



Inspection report for the property at

1300 Example Road

This report is prepared exclusively for **John Doe**
Inspected On: **01-19-2026**

Company Information

Westwood Inspections LLC
703-994-8736

chris@westwoodinspections.com

www.westwoodinspections.com

[Published Report](#)



73 year old two-story Colonial Revival style single-family residence, showcasing a mix of traditional American architectural elements. This was a homeowner requested maintenance inspection to identify wear and tear, safety concerns, and maintenance needs to help protect the owners investment year-round.

Inspected By:

Christopher Niebels, Virginia State
License #3380002406 Exp: 2028-04-30

The Scope and Purpose of a Home Inspection

The scope of this inspection

A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives. A home inspection report is a written evaluation of the readily accessible components of a residential building. This inspection will include the following systems: structural system, roof structure, attic, insulation systems and components, exterior systems and components, interior systems and components, plumbing system, electrical system, heating system, air conditioning system, smoke alarms. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. The ratified Residential Inspection Agreement contains the full details of the rights and obligations of the parties.

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey only through a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

The Client understands that the Inspection will not determine the insurability of the Property. Insurance companies have different underwriting criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for building code compliance

Consistent with the scope of the inspection, as provided in the ratified agreement, the inspector will identify items that may present a health or safety issue. However, the inspection will not include a determination of compliance with any regulatory requirements, including the Virginia Uniform State Building Code and any other codes, regulations, laws, or ordinances.

This is our professional opinion

The observations in this report are the professional opinions of the home inspector based on his knowledge

and experience regarding Virginia residential building standards and the InterNACHI standards of practice. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals. Nothing in the report and no opinion of the Inspector should be construed as advice to the client to purchase, or not to purchase, the property or service as a prediction of the future conditions or the value of the property.

Your expectations

The overall goal of a home inspection and report, in accordance with the ratified agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property. The Client is responsible for reviewing permit history and for researching any legal actions or insurance claims involving the Property. Our goal is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection or evaluation of every aspect of the Property. This written inspection report is for the sole use and benefit of the Client specified in the ratified Residential Inspection Agreement.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

✘ Defective/Major Concern: Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards. Item needs immediate repair, replacement or is a safety concern. It is unable to perform its intended function.

⚠ Safety/Health Concern: The item or component appears to be unsafe and poses a health and/or safety hazard that could result in injury, shock, fire or fatality. Requires attention

🔧 Repair: Recommended repair and maintenance to address issues found during the inspection that would be prudent to prolong an item(s)/component(s) life.

FYI: For your information. Information provided by the inspector to provide additional information or context.

✅ Inspected Items: This is a list of the items that were inspected and found to be in acceptable condition and working at the time of inspection

Description: Descriptions of general items that may appear in the report. Additional information can be added to this are for lients to access

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be

read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Moisture Meter Testing

Where moisture meter testing is indicated in this report a Tramex MRH III was used.

Virginia Residential Home Inspection with InterNACHI SOP

GENERAL INFORMATION	p. 8
Inspection Information.....	p. 8
LOTS AND GROUNDS.....	p. 8
Lots and Grounds	p. 8
EXTERIOR	p. 12
Exterior	p. 12
ROOF	p. 16
Roof	p. 16
CHIMNEY.....	p. 18
Chimney	p. 18
ATTIC	p. 18
Attic.....	p. 18
ELECTRICAL	p. 20
Electrical	p. 20
ELECTRIC PANEL	p. 21
Electric panel	p. 21
SMOKE ALARM	p. 22
Smoke Alarm/Co Monitor	p. 22
GARAGE/CARPORT	p. 24
Garage/Carport	p. 24
STRUCTURE	p. 25
Structure.....	p. 25
CRAWL SPACE	p. 26
Crawl Space.....	p. 26
BASEMENT	p. 28
Basement.....	p. 28

AIR CONDITIONING	p. 32
AC System	p. 32
AC System (2)	p. 34
HEATING SYSTEM	p. 37
Heating System	p. 37
Heating System (2)	p. 38
PLUMBING	p. 40
Plumbing	p. 40
WATER HEATER	p. 42
Water Heater	p. 42
BATHROOM	p. 43
Bathroom	p. 43
Bathroom (2).....	p. 45
BEDROOM	p. 45
Bedroom.....	p. 45
Bedroom (2).....	p. 47
Bedroom (3).....	p. 49
LIVING SPACE	p. 50
Living area	p. 50
KITCHEN	p. 50
Kitchen	p. 50
FIREPLACE/SOLID FUEL-BURNING APPLIANCES	p. 52
Fireplace/Stove/Heater.....	p. 52
LAUNDRY ROOM/AREA	p. 54
Laundry Room.....	p. 54
INTERIOR RESIDENTIAL	p. 56
Interior Location Documentation.....	p. 56
Doors.....	p. 56
Walls	p. 57
Ceilings.....	p. 58
Floors	p. 59
Electrical lighting fixtures, switches and receptacles	p. 60
Windows; Interior.....	p. 61

GENERAL INFORMATION

Inspection Information

Start/End Time: Start, 10:30AM, Finish, 2:45PM

Client contact information: Phone, 555-555-5555

Others Present: Home Owner

Property Occupied: Occupied

Estimated Age: 73

Temperature: 34

Weather: Clear, Sunny

Soil Condition: Dry

Space Below Grade: Basement, Crawl Space

Water: City

Sewage Disposal: Septic

Building Type: Single family

Entrance Faces: North

Inspection Completion Information: Home owners home at the completion of the Home Inspection

Square Footage Above Ground: 3000

Basement Square Footage: 1000


Utilities: Electric service on, Water service on

LOTS AND GROUNDS

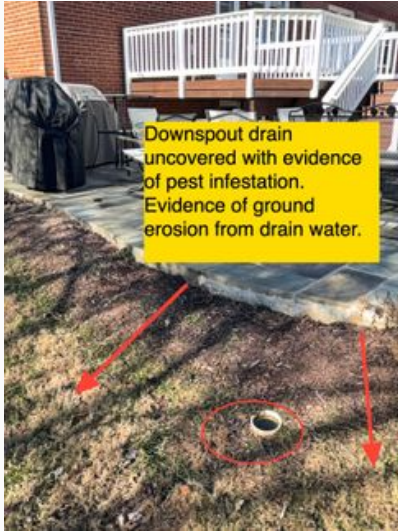
Lots and Grounds

Grading, Swale, Surface Drainage: Flat, Flat or negative slope, Pooling due to improper drainage, General Photo(s), Action Item

 **(LAG-3) Maintenance: SWALE/EXTERIOR SURFACE DRAINAGE:**

 Improve drainage to prevent further erosion and settlement. Install drain cover to prevent pest infestation.

SWALE AND SURFACE DRAIN PHOTO(s):



Driveway: Asphalt, General Photo(s)

DRIVEWAY PHOTO(s):



Walks: Pavers

Porch/Steps: Wood, General Photo(s)

STEPS/STOOP PHOTO(s):



Patio: Paver, General Photo(s)

PATIO PHOTO(s):



Deck: Treated Wood, Action Item

 **(LAG-2) Repair: DECK:**

- Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
- A qualified contractor is recommended to evaluate and estimate repairs
- Ledger board flashing missing.
- Deck appears to be attached to brick veneer and not the house band board. This could be a safety issue.



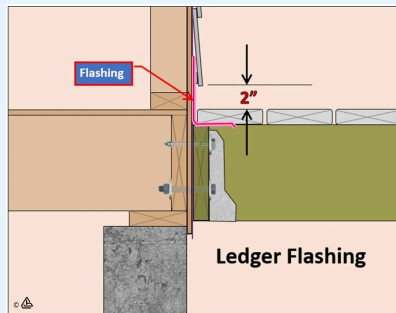
Joist hanger loose. Non-structural fasteners. Fasteners not fully driven.



Ledger board flashing missing. Deck appears to be bolted to brick facade not to the house bandboard.



Deck post in direct contact with ground and prone to rotting. Unable to observe footings



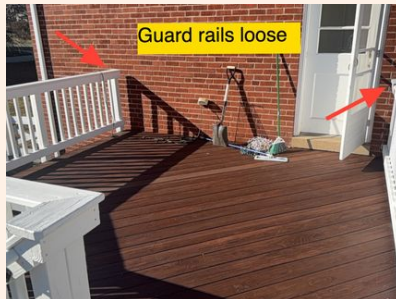
Deck rails and steps: Present, Action Item

(LAG-1) Safety/Health Concern: DECK RAILS AND STEPS:

- Repair recommended



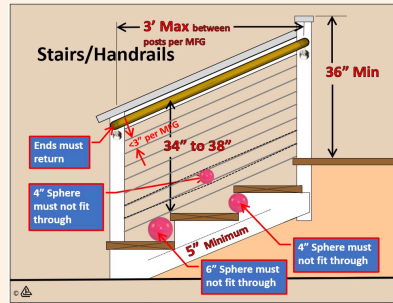
Handrail missing return.



Guard rails loose



Deck post base is rotted and loose at base



Trees and Vegetation: Trees and shrubs

Fence: Wood, General Photo(s)

FENCE PHOTO(s):



EXTERIOR

Exterior

Exterior Siding(s): Brick Veneer, General Photo(s)

EXTERIOR SIDING PHOTO(s)



Trim: Wood, Vinyl

Fascia: Wood

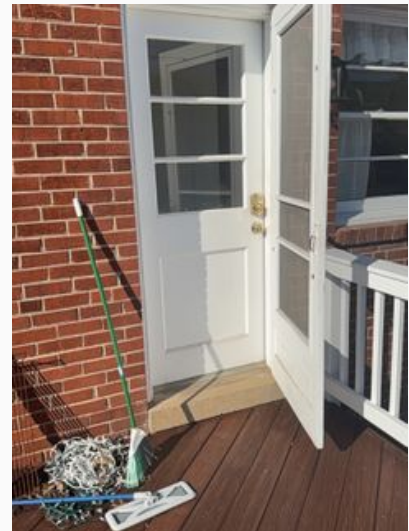
Soffits: Wood

Door Bell: Working properly, Present, Hard wired

Entry Door: Wood

Deck Door: General Photo(s), Wood

DECK DOOR PHOTO(S):

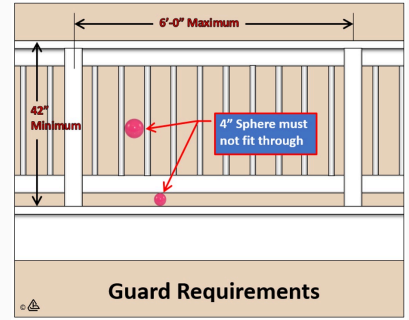


Exterior Doors: Wood, General Photo(s), Action Item

🔧 (E1-3) Repair: EXTERIOR DOOR:

- A qualified contractor is recommended to evaluate and estimate repairs
- Paint peeling
- Water damage on door trim
- Exterior wooden door is rotted and will not open close properly. .

