



Apex Home Inspections, LLC

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Fairfield, VA 24435
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Property Inspection Report:

Inspection Performed on:

May 7, 2011
9:30 am – 1:00 pm
Report # 6785

Client:

Phone #



Present at Inspection:

Dennis DiVito, Inspector

Virginia certification #3380 000170 expires May 31, 2018
Member, National Association of Certified Home Inspectors

Inspection and report conforms to the
Virginia State Board of Home Inspectors' Standards of Practice

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Understanding the Report

Important: The subject of this report is a house that has been lived in. Conditions found reflect the age of the house, the maintenance habits of the current and past owners, the quality of materials used when the house was built and the workers hired to make repairs, renovations or additions and maintenance. You may find that purchasing a home leads you to expect everything to be in an ideal condition: this will most likely not be so. You should, however, expect there to be maintenance tasks for you to continue when caring for your new home. These will be mentioned throughout the report. The report is intended to present a picture of the current material condition of the house from an impartial perspective.

KEY FOR TERMS USED IN THIS REPORT

For your convenience, the following conventions are summarized before each section.

- **Serviceable:** Items that are functioning or are in good condition at the time of the inspection, taking into account wear and tear due to normal use and age.
- **Recommend repair:** denotes a system or component which needs corrective action to ensure proper and reliable function.
- **Maintain:** Alerting you to conditions that may need your attention in the near future or on a regular basis.
- **Hidden, not inspected:** Items which are not visually or readily accessible during the inspection.
- **Not applicable:** Items that are not present in subject property or client did not want inspected.
- **Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.
- **Note:** information about aspects of the house discovered during the inspection.

You have contracted with Apex Home Inspections, LLC to perform a general inspection in accordance with industry standards. As such it is a visual examination of the readily accessible components of the building and its major mechanical systems. We operate said systems using normal operating controls. No dismantling of equipment, in depth testing or examinations that requires specialized knowledge or tools is conducted. The general inspection and its report are not intended to be as comprehensive as that generated by specialists. Our purpose is to acquaint you with the overall physical condition of the house and its mechanical systems, to identify deficiencies or possible safety hazards or alert you to the need for further specialist evaluation.

We evaluate systems and components and report on their condition, which does not mean that they are necessarily ideal but that they are functional or met a reasonable standard at the time of the inspection. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable deficiencies, and do not comment on them, particularly those that would be apparent to the average person or to someone without any construction experience.

The inspection report is not designed to predict when things will break down or cause problems or to provide an educational warning on every side effect from a defect or malfunction. It is important to understand that the observed defect may be a symptom of a greater problem. The solution may involve troubleshooting the whole system and not just addressing the item identified in the report. This inspection report cannot address those possibilities.

Remember, it is essential that you read and understand all of the report, together with the inspection agreement and the Virginia State Standards for Home Inspectors.

➡ **Our service does not include or imply any form of warranty or guarantee.**

➡ ***All items mentioned in this report suggesting a course of action are for your consideration only. If you want any further investigations or obtain estimates for work on the house, be sure to contact at least two or three licensed or certified professionals (structural engineers, building, roofing, painting, plumbing contractors, HVAC specialists etc.) prior to the close of escrow and at your own expense.***

General Information

Inspection conditions:

Outside temperature: mid 50s to 70

Weather conditions: partly cloudy

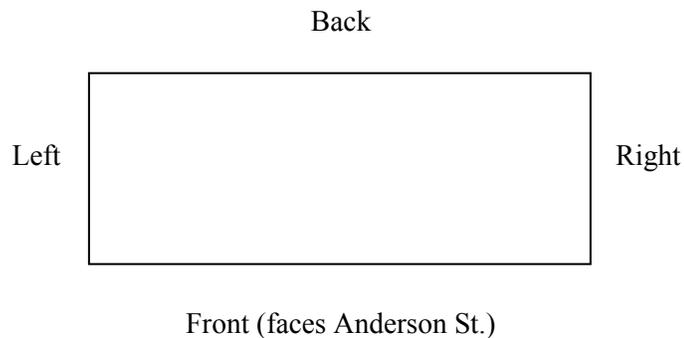
Ground conditions: wet

House interior: occupied, personal property and stored items were present which inhibited a full visual inspection of the property. You may find defects once the property is vacated.

