



## Inspection Report

**Property Address:**

Palmyra VA 22963



**Jensen Home Inspections LLC.**

**Brian Jensen VA State Licensed 3380000801  
361 Old Scottsville rd  
Charlottesville Va 22902  
434-531-6041**



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<b>Date:</b> 4/25/2018	<b>Time:</b> 01:00 PM	<b>Report ID:</b> 4/25/18
<b>Property:</b> [REDACTED] Palmyra VA 22963	<b>Customer:</b> [REDACTED]	<b>Real Estate Professional:</b> Amanda Spigone Keller Williams Realty

**Comment Key or 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.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Below 65 (F) = 18 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No





1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings				<div><div></div><div></div><div></div><div></div><div></div></div>	<div>Roof Covering: Architectural</div> <div>Viewed roof covering from: Walked roof</div> <div>Sky Light(s): None</div> <div>Chimney (exterior): Block</div>
1.1	Flashings				<div><div></div><div></div><div></div><div></div><div></div></div>	
1.2	Skylights, Chimneys and Roof Penetrations				<div><div></div><div></div><div></div><div></div><div></div></div>	
1.3	Roof Drainage Systems				<div><div></div><div></div><div></div><div></div><div></div></div>	

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Comments:

1.0 There are numerous nail-pops coming through the roof system. I recommend having all these areas further evaluated and caulked by a qualified roofer to prevent any leaks from entering the home.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)







1.0 Item 4(Picture)

1.1 The caulk around the top of the flashing of the chimney is failing, I recommend having this re-caulked.



1.1 Item 1(Picture)

1.2 (1) The rubber boots around the plumbing vent stack on the backside of the home have failed. which can allow water to enter the attic space. I recommend having this repaired by a qualified roofer.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



(2) The chimney has several issues, the top course of block is not properly secured and moves, the crown on top of the chimney has cracks that should be repaired, and I recommend having a chimney cap installed on the flue liner. I also recommend having a qualified mason make these repairs per their recommendation.



1.2 Item 3(Picture) Crown cracks.



1.2 Item 4(Picture) flue liner not lined up.



1.2 Item 5(Picture) Block not secured.

1.3 (1) I recommend having all the gutters cleaned to ensure the system is working correctly.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

(2) I recommend having the gutters on the garage cleaned to ensure the system works properly.



1.3 Item 3(Picture)

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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.



## 2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim				•	<b>Siding Style:</b> Shiplap
2.1	Doors (Exterior)				•	<b>Siding Material:</b> Vinyl
2.2	Windows	•				<b>Exterior Entry Doors:</b> Steel
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•	<b>Appurtenance:</b> Deck with steps
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•	Sidewalk Patio
2.5	Eaves, Soffits and Fascias	•				<b>Driveway:</b> Gravel
		IN	NI	NP	RR	

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### Comments:

2.0 (1) The aluminum flashing wrap at the end of the soffit and fascia on the back right of the home is pulling away, I recommend having his properly secured.



2.0 Item 1(Picture)



(2) There is a damaged piece of vinyl siding on the left side of the home, I recommend having this replaced.



2.0 Item 2(Picture)

(3) There is a section of vinyl siding on the left side of the home just below the gable vent that is popped out, I recommend having this re-installed.



2.0 Item 3(Picture)

(4) There is damage to the vinyl corner trim on the back left of the home, I recommend having it replaced.



2.0 Item 4(Picture)

2.1 The threshold for the basement door is not properly installed, is loose, and there is also signs of rot starting on the base of the left door jamb. I recommend having a qualified person makes these repairs per their recommendation.



2.1 Item 1(Picture)

2.3 The back right corner post of the front deck system has rot and decay at the base. I recommend having this further evaluated by a licensed contractor and repairs made per their recommendation.



2.3 Item 1(Picture)



2.4 (1) I recommend keeping any and all vegetation around the home cut back at least 12 in to prevent any physical damage to the siding and the home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) I recommend adding extensions to all downspouts to divert water further away from the foundation walls.



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(3) The front left downspout is draining too close to the home and water is pooling up at the corner of the home. This could be the cause of the water entering the basement through the foundation wall. I recommend having an extension added to the downspouts to divert water away from the foundation wall.



2.4 Item 5(Picture)

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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.





