This Inspection Report has been Prepared for:

Charles Edwards
9999 Johnson Avenue
Anywhere, US 00000-0000

Location of the Property
8888 Anywhere Street
World, US 00000

Report prepared by
Charles Roskovensky, Inspector

INSPECTION LOCATION:	Summary Report	Client: 2/1/2016
8888 Anywhere Street, World,US 00000		Charles Edwards 9999 Johnson Avenue Anywhere US 00000-0000

These items reviewed by the Home Inspector are in need of further review by a licensed contractor.

STRUCTURAL:

The building structure was found to be in typical condition and there were no major issues viewed.

Side Porch, Stairs, Sidewalks;

Railing

The visual inspection of the porch railing was found to be,
without proper spacing between the balusters / boards
and over the years this measurement has adjusted to 4 inches,
with loose support posts that allow for lateral movement.

Stairs

The visual inspection of the stairs was found to be, without railing, and typcially railings are required when the height of the porch is greater than 28 inches.

Garage:

Fire Rated Entry Door to Structure:

There is a fire rated door separating the garage from the living areas of the house.
The door unit was not properly adjusted to provide an air tight seal.

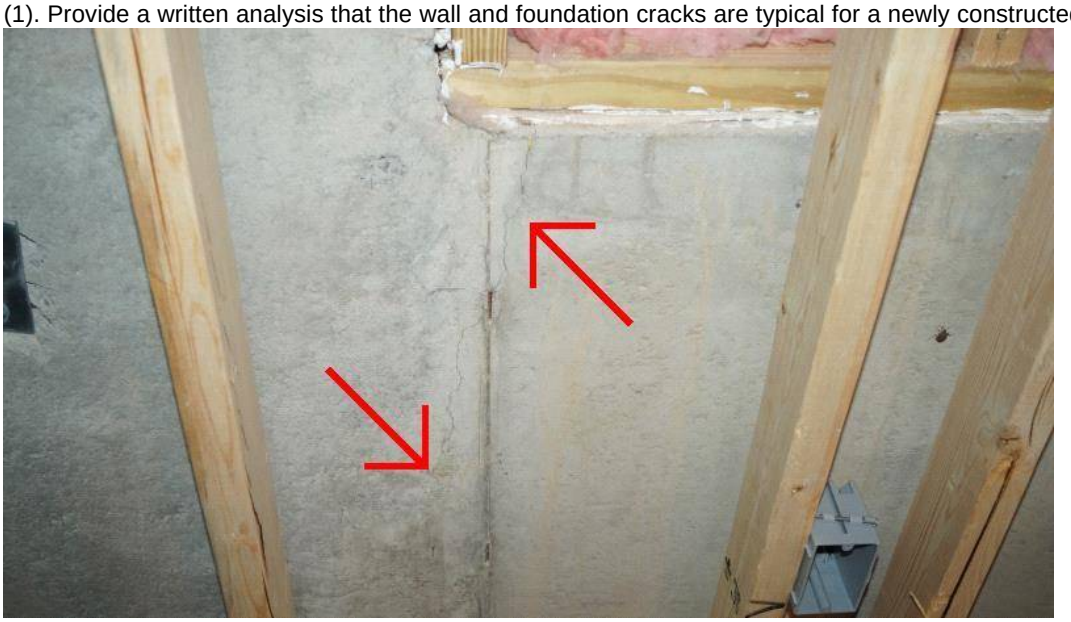
Foundation:

Exterior Foundation Walls: Visible Portions

NOTE: This is a Home Inspection, not a WV Licensed Professional Engineer report and may not be interpreted as one.

The exposed portions of the perimeter foundation wall at the left side near the AC unit has a vertical crack. This crack is minor in nature, however the crack extends through the poured concrete foundation wall. The poured concrete floor on the interior adjacent to the foundation wall has multiple cracks beginning at the Garage foundation wall. Though this could be considered typical settlement in the first 5 years. this house is less than 1 year since construction commenced.

There are no WV State Code Officials in this area, ask the builder for the 3rd party building inspections performed during construction. If there are no 3rd party inspection reports during construction, contact a WV Licensed PE that is licensed & insured as a Structural Engineer.
(1). Provide a written analysis that the wall and foundation cracks are typical for a newly constructed house.



Interior View of Basement:

Interior: Foundation Bolts Viewed:

The house was constructed with light frame construction.
The State of West Virginia Fire Marshal requires that the underside of the floor area where the combustion appliances are located be covered or that the floor joist have been certified to comply with the standards regarding fire regulations.

ELECTRICAL:**

The Electrical System was found to be in typical condition and there were no major issues viewed.

Combustion Appliance

Carbon Monoxide Tested:

There is no Carbon Monoxide Tester installed.
The State of West Virginia requires a CO detector on each floor when a combustible fuel appliance has been installed.

PLUMBING:**

The Plumbing System was found to be in typical condition and there were no major issues viewed.

HEATING & AIR CONDITIONING:**

The Heating & Air Conditioning System was found to be in typical condition and there were no major issues viewed.

Heat Unit:

Ducts Condition:

The State of West Virginia adopted the 2009IECC in November of 2013.
Ask for a copy of the Duct Leakage test, multiple areas were not sealed as required.

Adequate Returns or Undercut Doors:

No - There should be an air return in each room to prevent stagnant air caused by lack of circulation. If this is not possible, it is recommended that the doors to the room be undercut 3/4 inch above the carpet or flooring to allow airflow or a jumper register be installed.
All bedrooms on the second floor should be tested to ensure that there is less than 3 pascal of differential air between the main hall and each bedroom with the door closed.

ROOF SYSTEM:**

The Roof System was found to be in typical condition and there were no major issues viewed.