Year Built: 1890 as reported on trulia.com

House Style: stick built, two story house over a crawlspace

House orientation for directional descriptions used in this report: front of house faces S



Note: Asbestos and lead materials may be present in a house of this age.

If the asbestos material is intact it is safe. If it becomes friable (dust producing) you may need to have an approved contractor remove it. This material was used in a variety of building materials, including certain flooring tiles, ceiling tiles, wall and ceiling insulation, furnace insulation jackets and more. If remodeling, be sure to take precautions against creating airborne dust.

Lead based paint is still found in 75% of housing built before 1980, 80% of houses built between 1940 and 1959 and 90% of all houses built before 1940. This includes both interior and exterior surfaces. This is a potential hazard for infants (if they chew on painted surfaces) and while remodeling. Be sure to fully understand the hazards if you intend to engage in any remodeling activity and make sure any contractors you hire whose work will disturb more than three square feet are lead certified. A good reference is the EPA Lead Information Center at 800-424-LEAD (5323) or the EPA Web site at epa.gov

Site and Grounds

Serviceable: functioning at the time of the inspection

Maintain: Items which may need your attention in the future

Not applicable: not present or not to be inspected.

Recommend repair: needs corrective action

Hidden, not inspected: not visually or readily accessible

* See p. 3 for full explanation of key words

Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	<p>Lot grade: The lot sloped down from the back of the property and drops off to the right</p> <p>Landscaping: lawn, trees, bushes, flower beds</p>	
					Items Inspected	Item Description/Comments
		X			Lot grade	- The bottom of the siding was in contact with the ground at the right corner where the drain pipes exit the building. Wood framing components may be directly behind the bottom course of siding. There is a potential for water to migrate through to the framing and cause damage over time. This condition may also allow paths for insects to enter the structure undetected. Today's building standards recommend that a clearance of 6-8" be maintained between the bottom of siding and soil or mulch.
	X	X			Landscaping	- Tree limbs were in contact with the electrical service and telephone wires. The cable's insulation can become worn from constant rubbing and/or they may be knocked down during an extreme wind or ice event. A licensed arborist can assist you in pruning the limbs near the wires. Maintain: Tree limbs were hanging over the roof of the house and the outbuilding, dead limbs may fall causing damage to the roofs. You may wish to have a licensed arborist assess the health of the trees in question and prune where necessary.
		X			Downspout drainage	- Some of the downspouts deposited water at the corners of the foundation. It is best when downspouts direct water downhill and at least 4-6 feet away from the foundation. Extensions may be installed on the surface or buried.

Structure

Serviceable: functioning at the time of the inspection
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Not applicable: not present or not to be inspected.

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Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	Crawlspace inspection: access was not installed. The bottom of the floor framing was close to the ground. Basement: none Attic inspection: scuttles - fully entered	
					Items Inspected	Item Description/Comments
	X				Foundation	concrete block, stone - an opening to the crawlspace was visible at the right back wall of the dining room. It is possible for vermin and insects to enter under the house 
			X		Crawlspace - floor	Dirt
				X	" Access	
X					" Ventilation	Louvers
			X		" Vapor barrier	
			X		Support piers	
			X		Support beam	
			X		Sill plate	
	X				1 st floor framing	- a gap was visible between the baseboard and the floor in the dining room. The floor framing may have dropped for some reason. Have a licensed building contractor evaluate conditions and make repairs as needed. 

			X	Sub-floor	
			X	Exterior wall framing	
X				Attic floor framing	Wood joists, bottom cord of trusses
X				Roof framing	Wood rafters, trusses
X				Roof Deck	plywood on back addition, skip sheathing on original house
X				Attic access	Hatches in ceiling
			X	Insulation - under 1 st floor	batts
			X	“ Walls	
X				“ Attic	batts, loose-fill

Limitations: Inspection limited to readily visible and accessible areas. Attic inspections may be limited due to the lack of height in the eave areas and/or mechanical system obstacles. Insulation values are not calculated.

Exterior

Serviceable: functioning at the time of the inspection

Maintain: Items which may need your attention in the future

Not applicable: not present or not to be inspected.

