



Pre-Listing Inspection Report

Catherine Potter

Property Address:
432 N Market Street
Salem VA 24153



Front Elevation



Rear Elevation

Bateman Home Inspections, LLC

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Virginia State "New Residential Structures" Certified
American Society of Home Inspectors Certified Inspector - #263714**

Table of Contents

[Cover Page..... 1](#)
[Table of Contents 3](#)
[Intro Page..... 4](#)
[1 Interiors..... 7](#)
[2 Heating / Central Air Conditioning..... 13](#)
[3 Plumbing System 17](#)
[4 Electrical System 25](#)
[5 Built-In Kitchen Appliances..... 31](#)
[6 Structural Components 32](#)
[7 Insulation and Ventilation..... 34](#)
[8 Roofing..... 36](#)
[9 Exterior 40](#)
[General Summary 46](#)

Date: 7/2/2024	Time: 09:00 AM	Report ID: 0724432
Property: 432 N Market Street Salem VA 24153	Customer: Catherine Potter	Real Estate Professional:

Introduction

A Prelisting home inspection is broad scope evaluation of a home's major components by a trained professional to help the owner manage cost. The resulting inspection report is an unbiased, professional assessment of the condition of the home's major components at the time of inspection. A prelisting home inspection is directed at identifying major concerns and deficiencies that could have a substantial monetary impact.

The inspection is confined to that which is both accessible and visible. While no inspection can discover every unknown factor, a broad study of the home helps to identify many problems that may otherwise be overlooked.

Keep in mind that the inspection does not issue a Pass/Fail grade, nor is it intended to determine whether the house complies with local codes, or to report on cosmetic defects apparent to the average buyer. The Home Inspector is a generalist who covers a wide variety of areas. A prelisting home inspection does not evaluate all of the items that a standard home inspection may cover. A limited generalist inspection identifies significant defects or adverse conditions that would warrant further evaluation or remedy by a specialist.

Through the execution of a robust inspection program and detailed inspection report, information is provided to make confident decisions regarding potential repairs.

Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. **It is strongly recommended for planning purposes to have a qualified contractor inspect and advise on replacement cost for any component or system identified with an estimated life expectancy of less than 5 years.**

Inspected (IN) = An item, component, unit or system that was visually inspected. Where possible, the item, component, unit or system was operated in a normal user fashion. If no other comments were made, no significant deficiencies were observed and it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = An item, component, unit or system that was not inspected. No representations of whether or not it was functioning as intended are implied. Items not inspected were typically not readily accessible or functional.

Not Present (NP) = An item, component, unit or system that was not observed in the home. This does not imply any deficiency as not all components are necessary in all homes. Any missing but necessary item will be noted in the report.

Suggestion = A suggestion is based on the limited observed condition or state of repair that may correct the noted observation. A suggestion is the opinion of the inspector and may not fully resolve the observation once repairs are initiated.

Recommendation = A recommendation for professional repair or evaluation is based on the complexity or necessary level of trade knowledge to accurately identify and correctly resolve the noted observation.

Inspection Day Details

This home is older than 60 years. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in the home or basement could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

In Attendance:
Inspector

Type of building:
Single Family

Style of Home:
Ranch, Basement

Status Of Home:
Vacant, Empty

Approximate age of building:
60-70 Years

Temperature:
71°-80°

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days (Prior to the inspection):
No

Radon Test:
No

Finished Square Footage (Per MLS):
1,741

Hours On Site:
3.5

Representation Disclosure:

Bateman Home Inspections, LLC employ's individuals that holds a Virginia Realtors License which are currently held by NEST Realty Salem, VA, and Wainwright & Company in Salem, VA.

1. Interiors

Items

1.0 Ceiling

Comments: Inspected

Ceiling staining and disruptions were observed in several areas of the home. No elevated levels of moisture was measured at the time of the inspection. The staining on the main level may be prior to the existing roof or flashing elements. The staining in the basement may be from condensation forming on the non-insulated ducting and dripping on the ceiling materials. Identified for reference.



1.0 Item 1(Picture) Staining (Left Rear Bedroom)



1.0 Item 2(Picture) Staining (Front Right Bedroom)



1.0 Item 3(Picture) Staining and Repairs (Living Room)



1.0 Item 4(Picture) Disruptions (Main Bathroom Ceiling)



1.0 Item 5(Picture) Staining (Basement Den - Multiple Locations)

1.1 Walls

Comments: Inspected

1.2 Floors

Comments: Inspected

Although typically a cosmetic issue, an open joint was observed around the front of the main bathroom tub. These areas should be sealed upon moving in to reduce the potential of water intrusion behind surfaces.



1.2 Item 1(Picture) Open Joint (Around Main Bathroom Tub)

1.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

1.4 Counters and Cabinets

Comments: Inspected

1.5 Doors

Comments: Inspected


The kitchen pocket door would not close due to contact with the transition strip. Identified for reference.



1.5 Item 1(Picture) Contact (Kitchen Pocket Door)

1.6 Windows

Comments: Inspected

 Multiple window observations were made but not limited to the following noted items:


1. Cracked glass was observed at the noted basement bedroom window. Recommend repair to reduce the safety concern and/or restore sealing capacity.
2. The noted window sashes were observed disconnected from the balance. The sash balances are the devices that assists in lifting the weight of the sash and holds the sash in the up position. Window sashes are equipped with one on each side. Suggest caution when lifting the window as property damage and/or personal injury can result from the falling sash. Recommend repair to reduce the concerns.
3. Most basement windows were observed stuck shut due to paint and/or lack of use, plus from the wall framing restricting the windows from opening. This creates a safety concern as it can impede an emergency exit. Suggest repair to restore normal use and to restore normal use.



1.6 Item 1(Picture) Cracked Glass and Seized Windows (Left Rear Basement Bedroom)



1.6 Item 2(Picture) Front Right Bedroom



1.6 Item 3(Picture) Dining Area Windows



1.6 Item 4(Picture) Additional View of the Balance

1.7 Attic

Comments: Inspected

1.8 Interiors

Comments: Inspected

1.9 Basement

Comments: Inspected

🔍 (1) Although no active water was observed in the basement at the time of inspection, historical indications of water intrusion were noted (staining, repairs, elevated levels of moisture, and potential organic surface growth). It is not uncommon for older basements to leak under certain rain event conditions. If this occurs, improper exterior grading against the home and clogged or improperly discharging gutters are almost always the cause. Poor exterior siding conditions (openings and cracks) can also allow water intrusion at above grade locations. The sill plate has been repaired under the front entrance, but openings are still present on the exterior, and moisture was measured below this area in the basement. Signs of organic surface growth was also observed on the floor joists behind the ceiling panels in the basement den and may be related to past water intrusion events, plus the dampness in the basement. No sampling was performed. Organic growths are typically a result of reduced air circulation, poor climate control, and moisture. Suggest spraying and wiping surfaces that have the organic growths with an approved disinfectant. Constant use of a dehumidifier will significantly reduce surface contamination. Suggest sealing any openings to reduce water intrusion. If leaking occurs, recommend having a qualified contractor further evaluate and advise corrective actions.



1.9 Item 1(Picture) Staining and Elevated Moisture (Below Front Entrance)



1.9 Item 2(Picture) Openings and Deterioration (Around Front Entrance)



1.9 Item 3(Picture) Sill Plate Repairs



1.9 Item 4(Picture) Staining (Multiple Locations Around the Basement Bathroom)



1.9 Item 5(Picture) Staining and Moisture (Basement Den)



1.9 Item 6(Picture) Organic Growth (Behind Basement Ceiling Panels)

(2) Staining was observed in the rear basement bedroom wall and floor. This appears to be from past leaks in the shower above that has been repaired as no elevated levels of moisture was measured at the time of the inspection, and newer plumbing materials has been installed. Identified for reference.