3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•				Garage Door Type: One manual
3.1	Garage Walls (including Firewall Separation)	•				Garage Door Material: Metal
3.2	Garage Floor	•				Auto-opener
3.3	Garage Door (s)	•				Manufacturer: N/A
3.4	Occupant Door (from garage to inside of home)			•		

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IN NI NP RR

## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•				<b>Ceiling Materials:</b> Gypsum Board
4.1	Walls	•				<b>Wall Material:</b> Gypsum Board
4.2	Floors	•				<b>Floor Covering(s):</b> Carpet Laminated T&G Vinyl
4.3	Steps, Stairways, Balconies and Railings				•	<b>Interior Doors:</b> Hollow core
4.4	Counters and Cabinets (representative number)	•				<b>Window Types:</b> Thermal/Insulated Double-hung Tilt feature
4.5	Doors (representative number)				•	<b>Window Manufacturer:</b> UNKNOWN
4.6	Windows (representative number)				•	<b>Cabinetry:</b> Wood
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						<b>Countertop:</b> Laminate

### Comments:

4.3 The bottom step on the stairs in the basement is too high which this is a trip hazard, I recommend having this repaired.



4.3 Item 1(Picture)



4.5 (1) The door to the first bedroom on the left is damaged, I recommend having this replaced.



4.5 Item 1(Picture)

(2) The closet door in the bathroom does not properly latch, I recommend having the door adjusted so it closes properly.



4.5 Item 2(Picture)

(3) The inner pane of glass for the sliding glass door to the back is broken, and the frame where the door locks are also loose. I recommend having the door replaced.



4.5 Item 3(Picture)



4.5 Item 4(Picture)

(4) There is a damaged piece of trim on the door leading to the basement, I recommend having this replaced.



4.5 Item 5(Picture)



4.6 Two of the basement windows have daylight visible around them which could allow unwanted pets to enter the home. I recommend having these properly sealed by a qualified person.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)

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.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•	<b>Foundation:</b> Masonry block <b>Method used to observe</b>
5.1	Walls (Structural)	•				<b>Crawlspce:</b> No crawlspce
5.2	Columns or Piers	•				<b>Floor Structure:</b> Wood joists
5.3	Floors (Structural)	•				<b>Wall Structure:</b> Wood
5.4	Ceilings (Structural)	•				<b>Columns or Piers:</b> Steel lally columns
5.5	Roof Structure and Attic				•	<b>Ceiling Structure:</b> Not visible <b>Roof Structure:</b> Stick-built 2 X 6 Rafters <b>Roof-Type:</b> Gable <b>Method used to observe</b> <b>attic:</b> Walked <b>Attic info:</b> Scuttle hole

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Comments:

5.0 The front left corner of the foundation wall in the basement has signs of moisture on the block and the floor. I recommend having a licensed contractor further evaluate and correct the drainage issue on the front left of the home to prevent water from penetrating the foundation wall.



5.0 Item 1(Picture)

5.1 Where the water is coming in the home on the foundation wall in the basement there is fungal growth present, I recommend having a qualified person clean this area.



5.1 Item 1(Picture)



5.5 The section of sheathing below the plumbing vent stack in the attic has signs of rot and decay as well as visible fungal growth. I recommend having this further evaluated and repaired or replaced by a qualified person's recommendation.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

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The structure 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.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems				•	<b>Water Source:</b> Well
6.1	Plumbing Water Supply, Distribution System and Fixtures				•	<b>Water Filters:</b> None
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				<b>Plumbing Water Supply</b> <b>(into home):</b> Black hose
6.3	Main Water Shut-off Device (Describe location)	•				<b>Plumbing Water</b> <b>Distribution (inside home):</b> Copper PEX
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•		<b>Washer Drain Size:</b> 2" Diameter
6.5	Main Fuel Shut-off (Describe Location)			•		<b>Plumbing Waste:</b> PVC
6.6	Sump Pump			•		<b>Water Heater Power</b> <b>Source:</b> Electric

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IN NI NP RR

**Water Heater Capacity:**  
50 Gallon (2-3 people)  
**Manufacturer:**  
RUUD  
**Water Heater Location:**  
Basement

**Comments:**

6.0 (1) There is daylight visible around a plumbing vent stack in the attic which is allowing water to enter the attic space. The insulation around the base of the plumbing stack is wet and there is rot starting on some of the sheathing below the vent stack. I recommend having a qualified roofer further evaluate and make repairs per the recommendation.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The drain stop in the bathroom sink is not connected, I recommend having this installed.



6.0 Item 3(Picture)



(3) The drain stop in the shower/tub is not working properly, I recommend having a qualified plumber make this repair.