INTERIOR:**

The Interior & Interior components was found to be in typical condition and there were minor ssues viewed.

Finished First Floor Level

Fossil Fuel Unit

Left Side Fireplace was a Gas fueled unit with a blower.
The unit was installed without a vent grille.
The top section of the built in fireplace will need to be upgraded to a louvered grille to allow the air to flow into the Family Room.

Kitchen Appliances:

Range/Oven:

The range/oven appears to be functional.
No food was heated up during this inspection.
The inspector makes no attempt to determine if the unit has accurate temperature controls.
Stove has not been secured as required by manufacturer's installation instructions.
A tip-over hazard exists for small children.
Stove should be properly secured right-away.

Kitchen Interior

Cabinets, Drawers, and Doors:

The cabinets in the kitchen are functional, serviceable and appear to be in satisfactory condition.
The wall cabinet located at the right side of the Kitchen sink is loosely hanging on the wall and not secured in place.

Plumbing:

Sump Pump:

The sump pump installed is functional.
The presence of a sump pump does not indicate there is a need for it.
This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system.
There is a submersible type sump pump installed.
Observed NO battery backup for the sump pump.

Heat Source:

Kitchen Appliances:

There is no heat source in the kitchen and there was a heat source in the adjacent Family Room at the sliding door and in the Mud Room near the Garage. However, no heat source was installed in the immediate Kitchen area.

MISCELLANEOUS:****

The following are items on the Interior or Exterior to bring to our clients attention for the future.

Site:

Interceptor - Curtain Drainage Ditch

An interceptor ditch / curtain drain should be installed at the toe of the hillside.
Excavate a ditch 12 inches wide and approximately 30 inches deep.
Line the bottom and sides of the ditch with a filter fabric.
Fill 3 inches of gravel in the bottom of the ditch
Install a 4" perforated pipe
Fill the remainder of the ditch with gravel.
A licensed and insured contractor should be called to make further evaluation as needed.

Entry Door Units:

Rear Entry Door:

Viewed the following condition:
Weatherstrip along the sides & bottom of the door is damaged.
The lock set is not operational.

ENVIRONMENTAL:****

The building was found to be in typical condition and there were no major Environmental issues viewed.

Environmental:

Radon:

Radon screening is not included in this inspection.
Due to the multiple cracks in the basement concrete floor and where the floating floor adjoins the foundation walls these areas should be filled and sealed prior to finishing the basement area.
Suggest acquiring a Radon test, preferably a continuous monitor.

This property inspection provides an "UNBIASED INDEPENDENT REVIEW" of the overall house solely for the client to review. A "House Inspection" is a VISUAL assessment of the house on the date of the inspection only.

Please be advised that any inspection performed is a visual observation with minimal technical analysis. As my client there may be unforeseen expenses. Professionals must be contacted to provide estimates for any of these items listed in the main or summary reports.

Depending on when the house was constructed, the building codes may or may not have been adopted, the following list pertains to items that are considered a safety concern by "TODAY'S BUILDING STANDARDS". These may or may not be negotiated, however, the client should consider upgrading these items in the near future.

Charles Roskovensky	**Charles Roskovensky** ASHI #93267 American Society of Home Inspectors WVHI #HI50230650-0860 West Virginia Inspector BPI #5003798 Energy Auditor, Trainer & Test Proctor FHA #Q478 Fee Paid Inspector2-10 #295 Warranty 2-10 FHA Fee Paid Inspector

Report Index

GENERAL INFORMATION

Location of Property:

Site Location:

8888 Anywhere Street
World US 00000.

CONTRACT AGREEMENT WITH HOUSEBUSTERS, INC.

The National Home Inspectors Standards require the client to sign a contract agreement. If for any reason a contract is not signed, the terms of the agreement are deemed to be accepted when payment is made for this report. This is a VISUAL INSPECTION REPORT, NOT A WARRANTY. *In the event any problem is discovered following the inspection, the maximum liability is the fee paid for the Inspection.* In the event any problem is discovered within the first 30 days after the property closing, the client must contact Housebusters, Inc. immediately by telephone and follow-up with a written letter within 14 days, so that representatives of the company may review any areas of concern and/or problems or the client waives the right to make any claim. Client agrees not to disturb, repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency

"Any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration. Each party shall chose one arbitrator and the two arbitrators shall select an impartial arbitrator within 14 days. The decision of any two arbitrators shall be final and binding and a judgment on the Award may be entered in any Court of competent jurisdiction."

SHOULD CLIENT INSTITUTE ANY LEGAL ACTION AGAINST HOUSEBUSTERS, INC. OR THE INSPECTOR IN ANY OTHER FORUM, CLIENT SHALL BE RESPONSIBLE FOR ALL ATTORNEY FEES, EXPENSES AND COSTS, WITHOUT LIMITATION, INCURRED BY THE CORPORATION AND/OR THE

INSPECTOR.

General Information

Client:

Charles Edwards.
9999 Johnson Avenue
Anywhere, US 00000-0000.

Contact Data:

Cell Phone; 123-456-7892
Email; outlook-yahoo@gmail.com
Work Phone: 123-456-7890,
Home Phone; 123-456-7891
Buyers Agent: Happy Harry
Sellers Agent: Susie Cue.

Date&Time of Inspection

Date of Inspection: February 1, 2016;
Time of Inspection: 12:00 AM.

Weather:

The weather conditions at the time of the inspection was sunny.

Temperature

The temperature at the time of the inspection ranged between 60 - 65 degrees.

Style of House:

The house was viewed to be a Two Story style, Colonial.

Estimated age:

This is a new house.

BUILDING, SITE, LANDSCAPE, GRADING

Building:

Front Faces:

The front side of the house faces north.

Rear Faces:

The rear side of the house faces south.

Right Side Faces:

The right side of the house faces west.

Left Side Faces:

The left side of the house faces east.

Site:

Soil Condition:

The overall condition of the soil was found to be very wet.

Type of Slope Around the House

The slope of the land around the house was found to be a steep slope from the front to the rear.

Interceptor - Curtain Drainage Ditch

An interceptor ditch / curtain drain should be installed at the toe of the hillside.
Excavate a ditch 12 inches wide and approximately 30 inches deep.
Line the bottom and sides of the ditch with a filter fabric.
Fill 3 inches of gravel in the bottom of the ditch
Install a 4" perforated pipe
Fill the remainder of the ditch with gravel.
A licensed and insured contractor should be called to make further evaluation as needed.

Landscape:

Overview of Bushes and Shrubs:

The shrubs and/or bushes are not part of the inspection.

Overview of Trees:

Trees are not part of the inspection.

Retaining Walls:

Condition of the Retaining Wall:

The retaining wall is satisfactory and appears serviceable.

Driveway:

Driveway:

The concrete driveway is satisfactory and appears serviceable.
Drain at the entrance to the garage should be kept clean of debris.

Fence:

Condition of the Fence:

There was no fence installed around the house.

EXTERIOR FACADE, CHIMNEY, DOORS, WINDOWS

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Exterior Overview

Exterior Siding Materials:

Siding materials consist of
Brick
Stone
Vinyl siding.

Siding Condition:

The exterior siding materials are serviceable and appear to be in satisfactory condition.

EIFS Exterior Insulated Finish System & Condition:

N/A.

Trim Condition:

The trim is intact and functional.
Overall the condition appears serviceable and in satisfactory condition.

Soffit/Eaves:

The soffit/eaves appear to be adequate and in satisfactory condition.

Fascia & Rake Boards:

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

Condition of Painted Surfaces:

The finish or exposed painted surfaces are functional.

Exterior Masonry Chimney:

Brick Chimney:

No masonry chimney.

Exterior Metal Chimney:

Metal Chimney:

There is a metal flue protruding through the left side house wall that is connected to the fireplace fueled with Gas.

Entry Door Units:

Main Entry Door:

The door unit is satisfactory and appears serviceable.

Rear Entry Door:

The door unit is satisfactory and appears serviceable.
Viewed the following condition:
Weatherstrip along the sides & bottom of the door is damaged.
The lock set is not operational.

Side Entry Door:

The door unit is satisfactory and appears serviceable.

Sliding Door Unit:

Sliding Door, Lower Level:

The sliding door unit is satisfactory and appears serviceable.

Sliding Door, First Floor:

The sliding door unit is satisfactory and appears serviceable.
NOTE:
A safety guard was installed due to the height of the door above the soil at the rear side.
No porch was installed at the time of the inspection.

French Door Unit:

French Door, Second Floor:

The door unit is satisfactory and appears serviceable.

Windows:

Window Condition:

A random sampling of the windows in this structure are in good condition.
The window units that were "operated" are in satisfactory and appear serviceable.

Windows Type:

Single Hung. Insulated glass windows.

Window Flashing:

The installed window flashing above the windows appears to be adequate.

Storm Windows:

N/A.

EMERGENCY ESCAPE: EGRESS WINDOWS. Section R310 IRC 2009 R310.1

Emergency escape and rescue required.
Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2). Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).
R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

PORCHES / DECKS / WALKS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Front Porch, Stairs, Sidewalks;

Condition of Front Porch

The front porch appears serviceable and in satisfactory condition as viewed.

Type of Support

The deck / porch was viewed to be supported by concrete block.

Support System

The visual condition of the support system was found to be satisfactory and appear serviceable.

Concrete Surface

The visual inspection of the concrete porch surface was found to be satisfactory condition and appear serviceable.

Railing

The visual inspection of the porch railing was found to be satisfactory condition and appear serviceable.

Roof Support

The visual inspection of the porch roof support was found to be satisfactory condition and appear serviceable.

Stairs

The visual inspection of the stairs was found to be satisfactory and appear serviceable.

Sidewalk

The visual inspection of the sidewalk was found to be satisfactory and appear serviceable.

Rear Porch, Stairs, Sidewalks;

Condition of Rear Porch

The rear porch appears serviceable and in satisfactory condition as viewed.

Floor System

The visual inspection of the wood floor joist are satisfactory condition and appear serviceable.

Wood Surface

The visual inspection of the wood porch surface was found to be satisfactory condition and appear serviceable

Railing

The visual inspection of the porch railing was found to be satisfactory condition and appear serviceable.

Stairs

The visual inspection of the stairs was found to be satisfactory and appear serviceable.

Sidewalk

The visual inspection of the sidewalk was found to be satisfactory and appear serviceable.

Side Porch, Stairs, Sidewalks;

Condition of Side Porch

The side porch appears serviceable and in satisfactory condition as viewed.

Type of Support

The deck / porch was viewed to be supported by brick & mortar
.

Support System

The visual condition of the support system was found to be satisfactory and appear serviceable.

Concrete Surface

The visual inspection of the concrete porch surface was found to be satisfactory condition and appear serviceable

Railing

The visual inspection of the porch railing was found to be,
without proper spacing between the balusters / boards
and over the years this measurement has adjusted to 4 inches,
with loose support posts that allow for lateral movement.

Stairs

The visual inspection of the stairs was found to be, without railing, and typcially railings are required when the height of the porch is greater than 28 inches.

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roof Material: Exterior View

Condition of Roof Covering Material:

The roof construction appears serviceable and is in satisfactory condition.

Type Roof:

Combination of gable styles.

Means of Roof Inspection:

Roof was viewed from the ground due to the height.

Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

Roof Covering Materials:

Fiberglass composition shingles.
Fiberglass mat, asphalt impregnated.
Shingles are applied in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the first covering.

Estimated Life Expectancy of Roof:

The roof is in satisfactory condition and appears serviceable, assuming proper maintenance is completed as needed.

Roof Components: Exterior View

Condition of the Roof Components

The roof components viewed in the construction of the roof appears serviceable and is in satisfactory condition.
The flashings around openings in the roof covering appear to be watertight and caulked as needed.
The exposed roof flashing material is in satisfactory condition and appears serviceable.

Flashing:

The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Valleys:

The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.
The roof valleys appear to be functional.

Ventilation

The attic ventilation is in satisfactory condition and appears serviceable.

Skylights:

No skylights installed into the roof structure.

Evidence of Leakage:

There was no leakage viewed at the time of the inspection in the attic area.

Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

Downspouts

The downspouts appear to be clear and functional.

Attic: Interior View

Condition of the Attic Area

The attic structure, ventilation, insulation is in satisfactory condition and appears serviceable as viewed.

Attic Access Location:

The attic access is in satisfactory condition and appears serviceable.

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Room for Storage - The attic cavity has capacity for storage of light boxes or items.

Roof Framing:

The rafters or truss system appears to be satisfactory and in functional condition as viewed.

Roof Framing Condition:

The roof framing appears to be satisfactory and in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The roof deck / roof sheathing appears to be satisfactory and in functional condition.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Insulation

Vapor Barrier Installed:

There is a vapor barrier installed. The vapor barrier is correctly installed with the barrier facing the heated side.

Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Insulation Noted:

The attic insulation appears to be adequate and properly installed.
The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place.
There is an average of at least 12" of insulation installed.

Attic ventilation fan:

None installed.

Whole House Ventilation System:

None installed.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type

The garage is attached.

Size of Garage:

Two car garage.

Number of Overhead Doors

There is a single overhead door.

Overhead Door and Hardware Condition:

The overhead door unit(s) appear serviceable is in satisfactory condition, and functional when operated.

Automatic Overhead Door Opener:

The overhead door opener(s) appear serviceable is in satisfactory condition, and functional when operated.

Safety Reverse Switch on the Automatic Opener:

The safety reverse switch worked when it met resistance.
There is an electronic beam safety reverse system installed. It appears to be functional.

Outside Entry Door:

The outside entry door to the garage is functional.

Floor Condition:

The garage floor is functional and has a satisfactory appearance with minor expansion cracks.

Floor Drain:

There is a floor drain installed. The floor drain was not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the garage.

Garage Walls Condition:

The wall covering and framing appears to be without significant issues.

Fire Rated Ceiling:

The ceiling covering and framing appears to be without significant issues.

Fire Rated Entry Door to Structure:

There is a fire rated door separating the garage from the living areas of the house.
The door unit was not properly adjusted to provide an air tight seal.

Garage Foundation:

The visible portions of the foundation under the garage appear to be functional.

Garage Roof Condition:

The garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

Water Source Installed:

Yes - There is a water source installed in the garage.
The installed water supply piping is not properly insulated for freeze protection.

INTERIOR WALLS, FLOOR, DOORS,STAIRS,FIREPLACE

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Finished Lower Level

Interior: Lower Level:

The overall condition of the walls, ceiling, floor was viewed to be serviceable and in satisfactory condition.

Walls

Unfinished.

Ceiling

Unfinished.

Floor

Unfinished.

Stairs to First Floor

General condition is satisfactory and appears serviceable.

Balcony Railing

General condition is satisfactory and appears serviceable.

Fossil Fuel Unit

N/A.

Finished First Floor Level

Interior: First Floor

The overall condition of the walls, ceiling, floor was viewed to be serviceable and in satisfactory condition.

Wall

General condition is satisfactory and appears serviceable.

Ceiling

General condition is satisfactory and appears serviceable.

Floor

The floor covering material is wood.
General condition is satisfactory and appears serviceable.

Interior Door

General condition is satisfactory and appears serviceable.

Stairs to Second Floor

General condition is satisfactory and appears serviceable.

Balcony Railing

General condition is satisfactory and appears serviceable.

Fossil Fuel Unit

Left Side Fireplace was a Gas fueled unit with a blower.
The unit was installed without a vent grille.
The top section of the built in fireplace will need to be upgraded to a louvered grille to allow the air to flow into the Family Room.

Finished Second Floor Level

Interior: First Floor

The overall condition of the walls, ceiling, floor was viewed to be serviceable and in satisfactory condition.

Wall

General condition is satisfactory and appears serviceable.

Ceiling

General condition is satisfactory and appears serviceable.

Floor

The floor covering material is carpet.
General condition is satisfactory and appears serviceable.

Interior Door

General condition is satisfactory and appears serviceable.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Powder Room: First Floor

Basin,Supply,Drain

The sink basin, faucet, supply pipes, drain pipes for this bathroom appears to be fully functional and viewed to be in satisfactory condition.

Basin Faucet and Supply Lines:

There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

The toilet is functional, secured to the floor, supply pipe and valve are in satisfactory condition and appears serviceable.

Heat Source:

There was no heat source in this Powder Room.

Entry Door:

The entry door to the bathroom is functional.

Windows:

None - There is no window in this bathroom.

Walls:

The walls in this bathroom are satisfactory and appear serviceable.

Ceiling:

The ceiling in this bathroom is satisfactory and appears serviceable.

Floor:

The flooring in this bathroom is satisfactory and appears serviceable.
The floor covering material is ceramic or glazed tile.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Main Bathroom, Second Floor:

Vanity Cabinet:

The vanity cabinet and countertop in this bathroom are satisfactory and in serviceable condition.

Basin,Supply,Drain

The sink basin, faucet, supply pipes, drain pipes for this bathroom appears to be fully functional and viewed to be in satisfactory condition.

Toilet Condition

The toilet is functional, secured to the floor, supply pipe and valve are in satisfactory condition and appears serviceable.

Bathtub:

The bathtub was viewed and tested to be in functional condition.
The tub faucet and shower faucet and shower head operated properly
The water flowed into the drain and out without hesitation.
The tub, shower and drain appear serviceable and in satisfactory condition.

Bathtub Faucet & Mixing Valve & Stopper:

The tub faucet and the shower unit are in functional condition.

Bathtub Walls:

The walls located in the bathing / shower areas are satisfactory and appear serviceable.

Shower

The shower stall was viewed and tested to be in functional condition.
The shower faucet and shower head operated properly
The water flowed into the drain and out without hesitation.
The floor in the shower area was viewed to be serviceable and in satisfactory condition.
The tub, shower and drain appear serviceable and in satisfactory condition.

Shower Pan:

The fiberglass shower pan does not appear to leak at this time.

Heat Source:

There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Windows:

None - There is no window in this bathroom.

Walls:

The walls in this bathroom are satisfactory and appear serviceable.

Ceiling:

The ceiling in this bathroom is satisfactory and appears serviceable.

Floor:

The flooring in this bathroom is satisfactory and appears serviceable.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Master Bedroom Bathroom, Second Floor

Vanity Cabinet:

The vanity cabinet and countertop in this bathroom are satisfactory and in serviceable condition.

Basin,Supply,Drain

The sink basin, faucet, supply pipes, drain pipes for this bathroom appears to be fully functional and viewed to be in satisfactory condition.

Toilet Condition

The toilet is functional, secured to the floor, supply pipe and valve are in satisfactory condition and appears serviceable.

Bathtub:

The bathtub was viewed and tested to be in functional condition.
The tub faucet and shower faucet and shower head operated properly
The water flowed into the drain and out without hesitation.
The tub, shower and drain appear serviceable and in satisfactory condition.

Bathtub Faucet & Mixing Valve & Stopper:

The tub faucet and the shower unit are in functional condition.

Shower

The shower stall was viewed and tested to be in functional condition.
The shower faucet and shower head operated properly
The water flowed into the drain and out without hesitation.
The floor in the shower area was viewed to be serviceable and in satisfactory condition.
The tub, shower and drain appear serviceable and in satisfactory condition.
The shower is ceramic tile and grout material that is satisfactory and appears serviceable.

Shower Pan:

The fiberglass shower pan does not appear to leak at this time.

Shower Drain:

The shower drain is satisfactory and appears serviceable.

Glass Shower Door:

There is a swinging glass door installed that appears serviceable and in satisfactory condition.

Caulking/Water Contact Areas:

The caulking in the water contact areas is satisfactory and appears serviceable.

Heat Source:

There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Windows:

The windows and associated hardware in the bathroom are all functional.

Walls:

The walls in this bathroom are satisfactory and appear serviceable.

Ceiling:

The ceiling in this bathroom is satisfactory and appears serviceable.

Floor:

The flooring in this bathroom is satisfactory and appears serviceable.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

KITCHEN

Kitchen Plumbing:

Condition of Sink and Components

The overall condition of the sink bowl, faucet, drain, and supply pipes was viewed to be serviceable and in satisfactory condition.

Kitchen Appliances:

Condition of Food Waste Disposal Unit.

The disposal appears to be functional and unit operated when tested.
The disposal unit was manufactured by General Electric.

Condition of Dishwasher Unit.

The dishwasher appears to be functional.
The dishwasher was tested on one cycle, and it appeared to function normally.
This dishwasher is a multi-cycle unit, but only one cycle was tested.
This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
The dishwasher was manufactured by General Electric brand.

Range/Oven:

The range/oven appears to be functional.
No food was heated up during this inspection.
The inspector makes no attempt to determine if the unit has accurate temperature controls.
Stove has not been secured as required by manufacturer's installation instructions.
A tip-over hazard exists for small children.
Stove should be properly secured right-away.

Range Hood:

The exhaust fan appeared to work correctly on one or both speeds.
There is a filter installed, and it will require periodic cleaning.
NOTE:
The fan unit could be integrated part of the microwave or a separate exhaust hood.

Microwave Oven:

There is a built-in microwave oven.
The unit was tested by heating a cup of water.
The unit functioned as intended.

Refrigerator:

There is a refrigerator installed.
This inspection determines only if the unit is currently keeping foodstuffs cold.
The freezer portion of the refrigerator is viewed but not tested.

Water For Refrigerator:

There is a water line for the refrigerator.

Kitchen Interior

Location:

Main level rear of house.

Windows:

The windows and associated hardware in the kitchen are functional.

Walls:

The walls in the kitchen appear to be without significant issues and are in serviceable condition.

Countertops:

The countertops in the kitchen are functional, serviceable and appear to be in satisfactory condition.

Cabinets, Drawers, and Doors:

The cabinets in the kitchen are functional, serviceable and appear to be in satisfactory condition.
The wall cabinet located at the right side of the Kitchen sink is loosely hanging on the wall and not secured in place.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

120/240 Volt, Underground
The overall condition of the Service Entrance cable and meter hub are satisfactory and appear serviceable.

Main Service Ground Verified:

The main service ground wire was located by the inspector.

Electrical Distribution Panels:

Main Panel Location:

Garage.

Panel Accessibility:

The electrical panel is in a location that makes it readily accessible.

Panel Cover Removed:

Yes.

Main Circuit Rating:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Entrance Cable Size:

4/0 Aluminum.

Disconnect:

Located at the top of main panel.

Main Panel Devices:

The structure is equipped with a breaker type main power panel.
This is the desirable type; when a breaker trips off, it can easily be reset.

Breaker/Fuse to Wire Compatibility:

The breakers in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked.
This inspection does not verify the accuracy of this legend.

Main Panel Observations:

Circuit and wire sizing correct so far as visible,
The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
Grounding system is present.

Subpanels- Air Conditioner:

Appears serviceable.

Conductors:

Feeder and Circuit Wiring:

The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.
The cables are typically visible only near the main electrical panel or in an unfinished basement / crawl space area.
Unless documented the cables are acceptable as installed with no visible issues.

Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner.

Switches & Fixtures:

General:

A representative sampling of switches was tested.
As a whole, switches throughout the room are in serviceable condition.

Electrical Outlets:

General:

A representative sampling of outlets was tested.
As a whole, outlets throughout the room are in serviceable condition.

Ground Fault Protected Outlets:

GFCI outlets are found at all locations needed -
This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

Arc Fault Protected Outlets:

Starting with the 1999 version of the National Electrical Code (NFPA 70) in the United States, and the 2002 version of the Canadian Electrical Code in Canada (CSA Standard C22.1), the national codes require AFCIs in all circuits that feed outlets in bedrooms of dwelling units. As of the 2014 version of the NEC,[4] combination type AFCI circuit breakers are required on all branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas. The State of West Virginia adopted ARC Fault electrical devices in 2002, that required the installation the bedrooms in any home constructed after 2003.
The State of West Virginia adopted ARC Fault electrical devices in 2008, that required the installation in all areas except for areas where GFCI outlets are required and dedicated circuits.

Laundry:

The outlets tested in this room are correctly wired and grounded.

Other Electrical Circuitry:

Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) are wired into the electrical system.

Carbon Monoxide Detector:

If the house has combustion fuel, such as Natural Gas, Propane Gas, Fuel Oil, Kerosene.
Carbon monoxide detectors are to be installed on each floor.
Detectors have a limited life, please review the date on the device.
For safety considerations, you should consider installation of a battery operated or hardwired carbon monoxide detector.
The device should be less than.

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

The exterior lighting appears functional, however the light would not operate when tested, This could be the motion sensor or light bulb or there may be a switch inside that could not be located.

Electrical Service:

Garage:

The electrical outlets in the garage tested as correctly grounded and GFCI protected.

Lighting:

Powder Room: First Floor

The ceiling light and fixture in this bathroom are in functional condition.

Main Bathroom, Second Floor:

The ceiling light and fixture in this bathroom are in functional condition.

Master Bedroom Bathroom, Second Floor

The ceiling light and fixture in this bathroom are in functional condition.

Laundry:

Lighting in the laundry is adequate.

Ground Fault Interrupt Outlets:

Powder Room: First Floor

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Main Bathroom, Second Floor:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Master Bedroom Bathroom, Second Floor

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Powder Room: First Floor

The light switch is functional.

Main Bathroom, Second Floor:

The light switch is functional.

Master Bedroom Bathroom, Second Floor

The light switch is functional.

Fixtures & Switches:

Kitchen Interior

A representative sampling of switches was tested.
As a whole, switches throughout the room are in serviceable condition.

PLUMBING SYSTEM

Plumbing:

Fuel Source:

Natural gas is provided by a regulated service company or utility.
Location of Meter, Left side of the house.

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is copper.

Main Water Line Cutoff Location:

Basement level wall.

Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Size:

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly PVC.

Functional Supply:

By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominant waste line material is plastic.

Waste Piping Condition:

The visible plumbing waste piping appears functional.

Vent Piping Material

The vent material, as it passes through the roof, is plastic.

Vent Piping Condition:

The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

The tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Location of Waste Line Cleanouts:

Base of the stack(s) in basement level.

Sewage Pump Installed:

No.

Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system.
There is a submersible type sump pump installed.
Observed NO battery backup for the sump pump.

Sump Pump Drain Line:

The drainage line from the sump pump is installed in such a manner that water appears to be carried far enough away from the structure to prevent reintroduction.

Water Heater:

Location:

Basement.

Model/ Serial Number/ Size:

Unit Type: Storage Tank.

Tank Capacity:

A 75 gallon electric water heater is installed and is recommended for a large family.

Fuel Source for Water Heater:

The water heater is gas-fired.

Exposed Water Heater Condition:

Good - Rust free and clean. Should provide years of service.

Drip Leg Installed for Natural Gas-Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition:

The incoming and output piping is installed correctly.

Temperature Controls:

The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

The overflow pipe is correctly installed.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

1- AC Unit

Model/ Serial Number/ Size:

System is Lennox brand.

Type and Location:

Refrigerator/Split System. Electricity-powered.

Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Insulation wrap is functional, without significant damage.

Condenser Clear of Obstruction:

Looks good, fully functional.

Condenser Cabinet Level:

Cabinet is basically level.

Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

1-Heat Unit:

Heating System Type:

A forced air furnace is installed as the primary source of heat. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

Heating System Location:

Basement.

Fuel Source:

Natural Gas.

Equipment Description:

System is Lennox brand.

Capacity & Efficiency:

BTUs, 100000 BTUs

Approximate Age:

This unit was manufactured about 2015.

Flues, Vents, Plenum:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

General Operation & Cabinet:

Unit was operational at the time of inspection.
NOTE:
There was No fused disconnect at the furnace.

Burners / Heat Exchangers:

Closed System - Unable to inspect.

Pump / Blower Fan:

General condition appears serviceable.

Carbon Monoxide Tested:

There is no Carbon Monoxide Tester installed.
The State of West Virginia requires a CO detector on each floor when a combustible fuel appliance has been installed.

Air Filters:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

Ducts Condition:

The State of West Virginia adopted the 2009IECC in November of 2013.
Ask for a copy of the Duct Leakage test, multiple areas were not sealed as required.

Does each habitable room have a heat source?

Yes.

Adequate Returns or Undercut Doors:

No - There should be an air return in each room to prevent stagnant air caused by lack of circulation. If this is not possible, it is recommended that the doors to the room be undercut 3/4 inch above the carpet or flooring to allow airflow or a jumper register be installed.
All bedrooms on the second floor should be tested to ensure that there is less than 3 pascal of differential air between the main hall and each bedroom with the door closed.

Normal Controls:

General condition appears serviceable.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

The laundry room is located: Second floor.

Entry Door:

The entry door to the laundry room is functional.

Walls:

The walls in the laundry room appear to be functional.

Ceilings:

The ceiling is functional.

Floor:

The floor covering material is ceramic or glazed tile.

Windows:

None.

Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

Dryer Hookup:

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

Dryer Ventilation:

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Laundry Basin:

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative easy and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Type of Foundation:

Walkout Basement Foundation -
Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.

Foundation Materials:

Poured in place concrete, 8 inches or more thick.

Exterior Foundation Walls:
Visible Portions

NOTE: This is a Home Inspection, not a WV Licensed Professional Engineer report and may not be interpreted as one.

The exposed portions of the perimeter foundation wall at the left side near the AC unit has a vertical crack. This crack is minor in nature, however the crack extends through the poured concrete foundation wall. The poured concrete floor on the interior adjacent to the foundation wall has multiple cracks beginning at the Garage foundation wall. Though this could be considered typical settlement in the first 5 years. this house is less than 1 year since construction commenced.

There are no WV State Code Officials in this area, ask the builder for the 3rd party building inspections performed during construction. If there are no 3rd party inspection reports during construction, contact a WV Licensed PE that is licensed & insured as a Structural Engineer.
(1). Provide a written analysis that the wall and foundation cracks are typical for a newly constructed house.

Interior View of Basement:

Interior: Foundation Bolts Viewed:

The house was constructed with light frame construction. The State of West Virginia Fire Marshal requires that the underside of the floor area where the combustion appliances are located be covered or that the floor joist have been certified to comply with the standards regarding fire regulations.

Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 5% to 10% of the interior foundation walls were visible.

Interior View of the Exterior Walls

The exposed portions of the interior foundation perimeter walls appear to be functional.

Interior Columns and Posts:

None.

Interior Columns Condition:

None.

Interior Main Beam:

None.

Interior: Slab Foundation Floor Type:

A floating slab inside the foundation is used for this structure and the rear wall is monolithic.

Interior: Slab Penetrations Noted:

Plumbing stack lines pass through the slab floor.

Interior Basement Floor Cracks Noted:

Yes - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.

Moisture on Exposed Basement Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Evidence of Water Entry in the Basement Noted:

None.

Evidence of Mold Noted:

None.

Evidence of Insect Infestation:

None.

Interior: Basement Windows:

The room that has been finished into a bedroom does not have the proper size Egress window unit. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.

Walkout Basement:

Walkout Basement - Number of Exposed Walls:

One basement wall is exposed to daylight.

Drainage in Area of Walkout:

The area around the walkout door appears to have adequate drainage.

Outside Entry Doors:

The outside entry door to the walkout basement is functional.

Crawlspace:

Crawlspace Entrance:

The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:

Exterior.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Moisture on Exposed Crawlspace Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Main Beam:

The main beam installed appears to be adequate and fully functional.

Crawlspace Ventilation:

The cross-ventilation in the crawlspace appears to be adequate.

Crawlspace Floor:

Concrete.

Vapor Barrier Installed:

No - There is no vapor barrier installed. Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from deteriorating wood framing above.

Posts Condition:

There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

Pier Construction Materials:

There are hollow masonry piers installed in the crawlspace.

Condition of Piers:

The piers as installed appear to be adequate. No engineering analysis was completed.

Sump Pump Noted:

Yes. The pump appears functional.

CRAWL SPACE AREA:

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.
As with any inspection, when a problem area is discovered at the time of the inspection, the client should have a SECOND OPINION, the inspection should be performed by a Company that specializes in foundations, a Certified "environmental / soil" engineer, and or a "licensed" PE, Professional Engineer should be contacted to further assess any "cracks" due to soil pressure and or settlement discovered at the time of the initial inspection.

Crawlspace:

Access:

Crawl space is fully accessible.

Walls:

Walls are poured concrete.

Moisture:

Staining was observed:
Evidence of prior water penetration is noted at the front wall.

Beams/Underfloor:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

Floor:

Soil.

Posts / Piers:

Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

ENVIRONMENTAL:

Environmental:

Lead Paint:

Residences built after 1978, when lead based paints were no longer available to the general public, are much less likely to have lead based paints and stains in the structure. This inspection does not include inspections for the presence of lead based paints or stains. However, if further information is wanted, it can be obtained from this inspection company or the Environmental Protection Agency.

Radon:

Radon screening is not included in this inspection.
Due to the multiple cracks in the basement concrete floor and where the floating floor adjoins the foundation walls these areas should be filled and sealed prior to finishing the basement area.
Suggest acquiring a Radon test, preferably a continuous monitor.

Asbestos:

Asbestos is an inorganic material used in the construction industry for years.
In the last 20 years we have become aware of certain health risks from breathing the airborne asbestos fibers.
All or part of the improvements were constructed before 1979 when Asbestos was a common building material.
The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected
and tested by a qualified asbestos inspector.
For further information on asbestos health hazards, contact the Environmental Protection Agency.

Mold:

There was no visible evidence of biological growth or mold.
This inspection does not determine the type or quantity of mold spores in the home or in the air within the home.
This inspection is not an environmental analysis of the property.

Underground Fuel Tanks

There is no visible evidence of any underground fuel tank on the property inspected.
Note: This inspection is not an environmental analysis of the property.

Report Limitations

The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards. A complete environmental testing of each heading is available as a separate inspection, either at the time of the inspection or scheduled at another time.

The Standards of Practice and Code of Ethics of

THE AMERICAN SOCIETY OF HOME INSPECTORS®

www.ashi.org

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HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 Inspectors shall:

A. adhere to the Code of Ethics of the American Society of Home Inspectors.

B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

C. report:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

A. including other inspection services or systems and components in addition to those required in Section 2.2.B.

B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.

C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

A. inspect:

1. structural components including the foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

B. describe:

1. the methods used to inspect under-floor crawl spaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The inspector is NOT required to:

A. provide any engineering or architectural services or analysis.

B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:

1. siding, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent or entryway walkways, patios, and driveways.

B. describe:

1. siding.

EXTERIOR 4.2, Continued

4.2 The inspector is NOT required to inspect:

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences.

C. geological and/or soil conditions.

D. recreational facilities.

E. outbuildings other than garages and carports.

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The inspector shall:

A. inspect:
1. roofing materials.
2. roof drainage systems.
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. describe:
1. roofing materials.
2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

A. antennae.

B. interiors of flues or chimneys that are not readily accessible.

C. other installed accessories.

6. PLUMBING

6.1 The inspector shall:

A. inspect:
1. interior water supply and distribution systems including all fixtures and faucets.
2. drain, waste, and vent systems including all fixtures.
3. water heating equipment and hot water supply system.
4. vent systems, flues, and chimneys.
5. fuel storage and fuel distribution systems.
6. drainage sumps, sump pumps, and related piping.

B. describe:
1. water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect:
1. clothes washing machine connections.
2. interiors of flues or chimneys that are not readily accessible.
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems.
7. private waste disposal systems.

B. determine:
1. whether water supply and waste disposal systems are public or private.
2. water supply quantity or quality.

C. operate automatic safety controls or manual stop valves.

7. ELECTRICAL

7.1 The inspector shall:

A. inspect:
1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and sub panels.
6. conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters.

B. describe:
1. amperage and voltage rating of the service.
2. location of main disconnect(s) and sub panels.
3. presence of solid conductor aluminum branch circuit wiring.
4. presence or absence of smoke detectors.
5. wiring methods.

7.2 The inspector is NOT required to:

A. inspect:
1. remote control devices.
2. alarm systems and components.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components. not a part of the primary electrical power distribution system.

B. measure amperage, voltage, or impedance.

Continued

8. HEATING

8.1 The inspector shall:

A. open readily openable access panels.

B. inspect:
1. installed heating equipment.
2. vent systems, flues, and chimneys.

C. describe:
1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:

A. inspect:
1. interiors of flues or chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers or dehumidifiers.
4. electronic air filters.
5. solar space heating systems.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:
1. central and through-wall equipment.
2. distribution systems.

C. describe:
1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:

A. inspect electronic air filters.

B. determine cooling supply adequacy or distribution balance.

C. inspect window air conditioning units.

10. INTERIORS

10.1 The inspector shall inspect:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a representative number of installed cabinets.

D. a representative number of doors and windows.

E. garage doors and garage door operators.

10.2 The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments.

B. carpeting.

C. window treatments.

D. central vacuum systems.

E. household appliances.

F. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

A. inspect:
1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation systems.

B. describe:
1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.
See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A. inspect:
1. system components.
2. chimney and vents.

B. describe:
1. fireplaces and solid fuel burning appliances.
2. chimneys.

12.2 The inspector is NOT required to:

A. inspect:
1. interiors of flues or chimneys.
2. firescreens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion make-up air devices.
7. heat distribution assists (gravity fed and fan assisted).

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts and stoves or firebox contents.

Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

B. Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. are not required to identify concealed. conditions, latent defects, or consequential damage(s).

C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. Inspectors are NOT required to determine:

1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. the advisability of purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component.
16. soil conditions relating to geotechnical or hydrologic specialties.

B. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional. service other than home inspection.
4. warranties or guarantees of any kind.

C. Inspectors are NOT required to operate:

1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.

D. Inspectors are NOT required to enter:

1. any area that will, in the opinion of the
i nspector, likely be dangerous to the
i nspector or other persons or damage the property or its systems or components.
2. under-floor crawl spaces or attics that are not readily accessible.

E. Inspectors are NOT required to inspect:

1. underground items including but not imited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. Inspectors are NOT required to:

1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems
Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

Automatic Safety Controls
Devices designed and installed to protect systems and components from unsafe conditions

Component
A part of a system

Decorative
Ornamental; not required for the proper operation of the essential systems and components of a home

Describe
To identify (in writing) a system or component by its type or other distinguishing characteristics

Dismantle
To take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering
The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation
Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection

Home Inspection
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

Household Appliances
Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect
To examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

Inspector
A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed
Attached such that removal requires tools

Normal Operating Controls
Devices such as thermostats, switches, or valves intended to be operated by the homeowner

Readily Accessible
Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action that will likely involve risk to persons or property

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

Report
Communicate in writing

Representative Number
One component per room for multiple similar interior components such as windows, and electric receptacles; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems
Components used to carry water off a roof and away from a building

Shut Down
A state in which a system or component cannot be operated by normal operating controls

Siding
Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

Structural Component
A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System
A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space
The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe
A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods
Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable,or knob and tube, etc.

ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.

B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.

C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).

E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors services, or products to inspection clients or other parties having an interest in inspected properties.

F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.

B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.

C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.

B. Inspectors shall report substantive and willful violations of this Code to the Society.