Recommend repair: needs corrective action

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Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	Roof inspection: walked on back area, viewed 2 nd story roof from turret windows and with binoculars from ground	
					Items Inspected	Item Description/Comments
		X			Siding	<p>vinyl siding and brick - the bottom course of the vinyl siding was damaged in areas around the house.</p>  <p>- ask the seller the purpose of the gutter and chase on the right wall are for</p>  <p>Note: asbestos/cement shingle was covered by the vinyl siding. It was visible on the wall behind the furnace.</p>
					Windows	<p>vinyl replacement and wood (in the furnace room), double and single pane glass - the glazing compound around many of the windowpanes in the back entry room were dry, cracked or missing. Loose window panes are more susceptible to damage and air infiltration.</p>
	X				Doors	<p>Metal, wood, double and single pane glass, transom - the center window pane was missing from the front door</p>

					<p>- the front door lock and latch were not functioning. A slide bolt was used to secure the door.</p> <p>- a large gap was visible between the bottom of the side door and the threshold.</p>  <p>- the brick floor in the entry behind the side door was higher than the threshold which can present a trip hazard</p>  <p>- a gap was visible under the back door.</p> 
X				Trim/Fascia/Soffit	vinyl, metal
				Protective coatings	

	X			Roof covering	<p>Asphalt/fiberglass composite shingle</p> <ul style="list-style-type: none"> - the shingles on the original structure were laid over skip sheathing. The ends of roofing nails were visible in the attic. They did not have a roof deck to receive them. The gaps between the boards may telegraph as the roof ages and sags. Manufacturers call for shingle roofing material to be installed on a solid deck or on boards with a maximum distance of 1/4" between them, refer to the installation directions from the manufacturer. The life expectancy of the roof may be shorter than if it had been laid over a solid deck  <p>roofing nails</p>
		X		Flashing	<ul style="list-style-type: none"> - rolled roofing was used to flash the areas at the bottom of the turret. This material's life expectancy is rated for 10 years or less. Metal flashing would last much longer and be less susceptible to damage. Have the condition of the material checked during a routine roof maintenance inspection
	X			Roof ventilation	<p>gable end vents</p> <ul style="list-style-type: none"> - the openings behind the vents were closed off as seen in the attic

					externally mounted, metal - the left front gutter on the 2 nd floor was not level.
					
	X			Gutters/Downspouts	- the gutters at the back of the house were filled with debris which can impede drainage - the gutter straps on the gutter over the side door tore the shingles. The edge of the roof overhang was reached the far edge of the gutter. Monitor condition to see if water overshoots the gutter. If so have a qualified gutter contractor make adjustments
					
X				Chimneys	brick Note: the chimney for the fireplaces in the front rooms was abandoned and was taken down below the roof
X				“ Chimney caps	concrete
		X		“ Weather cap	- installing a weather cap atop the chimney helps prevent water, birds and vermin from entering the flue and keeps rain water from effecting any metal components.
					Plumbing vent stacks, chimneys - the gasket on the plumbing vent stack flashing had split
					
X				Walkways	Stone, brick cement pavers
		X		Driveway	Gravel - grass was growing through the gravel in areas

	X				Retaining wall	Stone - a top stone at the end of the wall on the left side of the house was loose, a potential trip hazard.
<p>Limitations: Roof surfaces are inspected with binoculars from the ground or from a ladder at the eaves. Inspectors are not required to walk roof surfaces due to weather conditions, slope or possible damage to roof materials. Some areas of roof surfaces and penetrations may not be within line of sight. Flues and footings are not generally visible. Overgrown vegetation around the house may limit inspection of exterior components. Storm and screen doors are not inspected.</p>						

Porch, Deck, Garage, Outbuilding, etc.

Serviceable: functioning at the time of the inspection

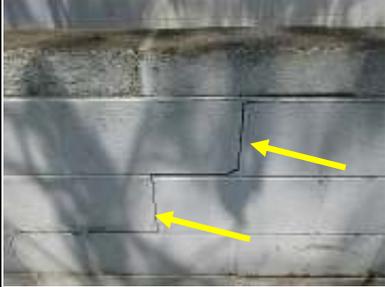
Maintain: Items which may need your attention in the future

Not applicable: not present or not to be inspected.