EXTERIOR DOOR PHOTO(S):



Windows: Wood, Action Item

(E1-1) Repair:
WINDOWS:

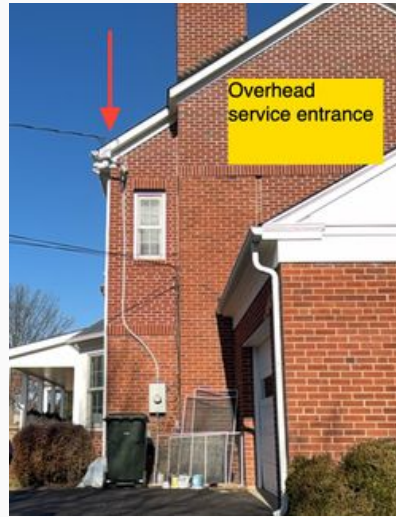


- Recommend Repair
- Window sill tested positive for moisture



Electrical Exterior : 120 VAC/240 VAC, General Photo(s)

ELECTRICAL PHOTO(s)



Hose Bibs: Rotary

Vents Outside: General Photo(s)

VENTS OUTSIDE PHOTO(S):



Shutters: Wood

Dormer: Wood, General Photo(s), Action Item

 (E1-2) Repair: DORMER:

- Water damage noted on siding (See pictures for details)
- Missing Flashing
- Siding is not recommended to sit directly on roof surfaces, subject to moisture

damage

- A qualified contractor is recommended to evaluate and make necessary repairs

DORMER:



ROOF

Roof

Roof Surface: Asphalt Shingle, Photos of Roof

ROOF PHOTO(s):

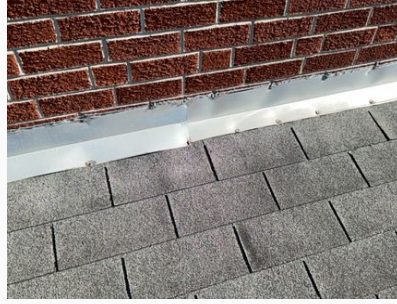


Method of Inspection: Walked roof, Ground Level

Approximate Age of Roof: 15-20 Years

Flashings: Aluminum, General Photo(s)

FLASHING PHOTO(s):



Plumbing Vents: Present

Gutters and Downspouts: Aluminum, Action Item

🔧 (R-1) Repair: GUTTERS/DOWNSPOUTS:

🔧 Downspout should connect to gutter extensions

Gutter Extensions: Splash blocks, Plastic, Action Item

🔧 (R-2) Repair: GUTTER EXTENSIONS:

🔧 Gutter extension should extend at least 5 feet away from house to prevent water penetration and pooling against foundation. Evidence of water pooling and splashing against foundation and wall.



Chimney: Brick

Vents: Plumbing vents, Dryer Vent, Stack Vent

CHIMNEY

Chimney

Chimney: Brick, General Photo(s), Action Item

 (C-1) Due Diligence: **CHIMNEY:**

CHIMNEY PHOTO(s):



Chimney Flashing: Metal

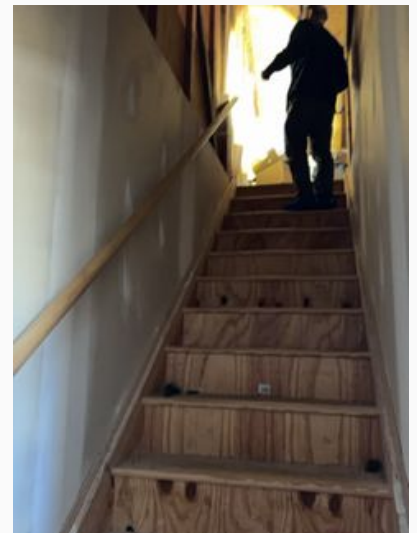
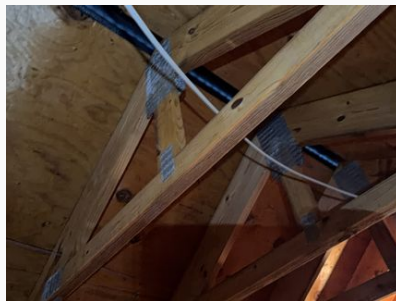
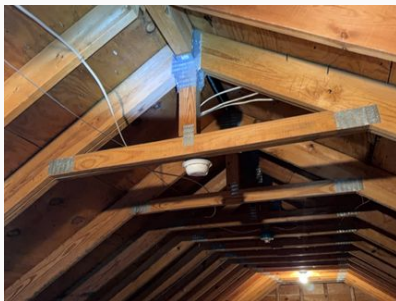
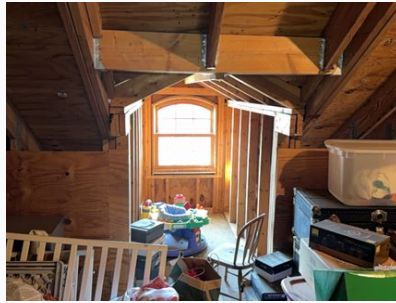
Chimney Cap: Metal top

ATTIC

Attic

Attic Location(s): Upstairs, General Photo(s)

ATTIC LOCATION PHOTO(s):



Access/Method of Inspection: Inside the attic, Door, Limited Inspection, Not fire rated

(A-1) Safety/Health Concern: Attic access in garages should be made of fire rated material such as drywall, repairs are recommended

Unable to Inspect: Limited 20%, Excessive clutter limiting visibility for inspection

Roof Framing: Truss, 2x6 Truss

Sheathing: Plywood

Ventilation: Ridge Vent, Soffit Vent

Insulation Type/Depth: Batts

Wiring/Lighting: 120 VAC

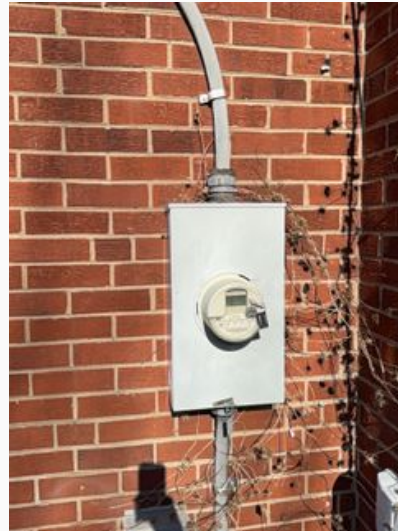
Bathroom Exhaust vent: Present

ELECTRICAL

Electrical

Service Drop: Mast with tie back at roof, General Photo(s)

ELECTRIC MAST PHOTO(s):



Ground: Plumbing ground only

Volts: 120 VAC, 240 VAC

Service entrance conductors, cables and raceways: Aluminum

Conductor Type: Non-metallic sheathed cable

120 VAC Branch Circuits: Copper

240 VAC Branch Circuits: Copper

Service Amps for Home: 150 AMP

ELECTRIC PANEL

Electric panel

Panel Location: Basement, Utility Room

Manufacturer : Square D

Service Amps: 200

Cover Plate: Good Condition

Service Wires: Aluminum

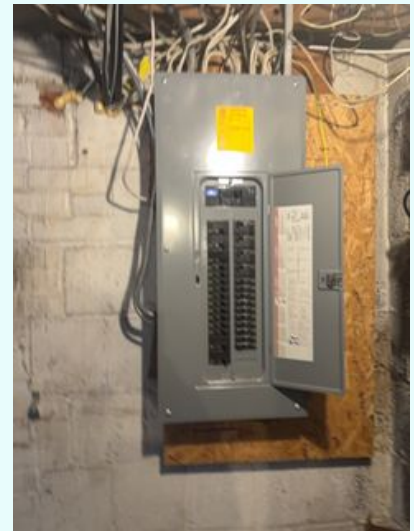
Neutral Wires: Good Condition

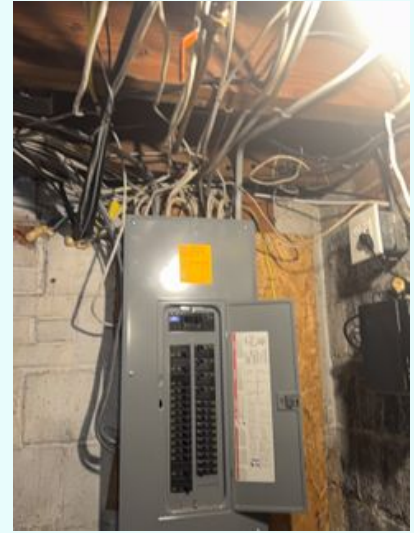
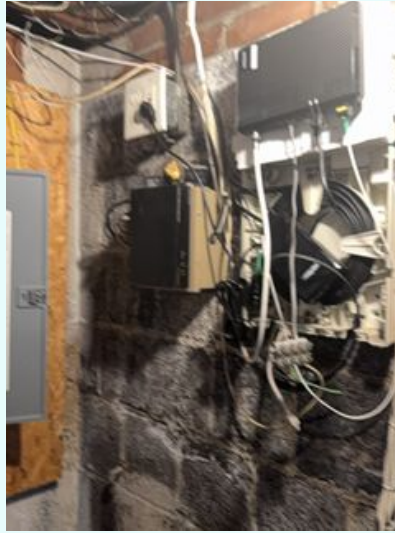
Overcurrent Protection Devices - Breakers: GFCI

Panel Bonding: Panel is bonded

120 VAC/240 VAC Branch Circuits: Copper

Acceptable:





SMOKE ALARM

Smoke Alarm/Co Monitor

Smoke Alarm: Action Item, General Photo(s), Smoke alarms present in Hall, All bedrooms have Smoke alarms, 10 Years old

