

(https://housemaster-cloud.s3.us-west-2.amazonaws.com/reports/2020/Feb/000414/john.burke%40housemaster.com/3221PineridgeDrChesapeakeVA02-17-20-12-22pm/temp/?X-Amz-Content-Sha256=UNSIGNED-PAYLOAD&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAVPYGFTYWXHYPSEE7%2F20200219%2Fus-west-2%2Fs3%2Faws4_request&X-Amz-Date=20200219T145203Z&X-Amz-SignedHeaders=host&X-Amz-Expires=10800&X-Amz-Signature=13b02fcbc12f74731645b7b816ba69ca063d71f1771604938ab35537c4156ea4)



Report ID: 20023903 / Asset Management

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1.0 ROOFING

Poor/Defective

Cover estimated as being past midway through its economic service life. With proper maintenance, a few years of life should be remaining, but immediate attention is needed. Have the following concerns corrected by a licensed Roofing Contractor prior to closing: damaged shingles and nail pops.

1.4 VENTILATION COVERS

Poor/Defective

1.4 (1) Two of the spinning turbine vents are not properly positioned which will increase the potential for leakage, correct as required.

1.5 PLUMBING STACKS

Poor/Defective

1.5 (1) The integrated flashings for one of the rubber collars is not properly covered with the roof shingles, as too much of the side edges are exposed. This increases the potential for leakage during periods of severe weather, with wind driven rain. Recommend sealing the sides of these flashings with appropriate roof & flashing caulk to reduce the potential for leakage.

1.5 (2) Rubber pipe collars are deteriorating / torn. Replace boots as required.

2.0 SIDING #1

Poor/Defective

2.0 (1) Several large cracks and evidence of prior repairs noted in multiple locations indicating settlement. Recommend having conditions evaluated further and corrected as required by a licensed Masonry Contractor.

2.1 SIDING #2

Poor/Defective

Loose panel of siding noted at the Sunroom. Have corrected as required by a licensed Contractor.

2.2 EXHAUST VENT COVERS

Poor/Defective

Lint buildup was found at the dryer vent, recommend having duct cleaned.

2.3 WINDOWS

Fair

2.3 (2) The seals for the insulated glass have failed at several windows, with condensation and/or mineral deposits found between the panes. Recommend a check of all units to determine extent of repair/replacement work required. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

2.4 ENTRY DOORS

Poor/Defective

2.4 (1) Deadbolt hardware is broken at the Rear Entry door so the door can't be unlocked. Have conditions evaluated further and corrected as required by a licensed Contractor.

2.4 (2) Lock hardware is damaged at the Sliding Glass Entry door, correct as required.

2.6 FRONT PORCH

Poor/Defective

2.6 (1) Front porch is sloped towards the home at the rear corners which greatly increases the potential for water intrusion and subsequent decay. Evidence of a history of leakage was also noted in the Crawlspace. Have conditions evaluated further and corrected as required by a licensed Contractor.

2.6 (2) Loose brick noted, correct as needed.

2.9 FOUNDATION SURFACE / VENTS

Poor/Defective

Loose vent covers noted in a few locations, correct as required.

2.10 ELECTRIC / GFCI

Poor/Defective

2.10 (1) Sunroom fan is inoperable and the blades are damaged, correct as required.

2.11 HOSE BIBS / PLUMBING

Not Inspected

2.11 (1) Units were not checked due to being winterized. (off at interior cutoff) Verify proper operation prior to closing.

3.6 UNDERGROUND OIL TANK

Not Inspected

No evidence of a fuel tank for old heating system was noted on the property. Given the home's age, there is a possibility that an underground oil storage tank is (or was) present on the grounds. Inquire with Seller as to the presence of a tank and its current status. Underground oil tanks are often abandoned in place, but proper abatement procedures must be followed. If a tank is present, verify its proper abandonment and obtain all related documentation.

3.7 SHED(S)

Poor/Defective

3.7 (1) Moisture decay, evidence of moisture intrusion, and damaged trim were observed in several locations. The shed is also overgrown with vegetation. Have corrected as required by a licensed Contractor.

3.8 LAWN IRRIGATION SYSTEM

Not Inspected

3.8 (1) Irrigation Pump did not operate when tested. Motor appears to be functional, but pump was not primed at time of inspection. Have Seller demonstrate proper operation prior to closing.

3.8 (2) System could not be inspected due to the pump not being primed, have seller display proper operation prior to closing.

4.1 FOUNDATION / WALLS

Not Inspected

Not inspected due to presence of excess storage items at time of inspection. Check conditions prior to closing, once storage has been removed.