Recommend repair: needs corrective action

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Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	Stoop: yes, back and right of house Porch: yes, not screened in, front of house Patio: yes, adjacent to outbuilding Deck: none Garage: none Carport: none Outbuildings: yes, back of property	
					Items Inspected	Item Description/Comments
	X				Stoop - floor	poured concrete - the left curb was loose
X					Porch - Floor	brick
X					Foundation	brick
X					Columns	wood
X					Railings/handrails	PVC
X					Steps	brick
X					Roof	Same as house
		X			Patio – floor	poured concrete - cracks were visible in the floor.
			X		Wall	concrete block - cracks were visible in the mortar joints between blocks. Seal the cracks; if they reopen have a qualified contractor evaluate conditions and make repairs as needed. The proximity of tree roots may have led to this condition  - the low height of the wall and the proximity of the retaining wall calls for a railing to be added to the wall to prevent adults and children from falling

	X				<p>poured concrete - some of the cells in the concrete block in the door opening were not filled in.</p> 
	X			Structure	<p>Concrete block walls, wood framed roof - the paint on the wood trim had failed exposing bare wood</p>
X				Columns	brick
	X			Roof	<p>Asphalt/fiberglass composite - shingle tabs were broken off on the short slope</p>  <p>- a section of shingle had come off exposing the roof deck</p> 
		X		Doors	<p>wood - a door was removed from one of the openings</p>
Limitations: Inspection limited to visually and readily accessible components.					

Heating / Cooling

Serviceable: functioning at the time of the inspection
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Not applicable: not present or not to be inspected.

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Yes	No	System Type	Location
X		Heat Pump – electric, forced air heat and air conditioning	Outside unit: right of house Air handler: attic
X		Forced air furnace – propane	Back entry room
X		Central air conditioning - electric	Outside unit: back of house Air handler: shared with furnace
	X	Window and through-wall air conditioning units - electric	
	X	Hydronic – Boiler sends hot water circulating through radiators	
X		Electric baseboard	Front ground floor room and upstairs bathroom and toilet room
	X	Whole house fan	
X		Auxiliary heat - wood stoves	

Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	Furnace: York, mfr.; 2012 year of mfr. Heat pump: York, mfr.; 2014, year of mfr. Central air conditioning: York, mfr.; 2012 year of mfr. Thermostats: digital and analogue (not programmable)	
					Items Inspected	Item Description/Comments
X					Thermostats	
	X				Heat Pump	- the exterior portion of the condensate drain was not secured to the building  - a bush was growing between the exterior compressor unit and the house. Recommend its removed
X					Furnace	
X					Exhaust/flue system	PVC duct to exterior
X					Central air conditioning	
X					Ducts	Note: supply registers were present on the ground floor at the baseboards. This system was not longer used.
	X				Forced air return filters	Replaceable - in return registers - the filters were dirty and should be replaced to prevent impeding air flow

X				Electric baseboard	
	X			Auxiliary Heat	<p>- there was inadequate clearance to the combustible floor surfaces in front of the dining room wood stove's doors. Sparks and embers can fall on the wood floor when the doors are opened</p> 
<p>Limitations: HVAC systems are visually inspected for correct installation, not sizing or adequacy. Inspection does not include CO monitoring or potential backdrafting in any equipment. Due to design constraints, inspection does not examine or evaluate heat exchangers or cooling coils. Due to construction methods, areas of the distribution system may be hidden behind finished surfaces or in areas of limited access. Gas logs, wood stoves, built-in gas burning appliances, grills, stoves, solar or gas, oil or electric space heaters – heat system accessories such as humidifiers, air purifiers, motorized dampers, electronic air filters and heat reclaimers are excluded from this inspection. Window or through the wall air conditioners are not inspected.</p>					

Electrical

Serviceable: functioning at the time of the inspection

Maintain: Items which may need your attention in the future

Not applicable: not present or not to be inspected.