🔍 (SA-2) Due Diligence: **SMOKE ALARMS 10 YEARS OLD OR OLDER:**

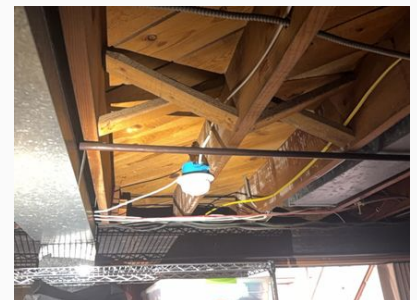
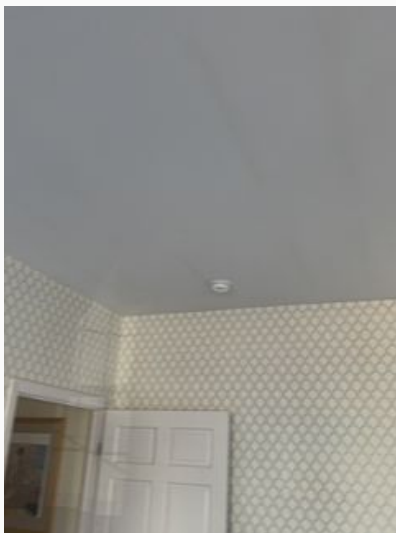
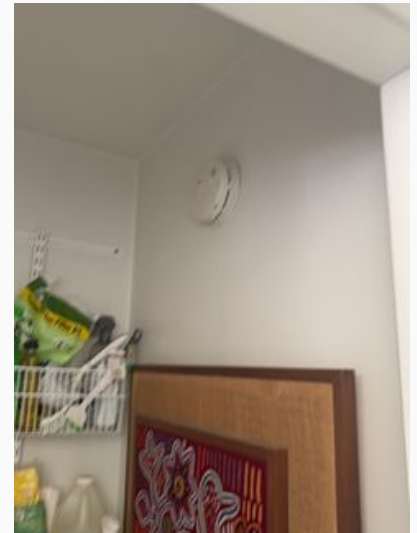


- Smoke alarms appear to be over 10 years old
- New Guidelines recommend replacing smoke alarms every 10 years

(SA-3) FYI: SMOKE ALARMS:

- It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturers instructions for proper placement, installation, and maintenance.

SMOKE ALARM PHOTO(S):



Carbon Monoxide Detector/Alarm: Action Item

🚩 (SA-1) Safety/Health Concern: CO DETECTOR:

- CO Monitor is always recommended for safety in a home when any type of combustibles are being used (Fire places, wood and gas, Gas cooking appliances)
- Recommend Adding a Carbon Monoxide Detector for Safety

GARAGE/CARPORT

Garage/Carport

Garage Location: Attached, Side, General Photo(s)

GARAGE LOCATION PHOTO(s):



Type of Structure: Attached

Car Spaces: 1

Garage Doors: Wood, General Photo(s), Poor Condition, Action Item

🚩 (G-2) Repair: GARAGE DOORS:



- Early stage water damage on door trim
- A qualified mason is recommended to evaluate and estimate repairs
- Lintel above door is sealed with caulk preventing proper water drainage.
- Mortar missing between bricks with evidence of water penetration

GARAGE DOOR PHOTO(S):



Door Opener/ Operation: Working properly, Genie

Service Door(s): Fire rated

Electrical: 120 VAC GFCI

Ceiling: Open Framing

Walls: Paint, Drywall, Garage very cluttered/Storage limiting inspection

Floor/Foundation: Poured concrete, Minor settlement noted

Smoke Alarm: No smoke detector present

(G-1) Safety/Health Concern: Recommend adding a smoke detector for safety

Exterior Surface: Brick Veneer

Roof: Asphalt Shingles

Gutters, Downspouts and Extensions: Aluminum, General Photo(s)

GUTTER/DOWNSPOUTS/EXTENSIONS PHOTO(S):



STRUCTURE

Structure

Type: Masonry, No visible issues at the time of inspection, Limited inspection, limited visibility due to personal items and clutter

Foundation: Block, No visible issues at the time of inspection, Limited inspection, limited visibility due to personal items and clutter

Differential Movement: No movement or displacement noted

Beams: Steel I-Beam, No visible issues at the time of inspection, Limited inspection, limited visibility due to personal items and clutter

Joists/Trusses: Wood Floor Joists, 2x8, Light Fungus noted, Dry at the time of the inspection

Bearing Walls: Frame, No visible issues at the time of inspection, Limited inspection, limited visibility due to personal items and clutter

Piers and Posts: Steel posts, No visible issues at the time of inspection

Subfloor: Plywood, Light Fungus noted, Dry at the time of the inspection, Limited visibility because of installed insulation

Floor/Slab: Concrete, No visible issues at the time of inspection, Limited inspection, limited visibility due to personal items and clutter

Stairs/Handrails: Wood stairs

Evidence of Fungus: General Photo(s), Yes, Action Item

 (S-1) Defective/Major Concern: **EVIDENCE OF FUNGUS:**

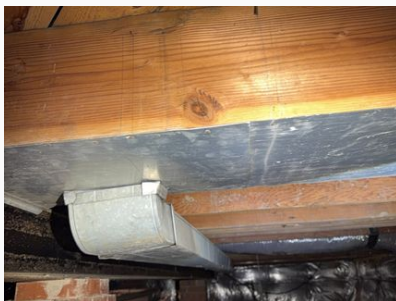
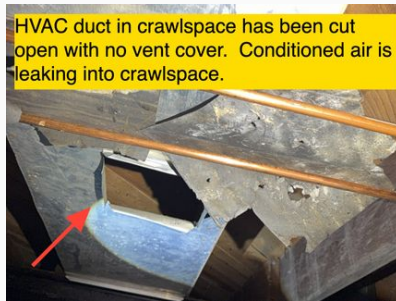
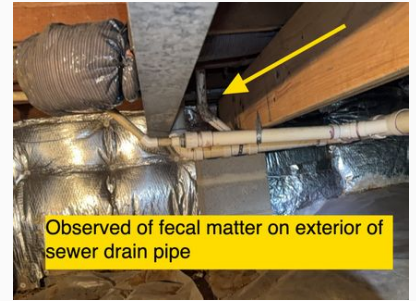
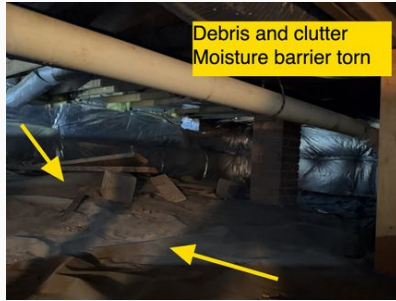


CRAWL SPACE

Crawl Space

Crawl Space Location: General Photo(s), Main

CRAWL SPACE LOCATION PHOTO(s):



Moisture Intrusion: Damp along footers

Method of Inspection: In the crawl space

Access: Scuttle hole

Moisture Barrier: Plastic, Action Item

☒ (CS-3) Repair: MOISTURE BARRIER:

- Vapor barrier torn/Damaged
- Plastic vapor barrier missing in areas, Recommend adding plastic to cover areas of exposed soil

- A Qualified Contractor is recommended to evaluate and estimate repairs

Insulation: Insulation around outside wall

Vapor Barrier: Vapor barrier present, Action Item

 **(CS-2) Repair: VAPOR BARRIER:**

- Plastic moisture or vapor barrier torn
- A Qualified Contractor is recommended to evaluate and estimate repairs

Ventilation: Vents, Action Item

 **(CS-1) Defective/Major Concern: VENTILATION:**

- A Qualified Contractor is recommended to evaluate and estimate repairs
- HVAC ductwork has been cut open with no vent cover.
- Conditioned air is leaking into the crawlspace.

Electrical: Wires present

Debris: Yes

 **(CS-4) Due Diligence:** Debris are recommended to be removed from crawlspace

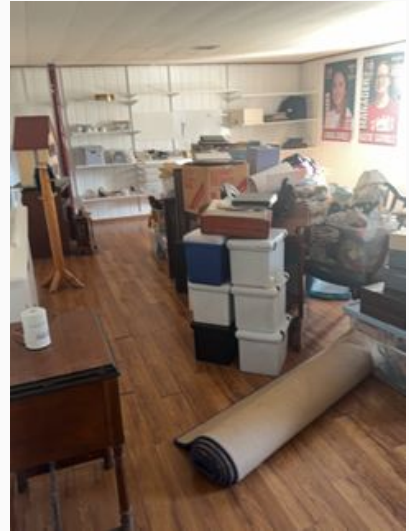
Fungus/Crawl Space: Fungus noted on many floor joists and beams

BASEMENT

Basement

Basement Location: Partially finished area, General Photo(s)

BASEMENT LOCATION PHOTO(s):



Moisture Intrusion: Sump pump present, No moisture present at time of inspection

Unable to Inspect: Lots of Storage limiting inspection, 60%

Ceilings: Suspended ceiling, Stains Present, General Photo(s)

BASEMENT CEILING PHOTO(s):



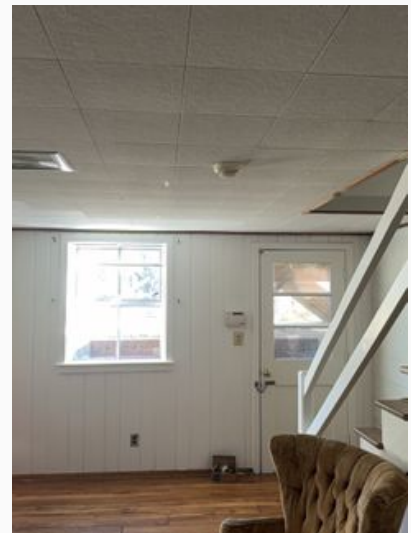
Walls: Paint, General Photo(s), Visible repairs noted

BASEMENT WALL PHOTO(s):



Doors: Wood, General Photo(s)

BASEMENT DOOR PHOTO(S)

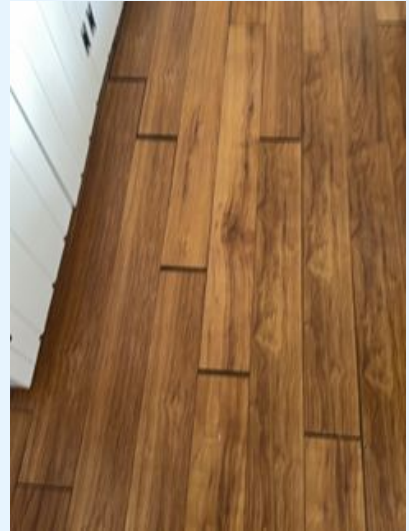


Floor: Vinyl floor covering, Uneven floor noted, Action Item

🔧 (B1-1) Repair:
BASEMENT FLOOR:



- Repairs Recommended
- A Qualified Contractor is recommended to evaluate and estimate repairs
- Flooring not installed properly with large gaps between floor planks.