4.5 OVERHEAD/VEHICLE DOOR(S)

Poor/Defective

4.5 (1) The balancer springs do not have enough tension on them due to a broken spring, causing the door to slam shut when detached from the opener. This is also causing the opener to work much harder than it should, and could lead to early failure. Have spring replaced and adjusted by a qualified overhead door specialist.

4.7 ELECTRIC / GFCI

Poor/Defective

4.7 (1) Loose receptacle with a missing cover plate noted at the shared wall for the living area of the home, correct as required.

5.0 ROOF FRAMING

Poor/Defective

5.0 (1) Temporary bracing for the ridge board is flexing and cracking at the Right side of the home. While these boards are not meant to be structural the amount of flexing is an indication that the ridge of the roof may be sagging. Consider having conditions evaluated further and corrected as needed by a licensed Structural Engineer.

5.1 ROOF DECK / SHEATHING

Poor/Defective

5.1 (1) Stains and minor damage noted by the Appliance chimney. Though this tested dry at the time of inspection have corrected as required and maintain as needed.

5.3 ATTIC VENTILATOR(S)

Poor/Defective

Unit inoperable/ fan is seized. Repair or replace as required.

5.5 EXHAUST VENTS

Poor/Defective

5.5 (1) Ducts are missing from bath ventilators, permitting them to discharge into the Attic. Install ducts as required to vent humid bath exhaust to the exterior.

5.6 ATTIC STAIRS

Poor/Defective

5.6 (1) Railing is slightly loose, secure as required.

5.7 ELECTRIC / WIRING

Poor/Defective

Unprotected wiring was observed within 6' of the Attic access. Secure/protect as required.

6.1.A TOILET(S)

Poor/Defective

6.1.A (1) The toilet is loose at the floor; secure as required to reduce the potential for leaks and subsequent damage.

6.2.A FLOOR(ING)

Poor/Defective

Vinyl flooring is lifting at the seams, correct and maintain as required.

6.1.B TOILET(S)

Poor/Defective

6.1.B (1) Substantial leakage noted from the base of the tank, have corrected as required by a licensed Plumbing Contractor.

6.2.B BATHTUB(S)

Poor/Defective

6.2.B (1) Slow leak noted at the base of the valve stem. Have corrected as required by a licensed Plumbing Contractor.

6.0.C SINK(S)

Poor/Defective

6.0.C (1) Leak noted at the base of the hot water handle, correct as needed.

6.1.C TOILET(S)

Poor/Defective

6.1.C (1) The toilet appears to be leaking around it's base; have a licensed Plumbing Contractor replace wax ring seal and repair any hidden damage as required.

6.5.C WALLS / CEILINGS

Fair

Door sticks in its jamb, adjust as needed.

7.0 PLUMBING / SINK(S)

Poor/Defective

7.0 (1) Right sink is slow to drain and leaking. Have corrected as required by a licensed Plumbing Contractor.

7.5 DISHWASHER(S)

Poor/Defective

Unit was inoperable and the Control panel was unresponsive at the time of inspection. Have unit repaired or replaced as required by a qualified appliance specialist.

7.7 VENTILATOR(S)

Poor/Defective

Not functional at time of inspection; replace.

8.2 FLOORS (FRAMED)

Poor/Defective

8.2 (1) Carpeting stained and beyond useful service life; budget for replacement.

8.9 FIREPLACE(S)

Poor/Defective

8.9 (1) Damper in the Living Rm appears to be damaged and out of alignment, have corrected as needed by a (CSIA) Certified Chimney Sweep.

8.10 FIREPLACE GAS BURNERS

Poor/Defective

8.10 (1) Logs would not ignite at the time of inspection, have conditions evaluated further and corrected as needed by a qualified gas appliance specialist.

9.1 PIERS / COLUMNS

Poor/Defective

Two piers were damaged for piping under the MBA, a pier is chipped at the Front of the home, and a piers has largely. even destroyed for the installation of a Foundation Vent under the Powder Rm. Have conditions evaluated further and corrected as required by a licensed Foundation Repair Contractor.

9.2 FLOOR FRAMING

Poor/Defective

9.2 (1) Cracked joist noted at the Living Rm; sister new joist.

9.2 (2) Evidence of prior Termite activity as well as leakage at the Front Porch noted at the time of inspection. It does not appear as though the prior Termite activity reached the framing and repairs were observed at the Front Porch. However, strongly recommend having conditions evaluated further and corrected if needed by a licensed Termite & Moisture Control Specialist.

