

## LIST OF DEFECTS

### Mid-Virginia Home Inspection

1-800-948-4541

October 30, 2004

#### INSPECTION INFORMATION AND CONDITIONS

##### CLIENT & SITE INFORMATION

###### CLIENT NAME:

John Doe

###### INSPECTION ADDRESS:

N/A

Please note that deferred maintenance items such as caulking back splashes or cleaning siding or adding gravel to driveways, for example, are not included in this defect list. You should read the entire body of the report and decide if there are any other items that you want included on this list. The following is a list of the defects discovered during this inspection:

#### EXTERIOR

##### SIDEWALKS

###### CONDITION:

OK though sidewalk has settled directly in front of the front porch and as a consequence, the height for the first step, compared to all the others, is too high and constitutes a tripping hazard. Replace the sidewalk in this area.

##### WINDOW WELLS

###### CONDITION:

Surrounding bricks were apparently done after the original construction and they were not installed according to industry standards. They are loose and not mortared. Re-install properly.

##### FRONT PORCH

###### CONDITION:

Left railing loose at bottom support. Repair.

#### ATTIC:

##### ATTIC ACCESS:

###### PULL DOWN STAIRS:

Too long and when they open they bend too much. This could cause them to break over time. Shorten.

##### RELATED INFORMATION:

###### RELATED INFORMATION:

Attic space over laundry room had no access panel and could not be inspected. The bathroom fans exhaust directly into the attic allowing unwanted humidity into this space. Attach a hoses to the fan housings and extend it to an attic opening.

#### PLUMBING

##### WATER HEATER

###### CONDITION:

Clearances around the exhaust pipe for this appliance may not be enough, either where it goes through the floor in the basement and where it goes through the floor of the attic. The pipe may be too close to

flammable material. A firestop needs to be installed around the pipe where it goes through the attic. Have water heater examined by licensed plumber.

## HEATING

### CONDITION

#### PRIMARY UNIT:

Face plate of unit will no longer attach securely and duct tape is used. Have face plate repaired so it stays on the front properly.

### AUXILIARY EQUIPMENT

#### WHOLE HOUSE ATTIC FAN:

Fan is not operational because the belts are not longer connected the motor with the opening mechanism. Repair.

## AIR CONDITIONING

### PRIMARY CONDENSER

#### CONDITION:

Exterior refrigerant line is missing some insulation. Add insulation.

### PRIMARY INDOOR AIR HANDLER

#### EMERGENCY DRAIN PAN:

Water in emergency drain pan. Have system examined by HVAC contractor for blocked drain pipe.

#### CONDENSATE LINE:

Drain line terminates too close to the foundation and, during the air conditioning season, could allow water into the basement/crawlspace. Extend the drain line farther away from the foundation by adding more pipe or tubing.

#### EVAPORATOR COIL:

Very dirty. This effects air conditioning efficiency. Have cleaned by licensed mechanical contractor.

### FILTERS

#### TYPE:

None in the return or cabinet. Have one installed by licensed HVAC contractor.

## MASTER BATH

### TUB

#### CONDITION:

There are chipped areas on bottom of the tub. Tubs can be resurfaced though it is expensive

## HALL BATH

### COMMENTS

#### RELATED INFORMATION:

Water temperature for the two bathrooms which is supplied by the water heater beneath them in the basement, is 130 degrees, which is scalding. Reduce to 120 degrees.

## INSPECTION INFORMATION AND CONDITIONS

### CLIENT & SITE INFORMATION

**CLIENT NAME:** John Doe  
**CLIENT ADDRESS:** N/A  
**CLIENT TELEPHONE #** N/A  
**INSPECTION ADDRESS:** N/A  
**DATE OF INSPECTION:** August 11, 2004  
**INSPECTION STARTED:** 8:30 AM  
**INSPECTION ENDED:** 11:00 AM

Mid-Virginia Home Inspection Incorporated is owned by Russell Whitfield who is the company's only inspector. The company address is General Delivery, Hood, VA, 22723. The telephone number is 540-948-4541 or 1-800-948-4541. Russell Whitfield holds membership in the American Society of Home Inspectors; Society of Real Estate Inspectors; Virginia Association of Real Estate Inspectors and has a current Virginia Certificate (#3380000069) which expires on 8-31-2005.