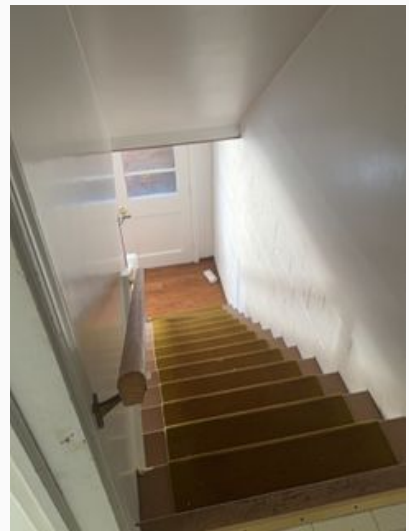


Window: Wood

Electrical lighting fixtures, switches and receptacles : 120 VAC open ground, Two prong outlet

Basement Stairs/Railings: Present, Wood stairs, General Photo(s)

BASEMENT STEP PHOTO(s):



Garage Door/ Basement: Wood, Poor Condition

Floor Drain: Present, General Photo(s)

FLOOR DRAIN PHOTO(s):



Ventilation: Windows
Smoke Alarm: Present

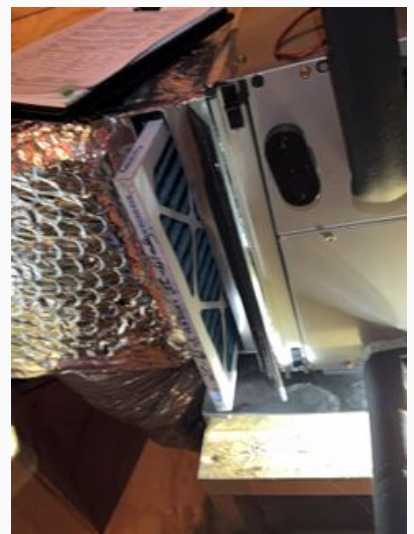
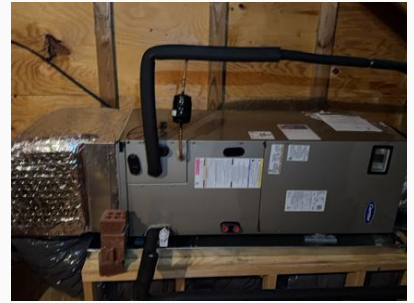
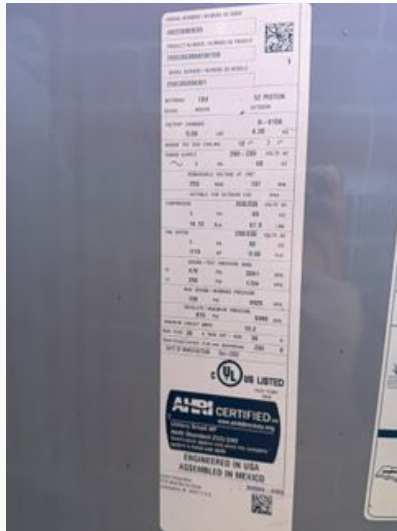
AIR CONDITIONING

AC System

AC System Operation: Unit Number 1, Heat pump was tested in heating mode only to avoid possible compressor damage. The cooling mode uses the same components in reverse cycle, Cooling mode was not tested due to seasonal conditions and potential risk of system damage, General Photo(s), Unit Number 2

AC OPERATION PHOTO(s):





Manufacturer: Carrier

Age (Approximate): 3 years

Type/Size: 2.5 Ton

Temperature Differential: Heat pump tested in heating mode only, This uses the same equipment as AC in reverse cycle

Area Served: 1st floor and basement

Refrigerant Lines: Action Item

(AC-1) Repair: REFRIGERANT LINES:

- Missing/Damaged insulation on large line can decrease efficiency, Recommend Repair

Cooling Distribution System: Metal ducts

Condensate Removal: Plastic tubing

Filters/Fan/Blower: Direct drive with disposable filter

Electric Disconnect: Present

Thermostat: Programmable, General Photo(s)

AC THERMOSTAT GENERAL PHOTO(S):



Visible Coil: Aluminum

Exterior Unit: Pad mounted, Action Item

✎ (AC-2) Repair: EXTERIOR UNIT:



- Unit not level, Recommend leveling unit
- A Qualified Contractor is recommended to evaluate and estimate repairs

Energy Source: Electric

AC Location: Basement

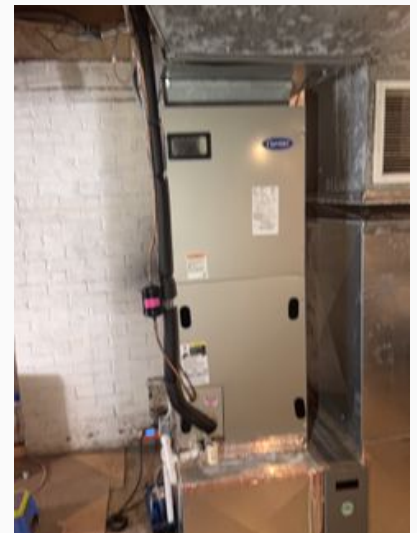
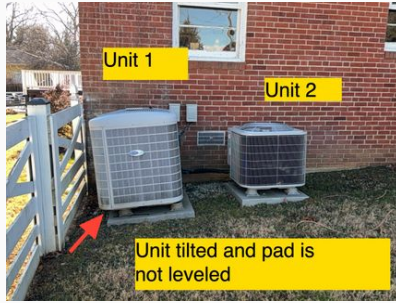
Inspection Items: HVAC Unit inspection includes: Visible sections of Refrigerant lines, Exposed Duct work, Condensate removal, Thermostats, Electrical Disconnect, Visible Coils and Filters, Concerns will be listed in summary section of report

Refrigerant Type: R-410A

AC System (2)

AC System Operation: Unit Number 2, General Photo(s)

AC OPERATION PHOTO(S):



Manufacturer: Carrier

Age (Approximate): 11 years

HVAC Information: **AGE OF UNIT:** The unit is aged according to the manufacturers stated design life, routine maintenance and servicing is recommended

Type/Size: Central A/C

Temperature Differential: Heat pump tested in heating mode only, This uses the same equipment as AC in reverse cycle

Area Served: 2nd floor

Refrigerant Lines: Action Item

🔧 (AC-4) Repair:
REFRIGERANT LINES:



- Missing/Damaged insulation on large line can decrease efficiency, Recommend Repair



Cooling Distribution System: Metal ducts

Condensate Removal: Plastic tubing

Filters/Fan/Blower: Direct drive with disposable filter, Action Item

🔧 (AC-3) Safety/Health Concern: FILTER/FAN/BLOWER:

- There is organic material on the interior of the unit and on the blower motor. This is a health concern and should be addressed immediately by a licensed HVAC technician or qualified mold remediation certified contractor.

Electric Disconnect: Fused

Thermostat: Programmable, General Photo(s)

AC THERMOSTAT GENERAL PHOTO(S):



Visible Coil: Aluminum

Exterior Unit: Pad mounted

Energy Source: Electric

AC Location: Basement

Inspection Items: HVAC Unit inspection includes: Visible sections of Refrigerant lines, Exposed Duct work, Condensate removal, Thermostats, Electrical Disconnect, Visible Coils and Filters, Concerns will be listed in summary section of report

Refrigerant Type: R-410A

HEATING SYSTEM

Heating System

Heating System Operation: Appears functional

Type/Age (Approximate): Heat pump, 11 years

HVAC Information: AGE OF UNIT: The unit is aged according to the manufacturers stated design life, routine maintenance and servicing is recommended

Manufacturer: Carrier

Fuel Type/Energy Source: Electric

Capacity: General Photo(s), 48,000 BTUHR

HEATING CAPACITY PHOTO(S):





Area Served : 1st floor and basement

Type: Heat pump

Thermostats: General Photo(s), Programmable

HEATING THERMOSTAT PHOTO(S):



Heating Distribution System: Metal ducts

Heat Exchanger: Limited access

Vent Systems, Flues, Chimneys and Dampers: Single wall

Heating System Location: Basement

Heating Inspection Items: Furnace/Heat Pump inspection includes: Visible section of heat exchanger, Flue/Vent Refrigerant lines, Duct work, Condensate removal, Thermostats, Electrical Disconnect, Visible Coils and Filters, Concerns will be listed in summary section of report

Heating System (2)

Heating System Operation: Working Properly, General Photo(s)

HEATING OPERATION PHOTO(S):



Type/Age (Approximate): 3 years, Heat pump

Manufacturer: Carrier

Fuel Type/Energy Source: Electric

Capacity: 30,000 BTUHR

Area Served : 2nd floor

Type: Heat pump

Thermostats: Programmable, General Photo(s)

HEATING THERMOSTAT PHOTO(s):



Heating Distribution System: Metal ducts

Heat Exchanger: Limited access

Vent Systems, Flues, Chimneys and Dampers: Single wall

Heating System Location: Attic

Heating Inspection Items: Furnace/Heat Pump inspection includes: Visible section of heat exchanger, Flue/Vent Refrigerant lines, Duct work, Condensate removal, Thermostats, Electrical Disconnect, Visible Coils and Filters, Concerns will be listed in summary section of report

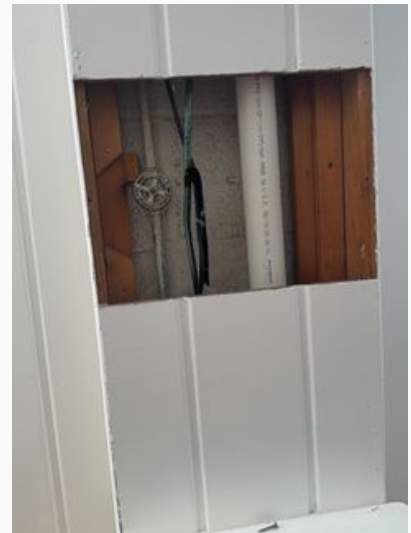
PLUMBING

Plumbing

Service Line: Copper

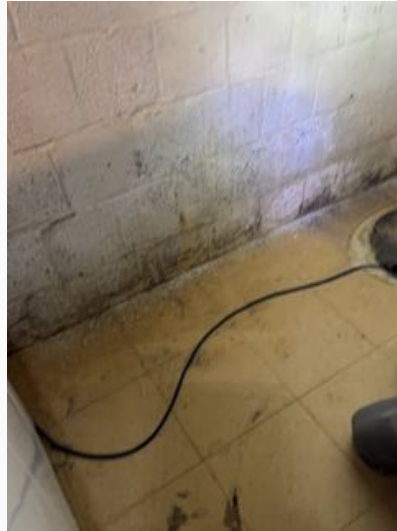
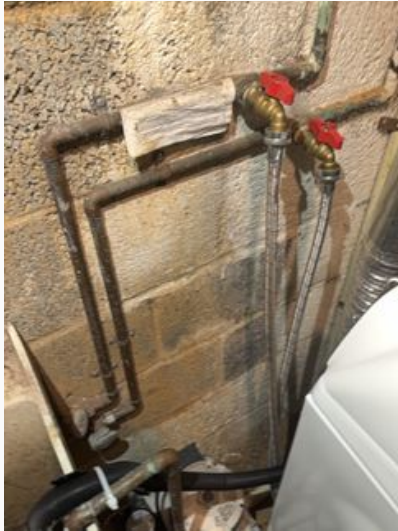
Main Water Shutoff: Basement, General Photo(s)