9.3 MAIN BEAM(S)

Poor/Defective

9.3 (1) A section of the beam was improperly removed to make a Crawlspace access in the Garage. This has left inadequate support for the framing at this location. Have conditions evaluated further and corrected as required by a licensed Substructure Repair Contractor.

9.4 CRAWLSPACE VENTILATION**Fair**

As noted above, there is evidence of prior fungus growth on the framing and beams. Damage does not appear to be consequential, but measures should be taken to reduce moisture levels. Maintain a proper (6 mil minimum) plastic vapor barrier on the floor of the Crawlspace, keep foundation vents open during the warmer months of the year, and have annual termite & moisture inspections performed each year in the late summer or early fall, when moisture levels can be expected to be at their highest.

10.4 WIRING / CONDUCTORS**Poor/Defective**

"Old technology" Aluminum wiring used for 15 and 20 amp household circuits. This wiring material was used from the late 1960's through the mid 1970's, when the practice stopped due to concerns over an increased risk of fire. The concerns center around aluminum's higher resistance compared with copper wire, and its tendency to react with other metals, forming high resistance compounds and leading to poor connections. It also expands and contracts at dramatically different rates from copper, so copper-aluminum splices and use of devices rated only for copper is inherently unsafe. The US Government's Consumer Product Safety Commission (CPSC) warns that homes with this type of wiring are 55 times more likely to have one or more connections reach Fire Hazard Conditions. The CPSC recommends adding an antioxidant gel at all terminal connections, and having copper leads installed at all devices, secured to the aluminum with the use of specially designed COPALUM or AlumiConn connectors. Adding Combination-Type Arc Fault Circuit Interrupters (combo - AFCI's) in the panel should also be considered for added safety, as most aluminum wiring defects will result in detectable arc faults prior to deteriorating into a more serious concern. Having all older AL/CU rated devices replaced with the newer CO/ALR rated devices is also recommended, as they generally have more reliable terminal connections. Strongly recommend having system inspected and corrected (if needed) by a qualified Electrical Contractor prior to closing.

See the following websites for additional information:

<https://www.cpsc.gov/Newsroom/News-Releases/1974/CPSC-Safety-Recommendations-For-Aluminum-Wiring-In-Homes> (https://housemaster-cloud.s3.us-west-2.amazonaws.com/reports/2020/Feb/000414/john.burke%40housemaster.com/3221PineridgeDrChesapeakeVA02-17-20-12-22pm/temp/https%3A/www.cpsc.gov/Newsroom/News-Releases/1974/CPSC-Safety-Recommendations-For-Aluminum-Wiring-In-Homes?X-Amz-Content-Sha256=UNSIGNED-PAYLOAD&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAVPYGFTYWXHYPSEE7%2F20200219%2Fus-west-2%2Fs3%2Faws4_request&X-Amz-Date=20200219T145203Z&X-Amz-SignedHeaders=host&X-Amz-Expires=10800&X-Amz-Signature=93645a3946c01f890a149dbe7e7f30386192be06a51d7db549ec6231cee05c12)

<https://www.cpsc.gov/s3fs-public/516.pdf> (https://housemaster-cloud.s3.us-west-2.amazonaws.com/reports/2020/Feb/000414/john.burke%40housemaster.com/3221PineridgeDrChesapeakeVA02-17-20-12-22pm/temp/https%3A/www.cpsc.gov/s3fs-public/516.pdf?X-Amz-Content-Sha256=UNSIGNED-PAYLOAD&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAVPYGFTYWXHYPSEE7%2F20200219%2Fus-west-2%2Fs3%2Faws4_request&X-Amz-Date=20200219T145203Z&X-Amz-SignedHeaders=host&X-Amz-Expires=10800&X-Amz-Signature=dcfce3734326a83e1102fe0db06ff125d6470b56c1e190b9ba73287df82aa40b)