### CLIMATIC CONDITIONS

**WEATHER:** Clear  
**APPROXIMATE OUTSIDE TEMPERATURE:** 80 degrees

### BUILDING CHARACTERISTICS

**ESTIMATED AGE OF HOUSE:** 27 years old.  
**BUILDING TYPE:** Ranch  
**STORIES:** 1  
**SPACE BELOW GRADE:** Crawlspace & basement

### PAYMENT INFORMATION

**TOTAL FEE:** \$275

**STATEMENT OF SCOPE:** This report and the verbal report are based on a thorough visual inspection of the house. They are not intended to detail items which are obvious to any would-be purchaser, but are intended to disclose major problems which will affect the property's value. Very few houses are perfect. They all have strengths and weaknesses. Almost every problem we find will be correctable, but also every problem will represent a dollar value to correct. With this inspection (for which we hope you are present) you certainly will be able to make a more informed decision about this property and its value to you. OK-The notation OK indicates that the item appeared serviceable or that it operated in its main function. For example: OK would mean that a washer takes in water, agitates, spins and empties in response to the controls. It does not mean that the water temperature in the permanent press cycle is correctly reduced in the rinse cycle. Obviously an inspection this detailed on every item would be impractical and prohibitively expensive.

## EXTERIOR

### ORIENTATION

MAIN ENTRY FACES: West

### DRIVEWAY

TYPE: Asphalt

CONDITION: OK

### SIDEWALKS

TYPE: Brick

CONDITION: OK though sidewalk has settled directly in front of the front porch and as a consequence, the height for the first step, compared to all the others, is too high and constitutes a tripping hazard. Replace the sidewalk in this area.

### VEGETATION

CONDITION: Remove vines growing on house in front to minimize damage to siding.

### BACKFILL/SETTLEMENT/GRADE

CONDITION: OK

### WINDOW WELLS

CONDITION: Surrounding bricks were apparently done after the original construction and they were not installed according to industry standards. They are loose and not mortared. Re-install properly.

### SIDING

TYPE: Brick

CONDITION: OK though a lintel crack on the north side starting at the sill of the the back window should be monitored over time and sealed to keep moisture from getting behind the bricks. Could not inspect the front sections of brick where ivy is covering it.

### SOFFIT

TYPE: Wood

CONDITION: OK

### FACIA:

TYPE: Wood

CONDITION: OK

**TRIM**

**TYPE:** Wood  
**CONDITION:** OK

**FOUNDATION EXTERIOR**

**CONDITION:** Not visible

**HOSE FAUCETS**

**OPERATION:** OK

**ELECTRICAL OUTLETS**

**TYPE:** Ground fault circuit interupter.  
**CONDITION:** OK

**FRONT PORCH**

**TYPE:** Concrete  
**CONDITION:** Left railing loose at bottom support. Repair.

**BACK PORCH**

**TYPE:** Concrete  
**CONDITION:** OK

**SIDE PORCH**

**TYPE:** Concrete with wooden ramp. Underneath ramp could not be inspected because of brick infill.  
**CONDITION:** OK

**PATIO**

**TYPE:** Brick in back  
**CONDITION:** Surface raised/settled. Relay the bricks.

**EXTERIOR DOORS**

**MAIN ENTRY DOOR:** OK The door glass does not have the etching that would identify it as being safety glass. At the time this house was built door and window glass was not required to be tempered.

**OTHER EXTERIOR DOORS:** Standard back door could not be opened. Key to the deadbolt was not available. Does not appear to have safety glass. Consider installing safety glass to prevent potential injury from sharp broken glass. Standard side door does not appear to have safety glass. Consider installing safety glass to prevent potential injury from sharp broken glass. When this house was built it was not required to have tempered glass in windows and doors.

### **STORMDOORS**

**LOCATION:** Front does not appear to have safety glass. Consider installing safety glass to prevent potential injury from sharp broken glass. Side does not appear to have safety glass. Consider installing safety glass to prevent potential injury from sharp broken glass.

### **LIGHTS**

**CONDITION:** OK

### **WINDOWS**

**CONDITION:** OK

## **ROOF SYSTEM**

All types of roof coverings have a range of life expectancy after which they will need to be replaced. Sometimes spot repairs to the roof and flashing may also be necessary. There are many variables such as material, workmanship and environment which contribute to the life expectancy of roof coverings.