MAIN WATER SHUTOFF PHOTO(s):



Water Lines: Copper, General Photo(s)

WATER LINE PHOTO(s):



Drain Pipes and fixtures: PVC, General Photo(s), Cast iron

Q (P-1) Due Diligence: Cast iron drain pipes present, this material corrodes from the inside out causing debris buildup, poor operation and breaks, to assess the current condition of the pipes a qualified plumber will be needed, any operational issues noticed during the inspection will be annotated in the appropriate location of the report

DRAIN PIPE PHOTO(s):



Vent Pipes: PVC

Radon Pipe: No visible Radon Pipe present

Sewer Cleanout : Present, Crawl Space

Faucets: Ball

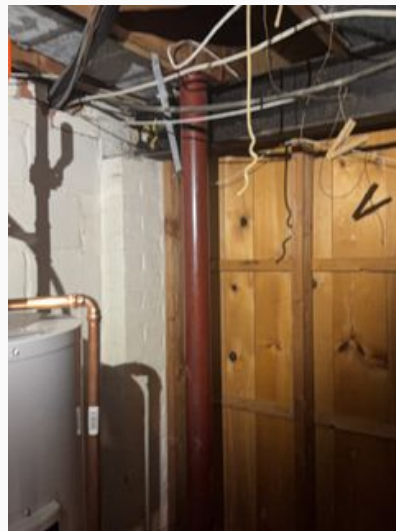
Sump Pump: Missing air seal, General Photo(s), Action Item, Action Item(s)

WATER HEATER

Water Heater

Water Heater Operation: Working properly, Water Heater Photos

WATER HEATER PICTURES:



Age (Approximate): 3 years

Water Temperature: Between 120 and 130 Degrees

☑ (WH-1) Maintenance: WATER TEMPRATURE:

A residential water heater typically heats water to a temperature between **120°F and 140°F (49°C to 60°C)**. The recommended setting for most households is **120°F**, which is hot enough for daily use (like bathing and cleaning) while reducing the risk of scalding and saving energy.

Setting the temperature above 140°F increases the risk of burns and energy consumption but may be used in specific cases where bacterial control (like Legionella prevention) is a concern. Please Note: Water heater temperature settings differ by manufacturer and model. For households with children or elderly residents, lower temperatures are generally safer to reduce the risk of scalding and may also improve energy efficiency.

Manufacturer: Bradford-White

Water Heater Location: Basement

Supply Lines: Copper

Expansion Tank: Present

Type/Energy Source: Electric

Capacity: 50 Gal

Area Served: Whole building

TPRV/ Drain Tube: Copper

Water Heater pan: Present

Disconnect/Electric: Present

BATHROOM

Bathroom

Location/Inspected Items: General Photo(s), Master

✦ **Inspected Items:** [Bathroom items were functioning as designed and intended unless listed in comments below](#)

Toilet, Inspected

Bathtub/Shower/Spa Tub, Inspected (Existing Fixtures)

Faucets, Inspected

Sink/Counter/Cabinet, Inspected

Ventilation, Inspected

Closet, Inspected

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

Window (If present), Inspected

Door, Inspected

Electrical, Tested

If there are concerns or deficiencies found they will be listed in the bathroom section section

DOCUMENTATION PHOTOS:



Master bathroom



Toilet: Good condition

Faucets/Traps: Adequate

Sink/Basin: Good Condition, Single bowl

Bathroom Ventilation: Electric ventilation fan with heater

Tub/Surround: Plastic/Fiberglass, Good condition

Shower/Surround: Glass surround, Good condition, Plastic/ Fiberglass

Counter/Cabinet: Good Condition, Cultured stone

Walls: Paint, Good Condition

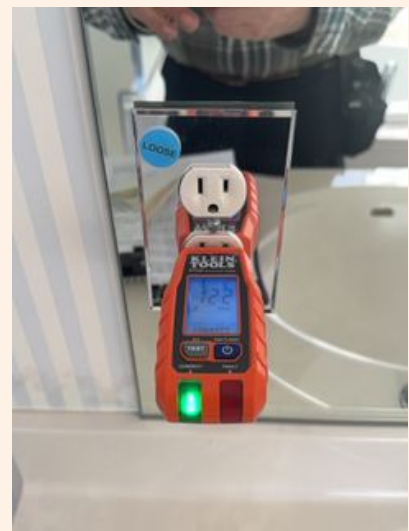
Ceiling: Good Condition, Paint

Floor: Laminate, Good Condition

Electrical lighting fixtures, switches and receptacles : Non GFCI Protected, 120 VAC, General Photo(s)

⚠ (B2-1) Safety/Health Concern:

Non GFCI protected circuit noted, A licensed electrician is recommended to evaluate and repair



HVAC: Duct work, Present

Door: Solid wood, Working properly

Window: Working properly, Wood

Bathroom (2)

Location/Inspected Items: 1st floor Hall

Toilet: Good condition

Faucets/Traps: Adequate

Sink/Basin: Pedestal

Bathroom Ventilation: Present, Electric ventilation fan with heater

Counter/Cabinet: Good Condition, Composite and wood,

Walls: Wallpaper

Ceiling: Paint, Good Condition

Floor: Tile, Good Condition

Electrical lighting fixtures, switches and receptacles : 120 VAC

HVAC: Duct work

Door: Hollow Wood

Window: Wood, Working properly

BEDROOM

Bedroom

Location: Front, Upstairs, Master/Primary

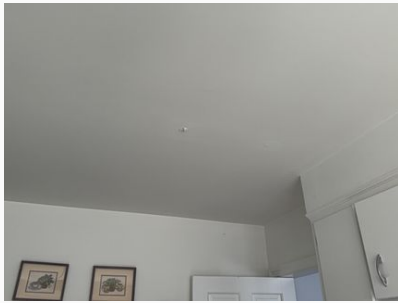
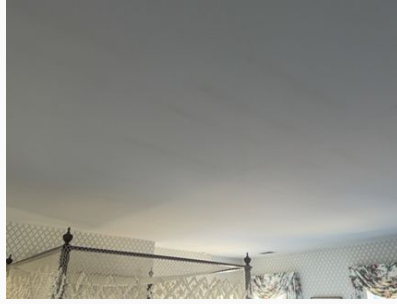
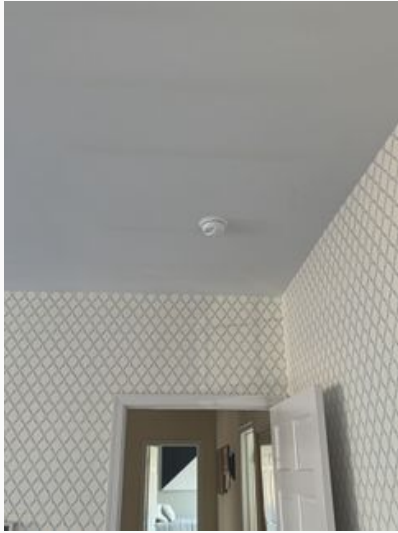
Closet: Present, Walk In

Ceiling: Paint, Cracks present, General Photo(s), Visible repairs noted, Action Item

(B-1) Repair: **CEILING:**

- Water stains present, Dry at the time of the inspection
- Visible repair
- Loose tape joint
- A Qualified Contractor is recommended to evaluate and estimate repairs

CEILING PHOTO(s):



Walls: Wallpaper, Action Item

 **(B-2) Repair: WALLS:**

- A Qualified Contractor is recommended to evaluate and estimate repairs
- Wallpaper peeling off and hanging loosely.





Electrical lighting fixtures, switches and receptacles : 120 VAC

Floor: Carpet

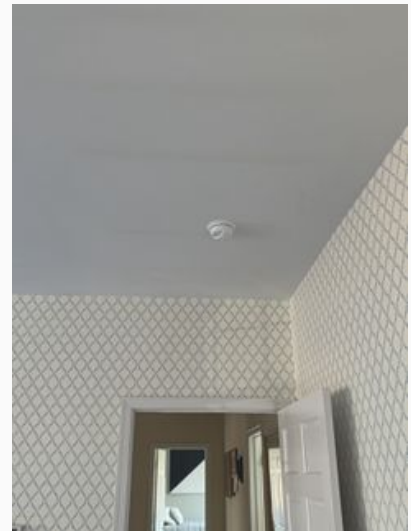
Door: Hollow Core

Windows: Wood, Working properly

HVAC: Duct work

Smoke Alarm: Present, General Photo(s)

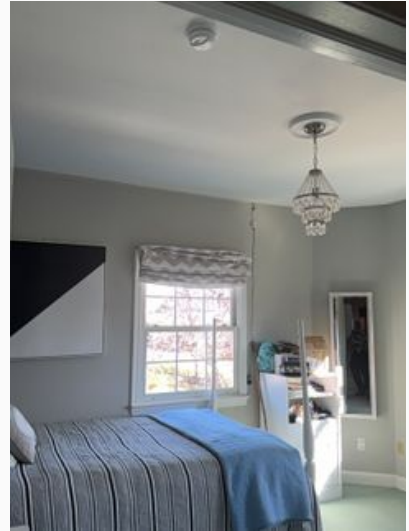
SMOKE ALARM PHOTO(s)



Bedroom (2)

Location: Front, Upstairs, General Photo(s)

GENERAL PHOTO(s):



Closet: Single small

Ceiling: Paint, Drywall, Good Condition

Walls: Drywall, Paint, Visible repairs noted, General Photo(s)

WALL PHOTO(s):



Electrical lighting fixtures, switches and receptacles : 120 VAC

Floor: Carpet

Door: Hollow Core, Working properly

Windows: Wood, Working properly

HVAC: Duct work

Smoke Alarm: Present, General Photo(s)

SMOKE ALARM PHOTO(S)



