time of inspection.

4. Attached Garage

Garage Door:
- Aluminum Door x2
- Automatic Opener x2

Observations:

No deficiencies were observed at the time of inspection.

5. Kitchen

Appliances Tested:
- Built-In Microwave
- Refrigerator/Freezer
- Dishwasher
- Electric Oven
- Electric Range
- Dryer
- Clothes Washer

Observations:

Tested appliances functioned properly at the time of inspection.

Appliance Overview

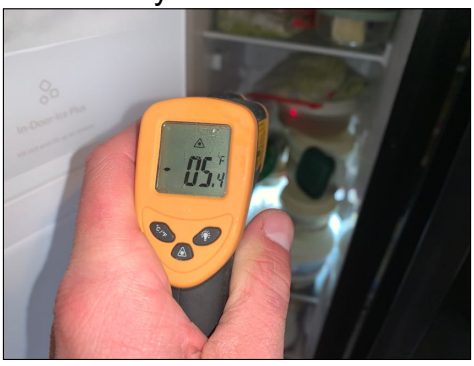
Appliance Overview

Appliance Overview

Dryer Functional

Oven Functional

Water/Ice Dispenser Functional



Freezer Functional

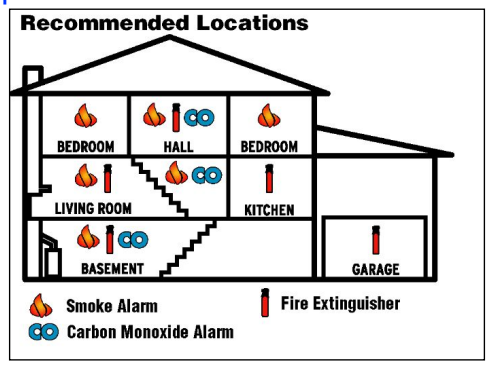
Refrigerator Functional

Range Functional

6. Smoke and Carbon Monoxide Detectors

Presence:
• Smoke Detectors: Present
• Carbon Monoxide Detectors: None Observed
Observations:

No deficiencies were observed at the time of inspection. Smoke and carbon monoxide detectors are not tested during a home inspection.



Smoke Detector Diagram

7. Interior Miscellaneous

Observations:

Some rooms, and the garage were filled with personal storage. This limits the inspection. It is possible that defects exist that were not observed.

Personal Storage Observed

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

Exterior/Grounds		
Page 3 Item: 1	Exterior Cladding	Damage and evidence of moisture intrusion was observed in several locations around the exterior of the home (See Photos for Locations). Affected areas will be prone to moisture intrusion and subsequent damage. I recommend evaluation and repair as needed by a qualified contractor that is familiar with the EIFS system. ($2500-$5000+)
Page 5 Item: 5	Exterior Trim	Rot was observed in a few locations at the exterior trim (See Photos for Locations). I recommend repair by a qualified contractor. ($150-$300+)
Page 6 Item: 6	Eaves	Rot was observed in the eaves at the front of the home. I recommend repair by a qualified contractor. ($100-$200+)
Page 6 Item: 8	Window Observations	There were seven (7) windows throughout the home that had condensation between the panes (See Photos). This occurs when the interior seal fails, and allows condensation to form. I recommend repair/replacement by a qualified contractor. ($500+ per window)
Page 9 Item: 12	Exterior Miscellaneous	The roof above the solarium was leaking at the time of inspection. I recommend repair by a qualified contractor. ($400-$800+) There was a sliding door observed in the primary bedroom upstairs. It led to a flat roof with no railings. This is a safety concern. I recommend repair by a qualified contractor. ($250-$500+)
Roofing		
Page 10 Item: 2	Roof Covering	There was some damage to the roofing at the rear of the home. I recommend repair by a qualified roofer. ($200-$400+) Some nail pops were observed throughout the roofing. Nail pops leave the shingle above prone to wind damage. Nail pops can also damage the shingle above. I recommend repair by a qualified roofer. ($100-$200+) There was a noticeable dip in the roof covering materials at the front of the home (See Photo). This indicates moisture intrusion and likely rot beneath. I recommend repair as needed by a qualified roofer. ($500-$1200+) A moisture stain was observed above the stairs to the second floor. This indicates previous moisture intrusion. The stain appeared dry, but I was unable to test for moisture content. I recommend repair as needed by a qualified roofer. ($250-$500+)

Page 11 Item: 4	Plumbing Vents/Gas Venting/Chimneys	Efflorescence was observed at the interior of the chimney. This indicates moisture intrusion, and likely a flashing/chimney crown issue. I recommend repair as needed by a qualified roofer. ($300-$600+)
Electrical		
Page 13 Item: 4	Main Electrical Panel	There was a cable coming through the main panel enclosure that was missing an approved bushing or clamp. This can allow the cable to rub against the sharp edges of the panel and cause damage. I recommend repair by a qualified electrician. ($100+)
Page 14 Item: 7	Receptacles/Fixtures/Etc	There was an outlet with a reversed polarity (hot and neutral reversed) in the utility room. I recommend repair by a qualified electrician. ($100+)
Page 15 Item: 8	GFCI	The GFCI device at the kitchen island did not trip when tested. This is a safety concern. I recommend repair by a qualified electrician. ($150-$300+)
HVAC		
Page 17 Item: 3	Thermostat	There was no emergency heat setting at the thermostat for the second floor HVAC system. Because of this, I was unable to isolate and test the emergency heat. I recommend having a qualified HVAC technician replace the thermostat with an emergency heat setting, and confirming the proper operation of the second floor emergency heat. ($200-$400+)
Plumbing		
Page 19 Item: 3	Water Supply	The shower fixtures in the basement bathroom were loose. Loose plumbing is prone to leaks. I recommend repair by a qualified plumber. ($250-$500+)
Page 20 Item: 6	Toilets	The toilet bowl in the main level half bathroom was loose. This can allow leaks around the base of the toilet and into the ceiling/floor below. I recommend repair by a qualified plumber. ($150-$300+) The toilet bowl in the basement bathroom was loose. This can allow leaks around the base of the toilet and into the ceiling/floor below. I recommend repair by a qualified plumber. ($150-$300+) The toilet in the basement bathroom ran without stopping. This can increase your water bill and be a general nuisance. I recommend repair by a qualified plumber. ($100-$200+)
Page 20 Item: 7	Plumbing Fixtures	The kitchen sink faucet leaked at the time of inspection. I recommend repair by a qualified plumber. ($100+)
Page 20 Item: 8	Natural Gas/LP/Oil	There was no bonding observed at the CSST gas distribution piping. This is considered a safety concern. I recommend having a qualfiied electrician properly bond the CSST. ($500+)
General Interior		
Page 25 Item: 2	Railings/Stairs	The stairs to the basement were missing handrails at both sections. This is a safety concern. I recommend repair by a qualified contractor. ($200-$400+)