### **COVERING**

**TYPE:** Composition shingles

**CONDITION:** OK

### **FLASHING**

**TYPE:** Metal

**CONDITION:** OK

### **STACK VENTS**

**TYPE:** Metal

**CONDITION:** OK

### **ROOF VENTS**

**TYPE:** Passive box vents

**CONDITION:** OK

### **CHIMNEY ONE**

**LOCATION:** Middle viewed from the back of the house.

**TYPE:** Brick

**CONDITION:** Consider installing "top hats" with screens over the flue(s) as an improvement.

**CAP:** OK though one brick at the top trim is spalling.

**CHIMNEY TWO**

**LOCATION:** Left viewed from the back of the house.  
**TYPE:** Metal  
**CONDITION:** OK  
**CAP:** OK

**CHIMNEY THREE**

**LOCATION:** Right viewed from the back of the house.  
**TYPE:** Metal  
**CONDITION:** OK  
**CAP:** OK

**HOW ROOF WAS INSPECTED**

**MANNER OF INSPECTION** Walked on roof

**GUTTERS & DOWNSPOUTS**

**TYPE:** Metal  
**CONDITION:** OK

**ATTIC:**

Most attics are built with minimal ventilation. Any addition of electrically powered roof fans, gable end fans or passive wind turbines could decrease air conditioning bills in the future and would increase the life of the roof sheathing. Please note that only the top edges of attic floor joists can be examined due to the presence of fiberglass batt insulation. If the insulation is of the blown or loose kind then the attic floor joists are invisible to the inspector.

**ATTIC ACCESS:**

**PULL DOWN STAIRS:** Too long and when they open they bend too much. This could cause them to break over time. Shorten.

**HOW INSPECTED:** The attic is completely accessible. Accessible, for the purpose of this report, means that the inspector was able to physically walk or crawl in the entire area.

**ATTIC STRUCTURE:**

**TYPE:** Conventional site built rafters.  
**CONDITION:** OK

**ROOF SHEATHING:**

**TYPE:** Plywood  
**CONDITION:** OK

**INSULATION:**

**TYPE:** Batts  
**R-VALUE:** 8 inches; R-30  
**CONDITION:** OK

**VENTILATION:**

**TYPE:** Passive gable end vents and box vents  
**CONDITION:** OK

**RELATED INFORMATION:**

**RELATED INFORMATION:** Attic space over laundry room had no access panel and could not be inspected. The bathroom fans exhaust directly into the attic allowing unwanted humidity into this space. Attach a hoses to the fan housings and extend it to an attic opening.

**CRAWLSPACE**

Insulation is often installed in the ceiling of the crawlspace between the floor joists. When this is the case, only the bottom edges of the floor joists and inside edge of the sill plates can be seen since removing the insulation is not part of the inspection. Sometimes there will be water damage and rot to the subfloor due to leaks, past or present, under the bathrooms or kitchen sink. These may go undetected because they are hidden by the insulation.

**OPENING**

**CONDITION:** Door in corner wall of basement.

**ACCESSIBILITY**

**HEAD ROOM:** OK. Crawlspace was completely accessible. Accessible, for the purpose of this report, means that the inspector was able to physically walk or crawl in the entire area.

**GENERAL CONDITION:** OK

**WALLS**

**TYPE:** Concrete block  
**CONDITION:** Could not inspect-covered with insulation.

**SILLS/SILL PLATES**

**TYPE:** Wood boards  
**CONDITION:** OK

**JOISTS**

TYPE: Wood  
CONDITION: OK

**INSULATION**

CONDITION: OK

**BASEMENT**

**FINISHED**

PERCENT: Unfinished

**STAIRS**

CONDITION: OK

**WALLS**

TYPE: Concrete block  
CONDITION: There is mold growing on many of the walls in a band a few feet above the floor. Mold can be dangerous for some people's health. Have mitigated so mold no longer exists.

**BEAMS**

TYPE: Wood  
CONDITION: OK

**SILLS/SILL PLATES**

TYPE: Wood  
CONDITION: OK

**POSTS/PIERS**

TYPE: Steel posts  
CONDITION: OK

**JOISTS**

TYPE: Wood  
CONDITION: OK

**FLOOR:**

CONDITION: OK

**INSULATION**

**CONDITION:** None-Consider adding insulation to the ends of the joist bays and along the ribbon joist as an improvement.

**WINDOWS**

**TYPE:** Aluminum double hung on the back and wood double hung on the front.

**CONDITION:** OK

**LIGHTS**

**CONDITION:** OK

**ELECTRICAL OUTLETS**

**CONDITION:** OK

**ELECTRICAL SYSTEM**

**SERVICE**

**TYPE:** Underground

**CONDITION:** OK

**MAIN DISTRIBUTION PANEL**

**LOCATION:** Basement

**BRAND:** Square D

**ENTRANCE CABLES:** Aluminum 4/0 200 amp

**TYPE OF OVERPROTECTION DEVICE:** Breakers

**SMALL GAUGE WIRES:** Copper

**CONDUCTOR TYPE:** Romex

**CONDITION :** OK

**# OF 120 VOLT SINGLE POLE CIRCUITS:** 22

**# OF 240 VOLT DOUBLE POLE CIRCUITS:** 8

## PLUMBING

### WATER SERVICE LINE

**MATERIAL:** Copper  
**MAIN CUT-OFF VALVE:** Basement

### SUPPLY LINES

**MATERIAL:** Copper  
**CONDITION:** OK

### WASTE LINES

**MATERIAL:** Copper  
**CONDITION:** OK

### CLEAN OUTS

**LOCATION:** Basement

### WATER HEATER

**BRAND & AGE:** Rheem-Unknown, but appears to be original. Past its useful life expectancy. Budget for future replacement. Used for the two bathrooms only.

**TYPE & SIZE:** Gas- 30 gallons

**LOCATION:** Basement

**CONDITION:** Clearances around the exhaust pipe for this appliance may not be enough, either where it goes through the floor in the basement and where it goes through the floor of the attic. The pipe may be too close to flammable material. A firestop needs to be installed around the pipe where it goes through the attic. Have water heater examined by licensed plumber.

### WATER HEATER

**BRAND & AGE:** State 2002-Used for the kitchen and laundry room

**TYPE & SIZE:** Gas- 30 gallons

**LOCATION:** Basement

**CONDITION:** OK

### WASHER

**LOCATION:** Laundry room

**CONDITION:** OK

**DRYER**

**LOCATION:** Laundry room  
**CONDITION:** OK

**LAUNDRY TUB**

**TYPE:** Fiberglass-in basement.  
**CONDITION:** OK

**HEATING**

**PRIMARY HEATING SYSTEM**

**SYSTEM TYPE:** Gas  
**DISTRIBUTION:** Hot Water  
**BRAND & CAPACITY OF UNIT:** American Standard 79,000 BTUH  
**APPROXIMATE AGE IN YEARS:** Unknown  
**LOCATION:** Basement

**CONDITION**

**PRIMARY UNIT:** Face plate of unit will no longer attach securely and duct tape is used. Have face plate repaired so it stays on the front properly.

**FUNCTION**

**THERMOSTAT:** OK  
**BURNERS:** OK  
**FLUE PIPE:** OK

**HEAT DISTRIBUTION**

**AREA HEATED:** Entire house  
**CONDITION:** OK  
**DUCTS/PIPING/BASEBOARD UNITS:** OK

**AUXILIARY EQUIPMENT**

**WHOLE HOUSE ATTIC FAN:** Fan is not operational because the belts are not longer connected the motor with the opening mechanism. Repair.

## AIR CONDITIONING

Air conditioning systems cannot be tested in the winter or when the outside temperature is below 65 degrees.

### OUTSIDE TEMPERATURE

**DEGREES:** 80 degrees

### PRIMARY CONDENSER

**BRAND:** Rheem

**YEAR MANUFACTURED/  
AGE:** 1983 Unit is past its expected useful service life. Budget for replacement.

**CONDITION:** Exterior refrigerant line is missing some insulation. Add insulation.

**CAPACITY OF UNIT:** 36,000 BTUH

### PRIMARY INDOOR AIR HANDLER

**LOCATION:** Attic

**CABINET:** OK

**THERMOSTAT:** OK

**EMERGENCY DRAIN PAN:** Water in emergency drain pan. Have system examined by HVAC contractor for blocked drain pipe.

**CONDENSATE LINE:** Drain line terminates too close to the foundation and, during the air conditioning season, could allow water into the basement/crawlspace. Extend the drain line farther away from the foundation by adding more pipe or tubing.

**EVAPORATOR COIL:** Very dirty. This effects air conditioning efficiency. Have cleaned by licensed mechanical contractor.

