PROPERTY INSPECTION REPORT

KBM Home Ispect LLC

License #: 3380000867

Inspector: Logan Melton

UNDERSTANDING YOUR REPORT

Please ensure you read the entire report.

This finalized report will include observations, photos, and a summary. The body of the report will contain all of the inspector's observations and recommendations. You may see different colored text in the report. General information will be listed in black, general recommendations will be listed in blue, and material defects will be listed in red. Material defects are defined as a direct threat to occupants or property, or may have a substantial cost to correct. All material defects will be listed in the "summary" at the end of the report. **NOT ALL OBSERVATIONS WILL BE INCLUDED IN THE SUMMARY. PLEASE READ THE ENTIRE REPORT.**

This is a visual only, non-invasive inspection. Sometimes conditions present themselves that may limit the inspection. This includes, but is not limited to, vegetation, furniture, stored personal items, etc.

Your report may come with "cost to cures." These costs are only to help you itemize repairs by potential cost and should not be taken as estimates or exact costs.

This inspection was performed in accordance with the Standards of Practice set forth by the International Association of Certified Home Inspectors. A copy of their SOP can be found here https://www.nachi.org/SOP.htm

Inspection Details

1. Client Name(s)

Name(s):

Happy Client

2. Address of Inspection

Property Address:

123 Main St, Richmond, Va, 23222

3. Attendance

In Attendance:

Buyer Agent present

Client not present

4. Home Type

Home Type:

Detached

Single Family Home

5. Occupancy

Occupancy:

Occupied - Furnished: Access to some inspection items may be blocked.

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.

6. Weather

7. Start Time

Observations:

12:30 p.m. (10/7/2020)

8. Finish Time

Observations:

3:15 p.m. (10/7/2020)

Exterior/Grounds

1. Exterior Cladding

Materials:
• Vinyl Siding
Observations:

The vinyl siding was in contact with the roofing materials. The roofing can get very hot in warmer months, and can sometimes cause warping or damage to the siding. It would be prudent to monitor this condition, and take corrective action if needed.

Some caulking and inadequate sidelap was observed at the vinyl siding at the left side of the home. This indicates a previous repair. I recommend having this repaired as needed by a qualified contractor. ($100-$200+)

Some loose siding was observed near the condensing unit for the HVAC system. I recommend repair by a qualified contractor. ($100+)

Example of Vinyl in Contact with Roof

Caulking/Inadequate Sidelap

Caulking/Inadequate Sidelap Observed Here

Loose Siding Observed Here

2. Stairs/Steps/Ramps

Observations:

The rear steps should be sealed to prolong the life of the materials.

The posts at the rear steps were in contact with ground soil. You should monitor these areas for rot.

3. Decks/Porches

Observations:

No deficiencies were observed at the time of inspection.

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:

No deficiencies were observed at the time of inspection.

The window trim around the exterior of the home was old wood trim covered in a metal trim wrap. The condition of the metal trim was good, but it is impossible to know the condition of the older wood trim. It is possible that defects exist that were not observed.

6. Eaves

Observations:

No deficiencies were observed at the time of inspection.

7. Doors

Observations:

The deadbolt at the front door was difficult to operate. You may wish to have the hardware adjusted for smoother operation.

8. Window Observations

Type of Window:
• Vinyl

• Double Hung
• Double Paned
Observations:

There were two 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. ($250-$500+ per window)

The Lower Sash of this Window in the Kitchen has Condensation Between the Panes

The Upper Sash of this Window in the Downstairs Rear Right Bedroom has Condensation Between the Panes

9. Driveway

Materials:
• Gravel
Observations:

No deficiencies were observed at the time of inspection.

10. Gutters & Downspouts

Observations:

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. ($100+)

11. General Grounds Observations

Observations:

There were a few low areas around the exterior of the home. I recommend having an appropriate slope created away from the home to prevent ponding water.

Roofing

1. Method of Inspection

Materials:

The roof was inspected by walking on the roof.

2. Roof Covering

Materials:
• Dimensional Ashpalt
Estimated Age:
• 5-10 years
Observations:

No deficiencies were observed at the time of inspection.

General Photo

General Photo

General Photo

3. Flashing

Observations:

There were no visible flashings and no representation can be made to their condition. It is possible that defects exist that were not observed.