Recommend repair: needs corrective action

Hidden, not inspected: not visually or readily accessible

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Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	Service: 200 amps: 240, 120 volts Main disconnect location: in main panel – closet off the dining room Main service panel: circuit breaker type Extra circuit spaces: yes Sub-panel: none	
					Items Inspected	Item Description/Comments
X					Service drop	from above ground
	X				Service conductors	- the cable under the meter box was not adequately secured to the wall
X					Main disconnect	
		X			Service panel	- a knockout was removed in the panel enclosure and wasn't closed with a filler plug. - the circuit description listing was not complete
X					“ Grounding	
X					“ Bonding	
X					Junction/Switch Boxes	
	X				Branch circuits	Copper ('Romex [®] ', plastic and cloth jacketed non-metallic cable), wires in conduit, knob & tube - the electrical system in the original part of the house was not grounded. Receptacles that take three prong plugs were installed in many of the electrical boxes. Recommend replacing them with two prong receptacles and install grounded circuits to those areas where they are needed. - the three way circuit for the upstairs hall light was wired incorrectly - an improper connection was made between the “romex” cable and a power cord for the garbage disposal unit - cables were protruding from the baseboards in the living room. The splices were not contained in junction boxes - an outlet was not installed in the ground floor bathroom
				X	GFCI* circuit breakers	
				X	AFCI* circuit breakers	
	X				Light fixtures	- the globe was missing from the ceiling fixture in the upstairs bathroom
	X				Outlets	- the outlets under the back staircase in the kitchen and the one on the other side of the wall in the living room were not “live”
X					GFCI outlets	
	X				Switches	- many of the light switches were installed upside down
X					Exterior lighting	

This report is for the EXCLUSIVE USE of . The information in this report is meant to be used for the client involved in this real estate transaction. Unauthorized use of or reliance on this report by any third party not related to this real estate transaction is prohibited.

			X	Exterior outlets	
<p>Limitations: Only readily visible and accessible areas are inspected. Only a representative number of electrical fixtures are tested.</p> <p>*Glossary: GFCI – ground fault circuit interrupter, protects occupants from electrical shock, they are usually found in wet areas. AFCI - arc fault interrupter, protects the house from fires caused by a short circuit in the wall. Testing of these components consists of tripping the test and reset buttons and the use of a testing device on the outlets or circuit breakers.</p>					

Plumbing

Serviceable: functioning at the time of the inspection

Maintain: Items which may need your attention in the future

Not applicable: not present or not to be inspected.

Recommend repair: needs corrective action

Hidden, not inspected: not visually or readily accessible

* See p. 3 for full explanation of key words

Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	Water Supply: municipal Waste Disposal: municipal Shut-off Location: water: not located, oil: none, gas: at tank and at appliances DWV* cleanout location: exterior Water treatment system: none Water Heater: energy source: electric – 52 gal.; 1981, year of mfr. Limitations: the water supply to the upstairs bathroom and toilet were not turned on for the inspection.	
					Items Inspected	Item Description/Comments
			X		Main water shut-off	- the valve was not located. The valve at the meter may be used to shut off the water supply
X					Branch supply pipes	copper, galvanized steel, CPVC, PEX
		X			DWV pipes	PVC - the exterior insulation cover for the unused laundry drain pipe in the electrical closet was not sealed to the wall. It may not have sufficient insulating value to prevent freezing of the trap. If you decide to move the laundry station to this room have a licensed plumber evaluate this condition and make repairs as needed
X					Waste cleanouts	
X					Water flow at fixtures	
X					Fixture drainage flow	
	X				Plumbing fixtures	- the handle from the kitchen sink hot faucet was missing - The upstairs bathroom's bathtub spigot opening is below the flood rim (top of tub) Under certain conditions the water supply pipes can become contaminated by backward siphoning. Today's building standards recommend a minimum clearance of 1" between the flood rim and the bottom of a spigot 
	X				Water heater	Safety issue: The hot water temperature read 159 degrees at the kitchen sink. Today's safety recommendation is for hot water to be set at 120 degrees or less. Note: the age of the unit indicates that it is beyond its useful life. You may wish to budget for a replacement

X				TPR valve*	
	X			TPR drain pipe	- the drain pipe was not the same size as the outlet. The end of the drain pipe was not visible
X				Propane tank	above ground
	X			Gas line	- the hose was not protected where it comes out of the ground at the building
			X	Exterior hose bibs	Note: a standpipe was installed behind the building
<p>Limitations: The inspection is limited to a visual inspection of readily accessible pipes and fixtures. Pipes hidden behind walls or insulation are not inspected. The inspection of the water heater is limited to a visual inspection of the unit's installation and related parts. Quality of water is not evaluated. Water treatment, sewage and septic systems are not inspected.</p> <p>*Glossary: TPR valve – temperature/pressure relief valve on water heater. DWV – drain, waste vent stack system</p>					

Interior

Serviceable: functioning at the time of the inspection
Maintain: Items which may need your attention in the future
Not applicable: not present or not to be inspected.