1.9 Item 7(Picture) Staining

1.10 Crawl Space

Comments: Inspected

Access into the crawl space was restricted thus it was inspected from the entry.

Styles & Materials

Ceiling Materials:

Gypsum Board
Plaster
Suspended Ceiling Panels

Wall Material:

Gypsum Board
Plaster
Paneling
Wood

Floor Covering(s):

Hardwood T&G
Tile
Vinyl
Unfinished

Window Types:

Double-Hung
Single Pane
Storm Windows
Casement
Hopper
Fixed Pane

Window Manufacturer:

R.O.W.

Interior Doors:

Luan
Hollow Core
Pocket

Cabinetry:

Wood

Countertop:

Composite
Laminate

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

2. Heating / Central Air Conditioning

Items

2.0 Heating Equipment

Comments: Inspected

2.1 Normal Operating Controls (Heating)

Comments: Inspected

The heating system functioned as intended and produced adequate temperatures. A picture has been provided for reference.



2.1 Item 1(Picture) 138.6 Degrees (Gas Heat)

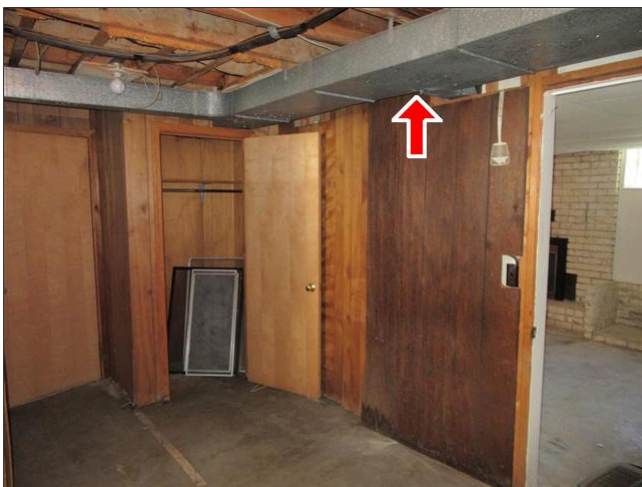
2.2 Air Handler Equipment

Comments: Inspected

2.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

(1) The ducting was condensing in the basement thus allowing condensation to form and drip on the floor, and the ceiling materials. Suggest consulting with a qualified contractor on ways to reduce condensation as this can keep the basement damp.



2.3 Item 1(Picture) Condensation (Multiple Locations)



2.3 Item 2(Picture) Additional View



2.3 Item 3(Picture) Condensation Causing Ceiling Staining

(2) The air filter was dirty and needs replacing. Lack of air flow is the largest contributor to premature HVAC problems. Air filters should be replaced when moving in and every 30 days thereafter regardless of condition and duct systems are recommended to be cleaned every 8-10 years or after renovations.

2.4 Presence of Installed Heat Source in Habitable Rooms

Comments: Inspected

- 🔍 No permanent heat source was observed for the basement bedroom or bathroom.

2.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

- 🔍 The living room fireplace chimney appeared to be in good condition but was only partially viewed from the damper area. The basement fireplace damper was seized closed and would not open. As a full evaluation of the flue is outside the scope of a home inspection, suggest having a qualified contractor clean and perform a chimney inspection prior to any use as a wood burning unit to ensure safe and proper operation.

2.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

- 🔍 Minor mortar deterioration was observed in the living room fireplace firebox. These areas should be repaired to reduce embers falling in the openings. Suggest having a qualified contractor fully inspect and repair as necessary the firebox prior to any use as a wood burning unit to ensure safe and proper operation.



2.6 Item 1(Picture) Cracking (Living Room Fireplace)

2.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

2.8 Cooling Equipment

Comments: Inspected

2.9 Condensate Overflow Detection Controls

Comments: Not Present

2.10 Normal Operating Controls (Cooling)

Comments: Inspected

The cooling system functioned as intended and produced adequate temperature differentials. Pictures have been provided for reference.



2.10 Item 1(Picture) 34 Degrees (Supply Temperature)



2.10 Item 2(Picture) 60.5 Degrees (Return Temperature)



2.10 Item 3(Picture) Thermostat Setting

2.11 Presence of Installed Cooling Source in Habitable Rooms

Comments: Inspected

No permanent cooling source was observed for the basement bedroom or bathroom.

Styles & Materials

Heat System: Forced Air (Gas)	Energy Source (Primary): Natural Gas	Energy Source (Backup): None
Number of Heat Systems (excluding wood): One	Heat System Manufacturer (Primary): HEIL Unit Size (Tons) : 100,000 - BTU	Estimated Life Expectancy (Primary Heat System): Typical Gas Furnace Life Expectancy is 15-20 Years Manufacture Date : 2019 - 5 Years Old
Ductwork: Non-Insulated Fabricated Steel Limited Visibility	Filter Type: Disposable	Filter Size: 14x20
Filter Location: Air Handler In Return Ducting	Types of Fireplaces: Conventional	Operable Fireplaces: One
Number of Woodstoves: None	Cooling System: Forced Air (Central Air Conditioning Unit)	Central Air Manufacturer: HEIL Unit Size : 3 - Ton
Estimated Life Expectancy (Cooling System): Typical Central Air Conditioner Life Expectancy 15-20 Years Manufacture Date : 2020 - 4 Years Old		

HVAC components are the leading repair item for home buyers. HVAC systems are cycled through each mode when possible and evaluated against industry standard temperature differentials. Many factors impact the measured output of the HVAC system and issues can arise without notice. Even the process of moving out and in can have a significant impact on the HVAC components resulting in component failure. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service doors or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Plumbing System

As the home has been vacant for a period of time, minor nuisance leaks may occur in the plumbing fixtures once normal usage of the home is restored. This is common for fixtures that have not been utilized for an extended period of time. The seals will dry and shrink or crack thus creating the leak. Leaks may self-correct in time as normal usage is restored and the seals swell. Drains may also clog as dried debris breaks loose on the inside of the plumbing drains. Suggest monitoring and if leaks continue or clogs occur, have a qualified contractor inspect and repair as necessary.

Items

3.0 Plumbing Waste and Vent Systems

Comments: Inspected

- (1) Staining and drips were observed in areas of the cast iron connections, and at a small section of the galvanized waste line was deteriorated. The drips have caused staining on the floors. This may be from old plumbers putty, or waste line leaks from age. Recommend having a qualified contractor further evaluate these observations and repair any concerns as necessary.



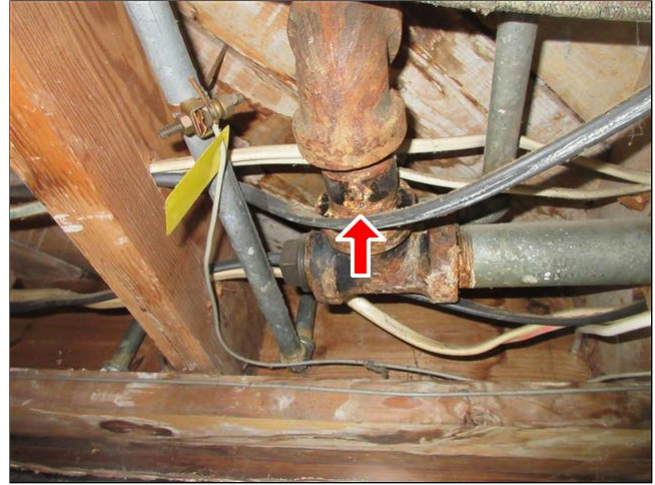
3.0 Item 1(Picture) Staining and Drips (Multiple Locations)



3.0 Item 2(Picture) Staining and Drips (Multiple Locations)



3.0 Item 3(Picture) Galvanized Corrosion (Under Kitchen)



3.0 Item 4(Picture) Additional View of the Corrosion

🔍 (2) The main bathroom sink drain was observed draining slowly suggesting that the potential of a near term clog is elevated. Suggest ensuring drains are clear and flowing freely.