4. Plumbing Vents/Gas Venting/Chimneys

Observations:

No deficiencies were observed at the time of inspection.

Electrical

1. Service Type

Service Drop/Lateral
• Service Drop
Observations:

No deficiencies were observed at the time of inspection.

2. Meter

Observations:

No deficiencies were observed at the time of inspection.

3. Size of Service

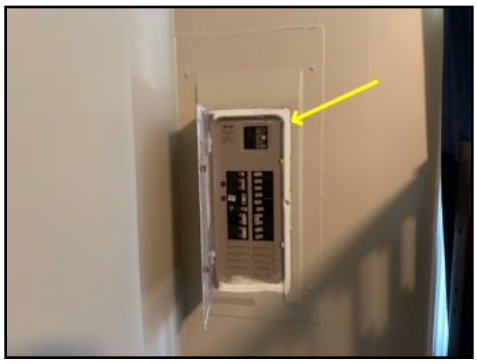
Service Size:
• Suspected Amperage:
• 200 Amp
Observations:

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

4. Main Electrical Panel

Overcurrent Devices:
• Breakers
Location:
• Kitchen
• 100 Amps
Observations:

The dead front at the main electrical panel was caulked and painted to the wall, and was not removed to prevent damage. Although no deficiencies were observed, it is possible that hidden defects exist that were not observed.



Main Disconnect Location: Rear Left Bedroom

5. Grounding

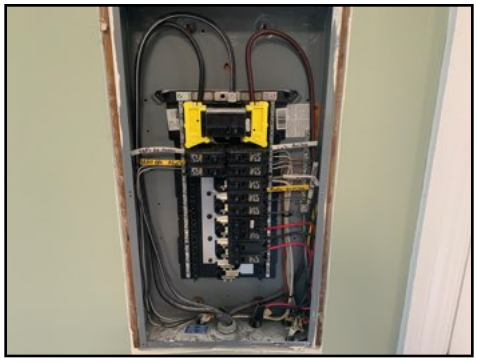
Materials:
• Copper
• Ground Rod
Observations:

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. Sub Panel

Location:
• Kitchen
• 100 Amps
Observations:

No deficiencies were observed at the time of inspection.



General Photo

7. Wiring

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

No deficiencies were observed at the time of inspection.

8. Receptacles/Fixtures/Etc

Receptacle Type
• Grounded
• Ungrounded
Observations:

About 12-14 of the three prong receptacles in the home had open ground readings. This is a safety concern. I recommend discussing options and costs for repair with a qualified electrician. ($500+)

9. GFCI

Locations:
• Kitchen
• Bathrooms
Observations:

No deficiencies were observed at the time of inspection.

10. AFCI

Locations:
• Bedrooms
Observations:

There was AFCI protection observed only in the bedrooms. AFCI is a newer requirement, and this was likely acceptable when the home was built. AFCI may now be required elsewhere. You may wish to have a qualified electrician discuss options with you.

HVAC

1. Heating

Type of Heating System:
• Heat Pump
Approximate Age:
• Approximately: 10-15 Years Old
Observations:

The outside temperature was too warm to test the heat pump in heating mode. Many manufacturers do not recommend running heat pumps in heating mode above 65 degrees. It is possible that defects exist that were not observed.

The supplemental emergency heat did not respond to the thermostat when tested. The fan was on, but no heat was being produced. I recommend repair by a qualified HVAC contractor. ($200-$400+)

Emergency Heat not Operating Properly

Thermostat set to Emergency Heat

2. Cooling

Type of Cooling System:
• Heat Pump
Approximate Age:
• Approximately: 10-15 Years Old
Observations:

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

Return Air Temperature (70.9)

Supply Air Temperature (51.5)

3. Thermostat

Location(s):
• Living Room
Observations:

No deficiencies were observed at the time of inspection.

4. Outside Unit(s)

Observations:

No deficiencies were observed at the time of inspection.

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

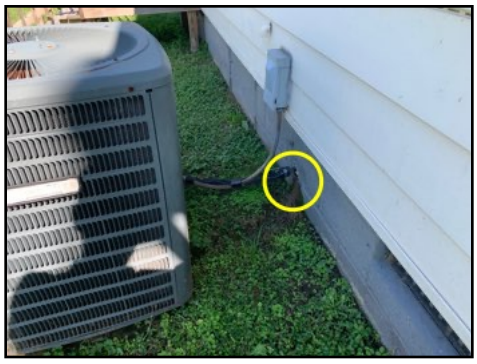
Observations:

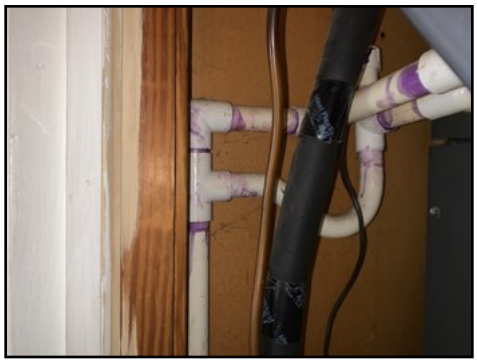
The condensate drain line(s) terminated to closely to the foundation. This can concentrate water around the foundation. I recommend having them extended further away from the foundation.

The insulation for the refrigerant lines was missing or damaged. I recommend having this corrected. ($25+)

The primary and secondary condensate drain lines were plumbed together. These lines should be plumbed independently of each other. I recommend repair by a qualified HVAC contractor. ($150-$300+)

The air handler under the stairs did not have a drain pan under it. This protects the materials below. I recommend having a qualified HVAC contractor install a drain pan. ($200-$400+)





Plumbing

1. Type of Supply

Type of Supply:
• Public Water Supply
Main Water Line Material:

Not Visible

2. Main Water Shutoff

Observations:

I could not locate the main water valve for the home. It may be hidden, or the home may not have a main water valve. It would be prudent to have the main valve located or installed, if missing.

3. Water Supply

Materials:
• Copper
• PEX
Observations:

No deficiencies were observed at the time of inspection.

4. Drainage/Venting

Materials:
• PVC
• Copper
Observations:

When I drained the upstairs bathroom sink, a loud gurgling sound was observed coming from the shower drain. This may indicate a venting issue. I recommend repair as needed by a qualified plumber. ($300-$600+)

There was a connection between PVC waste piping and copper waste piping that had negative slope. This can trap waste water in the low area. I recommend repair by a qualified plumber. ($100-$200+)

5. Water Heater

Description
• 2-5 Years
• Electric Water Heater
• 40 Gallons
Observations:

No deficiencies were observed at the time of inspection.

Hot Water Temperature (114.6)

6. Toilets

Observations:

The toilet tank in the downstairs bathroom was loose. Loose plumbing connections can cause leaks. I recommend repair by a qualified plumber. ($75+)

The toilet bowl and toilet tank at the upstairs bathroom were loose. Loose plumbing is prone to leaks. I recommend repair by a qualified plumber. ($100+)

7. Plumbing Fixtures

Observations:

The hot and cold water were reversed at the sink in the kitchen. This is considered a safety concern. I recommend repair by a qualified plumber. ($150-$300+)

The fixtures in the upstairs shower were loose. Loose plumbing is prone to leaks. I recommend repair by a qualified plumber. ($150-$300+)

Overall Structure

1. Type of Foundation

Foundation Type:
• Crawlspace
Method of Inspection:

Crawled

2. Foundation Floor

Observations:

Evidence of standing water was observed at the perimeter of the crawlspace. This indicates ground water intrusion into the crawlspace. This can cause fungus and damage to the structure above. See General Structure Section for Recommendations.

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.

4. General Structure

Observations:

Microbial growth consistent with mold was observed on the wooden floor structure in the crawlspace. In addition, there were many rotted or cracked joists observed, primarily in the front portion of the crawlspace. These conditions indicate an ongoing moisture issue in the crawlspace. Some of the joists had been sistered, but those joists were covered in fungus. I recommend discussing options and costs for correction of the moisture, and repair of the joists with several qualified contractors. ($2500-$5000+)

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

Observations:

There were no accessible attic spaces in the home and the attic could not be inspected. 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
• Gable Venting
Observations:

There were no accessible attic spaces and the attic insulation/ventilation could not be inspected. It is possible that defects exist that were not observed.

2. Foundation Insulation/Ventilation

Type of Insulation/Ventilation
• No Insulation
• Foundation Wall Vents
Observations:

There was no insulation observed in the crawlspace. This is not uncommon in older homes. This can lead to cold floors in the winter and higher energy costs. You may wish to have insulation installed in the crawlspace.

See General Structure Section

3. Power Ventilation

Types of Power Ventilation
• Bathroom Vents
• Dryer Vent
Observations:

There was no bathroom exhaust fan in the upstairs bathroom. This is typically not required when an operable window is present. You may wish to have a bathroom exhaust vent installed.

General Interior

1. Railings/Stairs

Observations:

The handrail to the second floor did not return to the wall. This is required by modern standards to prevent snagging on bags or loose clothing. You may wish to have this corrected.

2. Doorways

Observations:

The door to the downstairs bathroom was sticking. You may wish to have the door adjusted for smooth operation.

3. Kitchen

Appliances Tested:
- Refrigerator/Freezer
- Dishwasher
- Garbage Disposal
- Electric Oven
- Electric Range
- Dryer

Observations:

There was a drawer next to the kitchen sink that could not be open due to the adjacent trim. Have repaired as desired.

The kitchen fan was the recirculating type. This may not be sufficient for some styles of cooking. You may wish to have the kitchen exhaust fan ducted to the outside.

The bulb at the work light above the range was burned out. I recommend replacing the bulb.

Range Functional

Oven Functional

Refrigerator Functional

Freezer Functional

Dryer Functional

4. Smoke and Carbon Monoxide Detectors

Observations:

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

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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

This summary contains items the inspector deems as an item that is not functioning as intended, are safety issues, or may need evaluation by a specialist. Not all items in the report body are listed in the summary. There may be items you be concerned about that may not be in the summary. **PLEASE READ THE ENTIRE REPORT.** Prices may accompany summary items. These prices are not estimates or quotes. These are included to help you itemize the items by potential cost. All repairs should be made by licensed contractors, and permits should be pulled for any repair that necessitates a permit.

Exterior/Grounds		
Page 4 Item: 1	Exterior Cladding	Some caulking and inadequate sidelap was observed at the vinyl siding at the left side of the home. This indicates a previous repair. I recommend having this repaired as needed by a qualified contractor. ($100-$200+) Some loose siding was observed near the condensing unit for the HVAC system. I recommend repair by a qualified contractor. ($100+)
Page 6 Item: 8	Window Observations	There were two 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. ($250-$500+ per window)
Page 6 Item: 10	Gutters & Downspouts	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. ($100+)
Electrical		
Page 10 Item: 8	Receptacles/Fixtures/Etc	About 12-14 of the three prong receptacles in the home had open ground readings. This is a safety concern. I recommend discussing options and costs for repair with a qualified electrician. ($500+)
HVAC		
Page 11 Item: 1	Heating	The supplemental emergency heat did not respond to the thermostat when tested. The fan was on, but no heat was being produced. I recommend repair by a qualified HVAC contractor. ($200-$400+)
Page 12 Item: 7	Refrigerant/Condensate Lines	The insulation for the refrigerant lines was missing or damaged. I recommend having this corrected. ($25+) The primary and secondary condensate drain lines were plumbed together. These lines should be plumbed independently of each other. I recommend repair by a qualified HVAC contractor. ($150-$300+) The air handler under the stairs did not have a drain pan under it. This protects the materials below. I recommend having a qualified HVAC contractor install a drain pan. ($200-$400+)

Plumbing		
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Overall Structure		
Page 15 Item: 2	Foundation Floor	Evidence of standing water was observed at the perimeter of the crawlspace. This indicates ground water intrusion into the crawlspace. This can cause fungus and damage to the structure above. See General Structure Section for Recommendations.
Page 16 Item: 4	General Structure	Microbial growth consistent with mold was observed on the wooden floor structure in the crawlspace. In addition, there were many rotted or cracked joists observed, primarily in the front portion of the crawlspace. These conditions indicate an ongoing moisture issue in the crawlspace. Some of the joists had been sistered, but those joists were covered in fungus. I recommend discussing options and costs for correction of the moisture, and repair of the joists with several qualified contractors. ($2500-$5000+)