Recommend repair: needs corrective action
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Serviceable	Recommend Repair	Maintain	Hidden, not inspected	Not applicable	Walls and ceilings: drywall, paneling, plaster, ceiling tiles Floors: wood, area rugs, vinyl, poured concrete Trim: wood, polystyrene Smoke alarms: no CO alarms: no	
					Items Inspected	Item Description/Comments
	X				Smoke alarms	Safety issue: Smoke alarms were not installed on each living level, in each bedroom and the hallways outside them.
	X				CO alarms	Safety issue: Carbon monoxide (CO) alarms were not installed. Gas and wood burning appliances were used in the house.
X					Floors	
	X				Walls	- the plaster was damaged in the ground floor closet off the living/dining room
X					Ceilings	
	X	X			Doors	- most of the doors would not close in their frames or remain closed due to the latch not catching. Maintain: the upstairs toilet room door's swing did not clear the toilet 
	X				Trim	- the baseboard in the upstairs front bedroom was damaged. The interior of the wall cavity was visible 
	X				Windows	- labels denoting that the glass in the window panes behind the upstairs bathtub was tempered or safety glass were not present.

						<ul style="list-style-type: none"> - the handrail on the back stairs did not extend the full length of the staircase - the ladder to the top floor of the turret was not secured to the wall or platform - a barrier was not installed around the openings on both floors of the turret to prevent people from falling  <p>Note: stairs were not installed to access the turret</p>
				X	Fireplaces - damper	Note: the chimney for the fireplaces was abandoned
X					Hearth, surround	
X					Firebox	
						<p>To exterior</p> <ul style="list-style-type: none"> - the damper in the exterior fitting did not close when the unit was not running 
X					Bathroom	windows
X					Kitchen	Recirculating type
X					Kitchen – fixtures	
						<ul style="list-style-type: none"> - a back splash was not installed in front of the window by the sink to prevent objects from falling behind the base cabinet 
					“ - countertops	
						<ul style="list-style-type: none"> - an anti-tip bracket was not installed. Manufacturers recommend that they be installed when the unit is set in place. They prevent the unit from tipping when the oven door is open. <p>Limitation: the unit was not plugged in</p>
				X	Appliances - Range/oven	

		X			Dishwasher	- a screw was missing from one of the anchoring brackets under the counter top
	X	X			Refrigerator	- the bottom of the gasket was damaged on the refrigerator door  Maintain: only one door shelf was installed
X					Garbage disposal	
X					Clothes washer	
X					Clothes dryer	electric
<p>Limitations: Inspection is limited to readily accessible areas, not hidden by possessions or decorative items. Cosmetic deficiencies are only commented on if they may be indicative of an underlying problem. If there are fixtures or stored items present you may find other deficiencies after you take possession of the property. We do not conduct any tests to determine the efficiency or adequacy of any appliances. Clothes washing machines and dishwashers are run through a cycle to determine if they function. Clothes dryers are operated to determine if there is air movement through the venting pipe and if the interior of the dryer becomes warm. Operation and inspection of security locks, devices or systems are excluded.</p>						

End Notes

If you choose to have any investigations or obtain estimates for work on the house, be sure to contact at least two or three licensed or certified professionals (structural engineers, building, roofing, painting, plumbing contractors, HVAC specialists etc.).

Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations (this is not an exhaustive list):

- install smoke and carbon monoxide detectors in all locations recommended by today's safety standards
- identify all escape and rescue ports; rehearse an emergency evacuation of the home
- upgrade older electrical systems by at least adding ground-fault outlets
- never service any electrical equipment without first disconnecting its power source; replace old light, switch and outlet fixtures
- safety-film all non-tempered glass in exterior doors and windows above bath/showers
- regulate the temperature of water heaters to minimize the risk of scalding (120 degrees or less)
- be sure that goods which contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them.

We are proud of our service, and trust that you will be happy with the quality of this report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because this inspection is essentially visual, latent defects could exist. Therefore, you should not regard this inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and report, and will continue to adhere to the highest standards of the industry. Thank you for trusting us to perform this important service for you.

This inspection was conducted according to the VA State Board for Home Inspectors standards of practice. A copy of those standards follows.

Inspection Standards

VA State Board for Home Inspectors

PART IV. - MINIMUM STANDARDS FOR CONDUCTING CERTIFIED HOME INSPECTIONS.