6.0 Item 4(Picture)

6.1 In the basement where the PEX meets the copper water line, there is a slow leak. I recommend having a qualified plumber make this repair.



6.1 Item 1(Picture)

6.3 The main water shut-off valve is located in the basement above the pressure tank.



6.3 Item 1(Picture)

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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.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	•				<b>Electrical Service</b>
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				<b>Conductors:</b> Overhead service
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage				•	<b>Panel capacity:</b> 200 AMP
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	<b>Panel Type:</b> Circuit breakers
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				<b>Electric Panel</b> <b>Manufacturer:</b> GENERAL ELECTRIC Eaton
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•	<b>Branch wire 15 and 20</b>
7.6	Location of Main and Distribution Panels	•				<b>AMP:</b> Copper
7.7	Smoke Detectors		•			<b>Wiring Methods:</b> Romex
7.8	Carbon Monoxide Detectors			•		

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IN NI NP RR

### Comments:

7.2 There is a double tap on a 20 amp breaker on the right side in the panel which is a fire hazard. I recommend having a qualified electrician make this repair.



7.2 Item 1(Picture)



7.3 (1) There is an open junction box in the attic space, I recommend having a cover installed.



7.3 Item 1(Picture)

(2) There are exposed wires in the closet in the first bedroom on the left. I recommend having an electrician properly run the wires in the junction box.



7.3 Item 2(Picture)

(3) There are several receptacles in the home that are loose in the walls. I recommend having a qualified electrician properly secure any loose receptacles.



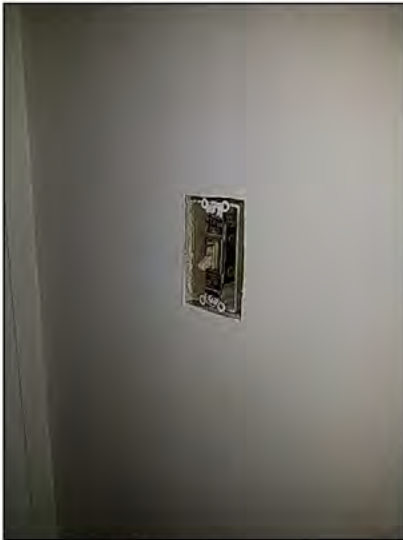
7.3 Item 3(Picture)

(4) In the first bedroom on the right, there is a blank plate mounted to the wall. As I walked by it the cover fell off the wall, and there is a hole with exposed wires tucked into the wall. I recommend having these wires properly run through a junction box and a cover properly installed by a qualified electrician.



7.3 Item 4(Picture)

(5) The light switch cover in the first bedroom on the right is missing, I recommend having one installed.



7.3 Item 5(Picture)

(6) There is an open junction box that needs a cover just above the electrical panel in the basement.



7.3 Item 6(Picture)



(7) The wiring on one of the overhead lights in the basement is exposed. These wires should be run in a junction box, I recommend having a qualified electrician make these repairs.



7.3 Item 7(Picture)

7.5 The receptacles in the kitchen that are all within 6 feet of the sink are not connected to a GFCI receptacle or GFCI breaker. I recommend having a qualified electrician make this repair.



7.5 Item 1(Picture)

7.6 (1) The main distribution panel is located in the basement.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

(2) There is a sub panel located in the garage.



7.6 Item 3(Picture)



7.6 Item 4(Picture)

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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.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment	•				<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)
8.1	Normal Operating Controls	•				<b>Energy Source:</b> Electric
8.2	Automatic Safety Controls			•		<b>Number of Heat Systems (excluding wood):</b> One
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	<b>Heat System Brand:</b> RHEEM
8.4	Presence of Installed Heat Source in Each Room	•				<b>Ductwork:</b> Non-insulated
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				•	<b>Filter Type:</b> Washable
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		<b>Filter Size:</b> N/A 16x20 Adequate
8.7	Gas/LP Firelogs and Fireplaces			•		<b>Types of Fireplaces:</b> None
8.8	Cooling and Air Handler Equipment	•				<b>Operable Fireplaces:</b> None
8.9	Normal Operating Controls	•				<b>Number of Woodstoves:</b> None
8.10	Presence of Installed Cooling Source in Each Room	•				<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						<b>Cooling Equipment Energy Source:</b> Electricity
						<b>Central Air Manufacturer:</b> RHEEM
						<b>Number of AC Only Units:</b> One

Comments:



8.0 The heat pump is a Rheem, manufactured in 2003, and is a two and a half ton unit. The system is near or at the end of its useful manufactured life, and runs on R22 freon which is being phased out and costly to repair if needed. I recommend having a licensed HVAC technician clean, service, and further evaluate the system.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 In regular heat mode, the temperature split at the supply was 98 degrees, and 65 degrees at the return.