Bedroom (3)

Location: Front, Inspected Items

✦ **Inspected Items:**
Bedroom items were functioning as designed and intended unless listed in comments below

Bedroom Items inspected but not limited to;

Closet, Inspected

Walls, visually inspected

Ceiling, Visually inspected

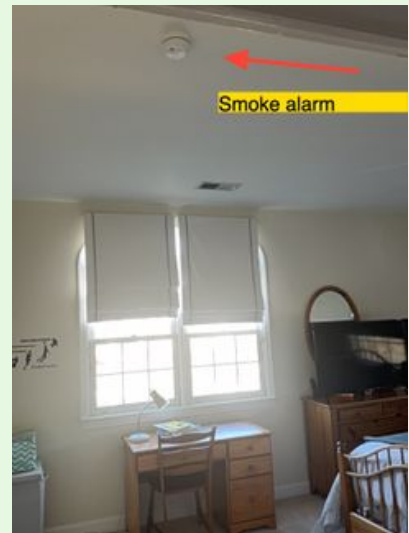
Floor, Inspected

Window, Checked and inspected

Door, Inspected

Electrical, Tested

DOCUMENTATION PHOTOS:



Closet: 2 Small, Present

Ceiling: Paint, Drywall, Good Condition

Walls: Paint

Electrical lighting fixtures, switches and receptacles : 120 VAC

Floor: Carpet, Good Condition

Door: Hollow Core, Working properly

Windows: Wood, Working properly

HVAC: Duct work

Smoke Alarm: Present

LIVING SPACE

Living area

Location: Inspected Items, Living Room

📍 Inspected Items:

Living Space items were functioning as designed and intended unless listed in comments below

Living Space Items inspected but not limited to;

Closet, Inspected (If Present)

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

Window, Checked and inspected (If Present)

Door, Inspected (If Present)

Electrical, Tested

DOCUMENTATION PHOTOS:



Ceiling: Paint, Drywall

Walls: Paint, Drywall

Floor: Carpet, Hardwood

Electrical lighting fixtures, switches and receptacles : 120 VAC

HVAC: Duct work

Windows: Working properly, Wood

Smoke Alarm: Present

Carbon Monoxide Detector: Missing

🚩 (LS-1) Defective/Major Concern: **CARBON MONOXIDE DETECTOR/ALARM, LIVING AREA:**

- CO Monitor is always recommended for safety in a home when any type of combustibles are being used (Fire places, wood and gas, Gas cooking appliances)

KITCHEN

Kitchen

Location: Kitchen Photos, 1st Floor

☑ **Acceptable:** Kitchen items were functioning as designed and intended unless listed in comments below

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

Door, Inspected

Electrical, Tested

Window, Inspected

Other items inspected if present

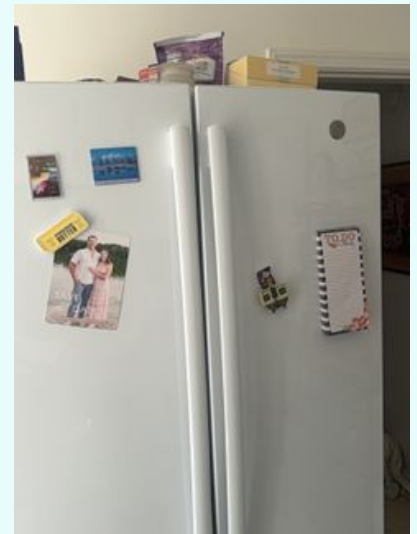
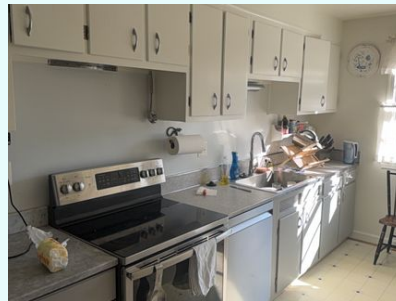
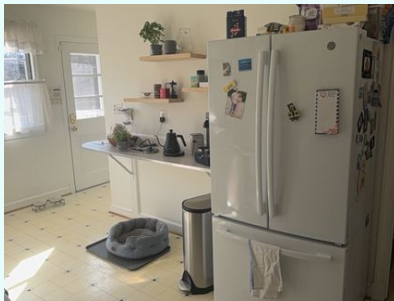
Sink/Faucets/Counter/Cabinet

Ventilation

Pantry if present

If there are concerns or deficiencies found they will be listed in the Kitchen section section

DOCUMENTATION PHOTOS:



Plumbing/Fixtures: Adequate, Chrome

Sink: Stainless Steel

Cooking Appliances: Appeared to be functioning as designed

Ventilator : No vent present

☑ **(K-1) Marginal: NO VENTILATION:**

🔧 No ventilation present, Kitchens are recommended to have ventilation, Recommend repair

Refrigerator: Appeared to be functioning as designed

Disposal: Appeared to be functioning as designed

Dishwasher: Appeared to be functioning as designed

Cabinets/Counter Tops: Laminate and composite materials

Electrical lighting fixtures, switches and receptacles : 120 VAC, General Photo(s), Non GFCI

⚠️ (K-2) Safety/Health Concern: Non GFCI protected circuit noted, A licensed electrician is recommended to evaluate and repair

ELECTRIC PHOTO(s):



Ceiling: Paint, Small cracks present

Walls: Paint

Floor: Vinyl floor covering

HVAC Source: Duct work,

Window: Wood, Working properly

Door: Solid wood

FIREPLACE/SOLID FUEL-BURNING APPLIANCES

Fireplace/Stove/Heater

Fireplace Location: Living Room, General Photo(s)

FIREPLACE LOCATION PHOTO(S):



Type: Wood burning

🚩 (FFA-1) Safety/Health Concern: OXYGEN DEPLETION SENSOR:

🔧 No oxygen depletion sensor present on gas log control unit, a qualified contractor is recommended to evaluate and estimate repairs

🚩 (FFA-2) Safety/Health Concern: Ventless gas logs are not permitted to be used in bedrooms, a qualified contractor is recommended to evaluate and estimate repairs

Fireplace/Construction: Brick

Damper: Metal

Firebox: Brick

Flue: Recommend cleaning and re-inspection before using, Action Item

🚩 (FFA-3) Maintenance: FLUE:

- 🔧
- Recommend cleaning and re-inspection before using
 - Unable to view inside chimney

🔍 (FFA-4) Due Diligence: Cleaning and evaluation by a qualified contractor is recommended prior to use

Hearth: Brick

LAUNDRY ROOM/AREA

Laundry Room

Laundry Room area/Location: Basement, Inspected Items, General Photo(s)

✦ Inspected Items:

Laundry Room items were functioning as designed and intended unless listed in comments below

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

Door, Inspected

Electrical, Tested

Window, Inspected

Other items inspected if present

Laundry Sink/Faucets/Counter/Cabinet

Ventilation

Closet

If there are concerns or deficiencies found they will be listed in the Laundry Room section section

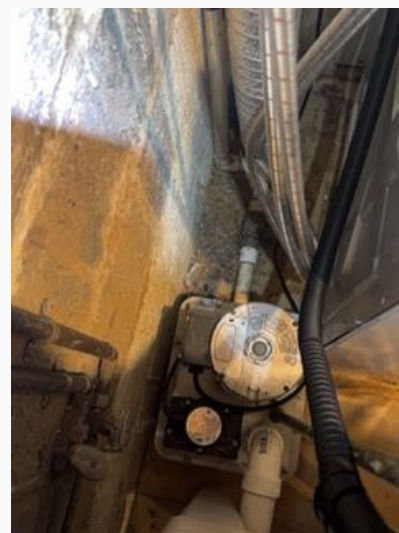
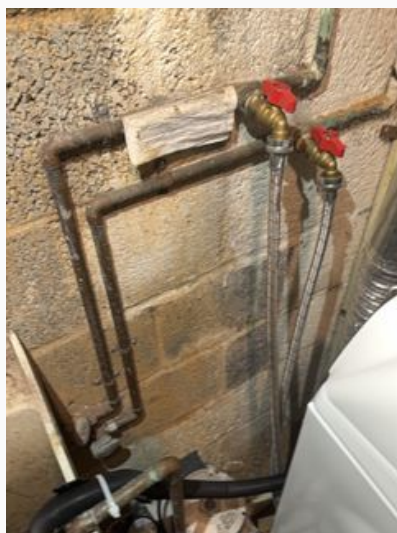
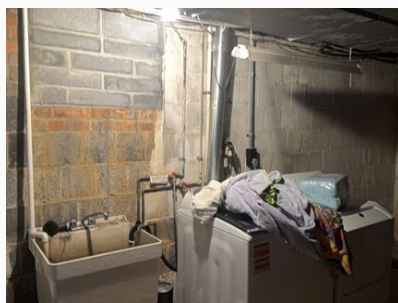
DOCUMENTATION PHOTOS:



Washer Hose Bibs: : Wall mounted valves, Ball valves

Washer Drain: PVC, Ejector pump, General Photo(s)

WASHER DRAIN PHOTO(s)



Ejector pump for laundry

Dryer Vent: Flexible, Metal, Action Item

🔍 (LR-2) Due Diligence:

DRYER VENT:



- Needs cleaning



Washer and Dryer Electrical: 120-240 VAC, Visual inspection only; Not Tested

Electrical lighting fixtures, switches and receptacles : Non GFCI Protected, 120 VAC/220 VAC

🔧 (LR-1) Repair:

Non GFCI protected circuit noted, A licensed electrician is recommended to evaluate and repair



Ceiling: Exposed framing

Walls: Block, Visible repairs noted

Floor: Concrete, Poured

Floor Drain: Present

Laundry Tub: Laundry tub, Single bowl, Present, PVC, General Photo(s)

LAUNDRY TUB PHOTO(s)



INTERIOR RESIDENTIAL

Interior Location Documentation

☑ **Acceptable:** Living Space and Bedroom items were functioning as designed and intended unless listed in comments below

Living Space Items inspected but not limited to;

Closet, Inspected (If Present)

Walls, Visually inspected

Ceiling, Visually inspected

Floor, Visually inspected

Window, Checked and inspected (If Present)

Door, Inspected (If Present)

Electrical, Tested

Steps, stairways, railings, and balconies, Inspected

Countertops and installed cabinets, including hardware, Inspected

DOCUMENTATION PHOTOS:

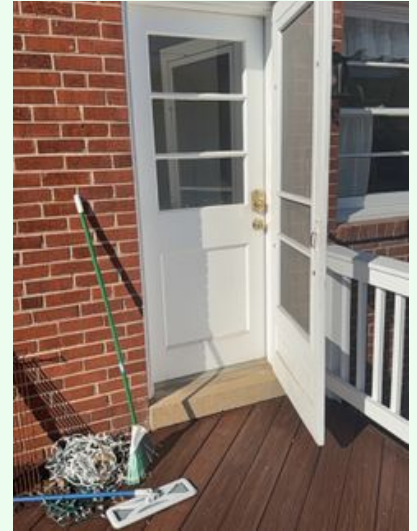
Doors

Doors: Inspected, Description, Action Item Door(s)

☑ (IR-1) **Marginal: DOOR(s) ACTION ITEM(s):**



- Missing and/or damaged door seals
- Door, Not square in frame(s)
- Repair Recommended
- A qualified contractor is recommended to evaluate and estimate repairs
- Door, Not closing properly
- Water damage on door trim



Description: Wooden

Walls

Walls: Walls Action Item(s), Inspected, Description

 (IR-2) **Repair: WALL(s) ACTION ITEM(s):**

- Repair Recommended
- Wall paper peeling off.