18 VAC 15-40-130. Certified home inspection contract.

A. For the protection of both the client and the certificate holder, both parties shall sign a legible written contract clearly specifying the terms, conditions, and limitations and exclusions of the work to be performed.

B. At a minimum, the written contract shall include:

1. Name, business name (if applicable), business address, and telephone number of the certified home inspector.
2. Certificate number and expiration date of the certified home inspector.
3. Name of the clients.
4. Physical address of the residential properties to be inspected.
5. Cost and method of payment of the certified home inspection.
6. A listing of all areas, systems, and components to be inspected, including those inspections that are either partial or limited in scope.
7. To the extent that any of the following categories are not covered by the home inspection, they shall be noted as exclusions in the inspection contract:
 - a. The condition of systems or components that are not readily accessible.
 - b. The remaining life of any system or component.
 - c. The strength, adequacy, effectiveness, or efficiency of any system or component.
 - d. The causes of any condition or deficiency.
 - e. The methods, materials, or costs of corrections.
 - f. Future conditions including, but not limited to, failure of systems and components.
 - g. The suitability of the property for any specialized use.
 - h. Compliance with regulatory requirements (codes, including the Virginia Uniform Statewide Building Code, regulations, laws, ordinances, etc.).
 - i. The market value of the property or its marketability.
 - j. The advisability of the purchase of the property.
 - k. The presence of diseases harmful to humans or potentially hazardous plants or animals including, but not limited to, wood destroying organisms and mold.
 - l. The presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
 - m. The effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
 - n. The operating costs of systems or components.
 - o. The acoustical properties of any system or component.To the extent any other items are not specifically included in the home inspection by agreement of the parties, they shall also be noted as exclusions in the inspection contract.
8. Expected delivery date to the client of the certified home inspection report.
9. Dated signatures of both the certified home inspector and the client.

C. The certified home inspection contract shall make written disclosure that the certified home inspection report is based upon visual observation of existing conditions of the inspected property at the time of the inspection and is not intended to be, or to be construed as, a guarantee, warranty, or any form of insurance.

18 VAC 15-40-130. Certified home inspection report.

A. Certified home inspection reports shall contain:

1. The name, business address and telephone number of the certificate holder as well as his certificate number and expiration date;
2. The name, address, and telephone number of the clients;
3. The physical address of the residential properties inspected; and
4. The date, time (to include both start and finish times of the inspection), and weather conditions at the time of the certified home inspection.

B. In conducting a certified home inspection and reporting its findings, the certified home inspector, at a minimum, shall inspect the condition of and describe the composition/characteristics of the following components, except as may be limited in the certified home inspection contract agreement:

1. Structural system.
 - a. Foundation.
 - b. Framing.
 - c. Stairs.
 - d. Crawl space, the method of inspecting the crawl space shall be noted and explained in the inspection report. If the crawl space cannot be inspected, the certificate holder shall explain in the inspection report why this component was not inspected.
 - e. Crawl space ventilation and vapor barriers.
 - f. Slab floor, when present.
 - g. Floors, ceilings, and walls.
2. Roof structure, attic, and insulation.
 - a. Roof covering. The method of inspecting the roof covering shall be noted and explained in the inspection report. If the roof covering cannot be inspected, the certificate holder shall explain in the inspection report why this component was not inspected.
 - b. Roof ventilation.
 - c. Roof drainage system, to include gutters and downspouts.
 - d. Roof flashings.
 - e. Skylights, chimneys, and roof penetrations, but not antennae or other roof attachments.
 - f. Roof framing and sheathing.
 - g. Attic, unless area is not readily accessible due to size or condition of structure.
 - h. Attic insulation.
3. Exterior of dwelling.
 - a. Wall covering, flashing, trim, and protective coatings.
 - b. Readily accessible doors and windows, but not the operation of associated security locks, devices, or systems.
 - c. Attached decks, balconies, stoops, steps, porches, carports, and any associated railings, but not associated screening, shutters, awnings, storm windows, or storm doors.
 - d. Eaves, soffits, and fascias where readily accessible from ground level.
 - e. Walkways, grade steps, patios, and driveways, but not fences or privacy walls.
 - f. Vegetation, trees, grading, drainage, and any retaining walls in contact with or immediately adjacent to the dwelling that may affect the dwelling.
 - g. Visible exterior portions of chimneys.
4. Interior of dwelling.
 - a. Readily accessible interior walls, ceiling, and floors of dwelling and any attached garage.
 - b. Steps, stairways, railings, and balconies.
 - c. Countertops and installed cabinets, including hardware.
 - d. Readily accessible doors and windows, but not the operation of associated security locks, devices, or systems.
 - e. Garage doors and permanently mounted and installed garage door operators.
 - f. Fireplaces, including flues, venting systems, hearths, dampers, and fireboxes, but not mantles, fire screens and doors, seals and gaskets.
 - g. Solid fuel burning appliances if applicable.
5. Plumbing system.
 - a. Interior water supply and distribution systems, including water supply lines and all fixtures and faucets, but not water conditioning systems or fire sprinkler systems.
 - b. Water drainage, waste, and vent systems, including all fixtures.
 - c. Drainage sumps, sump pumps, and related piping.
 - d. Water heating equipment, including heat energy source and related vent systems, flues, and chimneys, but not solar water heating systems.
 - e. Fuel storage and distribution systems for visible leaks.
6. Electrical system.
 - a. Service drop.
 - b. Service entrance conductors, cables, and raceways.
 - c. Service equipment and main disconnects.
 - d. Service grounding.