In auxiliary heat mode, the temperature split at the supply was 125 degrees, and 68 degrees at the return.

In emergency heat mode, the temperature split at the supply was 100 degrees, and 70 degrees at the return.

8.3 They are early signs of rust around the coil in the air handler as well as some microbial growth. I recommend having a licensed HVAC technician clean, service, and further evaluate the unit.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

8.5 I recommend having a qualified mason further evaluate the chimney.

8.8 The air handler is a Rheem, manufactured in 2003, and is a two and a half ton unit.



8.8 Item 1(Picture)



8.8 Item 2(Picture)

8.9 In AC mode, the temperature split was 57 degrees at the supply, and 66 degrees at the return.

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The heating and cooling system of this 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 is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic	•				<b>Attic Insulation:</b> Blown Batt Rock wool Cellulose
9.1	Insulation Under Floor System				•	<b>Ventilation:</b> Gable vents Soffit Vents
9.2	Vapor Retarders (in Crawlspace or basement)			•		<b>Exhaust Fans:</b> Fan/Heat/Light
9.3	Ventilation of Attic and Foundation Areas	•				<b>Dryer Power Source:</b> 220 Electric
9.4	Venting Systems (Kitchens, Baths and Laundry)				•	<b>Dryer Vent:</b> Flex ble Metal
9.5	Ventilation Fans and Thermostatic Controls in Attic			•		<b>Floor System Insulation:</b> Faced Batts Fiberglass

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

9.1 Most of the flooring insulation in the basement is installed upside down, and the paper vapor barrier is supposed to be against the flooring. I recommend having this corrected or the insulation replaced.



9.1 Item 1(Picture)



9.4 In the attic space, the bathroom vent has a mouse hole in the side and it does not vent to the exterior of the home. I recommend having this replaced and properly vented to the exterior of the home.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

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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.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•				<b>Dishwasher Brand:</b> MAYTAG
10.1	Ranges/Ovens/Cooktops				•	<b>Disposer Brand:</b> NONE
10.2	Range Hood (s)			•		<b>Exhaust/Range hood:</b> NONE
10.3	Trash Compactor			•		<b>Range/Oven:</b> FRIGIDAIRE
10.4	Food Waste Disposer			•		<b>Built in Microwave:</b> NONE
10.5	Microwave Cooking Equipment			•		<b>Trash Compactors:</b> NONE
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

10.1 The range is missing its anti-tip plate, I recommend having one installed.



10.1 Item 1(Picture)

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.

## General Summary



Jensen Home Inspections LLC.

361 Old Scottsville rd  
Charlottesville Va 22902  
434-531-6041

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing

#### 1.0 Roof Coverings

##### Repair or Replace

There are numerous nail-pops coming through the roof system. I recommend having all these areas further evaluated and caulked by a qualified roofer to prevent any leaks from entering the home.





1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

## 1.1 Flashings

### Repair or Replace

The caulk around the top of the flashing of the chimney is failing, I recommend having this re-caulked.



1.1 Item 1(Picture)

## 1.2 Skylights, Chimneys and Roof Penetrations

### Repair or Replace

(1) The rubber boots around the plumbing vent stack on the backside of the home have failed. which can allow water to enter the attic space. I recommend having this repaired by a qualified roofer.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) The chimney has several issues, the top course of block is not properly secured and moves, the crown on top of the chimney has cracks that should be repaired, and I recommend having a chimney cap installed on the flue liner. I also recommend having a qualified mason make these repairs per their recommendation.





1.2 Item 3(Picture) Crown cracks.



1.2 Item 4(Picture) flue liner not lined up.





1.2 Item 5(Picture) Block not secured.

### 1.3 Roof Drainage Systems

#### Repair or Replace

(1) I recommend having all the gutters cleaned to ensure the system is working correctly.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

(2) I recommend having the gutters on the garage cleaned to ensure the system works properly.



1.3 Item 3(Picture)

## 2. Exterior



### 2.0 Wall Cladding Flashing and Trim

#### Repair or Replace

(1) The aluminum flashing wrap at the end of the soffit and fascia on the back right of the home is pulling away, I recommend having this properly secured.