3.0 Item 5(Picture) Slow Drain (Main Bathroom Sink)

3.1 Plumbing Water Supply System

Comments: Inspected

3.2 Plumbing Fixtures and Connections

Comments: Inspected

🔍 Multiple observations were made with the plumbing fixtures and connections but not limited to the following noted items:

1. Staining was observed on the vinyl flooring materials under/around the main bathroom toilet. The vinyl has changed colors which is typically the indication of a leak. Staining and moisture was present on the flooring materials below in the basement. This is typical of a faulty wax seal. Recommend having a qualified contractor evaluate and repair as necessary.
2. The primary bedroom half bath toilet fixture connection to the floor was observed loose (rocking back and forth). This can allow potential leaks and seal damage. Suggest lightly tightening bolts upon moving in and monitoring.
3. Several service valves were missing handles. Suggest installing handles to turn the water off in the event of an emergency.
4. The basement bathroom shower fixture was rusting and deteriorating which can allow for leaks around the fixture. Staining was present in this area. Suggest repair/replacing to reduce the concerns.
5. The basement bathroom sink was constantly dripping from the faucet, and a leak was observed at the connections below the sink when the trap was flooded. Recommend repair/replacing to correct.



3.2 Item 1(Picture) Staining and Elevated Moisture (Main Bathroom Toilet)



3.2 Item 2(Picture) Staining and Moisture (Below Main Bathroom Toilet)



3.2 Item 3(Picture) Loose Toilet (Primary Bedroom Half Bath)



3.2 Item 4(Picture) Missing Handle (Main Bathroom Toilet)



3.2 Item 5(Picture) Missing Handle (Primary Bedroom Half Bath Sink)



3.2 Item 6(Picture) Rust/Corrosion (Basement Bathroom Shower)



3.2 Item 7(Picture) Constant Drip and Leaking Connections (Basement Bathroom Sink)



3.2 Item 8(Picture) Additional View of Leak (Below Basement Bathroom Sink)



3.2 Item 9(Picture) Missing Handle (Basement Washing Machine)

3.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

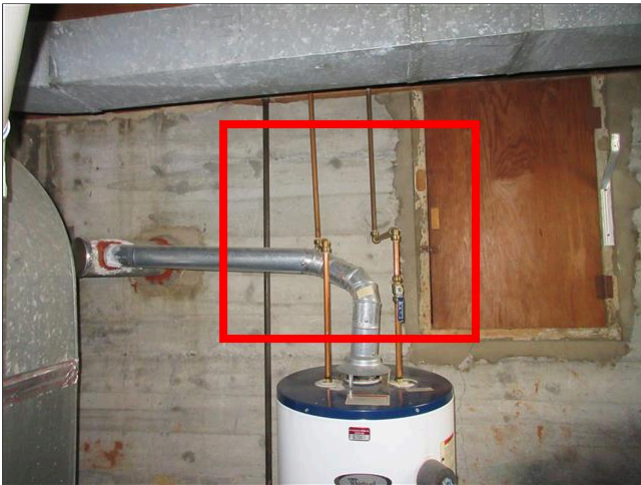
- (1) No temperature / pressure (T&P) relief valve discharge pipe was observed attached to the water heater at the time of inspection. The T&P relief valve on the water heater is designed to safely discharge

hot water in the event of a water heater failure. A 3/4" discharge pipe is required to safely direct the discharging hot water to within 6" of the floor. Suggest installation of a discharge pipe.



3.3 Item 1(Picture) No Discharge Tube

(2) The homes water supply is delivered by a city water main. Typically a back flow preventer will be present at the meter. This provides a hard stop preventing house water from flowing back into the city water main. This feature in combination with the ability of the homes gas water heater to quickly heat water can cause excess pressure to develop in the homes water supply system. Excess pressure will leak out of the water heater temperature and pressure (T&P) relief valve. This valve is designed for release of pressure as an emergency safety feature and not for sporadic operation. To prevent sporadic valve operation, a thermal expansion tank is used to absorb the excess pressure. Although no expansion tank was observed, the valve appeared stable and not leaking. If the valve begins to leak, suggest having a qualified contractor evaluate and advise on the installation of an expansion tank. Identified for reference only.



3.3 Item 2(Picture) Typical Expansion Tank Location

3.4 Fuel Storage and Distribution Systems

Comments: Inspected

3.5 Sump Pump

Comments: Inspected

3.6 Water Heater Location

Comments: Inspected

The water heater is located in the basement.



3.6 Item 1(Picture) Water Heater

3.7 Main Water Shut-off Device Location

Comments: Inspected

The main water shut-off valve is located in the basement.



3.7 Item 1(Picture) Main Valve

3.8 Main Fuel Shut-off Location

Comments: Inspected

The main fuel shut off is located on the gas meter outside.

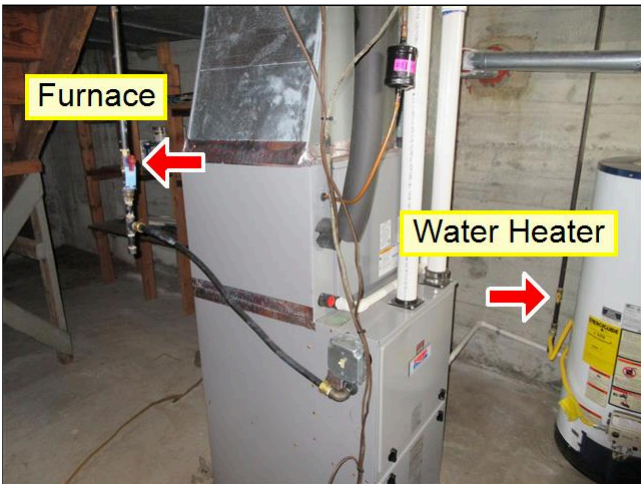


3.8 Item 1(Picture) Main Valve

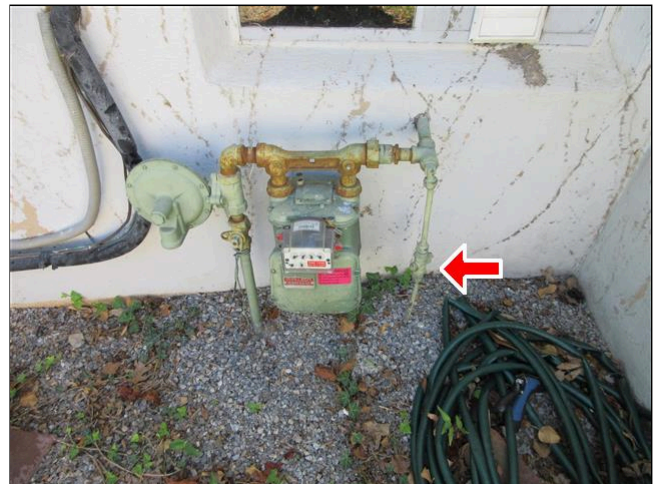
3.9 Appliance Fuel Shut-off Location

Comments: Inspected

Several appliance fuel shut-off valves were observed around the home. Pictures have been provided for reference.