### AIR CONDITIONING SYSTEM FUNCTION

**NOTES:** OK

### AC DISTRIBUTION

**AREA CONDITIONED:** Entire house

**CONDITION:** OK

### FILTERS

**TYPE:** None in the return or cabinet. Have one installed by licensed HVAC contractor.

## INTERIOR

### WALLS

**MATERIAL:** Drywall  
**CONDITION:** OK

### CEILINGS

**TYPE:** Drywall  
**CONDITION:** OK

### WINDOWS

**MATERIAL:** Wood  
**TYPE:** Double hung  
**GLAZING:** Insulated glass  
**CONDITION:** A representative sampling was taken. Windows as a grouping are generally operational.

### DOORS

**MATERIAL:** Vinyl hollow core  
**CONDITION:** OK

### WOOD FLOORS

**CONDITION:** OK

### ELECTRICAL OUTLETS

**CONDITION:** OK

### LIGHTS

**CONDITION:** OK

### SWITCHES

**CONDITION:** A representative sampling of switches was tested. As a whole switches throughout the house are in serviceable condition.

### FIREPLACE

**LOCATION:** Family room  
**TYPE:** Brick wood burning  
**CONDITION:** OK

**WOOD STOVE**

**LOCATION:** Basement  
**CONDITION:** OK

**SMOKE / FIRE DETECTOR**

**COMMENTS:** Noted, but not tested

**MASTER BATH**

**DOOR**

**CONDITION:** OK

**SINK**

**CONDITION:** Drain pipes old, may need replacing soon.

**TOILET**

**CONDITION:** OK

**TUB**

**TYPE:** Fiberglass

**CONDITION:** There are chipped areas on bottom of the tub. Tubs can be resurfaced though it is expensive

**WALLS/CEILING**

**CONDITION:** OK

**FLOOR**

**CONDITION:** OK

**ELECTRICAL OUTLETS**

**CONDITION:** OK

**LIGHTS**

**CONDITION:** OK

**EXHAUST FAN**

**CONDITION:** OK

**WINDOWS:**

**CONDITION:** A representative sampling was taken. Windows as a grouping are generally operational.

**COMMENTS**

**RELATED INFORMATION:**

NOTE-Counter height is higher than normal.

**HALL BATH**

**DOOR**

**CONDITION:**

OK

**SINK**

**CONDITION:**

OK

**TOILET**

**CONDITION:**

OK

**TUB**

**TYPE:**

Fiberglass

**CONDITION:**

OK

**WALLS/CEILING**

**CONDITION:**

OK

**FLOOR**

**CONDITION:**

OK

**ELECTRICAL OUTLETS**

**CONDITION:**

OK

**LIGHTS**

**CONDITION:**

OK

**EXHAUST FAN**

**CONDITION:**

OK

**WINDOWS:**

**CONDITION:**

A representative sampling was taken. Windows as a grouping are generally operational.

**COMMENTS**

**RELATED INFORMATION:**

Water temperature for the two bathrooms which is supplied by the water heater beneath them in the basement, is 130 degrees, which is scalding. Reduce to 120 degrees.

## KITCHEN

### KITCHEN SINK

TYPE AND CONDITION: Stainless Steel

### WATER PRESSURE & DRAIN RATE

CONDITION: OK

### GARBAGE DISPOSAL

CONDITION: Unit is an older model. Unit is near the end of its useful life.

### DISHWASHER

CONDITION: OK

### WATER TEMPERATURE: (WE SUGGEST 120 DEGREES FOR CHILD SAFETY)

DEGREES: 120 degrees

### REFRIGERATOR

CONDITION: OK

### RANGE/COOK TOP AND OVEN

TYPE: Electric

CONDITION: OK

### RANGE/COOK TOP & OVEN EXHAUST

TYPE AND CONDITION: Internal OK

### LIGHTS

CONDITION: OK

### ELECTRICAL OUTLETS

CONDITION: OK Outlets within 6 feet of the sink are not GFCI protected. Consider installing a GFCI protected receptacle as an upgrade.

### COUNTERS

TYPE: Counters are Formica (plastic laminate)-NOTE-Counters are higher than normal.

CONDITION: OK

### CABINETS

CONDITION: OK

**WALLS & CEILING**

**CONDITION:** OK

**FLOOR CONDITION**

**CONDITION:** OK

**WINDOWS:**

**CONDITION:** A representative sampling was taken. Windows as a grouping are generally operational.