2.0 Item 1(Picture)

(2) There is a damaged piece of vinyl siding on the left side of the home, I recommend having this replaced.



2.0 Item 2(Picture)

(3) There is a section of vinyl siding on the left side of the home just below the gable vent that is popped out, I recommend having this re-installed.



2.0 Item 3(Picture)

(4) There is damage to the vinyl corner trim on the back left of the home, I recommend having it replaced.





2.0 Item 4(Picture)

## 2.1 Doors (Exterior)

### Repair or Replace

The threshold for the basement door is not properly installed, is loose, and there is also signs of rot starting on the base of the left door jamb. I recommend having a qualified person makes these repairs per their recommendation.



2.1 Item 1(Picture)

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

### Repair or Replace

The back right corner post of the front deck system has rot and decay at the base. I recommend having this further evaluated by a licensed contractor and repairs made per their recommendation.



2.3 Item 1(Picture)

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

**Repair or Replace**

(1) I recommend keeping any and all vegetation around the home cut back at least 12 in to prevent any physical damage to the siding and the home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) I recommend adding extensions to all downspouts to divert water further away from the foundation walls.





2.4 Item 3(Picture)



2.4 Item 4(Picture)

(3) The front left downspout is draining too close to the home and water is pooling up at the corner of the home. This could be the cause of the water entering the basement through the foundation wall. I recommend having an extension added to the downspouts to divert water away from the foundation wall.



2.4 Item 5(Picture)

## 4. Interiors

### 4.3 Steps, Stairways, Balconies and Railings

#### Repair or Replace

The bottom step on the stairs in the basement is too high which this is a trip hazard, I recommend having this repaired.





4.3 Item 1(Picture)

#### 4.5 Doors (representative number)

##### Repair or Replace

(1) The door to the first bedroom on the left is damaged, I recommend having this replaced.



4.5 Item 1(Picture)

(2) The closet door in the bathroom does not properly latch, I recommend having the door adjusted so it closes properly.



4.5 Item 2(Picture)

(3) The inner pane of glass for the sliding glass door to the back is broken, and the frame where the door locks are also loose. I recommend having the door replaced.

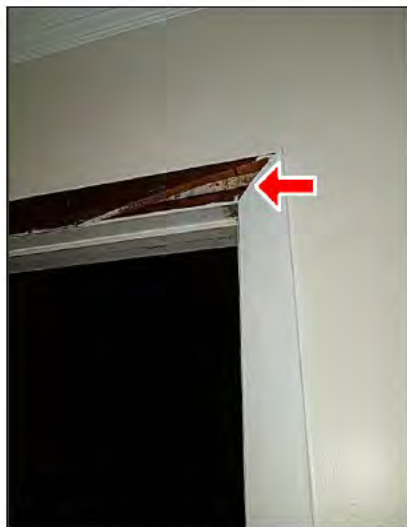


4.5 Item 3(Picture)



4.5 Item 4(Picture)

(4) There is a damaged piece of trim on the door leading to the basement, I recommend having this replaced.



4.5 Item 5(Picture)

#### 4.6 Windows (representative number)

##### Repair or Replace

Two of the basement windows have daylight visible around them which could allow unwanted pets to enter the home. I recommend having these properly sealed by a qualified person.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)





4.6 Item 4(Picture)

## 5. Structural Components

- 5.0 **Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

### Repair or Replace

The front left corner of the foundation wall in the basement has signs of moisture on the block and the floor. I recommend having a licensed contractor further evaluate and correct the drainage issue on the front left of the home to prevent water from penetrating the foundation wall.



5.0 Item 1(Picture)

- 5.5 **Roof Structure and Attic**

### Repair or Replace

The section of sheathing below the plumbing vent stack in the attic has signs of rot and decay as well as visible fungal growth. I recommend having this further evaluated and repaired or replaced by a qualified person's recommendation.



5.5 Item 1(Picture)



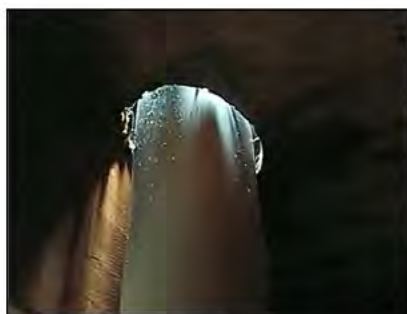
5.5 Item 2(Picture)

## 6. Plumbing System

### 6.0 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

(1) There is daylight visible around a plumbing vent stack in the attic which is allowing water to enter the attic space. The insulation around the base of the plumbing stack is wet and there is rot starting on some of the sheathing below the vent stack. I recommend having a qualified roofer further evaluate and make repairs per the recommendation.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The drain stop in the bathroom sink is not connected, I recommend having this installed.