3.9 Item 1(Picture) Valves



3.9 Item 2(Picture) Unknown Valve

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (Into Home):

Galvanized

Plumbing Water Distribution (Inside Home):

PEX

Copper

Galvanized

Washer Drain Size:

2" Diameter

Into a Sump Pump

Plumbing Waste:

Cast Iron

Galvanized

Water Heater Manufacturer:

WHIRLPOOL

Water Heater Power Source:

Gas (Quick Recovery)

Water Heater Capacity:

40 Gallon

Estimated Life Expectancy of Water Heater:

Typical Gas Water Heater Life Expectancy is 8-12

Years

Manufacture Date: : 2011 - 13 Years Old

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

4. Electrical System

Items

4.0 Service Drop Conductors (Pole to House)

Comments: Inspected

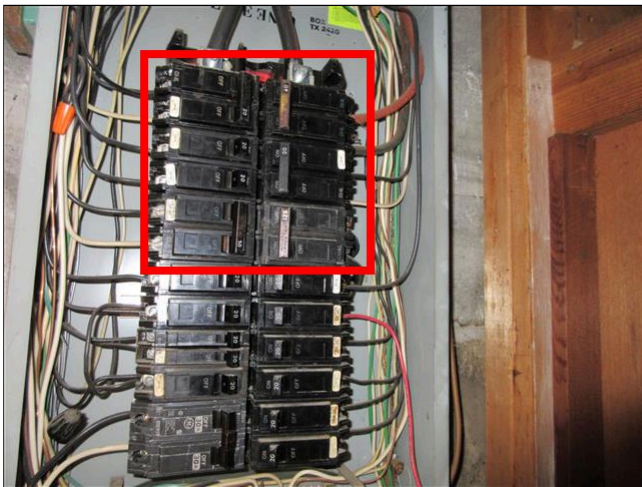
4.1 Service Entrance Conductors (House to Panel)

Comments: Inspected

4.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

- 🔍 (1) More than 6 hand movements were observed necessary to remove all power from the home. An excessive number of main breakers creates a potential accidental shock hazard. The panel was also not labeled correctly. Recommend having a qualified contractor evaluate and correct as necessary.



4.2 Item 1(Picture) 7 Hand Movements

- 🔍 (2) Although the cover was removed, access/visibility to the service panel was restricted. At least a 3' clearance in front of the panel and a 30" wide working space in front of the panel is required for safe removal and access.



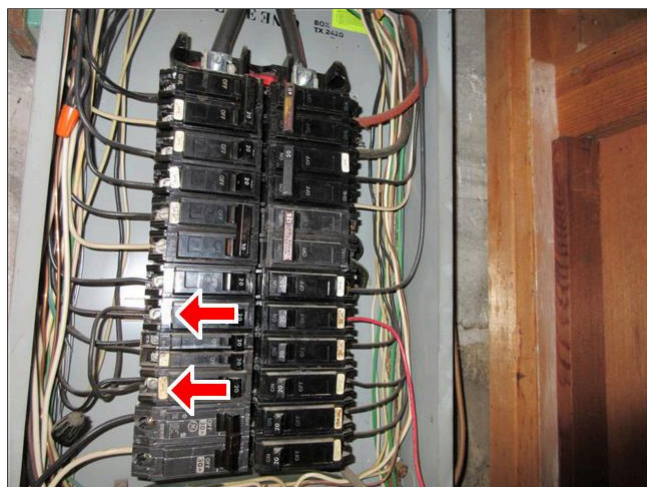
4.2 Item 2(Picture) Restricted Access

4.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

- 🔍 Breaker double tapping (two or more wires under one breaker terminal) was observed in the electrical panel. Many breaker manufacturers do not allow double tapping and consider it a safety issue. Suggest

installation of additional breakers or "pigtail" the existing circuits to correct the concern.



4.3 Item 1(Picture) Double Taps

4.4 Connected Devices and Fixtures (Operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on exterior walls)

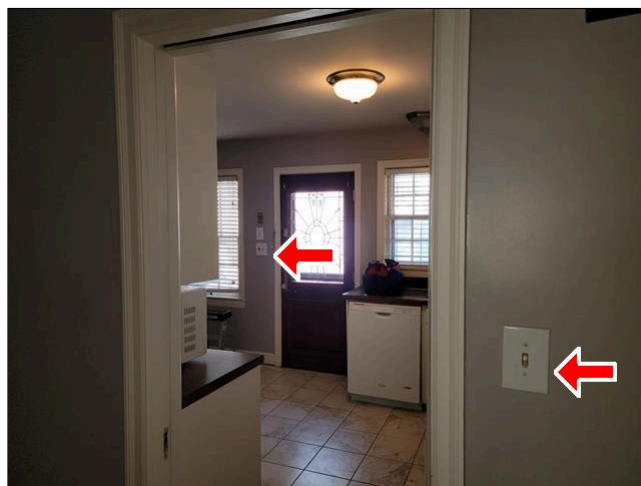
Comments: Inspected

Multiple electrical observations were made with the connected devices but not limited to the following noted items:

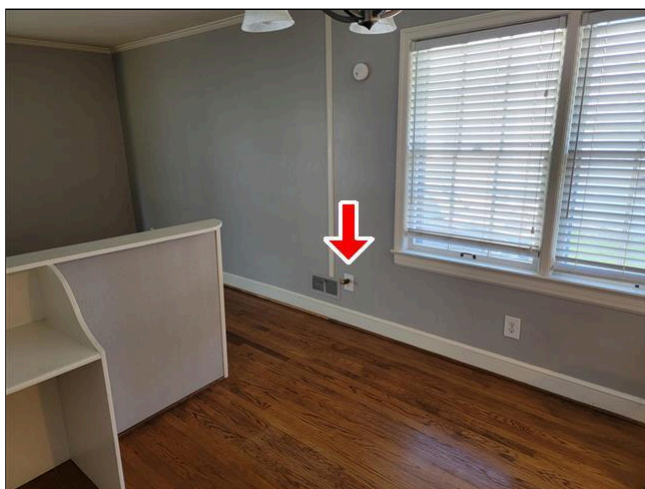
1. Although functional, the noted light switch combinations appear to be improperly configured. Suggest repair to restore normal use. Recommend having a qualified contractor evaluate and repair as necessary.
2. The noted dining area outlet was observed with reverse polarity. Although electronic equipment will still function properly, this creates a potential shock hazard. This typically means the hot and neutral wires are reversed. Suggest repair to reduce the concerns.
3. A broken outlet was observed in the rear basement bedroom. This is an increase for electrical shock. Suggest replacing the outlet to reduce the concern.
4. Although 3-prong outlets were observed throughout the home, many 3-prong outlets on the main level are not grounded. Suggest labeling any ungrounded 3-prong outlets as non-grounded or replacing with 2-prong outlets to represent the correct ground configuration.
5. The living room ceiling fan and front wall outlet both operate by a wall switch. Identified for reference.



4.4 Item 1(Picture) Hall Light Switch Combination



4.4 Item 2(Picture) Kitchen Light Switch Combination



4.4 Item 3(Picture) Reversed Polarity (Dining Area)



4.4 Item 4(Picture) Broken Outlet (Rear Basement Bedroom)



4.4 Item 5(Picture) Same Circuit (Living Room Ceiling Fan and Outlet)

4.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

- 🔍 (1) The noted wet location outlet(s) were observed without GFCI protection. Ungrounded outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. Recommend upgrading noted outlets/circuits to improve electrical safety.



4.5 Item 1(Picture) Ungrounded 3 Prong (Main Bathroom)



4.5 Item 2(Picture) Ungrounded 2 Prong (Kitchen)



4.5 Item 3(Picture) Grounded 3 Prong
(Basement Bathroom)



4.5 Item 4(Picture) Grounded 3 Prong
(Basement Laundry Room)

(2) No electrical outlet was observed in the primary bedroom half bathroom, or on the exterior of the home. Identified for reference

4.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Not Present

4.7 Operation of AFCI (Arc Fault Circuit Interrupters)

Comments: Not Present

4.8 Smoke Detectors

Comments: Inspected

Smoke detectors were observed in the hallways only, but were not tested. Smoke detector batteries should be replaced and tested upon moving in and annually thereafter. Smoke detectors should also be replaced every 10 years. Suggest installation of additional detectors per manufacturer's instructions upon moving in.

4.9 Carbon Monoxide Detectors

Comments: Inspected

A portable CO detector was observed but not tested. CO detectors should be tested upon moving in and annually thereafter. Suggest asking the seller if it will convey.

4.10 Main Electrical and Distribution Panel Location(s)

Comments: Inspected

The main electrical disconnect/distribution panel is located in the basement laundry room, behind the bathroom wall cavity. As this is a split bus all main breakers must be turned off to remove power from the home.



4.10 Item 1(Picture) Main Electrical Distribution Panel

Styles & Materials

Electrical Service Conductors:

Overhead Service
Aluminum
220 Volts

Panel capacity:

200 AMP

Panel Type:

Circuit Breakers
Split Buss

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Non-Metallic Sheathed Wire (Romex)

Service Provider:

City of Salem

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

5. Built-In Kitchen Appliances

Items

5.0 Dishwasher

Comments: Inspected

5.1 Ranges/Ovens/Cooktops

Comments: Inspected

(1) Although functional, the range lettering was worn off on the control panel reducing the ability to identify the setting for the burners, and oven controls. Suggest labeling to identify settings or replacing.



5.1 Item 1(Picture) No Control Panel Lettering Indicators

(2) An anti-tip bracket was not observed installed for the stove. Anti tip brackets have typically been required by most manufacturers since 1991. This is a potential safety concern for small children and toddlers. Suggest installing bracket as needed to reduce the safety concern.

5.2 Range Hood (s)

Comments: Inspected

5.3 Food Waste Disposer

Comments: Inspected

5.4 Microwave Cooking Equipment

Comments: Not Inspected

A portable microwave was observed at the time of inspection. As this is not considered a built-in unit, it was not inspected.

5.5 Refrigerator

Comments: Inspected

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Range/Oven:

SEARS
Electric

Exhaust/Range hood:

UNKNOWN BRAND
Vented

Disposer Brand:

None

Microwave (Built in):

None

Refrigerator:

FRIGIDAIRE

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

6. Structural Components

Items

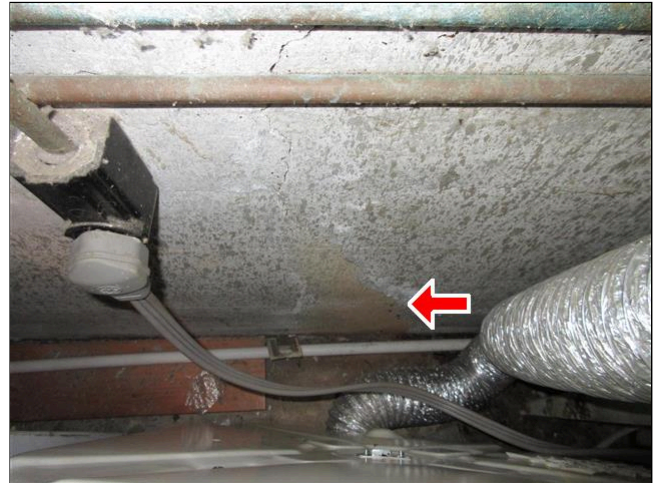
6.0 Foundation

Comments: Inspected

- 🔍 Vertical foundation cracking and staining was observed. No observations indicate any current or on going structural concern. Suggest sealing any open joints with an approved foundation epoxy/sealer and monitoring. If cracking changes in shape or grows to a gap in excess of 3/16", further evaluation is then recommended by a qualified contractor.



6.0 Item 1(Picture) Crack and Staining (Basement Left Wall)



6.0 Item 2(Picture) Staining (Bottom of the Crack)



6.0 Item 3(Picture) Crack (Below Crawl Space Entrance)

6.1 Walls

Comments: Inspected

Not visible as all wall surfaces were finished. No observations were made indicating any structural concern.

6.2 Floors

Comments: Inspected

Limited visibility as some flooring surfaces have been finished/covered and visibility in the crawl was obtained from the entry. No observations were made indicating any structural concern.

6.3 Interior Supports

Comments: Inspected

Limited visibility as most columns/surfaces have been covered. No observations were made indicating any structural concern.

6.4 Ceilings

Comments: Inspected

Limited visibility as ceiling surfaces were finished or covered by insulation. No observations were made indicating any structural concern.

6.5 Roof

Comments: Inspected

Limited visibility as the attic was not floored and could only be viewed from the entry point thus limiting observations. No observations were made from the entry indicating any structural concern.

6.6 Chimney (Exterior)

Comments: Inspected

Styles & Materials

Foundation: Poured Concrete	Method used to observe Foundation: Walked (Limited Access) From Entry	Floor Structure: 2 X 8 Limited Visibility
Wall Structure: Wood Limited Visibility	Interior Supports: Steel Lally Columns Limited Visibility (Finished)	Ceiling Structure: 2X6 Limited Visibility
Roof Structure: 2 X 6 Wood Slats Limited Visibility	Roof-Type: Gable	Method used to observe attic: From Entry (Limited Visibility)
Attic info: Scuttle hole No Storage		

Inspection of structural components is typically limited as most surfaces are finished or otherwise covered and hidden from view. Not all framing is structural. Exposed framing is inspected for stability and good construction practice. Deterioration may be observed but does not destabilize the structure and thus is not specifically identified in the report. Structural movement is common and can result in cracked interior and exterior finishes but does not destabilize the structure. Structural observations are evaluated on the basis of stability and reported only if such stability appears compromised. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

Items

7.0 Insulation in Attic

Comments: Inspected

Areas of the insulation were improperly installed in the attic with the paper side facing up. Typically faced insulation is installed with the paper side facing the ceiling materials. Suggest flipping insulation.



7.0 Item 1(Picture) Faced Insulation

7.1 Insulation Under Floor System

Comments: Not Present

7.2 Vapor Barrier in Unconditioned Spaces

Comments: Inspected

- 🔍 The vapor barrier was deteriorated in areas of the crawl space. A continuous vapor barrier reduces moisture transfer from the ground to the framing and insulation, reduces corrosion and improves the overall condition of the space. Suggest replacing damaged materials.



7.2 Item 1(Picture) Deterioration and Exposed Soil

7.3 Ventilation of Foundation and Attic Areas

Comments: Inspected

- 🔍 Increasing attic ventilation will increase the life expectancy of the roof covering. Suggest having a qualified contractor further evaluate and advise on ventilation improvement options.

7.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

🔍 The kitchen exhaust fan/ducting was observed discharging directly into the attic space. Although once a common practice, warm and moist air can damage building materials over time. Suggest venting the exhaust to the exterior, or through the roof.



7.4 Item 1(Picture) Kitchen Exhaust Discharge (Under the Insulation)

7.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

7.6 Radon Mitigation System

Comments: Inspected

Styles & Materials

Attic Insulation:

Batts
Fiberglass
Rock Wool
R-25 (8")
R-38 (12")
Limited Visibility

Ventilation:

Gable Vents

Exhaust Fans:

None (Window)

Dryer Power Source:

220 Electric

Dryer Vent Duct Material:

Metal (Flexible)
Window Discharge

Floor System Insulation:

None
Limited Visibility

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

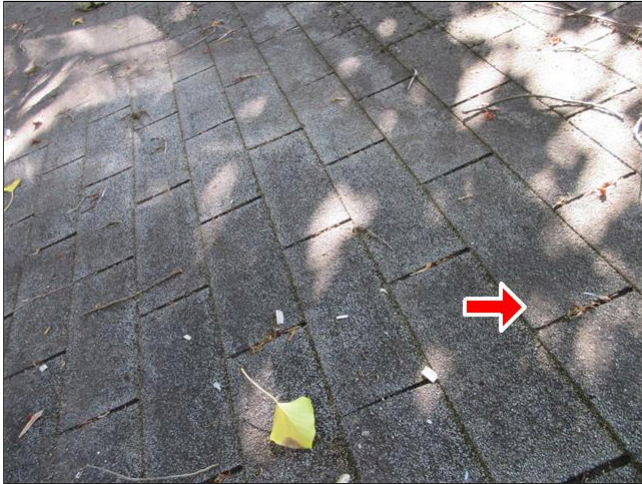
8. Roofing

Items

8.0 Roof Coverings

Comments: Inspected

The shingles were observed in worn condition (granular loss at the rear, blistering over the home, and what appeared to be areas of hail impact). No active leaking was observed and the shingles over the home were not brittle. The blistering may be from inadequate attic ventilation. Suggest having a qualified contractor further evaluate and advise on replacement for the rear, and advise if corrective actions are necessary due to the blistering and potential hail impact on the shingles over the home.



8.0 Item 1(Picture) Granular Loss and Brittle Shingles (Rear Patio Roof Shingles)



8.0 Item 2(Picture) Shingle Blistering (Multiple Locations)



8.0 Item 3(Picture) Potential Hail Impact (Multiple Locations)

8.1 Flashings

Comments: Inspected

- (1) Multiple openings were observed around the right side chimney flashing. Suggest sealing to eliminate the potential of moisture intrusion.



8.1 Item 1(Picture) Flashing Openings (Right Side Chimney)



8.1 Item 2(Picture) Additional View of the Openings

- (2) No kick out flashing or diverter was observed at the roof to side wall transition at the front above the stoop, and at the rear. Kick out flashing diverts roof water into the gutter and prevents large volumes of water from running down the siding. The siding is deteriorated at the front from long term water absorption which can lead to hidden damage. Suggest installation of kick out flashing to improve rain water management and reduce the potential for water intrusion.



8.1 Item 3(Picture) Above Front Entrance



8.1 Item 4(Picture) View of the Deterioration



8.1 Item 5(Picture) Rear

8.2 Roof Penetrations including Skylights, Chimneys and Vents

Comments: Inspected

8.3 Roof Drainage Systems

Comments: Inspected

Although the guttering was observed intact and complete, a section appeared to be improperly sloped, areas were clogged with debris, and a downspout was discharging directly at the foundation. Excessive slope and debris will cause water to pile up at the lowest point and overflow. Downspouts should discharge water 4'-6' away from the foundation. Due to the lack of rain during the inspection, gutter functionality was not determined. Suggest adjusting gutters to drain properly, clearing debris, installing downspout leaders, and monitoring gutter function during a moderate rain event to identify if any additional sections need slope adjustments.



8.3 Item 1(Picture) Debris (Rear Patio Roof)



8.3 Item 2(Picture) Discharge



8.3 Item 3(Picture) Improperly Sloped (Rear)



8.3 Item 4(Picture) Bent (Front Left)

Styles & Materials

Roof Covering:

One Layer
Standard 3-Tab, Asphalt/
Fiberglass

Viewed roof covering and vent pipes plus flashing from:

Walked
Windows

Sky Light(s):

None

Chimney (exterior):

Brick

Gutters:

Aluminum Seamless
Gutter Guards
Extra Info : Gutter guards are on the house only and not the rear roof covering

Viewed gutter system from:

Ground
Roof
Windows

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

9. Exterior 

Items

9.0 Wall Cladding, Flashing and Trim

Comments: Inspected

Although typically maintenance related and/or cosmetic issues, open joints, and un-painted or peeling painted surfaces on the exterior of the home can lead to premature decay. Exterior paint is liquid siding that protects the wood from weather. Suggest sealing any open joints (around windows, doors, thresholds, and trim/siding), repairing any damaged areas, and painting any exposed surfaces as needed to reduce the decay potential.



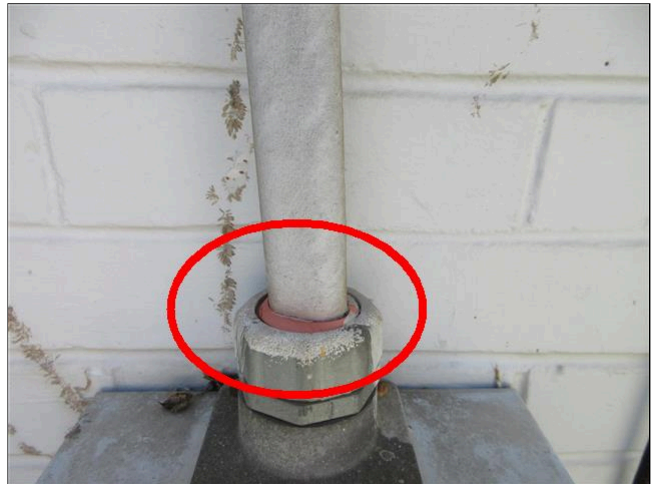
9.0 Item 1(Picture) Openings (Around Right Side Chimney)



9.0 Item 2(Picture) Bare Wood and Peeling Paint (Rear Rake Board)



9.0 Item 3(Picture) Deterioration and Openings (Around Basement Entrance)



9.0 Item 4(Picture) Opening (Top of Meter Base)

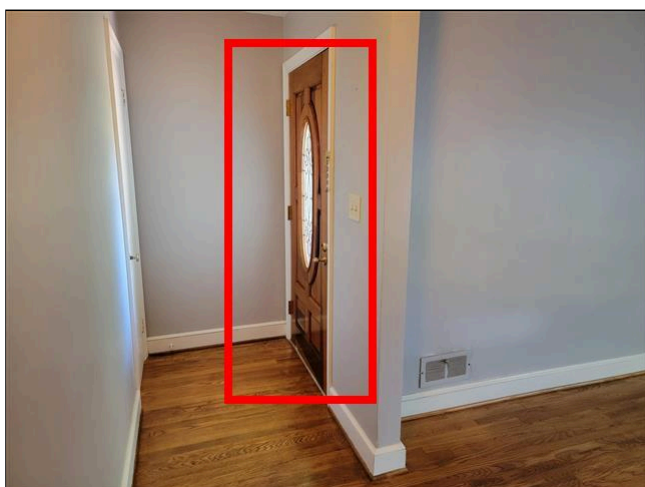


9.0 Item 5(Picture) Deterioration (Front)

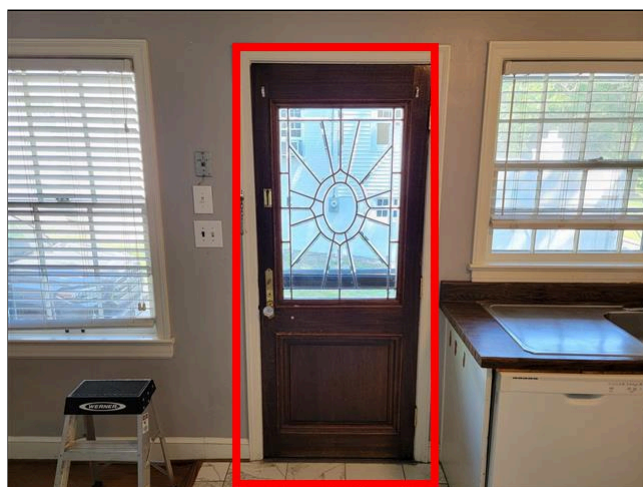
9.1 Doors (Exterior)

Comments: Inspected

- (1) The noted exterior doors were observed not adequately sealed resulting in excessive air leakage. This can also allow potential pest and moisture intrusion. Additionally, the left side storm door latch was broken. Suggest repair to reduce the concerns, and to restore normal use.



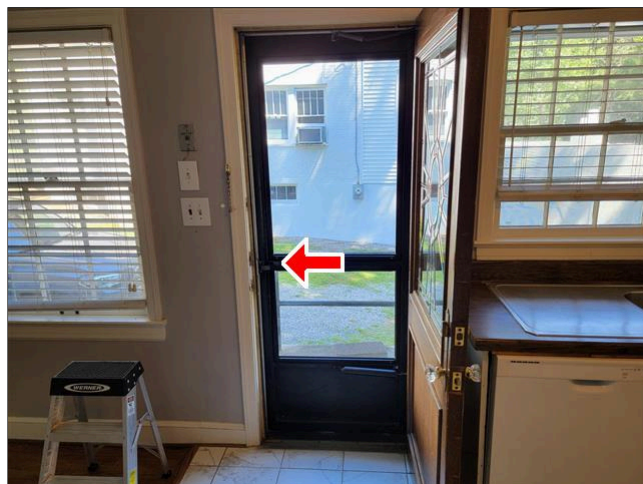
9.1 Item 1(Picture) Openings and Deterioration (Front Entrance)



9.1 Item 2(Picture) Openings (Left Side Entrance)



9.1 Item 3(Picture) Openings (Basement Entrance)



9.1 Item 4(Picture) Broken Latch (Left Side Storm Door)

(2) A double cylinder (keyed both sides) lock was observed on the front exterior entry door. This is a potential safety concern as it can impede an emergency exit. Although not required, suggest replacing double cylinder locks with single cylinder lock as needed.



9.1 Item 5(Picture) Double Cylinder Lock (Front)

9.2 Windows

Comments: Inspected

- Although typically a cosmetic issue, the wood trim is peeling paint at most window sills and frames. Further deterioration may occur if not repaired. Suggest removing old paint, plus sealing and painting.



9.2 Item 1(Picture) Bare Wood and Peeling Paint (Most Windows)

9.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

🔍 Multiple observations were made with the stoop, rear wooden decking components and the left side railing but not limited to the following noted items:

1. The tiles at the front stoop were loose in multiple areas which creates a potential slip fall hazards. Suggest repair to reduce the concerns.
2. The rear decking was deteriorated and not safe to walk on. These materials should be removed.
3. The left side railing was deteriorated at the bottom posts and has horizontal balusters which creates a fall hazard. Recommend repair to reduce the concerns and improve safety.



9.3 Item 1(Picture) Loose Tile (Front Stoop)



9.3 Item 2(Picture) Deteriorated Deck Boards



9.3 Item 3(Picture)



9.3 Item 4(Picture) Deteriorated Posts and Baluster Spacing (Left Side)



9.3 Item 5(Picture) Additional View

9.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

- Vegetation was observed in contact with the home, and the root system for the tree at the rear is causing disruptions to the wooden patio components. Suggest trimming overgrowth upon moving in to reduce the potential of contact related material damage and having a qualified contractor further evaluate and advise removal of the tree and associated costs.



9.4 Item 1(Picture) Overgrowth (Rear)



9.4 Item 2(Picture) Overgrowth (Right Side)

9.5 Eaves, Soffits and Fascias

Comments: Inspected

Styles & Materials

Siding Style:

Lap
Brick
T1-11

Siding

Material:

T1-11
Wood
Brick Veneer

Exterior Entry

Doors:

Wood
Single Pane Glass

Appurtenance:

Sidewalk
Stoop
Detached Storage Building

Driveway:

Gravel

Extra Info : The detached storage building was not part of the home inspection

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

General Summary



Bateman Home Inspections, LLC

**(434) 944-0365 (Office Number) ,
Virginia State Qualified Radon Technician - #109601RT
Virginia State "New Residential Structures" Certified
American Society of Home Inspectors Certified Inspector - #263714**

Customer

Catherine Potter

Address

432 N Market Street
Salem VA 24153

Inclusion of the following items or discoveries provides a condensed snap shot of the inspectors observations and notes. Items in **Red indicate that these systems or components do not function as intended (excluding normal wear) or adversely impacts the use of the home, component or system, or warrants further investigation by a specialist. This summary simply allows the reviewer a quick and concise overview of the inspection. The General Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the entire report is read.**

1. Interiors

1.6 Windows

Inspected




Multiple window observations were made but not limited to the following noted items:

1. Cracked glass was observed at the noted basement bedroom window. Recommend repair to reduce the safety concern and/or restore sealing capacity.
2. The noted window sashes were observed disconnected from the balance. The sash balances are the devices that assists in lifting the weight of the sash and holds the sash in the up position. Window sashes are equipped with one on each side. Suggest caution when lifting the window as property damage and/or personal injury can result from the falling sash. Recommend repair to reduce the concerns.

3. Most basement windows were observed stuck shut due to paint and/or lack of use, plus from the wall framing restricting the windows from opening. This creates a safety concern as it can impede an emergency exit. Suggest repair to restore normal use and to restore normal use.

1.9 Basement


Inspected

 (1) Although no active water was observed in the basement at the time of inspection, historical indications of water intrusion were noted (staining, repairs, elevated levels of moisture, and potential organic surface growth). It is not uncommon for older basements to leak under certain rain event conditions. If this occurs, improper exterior grading against the home and clogged or improperly discharging gutters are almost always the cause. Poor exterior siding conditions (openings and cracks) can also allow water intrusion at above grade locations. The sill plate has been repaired under the front entrance, but openings are still present on the exterior, and moisture was measured below this area in the basement. Signs of organic surface growth was also observed on the floor joists behind the ceiling panels in the basement den and may be related to past water intrusion events, plus the dampness in the basement. No sampling was performed. Organic growths are typically a result of reduced air circulation, poor climate control, and moisture. Suggest spraying and wiping surfaces that have the organic growths with an approved disinfectant. Constant use of a dehumidifier will significantly reduce surface contamination. Suggest sealing any openings to reduce water intrusion. If leaking occurs, recommend having a qualified contractor further evaluate and advise corrective actions.

2. Heating / Central Air Conditioning

2.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

 (1) The ducting was condensing in the basement thus allowing condensation to form and drip on the floor, and the ceiling materials. Suggest consulting with a qualified contractor on ways to reduce condensation as this can keep the basement damp.


2.4 Presence of Installed Heat Source in Habitable Rooms

Inspected

 No permanent heat source was observed for the basement bedroom or bathroom.


2.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected

 The living room fireplace chimney appeared to be in good condition but was only partially viewed from the damper area. The basement fireplace damper was seized closed and would not open. As a full evaluation of the flue is outside the scope of a home inspection, suggest having a qualified contractor clean and perform a chimney inspection prior to any use as a wood burning unit to ensure safe and proper operation.

2.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

 Minor mortar deterioration was observed in the living room fireplace firebox. These areas should be repaired to reduce embers falling in the openings. Suggest having a qualified contractor fully inspect and repair as necessary the firebox prior to any use as a wood burning unit to ensure safe and proper operation.

3. Plumbing System

3.0 Plumbing Waste and Vent Systems

Inspected

- 🔍 (1) Staining and drips were observed in areas of the cast iron connections, and at a small section of the galvanized waste line was deteriorated. The drips have caused staining on the floors. This may be from old plumbers putty, or waste line leaks from age. Recommend having a qualified contractor further evaluate these observations and repair any concerns as necessary.
- 🔍 (2) The main bathroom sink drain was observed draining slowly suggesting that the potential of a near term clog is elevated. Suggest ensuring drains are clear and flowing freely.

3.2 Plumbing Fixtures and Connections

Inspected

- 🔍 Multiple observations were made with the plumbing fixtures and connections but not limited to the following noted items:
 1. Staining was observed on the vinyl flooring materials under/around the main bathroom toilet. The vinyl has changed colors which is typically the indication of a leak. Staining and moisture was present on the flooring materials below in the basement. This is typical of a faulty wax seal. Recommend having a qualified contractor evaluate and repair as necessary.
 2. The primary bedroom half bath toilet fixture connection to the floor was observed loose (rocking back and forth). This can allow potential leaks and seal damage. Suggest lightly tightening bolts upon moving in and monitoring.
 3. Several service valves were missing handles. Suggest installing handles to turn the water off in the event of an emergency.
 4. The basement bathroom shower fixture was rusting and deteriorating which can allow for leaks around the fixture. Staining was present in this area. Suggest repair/replacing to reduce the concerns.
 5. The basement bathroom sink was constantly dripping from the faucet, and a leak was observed at the connections below the sink when the trap was flooded. Recommend repair/replacing to correct.

3.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

- 🔍 (1) No temperature / pressure (T&P) relief valve discharge pipe was observed attached to the water heater at the time of inspection. The T&P relief valve on the water heater is designed to safely discharge hot water in the event of a water heater failure. A 3/4" discharge pipe is required to safely direct the discharging hot water to within 6" of the floor. Suggest installation of a discharge pipe.

4. Electrical System

4.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

- 🔍 (1) More than 6 hand movements were observed necessary to remove all power from the home. An excessive number of main breakers creates a potential accidental shock hazard. The panel was also not labeled correctly. Recommend having a qualified contractor evaluate and correct as necessary.
- 🔍 (2) Although the cover was removed, access/visibility to the service panel was restricted. At least a 3' clearance in front of the panel and a 30" wide working space in front of the panel is required for safe removal and access.

4.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected

- 🔍 Breaker double tapping (two or more wires under one breaker terminal) was observed in the electrical panel. Many breaker manufacturers do not allow double tapping and consider it a safety issue. Suggest installation of additional breakers or "pigtail" the existing circuits to correct the concern.

4.4 Connected Devices and Fixtures (Operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on exterior walls)

Inspected

Multiple electrical observations were made with the connected devices but not limited to the following noted items:

1. Although functional, the noted light switch combinations appear to be improperly configured. Suggest repair to restore normal use. Recommend having a qualified contractor evaluate and repair as necessary.
2. The noted dining area outlet was observed with reverse polarity. Although electronic equipment will still function properly, this creates a potential shock hazard. This typically means the hot and neutral wires are reversed. Suggest repair to reduce the concerns.
3. A broken outlet was observed in the rear basement bedroom. This is an increase for electrical shock. Suggest replacing the outlet to reduce the concern.
4. Although 3-prong outlets were observed throughout the home, many 3-prong outlets on the main level are not grounded. Suggest labeling any ungrounded 3-prong outlets as non-grounded or replacing with 2-prong outlets to represent the correct ground configuration.
5. The living room ceiling fan and front wall outlet both operate by a wall switch. Identified for reference.

4.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected

(1) The noted wet location outlet(s) were observed without GFCI protection. Ungrounded outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. Recommend upgrading noted outlets/circuits to improve electrical safety.

6. Structural Components

6.0 Foundation

Inspected

Vertical foundation cracking and staining was observed. No observations indicate any current or on going structural concern. Suggest sealing any open joints with an approved foundation epoxy/sealer and monitoring. If cracking changes in shape or grows to a gap in excess of 3/16", further evaluation is then recommended by a qualified contractor.

7. Insulation and Ventilation

7.2 Vapor Barrier in Unconditioned Spaces

Inspected

The vapor barrier was deteriorated in areas of the crawl space. A continuous vapor barrier reduces moisture transfer from the ground to the framing and insulation, reduces corrosion and improves the overall condition of the space. Suggest replacing damaged materials.

7.3 Ventilation of Foundation and Attic Areas

Inspected

Increasing attic ventilation will increase the life expectancy of the roof covering. Suggest having a qualified contractor further evaluate and advise on ventilation improvement options.

7.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

The kitchen exhaust fan/ducting was observed discharging directly into the attic space. Although once a common practice, warm and moist air can damage building materials over time. Suggest venting

the exhaust to the exterior, or through the roof.

8. Roofing

8.0 Roof Coverings

Inspected

- 🔍 The shingles were observed in worn condition (granular loss at the rear, blistering over the home, and what appeared to be areas of hail impact). No active leaking was observed and the shingles over the home were not brittle. The blistering may be from inadequate attic ventilation. Suggest having a qualified contractor further evaluate and advise on replacement for the rear, and advise if corrective actions are necessary due to the blistering and potential hail impact on the shingles over the home.

8.1 Flashings

Inspected

- 🔍 (1) Multiple openings were observed around the right side chimney flashing. Suggest sealing to eliminate the potential of moisture intrusion.
- 🔍 (2) No kick out flashing or diverter was observed at the roof to side wall transition at the front above the stoop, and at the rear. Kick out flashing diverts roof water into the gutter and prevents large volumes of water from running down the siding. The siding is deteriorated at the front from long term water absorption which can lead to hidden damage. Suggest installation of kick out flashing to improve rain water management and reduce the potential for water intrusion.

8.3 Roof Drainage Systems

Inspected

- 🔍 Although the guttering was observed intact and complete, a section appeared to be improperly sloped, areas were clogged with debris, and a downspout was discharging directly at the foundation. Excessive slope and debris will cause water to pile up at the lowest point and overflow. Downspouts should discharge water 4'-6' away from the foundation. Due to the lack of rain during the inspection, gutter functionality was not determined. Suggest adjusting gutters to drain properly, clearing debris, installing downspout leaders, and monitoring gutter function during a moderate rain event to identify if any additional sections need slope adjustments.

9. Exterior



9.0 Wall Cladding, Flashing and Trim

Inspected

- 🔍 Although typically maintenance related and/or cosmetic issues, open joints, and un-painted or peeling painted surfaces on the exterior of the home can lead to premature decay. Exterior paint is liquid siding that protects the wood from weather. Suggest sealing any open joints (around windows, doors, thresholds, and trim/siding), repairing any damaged areas, and painting any exposed surfaces as needed to reduce the decay potential.

9.1 Doors (Exterior)

Inspected

- 🔍 (1) The noted exterior doors were observed not adequately sealed resulting in excessive air leakage. This can also allow potential pest and moisture intrusion. Additionally, the left side storm door latch was broken. Suggest repair to reduce the concerns, and to restore normal use.

9.2 Windows

Inspected

- 🔍 Although typically a cosmetic issue, the wood trim is peeling paint at most window sills and frames. Further deterioration may occur if not repaired. Suggest removing old paint, plus sealing and painting.

9.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

- 🔍 🚩 Multiple observations were made with the stoop, rear wooden decking components and the left side

railing but not limited to the following noted items:

1. The tiles at the front stoop were loose in multiple areas which creates a potential slip fall hazards. Suggest repair to reduce the concerns.
2. The rear decking was deteriorated and not safe to walk on. These materials should be removed.
3. The left side railing was deteriorated at the bottom posts and has horizontal balusters which creates a fall hazard. Recommend repair to reduce the concerns and improve safety.

9.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected



Vegetation was observed in contact with the home, and the root system for the tree at the rear is causing disruptions to the wooden patio components. Suggest trimming overgrowth upon moving in to reduce the potential of contact related material damage and having a qualified contractor further evaluate and advise removal of the tree and associated costs.

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

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