<http://www.homedepot.com/p/AlumiConn-3-Port-Al-Cu-Wire-Connectors-10-Pack-95110/202889892> (https://housemaster-cloud.s3.us-west-2.amazonaws.com/reports/2020/Feb/000414/john.burke%40housemaster.com/3221PineridgeDrChesapeakeVA02-17-20-12-22pm/temp/http%3A/www.homedepot.com/p/AlumiConn-3-Port-Al-Cu-Wire-Connectors-10-Pack-95110/202889892?X-Amz-Content-Sha256=UNSIGNED-PAYLOAD&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAVPYGFTYWXHYPSEE7%2F20200219%2Fus-west-2%2Fs3%2Faws4_request&X-Amz-Date=20200219T145203Z&X-Amz-SignedHeaders=host&X-Amz-Expires=10800&X-Amz-Signature=e174455e878e14bb2d95ded9623a760fa3a3596562c2bfa6066fedcf4f60012b)

http://inspectapedia.com/aluminum/Aluminun_Wiring_Repair_US_CPSC_Pub_516.php (https://housemaster-cloud.s3.us-west-2.amazonaws.com/reports/2020/Feb/000414/john.burke%40housemaster.com/3221PineridgeDrChesapeakeVA02-17-20-12-22pm/temp/http%3A/inspectapedia.com/aluminum/Aluminun_Wiring_Repair_US_CPSC_Pub_516.php?X-Amz-Content-Sha256=UNSIGNED-PAYLOAD&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAVPYGFTYWXHYPSEE7%2F20200219%2Fus-west-2%2Fs3%2Faws4_request&X-Amz-Date=20200219T145203Z&X-Amz-SignedHeaders=host&X-Amz-Expires=10800&X-Amz-Signature=c27b7b2105c8288ddfc003dec48b65bba8dc9e4050861f2a592e85ae1841e4fc)

10.7 EMERGENCY GENERATOR**Not Inspected**

A standby emergency generator was noted on the property. Inspection of generators is not within the scope of a home inspection. Recommend contacting the manufacturer, owner, utility and/or a qualified electrician to obtain full information on the installed system, including its service and maintenance history, control features, and test patterns. Also obtain verification of proper utility and unit installation and operation. Regular testing (e.g., 10-15 minutes weekly) is recommended to help increase probability of ensure operation in the event of an emergency. While some units are quieter than others, expect elevated noise levels during unit testing and operational conditions. Maintain proper drainage and suitable clearance around the unit. Service life of generators vary; typical units have a 5-20 year service life, depending on the unit quality and level of maintenance and usage.

11.0 COOLING SYSTEM(S)

Poor/Defective

11.0 (2) System was not operated due to outdoor temperature below 60 degrees. Operation AC systems in cold weather can result in damage to components. Have system serviced and evaluated by a licensed HVAC Contractor prior to closing and again at the start of each season of use.

11.1 OUTDOOR UNIT(S)

Poor/Defective

11.1 (2) The outdoor components of the system appear to have been upgraded and may not match interior components. System operation and efficiency may be effected. Some manufacturers and warranty companies will refuse to honor warranties on mis-matched equipment. Recommend system evaluation by a qualified HVAC contractor to confirm that equipment is properly paired and/or determine whether repairs or upgrades are required.

11.2 INDOOR BLOWER(S) / FAN(S)

Poor/Defective

Evaporator coil unit is older than though outdoor components and is operating beyond the expected useful life. Anticipate repair and replacement needs.

13.0 WATER PIPING

Poor/Defective

13.0 (1) Evidence of a slow leak noted under the Kitchen. Have conditions evaluated further and corrected as required by a licensed Plumbing Contractor.

13.2 DRAIN / WASTE PIPING

Poor/Defective

13.2 (1) Leakage noted in the main waste line under the Kitchen. Have conditions evaluated further and corrected as required by a licensed Plumbing Contractor.

13.6 GAS PIPING

Poor/Defective

13.6 (1) Line is improperly exposed in the Sunroom which increases the potential for accidental damage, have covered as required.

13.8 LAUNDRY EQUIPMENT

Poor/Defective

13.8 (1) Clothes washer leaks, have repaired or replaced as required by a qualified appliance specialist.

14.2 GAS / POWER LINES AT UNIT(S)

Poor/Defective

Cover for the junction box has come loose exposing wiring, correct as required.

Prepared Using HomeGauge <http://www.HomeGauge.com> (https://housemaster-cloud.s3.us-west-2.amazonaws.com/reports/2020/Feb/000414/john.burke%40housemaster.com/3221PineridgeDrChesapeakeVA02-17-20-12-22pm/temp/http%3A/www.HomeGauge.com?X-Amz-Content-Sha256=UNSIGNED-PAYLOAD&X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAVPYGYFTYWXHYPSSEE7%2F20200219%2Fus-west-2%2Fs3%2Faws4_request&X-Amz-Date=20200219T145203Z&X-Amz-SignedHeaders=host&X-Amz-Expires=10800&X-Amz-Signature=33b6683f7081a8cc733b9644976b7f9f7ce3bd4118aedb704ba96197388e076c) : Licensed To John T. Burke