6.0 Item 3(Picture)

(3) The drain stop in the shower/tub is not working properly, I recommend having a qualified plumber make this repair.



6.0 Item 4(Picture)

## 6.1 Plumbing Water Supply, Distribution System and Fixtures

### Repair or Replace

In the basement where the PEX meets the copper water line, there is a slow leak. I recommend having a qualified plumber make this repair.



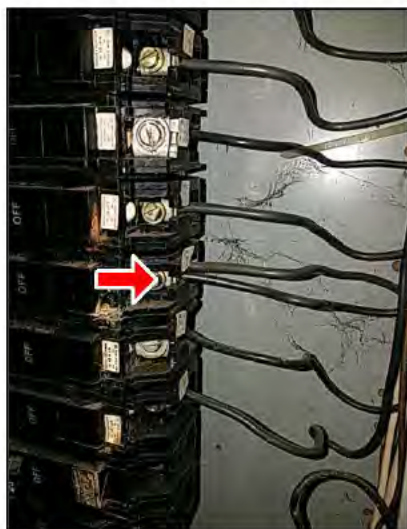


6.1 Item 1(Picture)

## 7. Electrical System

### 7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage Repair or Replace

There is a double tap on a 20 amp breaker on the right side in the panel which is a fire hazard. I recommend having a qualified electrician make this repair.



7.2 Item 1(Picture)

### 7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Repair or Replace

(1) There is an open junction box in the attic space, I recommend having a cover installed.



7.3 Item 1(Picture)

(2) There are exposed wires in the closet in the first bedroom on the left. I recommend having an electrician properly run the wires in the junction box.



7.3 Item 2(Picture)

(3) There are several receptacles in the home that are loose in the walls. I recommend having a qualified electrician properly secure any loose receptacles.



7.3 Item 3(Picture)

(4) In the first bedroom on the right, there is a blank plate mounted to the wall. As I walked by it the cover fell off the wall, and there is a hole with exposed wires tucked into the wall. I recommend having these wires properly run through a junction box and a cover properly installed by a qualified electrician.



7.3 Item 4(Picture)

(5) The light switch cover in the first bedroom on the right is missing, I recommend having one installed.





7.3 Item 5(Picture)

(6) There is an open junction box that needs a cover just above the electrical panel in the basement.



7.3 Item 6(Picture)

(7) The wiring on one of the overhead lights in the basement is exposed. These wires should be run in a junction box, I recommend having a qualified electrician make these repairs.



7.3 Item 7(Picture)

## 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

### Repair or Replace

The receptacles in the kitchen that are all within 6 feet of the sink are not connected to a GFCI receptacle or GFCI breaker. I recommend having a qualified electrician make this repair.



7.5 Item 1(Picture)

## 8. Heating / Central Air Conditioning

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

#### Repair or Replace

They are early signs of rust around the coil in the air handler as well as some microbial growth. I recommend having a licensed HVAC technician clean, service, and further evaluate the unit.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

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

#### Repair or Replace

I recommend having a qualified mason further evaluate the chimney.

## 9. Insulation and Ventilation

### 9.1 Insulation Under Floor System

#### Repair or Replace

Most of the flooring insulation in the basement is installed upside down, and the paper vapor barrier is supposed to be against the flooring. I recommend having this corrected or the insulation replaced.





9.1 Item 1(Picture)

#### 9.4 Venting Systems (Kitchens, Baths and Laundry)

##### Repair or Replace

In the attic space, the bathroom vent has a mouse hole in the side and it does not vent to the exterior of the home. I recommend having this replaced and properly vented to the exterior of the home.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

## 10. Built-In Kitchen Appliances

#### 10.1 Ranges/Ovens/Cooktops

##### Repair or Replace

The range is missing its anti-tip plate, I recommend having one installed.





10.1 Item 1(Picture)

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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# INVOICE

Jensen Home Inspections LLC.

361 Old Scottsville rd  
Charlottesville Va 22902  
434-531-6041

Inspected By: Brian Jensen

Inspection Date: 4/25/2018

Report ID: 4/25/18



Customer Info:	Inspection Property:
Customer's Real Estate Professional:  Keller Williams Realty	

## Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 2,001 - 2,500		1	

Tax \$0.00

Total Price

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note:

