

# PROPERTY INSPECTION REPORT



**KBM Home Inspect 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. Inspector Information

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

## 2. Client Name(s)

Name(s):  
Happy Clients

## 3. Address of Inspection

Property Address:  
1600 Pennsylvania Ave, Richmond, Australia, 12345

## 4. Attendance

In Attendance:  
Client present  
Buyer Agent present

## 5. Home Type

Home Type:  
Detached  
Single Family Home

## 6. 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.

## 7. Weather

Weather Conditions:  
[Sunny-72 Degrees](#)  
[Rain in last 24 Hours](#)

## 8. Start Time

Observations:  
[1:45 p.m. \(4/10/2021\)](#)

## 9. Finish Time

Observations:  
[4:15 p.m. \(4/10/2021\)](#)

# Exterior/Grounds

## 1. Exterior Cladding

Materials:

- Brick Veneer

Observations:

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

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.



Rusted Lintel (Representative Photo)

## 2. Stairs/Steps/Ramps

Observations:

There was no landing observed at the exterior rear steps at the garage workshop. This is a safety concern. The landing should be at least the size of the door opening, and at least 36" in the direction of travel. I recommend repair by a qualified contractor. (\$250-\$500+)



No Landing Observed



### 3. Decks/Porches

Observations:

The rear deck was lacking regular maintenance. I recommend driving down any nail pops, replacing any warped/rotted boards, and sealing the deck. This is a normal part of home maintenance.

A typical crack was observed at the concrete pad at the front porch. It would be prudent to have the crack sealed to prevent further damage through freeze/thaw cycles.

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

No flashing was observed between the ledger board at the . Flashing protects the adjacent structure from moisture intrusion. I recommend repair by a qualified contractor. (\$500+)

The rear covered porch was high enough from grade level to require a guardrail, but none was observed. This is a safety concern. I recommend repair by a qualified contractor. (\$150-\$300+)

There were several posts at the rear side of the decking at the pool that were leaning towards the back of the property. This is likely caused by inadequate footings. I recommend having this evaluated and repaired as needed by a qualified contractor. (Cost TBD by Contractor)

There were many rusted joist hangers observed at the rear deck, closer to the home. I recommend repair by a qualified contractor. (\$100-\$200+)



Typical Crack at Front Porch



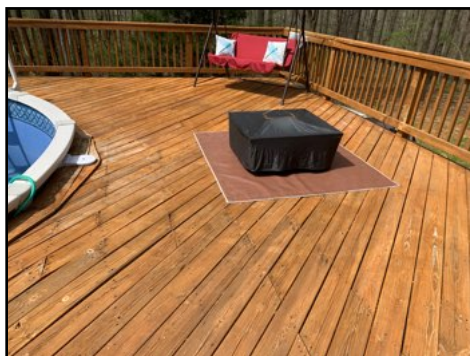
No Guardrail



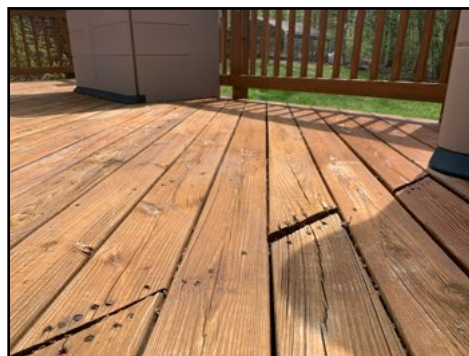
No Guardrail



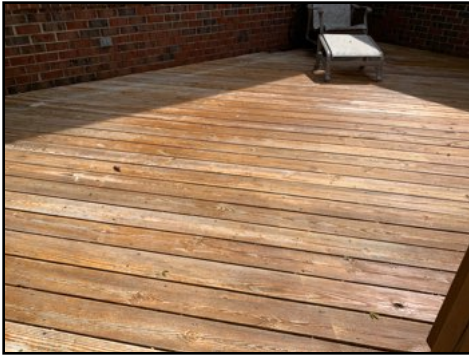
Leaning Deck Posts



Deck in Need of Maintenance



Warping Boards



Deck in Need of Maintenance



No Ledger Flashing Observed



Rusted Joist Hanger  
(Representative 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:

Rot was observed at the door trim at the rear door, at the workshop. I recommend repair by a qualified contractor. (\$75+)



Rot Observed Here

#### 6. Eaves

Observations:

No deficiencies were observed at the time of inspection.



## 7. Doors

Observations:

Rot was observed at the bottom corner of the rear door, at the workshop. I recommend repair by a qualified contractor. (\$75+)



Rot Observed Here

## 8. Window Observations

Type of Window:

- Vinyl
- Single Hung/Double Paned
- Awning

Observations:

No deficiencies were observed at the time of inspection.

## 9. Driveway

Materials:

- Concrete
- Gravel

Observations:

There were some areas in the gravel driveway that were missing gravel. You may wish to add gravel to these areas to prevent ponding water.

There was a crack at one of the corners at the concrete portion of the driveway. Have repaired as desired.



## 10. Walkways

Materials:

- Concrete

Observations:

The front walkway had settled, near the stairs. Although still functional as a walkway, you may wish to have this repaired.



Some Settlement Observed (Front Walkway)

## 11. Gutters & Downspouts

Observations:

The home did not have any gutters or downspouts. Although this is not required, a roof drainage system is important to the long term integrity of the home. You may wish to have gutters and downspouts installed.



# Roofing

## 1. Method of Inspection

Materials:

The majority of the roof was inspected by walking on the roof.

The steepest portion of the roof was inspected from the ground and lower roofs.

## 2. Roof Covering

Materials:

- Dimensional Ashpalt

Estimated Age:

- 20-25 years

Observations:

The roof appeared to be an older installation. There were no leaks observed. You should budget to replace the roof in the future.

There was worn sealant observed at the nail heads at the ridge caps. I recommend having the nails re-sealed.

FYI: There was a tar patch observed at the roof above the rear covered porch. It appeared to be from the removal of a satellite dish. The tar here will need to be re-applied periodically.

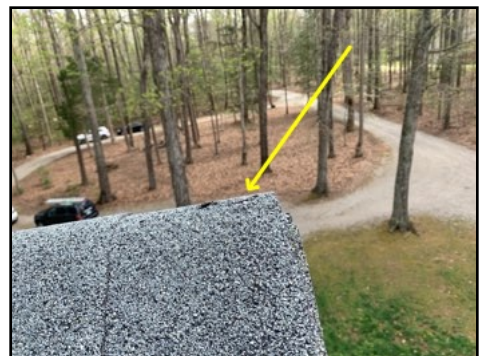
Torn shingles were observed at the ends of several of the ridges. I recommend repair by a qualified roofer. (\$250-\$500+)



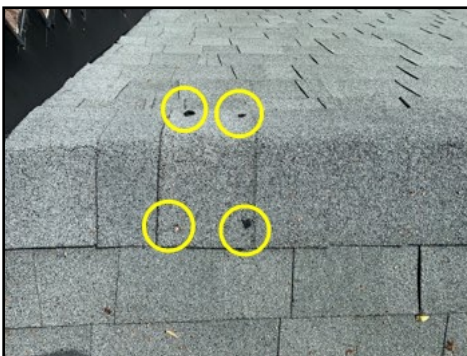
General Photo



General Photo



Torn Shingle at Upper Ridge



Worn Sealant at Nail Heads  
(Representative Photo)



Tar Repair Observed



Torn Shingle Observed Here



Torn Shingles Observed Here

### 3. Flashing

Observations:

Worn sealant was observed at much of the counter flashing. I recommend having the sealant re-applied. This will need to be done periodically.



Worn Sealant at Counter Flashing (Representative Photo)

### 4. Plumbing Vents/Gas Venting/Chimneys

Observations:

The flashing at the chimney was installed in a manner that will need to be re-sealed periodically. You may wish to have the chimney flashed utilizing best practices.

I could not access the upper roof, and could not fully inspect the top of the chimney. It is possible that defects exist that were not observed.

# Electrical

## 1. Service Type

Service Drop/Lateral

- Service Lateral

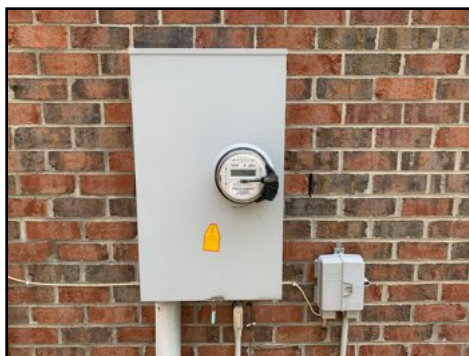
Observations:

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:
- 150 Amp (2 Panels)
- 120/240 Volt

## 4. Main Electrical Panel

Overcurrent Devices:

- Breakers

Location:

- Garage Workshop

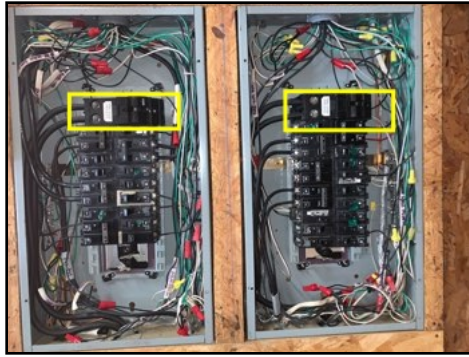
Observations:

No deficiencies were observed at the time of inspection.

The main panel enclosures were very crowded and difficult to inspect. I inspected them as thoroughly as possible, but it is possible that defects exist that were not observed.

There was a generator installed on the property. Generators, and associated wiring are beyond the scope of a home inspection. You may wish to contact a qualified electrician for evaluation.





Main Disconnect Location: Garage Workshop

## 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.

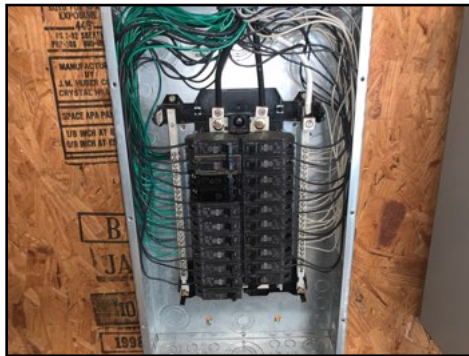
## 6. Sub Panel

Location:

- Garage Workshop

Observations:

No deficiencies were observed at the time of inspection.



General Photo

## 7. Wiring

Visible Wiring Type:

- Copper
- Non-Metallic Sheathed Cable

Observations:

No deficiencies were observed at the time of inspection.

## 8. Receptacles/Fixtures/Etc

Receptacle Type

- Grounded

Observations:

The fan in the bedroom above the garage was noisy when operated. Have repaired as desired.

## 9. GFCI

Locations:

- Kitchen
- Bathrooms
- Exterior
- Garage

Observations:

No deficiencies were observed at the time of inspection.

FYI: All bathroom **GFCI** devices reset in the downstairs half bathroom. The wet bar, and the exterior outlets reset at the right main electrical panel.

## 10. 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:

- Heat Pump (Both Systems)

Approximate Age:

- Approximately: 5-10 Years Old (Both Systems)

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).

The emergency heat was functioning properly at both systems at the time of inspection.



First Floor Emergency Heat Operating Properly (100.2)

Second Floor Emergency Heat Operating Properly (102.0)

## 2. Cooling

Type of Cooling System:

- Heat Pump (Both Systems)

Approximate Age:

- Approximately: 5-10 Years Old (Both Systems)

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 First Floor (72.4)

Supply Air Temperature First Floor (54.6)

Return Air Temperature Second Floor (70.1)





Supply Air Temperature Second Floor (55.9)

### 3. Thermostat

Location(s):

- Upstairs Hallway
- Downstairs Hallway

Observations:

No deficiencies were observed at the time of inspection.

### 4. Outside Unit(s)

Observations:

No deficiencies were observed at the time of inspection.



General Photo



Second Floor



First 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:

No deficiencies were observed at the time of inspection.

# Plumbing

## 1. Type of Supply

Type of Supply:

- Private Well Water Supply

Main Water Line Material:

Polyethylene

## 2. Main Water Shutoff

Location:

- Crawlspace

Observations:

No deficiencies were observed at the time of inspection.



This is the main water valve in the crawlspace.

## 3. Water Supply

Materials:

- Copper
- PEX

Observations:

No deficiencies were observed at the time of inspection.

## 4. Drainage/Venting

Materials:

- PVC

Observations:

No deficiencies were observed at the time of inspection.

## 5. Water Heater

Description

- 5-10 Years
- Electric Water Heater
- 66 Gallons

Observations:

There was no discharge pipe observed at the temperature pressure relief valve (TPRV) at the water heater. This is a safety concern. I recommend repair by a qualified plumber. (\$100+)



Missing Discharge Pipe (Water Heater TPRV)



Data Tag



Hot Water Temperature (113.4)

## 6. Toilets

Observations:

No deficiencies were observed at the time of inspection.

## 7. Plumbing Fixtures

Observations:

The base of the pedestal sink in the downstairs half bathroom was not secured to the floor. I recommend having it secured.

The jacuzzi tub operated properly at the time of inspection.



Jacuzzi Functional

## 8. Natural Gas/LP/Oil

Observations:

No deficiencies were observed at the time of inspection.



# Overall Structure

## 1. Type of Foundation

Foundation Type:

- Crawlspace

Method of Inspection:

Crawled

## 2. Foundation Floor

Observations:

No deficiencies were observed at the time of inspection.



General Photo



General Photo

## 3. Foundation Walls

Observations:

Efflorescence was observed on the left wall in the garage workshop, and along the adjacent rear wall in the crawlspace. This appeared to be related to the lack of flashing at the rear deck ledger board. I recommend having these areas evaluated and necessary repairs made by a qualified contractor. (\$400-\$800+)



## 4. General Structure

Observations:

No deficiencies were observed at the time of inspection.

There was insulation installed between the floor joists in the crawlspace. This limits the inspection. It is possible that defects exist that were not observed.



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:

- The attic was inspected by walking or crawling in the attic.
- Structure Type Rafters

Observations:

No deficiencies were observed at the time of inspection.



General Photo



General Photo

# Building Insulation/Ventilation

## 1. Attic Insulation/Ventilation

Type of Insulation/Ventilation

- Soffit Venting
- Gable Venting
- Fiberglass Batts
- Power Ventilation

Observations:

The attic insulation and ventilation appeared adequate at the time of inspection.

## 2. Foundation Insulation/Ventilation

Type of Insulation/Ventilation

- Fiberglass Batts
- Foundation Wall Vents

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:

No deficiencies were observed at the time of inspection.

## 3. Doorways

Observations:

The upstairs hallway bathroom door was sticking. You may wish to have the door adjusted or planed to ensure smooth operation.

## 4. Fireplaces/Stoves

Fireplace Type:

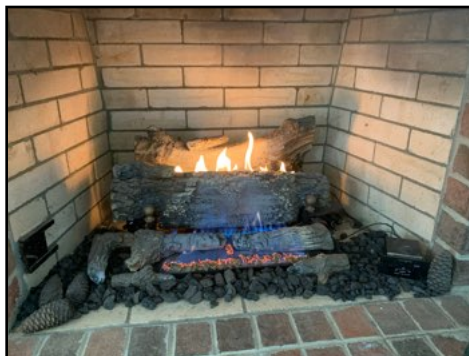
- Gas Insert

Observations:

The fireplace functioned at the time of inspection.

The fireplace was a gas insert in a wood burning fireplace. When installing a gas insert, a mechanical device should be installed on the damper to prevent the damper from closing. I recommend having this corrected.

FYI: The CSIA recommends all flues undergo a Level 2 chimney inspection prior to the close of escrow.



Fireplace Functional

## 5. Attached Garage

Garage Door:

- Aluminum Door x2
- Automatic Opener x2

Observations:

No deficiencies were observed at the time of inspection.



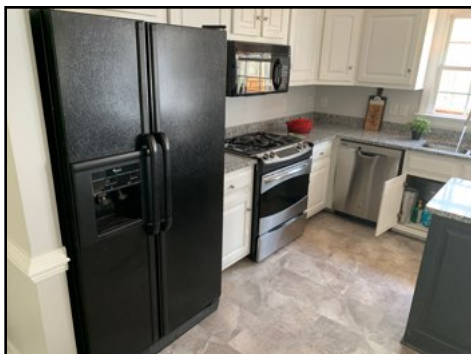
## 6. Kitchen

### Appliances Tested:

- Built-In Microwave
- Refrigerator/Freezer
- Dishwasher
- Garbage Disposal
- Gas Oven
- Gas Range
- Dryer
- Clothes Washer

### Observations:

Tested appliances functioned properly at the time of inspection.



Appliance Overview



Water/Ice Dispenser Functional



Freezer Functional



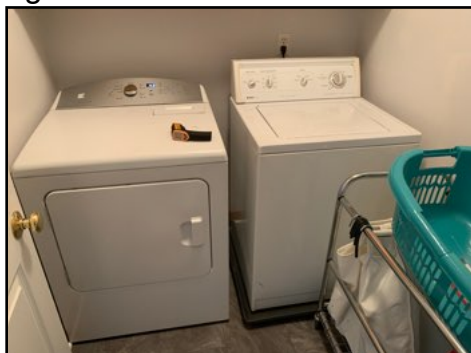
Refrigerator Functional



Range Functional



Oven Functional



Appliance Overview



Dryer Functional

## 7. 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.
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

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 3 Item: 2	Stairs/Steps/Ramps	There was no landing observed at the exterior rear steps at the garage workshop. This is a safety concern. The landing should be at least the size of the door opening, and at least 36" in the direction of travel. I recommend repair by a qualified contractor. (\$250-\$500+)
Page 4 Item: 3	Decks/Porches	<p>No flashing was observed between the ledger board at the . Flashing protects the adjacent structure from moisture intrusion. I recommend repair by a qualified contractor. (\$500+)</p> <p>The rear covered porch was high enough from grade level to require a guardrail, but none was observed. This is a safety concern. I recommend repair by a qualified contractor. (\$150-\$300+)</p> <p>There were several posts at the rear side of the decking at the pool that were leaning towards the back of the property. This is likely caused by inadequate footings. I recommend having this evaluated and repaired as needed by a qualified contractor. (Cost TBD by Contractor)</p> <p>There were many rusted joist hangers observed at the rear deck, closer to the home. I recommend repair by a qualified contractor. (\$100-\$200+)</p>
Page 5 Item: 5	Exterior Trim	Rot was observed at the door trim at the rear door, at the workshop. I recommend repair by a qualified contractor. (\$75+)
Page 6 Item: 7	Doors	Rot was observed at the bottom corner of the rear door, at the workshop. I recommend repair by a qualified contractor. (\$75+)
Roofing		
Page 8 Item: 2	Roof Covering	Torn shingles were observed at the ends of several of the ridges. I recommend repair by a qualified roofer. (\$250-\$500+)
Plumbing		
Page 15 Item: 5	Water Heater	There was no discharge pipe observed at the temperature pressure relief valve (TPRV) at the water heater. This is a safety concern. I recommend repair by a qualified plumber. (\$100+)

Overall Structure		
Page 17 Item: 3	Foundation Walls	Efflorescence was observed on the left wall in the garage workshop, and along the adjacent rear wall in the crawlspace. This appeared to be related to the lack of flashing at the rear deck ledger board. I recommend having these areas evaluated and necessary repairs made by a qualified contractor. (\$400-\$800+)