✦ Inspected Items: **WALLS:**

- Lots of storage limiting inspection

Description: Paint and wall paper

Ceilings

Ceilings: Inspected, Description, Ceiling Action Item(s)

🔧 (IR-3) Repair: **CEILING:**

- Cracks present
- Visible repair
- Loose tape joint
- Water stains present, Dry at the time of the inspection
- Repair Recommended
- A Qualified Contractor is recommended to evaluate and estimate repairs



✦ Inspected Items: Living Space items were functioning as designed and intended unless listed in comments below

Living Space Items inspected but not limited to;

Closet, Inspected (If Present)

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

Window, Checked and inspected (If Present)

Door, Inspected (If Present)

Electrical, Tested

DOCUMENTATION PHOTOS:

Floors

Floors: Inspected, Description, Floors Action Item(s)

✦ (IR-4) Repair:

FLOOR:

- A Qualified Contractor is recommended to evaluate and estimate repairs
- Repairs Recommended
- Vinyl tile floor not installed properly with gaps between planks.



✦ Inspected Items: Living Space items were functioning as designed and intended

unless listed in comments below

Living Space Items inspected but not limited to;

Closet, Inspected (If Present)

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

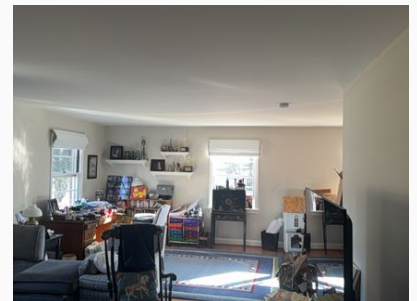
Window, Checked and inspected (If Present)

Door, Inspected (If Present)

Electrical, Tested

DOCUMENTATION PHOTOS:

FLOOR PHOTO(s):

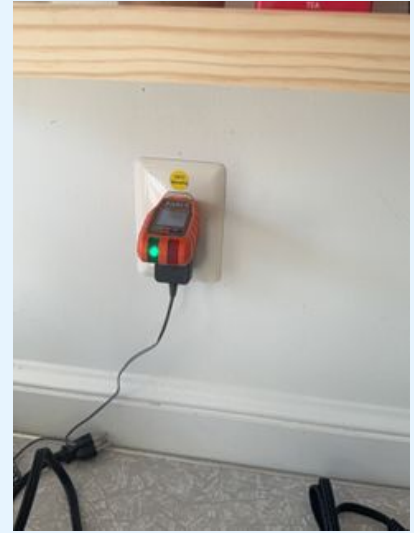


Description: Vinyl floor covering, vinyl planks, carpeting

Electrical lighting fixtures, switches and receptacles

 (IR-5) Repair: INTERIOR ELECTRICAL OUTLETS AND LIGHTS; ACTION ITEMS:

- Non-GFCI circuit, Recommend installing GFCI protected outlet
- Two prong outlet(s) present (Non grounded), typical for age of home
- Recommend evaluation by licensed electrician and estimate repairs



Windows; Interior

Inspected Items: **WINDOWS; INTERIOR:**



- Operated all windows

Description: WINDOWS; INTERIOR

Double hung
Wood

Summary

Marginal Item(s)

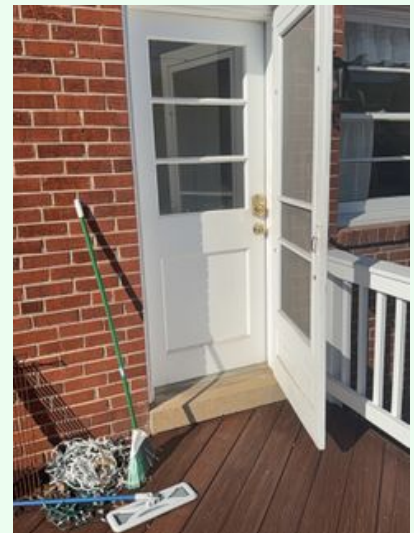
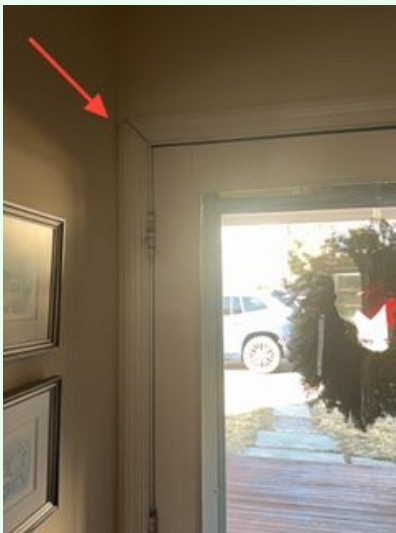
🚪 **K-1 KITCHEN: NO VENTILATION:**

🔧 No ventilation present, Kitchens are recommended to have ventilation, Recommend repair

🚪 **IR-1 INTERIOR RESIDENTIAL: DOOR(S) ACTION ITEM(S):**



- Missing and/or damaged door seals
- Door, Not square in frame(s)
- Repair Recommended
- A qualified contractor is recommended to evaluate and estimate repairs
- Door, Not closing properly
- Water damage on door trim





Rotted wooden door requires repair/replacement. Inadequate drainage with debris accumulation

Defective/Major Concern Item(s)

🚩 **S-1 STRUCTURE: EVIDENCE OF FUNGUS:**



🚩 **CS-1 CRAWL SPACE: VENTILATION:**



- A Qualified Contractor is recommended to evaluate and estimate repairs
- HVAC ductwork has been cut open with no vent cover.
- Conditioned air is leaking into the crawlspace.

🚩 **LS-1 LIVING SPACE: CARBON MONOXIDE DETECTOR/ALARM, LIVING AREA:**

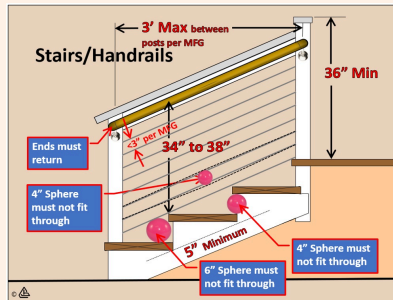
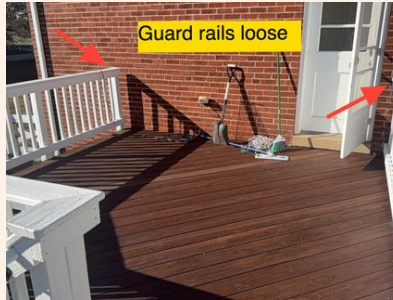
- CO Monitor is always recommended for safety in a home when any type of

combustibles are being used (Fire places, wood and gas, Gas cooking appliances)

Safety Concern Item(s)

🔧 **LAG-1 LOTS AND GROUNDS: DECK RAILS AND STEPS:**

- Repair recommended



🔧 **A-1 ATTIC:** Attic access in garages should be made of fire rated material such as drywall, repairs are recommended

🔧 **SA-1 SMOKE ALARM: CO DETECTOR:**

- CO Monitor is always recommended for safety in a home when any type of combustibles are being used (Fire places, wood and gas, Gas cooking appliances)
- Recommend Adding a Carbon Monoxide Detector for Safety

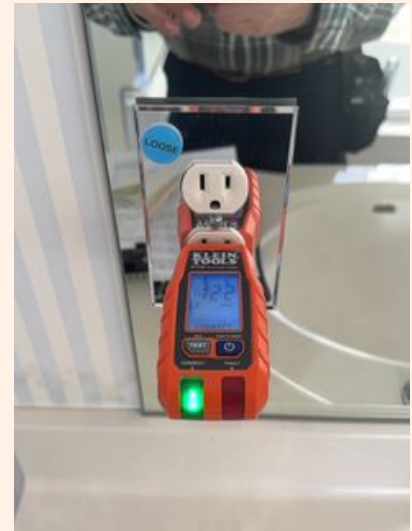
🔧 **G-1 GARAGE/CARPORT:** Recommend adding a smoke detector for safety

🔧 **AC-3 AIR CONDITIONING: FILTER/FAN/BLOWER:**

- There is organic material on the interior of the unit and on the blower motor. This is a health concern and should be addressed immediately by a licensed HVAC technician or qualified mold remediation certified contractor.

⚡ B2-1 BATHROOM:

Non GFCI protected circuit noted, A licensed electrician is recommended to evaluate and repair



⚡ K-2 KITCHEN: Non GFCI protected circuit noted, A licensed electrician is recommended to evaluate and repair

⚡ FFA-1 FIREPLACE/SOLID FUEL-BURNING APPLIANCES: OXYGEN DEPLETION SENSOR:

✎ No oxygen depletion sensor present on gas log control unit, a qualified contractor is recommended to evaluate and estimate repairs

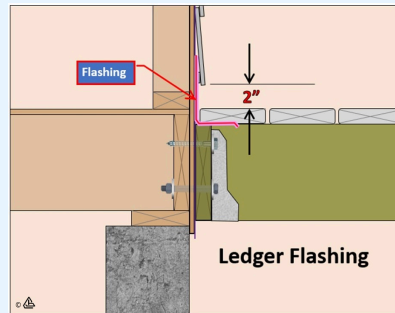
⚡ FFA-2 FIREPLACE/SOLID FUEL-BURNING APPLIANCES: Ventless gas logs are not permitted to be used in bedrooms, a qualified contractor is recommended to evaluate and estimate repairs

Repair Item(s)

⚡ LAG-2 LOTS AND GROUNDS: DECK:



- Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
- A qualified contractor is recommended to evaluate and estimate repairs
- Ledger board flashing missing.
- Deck appears to be attached to brick veneer and not the house band board. This could be a safety issue.



E1-1 EXTERIOR: WINDOWS:



- Recommend Repair
- Window sill tested positive for moisture



E1-2 EXTERIOR: DORMER:



- Water damage noted on siding (See pictures for details)
- Missing Flashing
- Siding is not recommended to sit directly on roof surfaces, subject to moisture damage
- A qualified contractor is recommended to evaluate and make necessary repairs

E1-3 EXTERIOR: EXTERIOR DOOR:

- A qualified contractor is recommended to evaluate and estimate repairs
- Paint peeling

- Water damage on door trim
- Exterior wooden door is rotted and will not open close properly. .

R-1 ROOF: GUTTERS/DOWNSPOUTS:

✎ Downspout should connect to gutter extensions

R-2 ROOF: GUTTER EXTENSIONS:

✎ Gutter extension should extend at least 5 feet away from house to prevent water penetration and pooling against foundation. Evidence of water pooling and splashing against foundation and wall.



G-2 GARAGE/CARPORT: GARAGE DOORS:



- Early stage water damage on door trim
- A qualified mason is recommended to evaluate and estimate repairs
- Lintel above door is sealed with caulk preventing proper water drainage.
- Mortar missing between bricks with evidence of water penetration

CS-2 CRAWL SPACE: VAPOR BARRIER:



- Plastic moisture or vapor barrier torn
- A Qualified Contractor is recommended to evaluate and estimate repairs

CS-3 CRAWL SPACE: MOISTURE BARRIER:

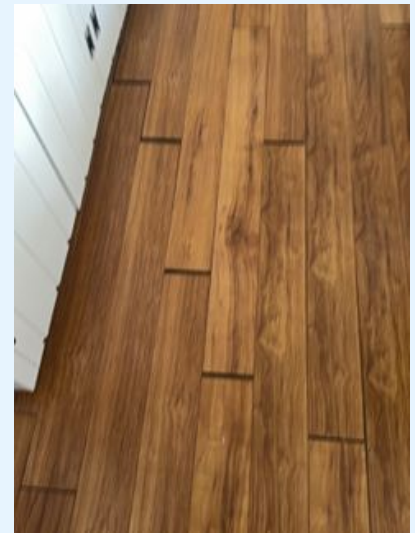


- Vapor barrier torn/Damaged
- Plastic vapor barrier missing in areas, Recommend adding plastic to cover areas of exposed soil
- A Qualified Contractor is recommended to evaluate and estimate repairs

**🔧 B1-1 BASEMENT:
BASEMENT FLOOR:**



- Repairs Recommended
- A Qualified Contractor is recommended to evaluate and estimate repairs
- Flooring not installed properly with large gaps between floor planks.



🔧 AC-1 AIR CONDITIONING: REFRIGERANT LINES:



- Missing/Damaged insulation on large line can decrease efficiency, Recommend Repair

🔧 AC-2 AIR CONDITIONING: EXTERIOR UNIT:

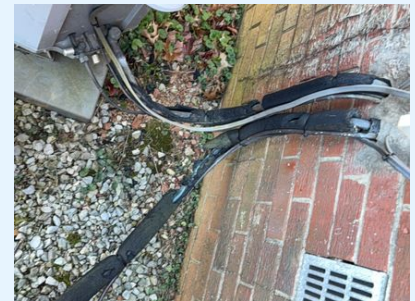


- Unit not level, Recommend leveling unit
- A Qualified Contractor is recommended to evaluate and estimate repairs

**🔧 AC-4 AIR CONDITIONING:
REFRIGERANT LINES:**



- Missing/Damaged insulation on large line can decrease efficiency, Recommend Repair



🔧 B-1 BEDROOM: CEILING:



- Water stains present, Dry at the time of the inspection
- Visible repair
- Loose tape joint
- A Qualified Contractor is recommended to evaluate and estimate repairs

🔧 B-2 BEDROOM: WALLS:



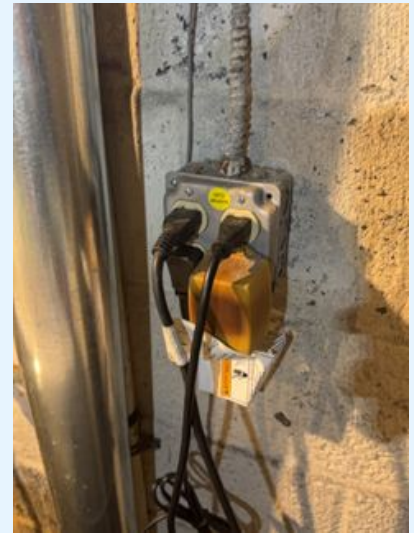
- A Qualified Contractor is recommended to evaluate and estimate repairs

- Wallpaper peeling off and hanging loosely.



LR-1 LAUNDRY ROOM/AREA:

Non GFCI protected circuit noted, A licensed electrician is recommended to evaluate and repair



IR-2 INTERIOR RESIDENTIAL: WALL(S) ACTION ITEM(S):



- Repair Recommended
- Wall paper peeling off.



IR-3 INTERIOR RESIDENTIAL: CEILING:

- Cracks present
- Visible repair
- Loose tape joint
- Water stains present, Dry at the time of the inspection
- Repair Recommended
- A Qualified Contractor is recommended to evaluate and estimate repairs



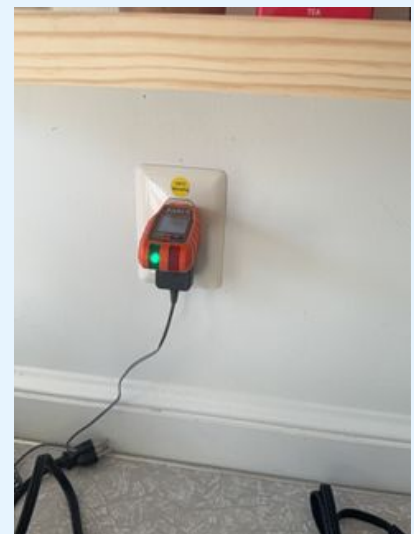
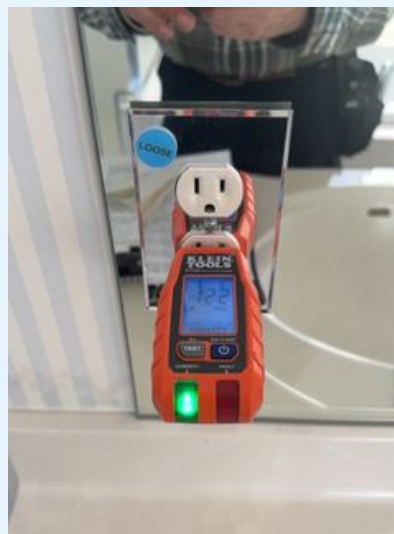
IR-4 INTERIOR RESIDENTIAL: FLOOR:

- A Qualified Contractor is recommended to evaluate and estimate repairs
- Repairs Recommended
- Vinyl tile floor not installed properly wth gaps between planks.



IR-5 INTERIOR RESIDENTIAL: INTERIOR ELECTRICAL OUTLETS AND LIGHTS; ACTION ITEMS:

- Non-GFCI circuit, Recommend installing GFCI protected outlet
- Two prong outlet(s) present (Non grounded), typical for age of home
- Recommend evaluation by licensed electrician and estimate repairs



Maintenance Item(s)

LAG-3 LOTS AND GROUNDS: SWALE/EXTERIOR SURFACE DRAINAGE:

Improve drainage to prevent further erosion and settlement. Install drain cover to prevent pest infestation.

WH-1 WATER HEATER: WATER TEMPRATURE:

A residential water heater typically heats water to a temperature between **120°F and 140°F (49°C to 60°C)**. The recommended setting for most households is **120°F**, which is hot enough for daily

use (like bathing and cleaning) while reducing the risk of scalding and saving energy. Setting the temperature above 140°F increases the risk of burns and energy consumption but may be used in specific cases where bacterial control (like Legionella prevention) is a concern.

Please Note: Water heater temperature settings differ by manufacturer and model. For households with children or elderly residents, lower temperatures are generally safer to reduce the risk of scalding and may also improve energy efficiency.

 **FFA-3 FIREPLACE/SOLID FUEL-BURNING APPLIANCES: FLUE:**



- Recommend cleaning and re-inspection before using
- Unable to view inside chimney

Due Diligence Item(s)


 **C-1 CHIMNEY: CHIMNEY:**





 **SA-2 SMOKE ALARM: SMOKE ALARMS 10 YEARS OLD OR OLDER:**



- Smoke alarms appear to be over 10 years old
- New Guidelines recommend replacing smoke alarms every 10 years

 **CS-4 CRAWL SPACE:** Debris are recommended to be removed from crawlspace

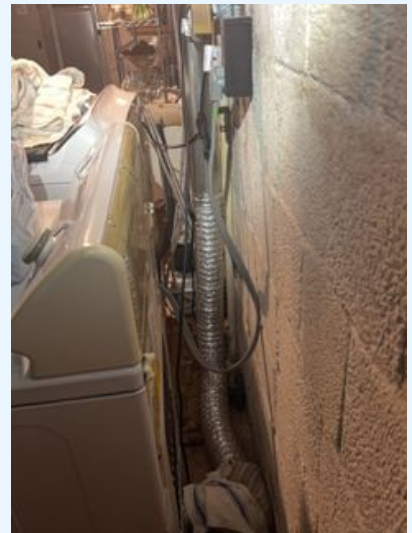
 **P-1 PLUMBING:** Cast iron drain pipes present, this material corrodes from the inside out causing debris buildup, poor operation and breaks, to assess the current condition of the pipes a qualified plumber will be needed, any operational issues noticed during the inspection will be annotated in the appropriate location of the report

 **FFA-4 FIREPLACE/SOLID FUEL-BURNING APPLIANCES:** Cleaning and evaluation by a qualified contractor is recommended prior to use

🔍 **LR-2 LAUNDRY ROOM/AREA:**
DRYER VENT:



- Needs cleaning



Information

SA-3 SMOKE ALARM: SMOKE ALARMS:



- It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturers instructions for proper placement, installation, and maintenance.



Westwood Inspections

Westwood Inspections LLC

703-994-8736

www.westwoodinspections.com

chris@westwoodinspections.com

Inspected by:

Christopher Niebels

Virginia State Inspector License No. 3380002406 Exp: 2028-04-30