- e. Interior components of service panels and sub panels, including feeders.
 - f. Conductors.
 - g. Overcurrent protection devices.
 - h. Readily accessible installed lighting fixtures, switches, and receptacles.
 - i. Ground fault circuit interrupters.
 - j. Presence or absence of smoke detectors.
 - k. Presence of solid conductor aluminum branch circuit wiring.
7. Heating system.
- a. Heating equipment, including operating controls, but not heat exchangers, gas logs, built-in gas burning appliances, grills, stoves, space heaters, solar heating devices, or heating system accessories such as humidifiers, air purifiers, motorized dampers, and heat reclaimers.
 - b. Energy source.
 - c. Heating distribution system.
 - d. Vent systems, flues, and chimneys, including dampers.
8. Air conditioning system.
- a. Central and installed window/wall air conditioning equipment.
 - b. Operating controls, access panels, and covers.
 - c. Energy source.
 - d. Cooling distribution system.

STANDARDS OF CONDUCT AND PRACTICE.

18 VAC 15-40-140. Conflict of interest.

A. The certificate holder shall not:

- 1. Design or perform repairs or modifications to a residential building on which he has performed a certified home inspection as a result of the findings of the certified home inspection within 12 months after the date he performed the certified home inspection, except in cases where the home inspector purchased the residence after he performed the inspection;
- 2. Perform a certified home inspection of a residential building upon which he has designed or performed repairs or modifications within the preceding 12 months;
- 3. Refer his client to another party to make repairs or modifications to a residential building on which he has performed a certified home inspection within the preceding 12 months; or
- 4. Represent the financial interests, either personally or through his employment, of any of the parties to the transfer or sale of a residential building on which he has performed a certified home inspection.

B. The certificate holder shall not disclose any information concerning the results of the certified home inspection without the approval of the client for whom the certified home inspection was performed. However, the certificate holder may disclose information in situations where there is an imminent endangerment to life and health.

C. The certificate holder will not accept compensation, financial or otherwise, from more than one interested party for the same service on the same property without the consent of all interested parties.

D. The certificate holder shall not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with the client in connection with work for which the certificate holder is responsible. Additionally, the certificate holder shall not enter into any financial relationship with any party that may compromise the certificate holder's commitment to the best interest of his client.

E. The certified home inspection shall not be used as a tool by the certificate holder to solicit or obtain work in another field, except for additional diagnostic inspections or testing.

Glossary

Amperage: The rate of flow of electricity through wire

Anti-Oxidant Compound: A compound applied to aluminum wiring at the connections to maintain a firm connection

Apron: A paved area such as a junction of a driveway with the street or with a garage entrance

Arc Fault Circuit Interrupter (AFCI): A special circuit breaker which breaks the circuit when it senses a jump in voltage between the power and the neutral wires. These protect bedroom circuits and are required since 2004. They prevent fires if there is a short-circuit within walls

Backfill: The material used to re-fill an excavation around the outside of a foundation wall or pipe trench

Balusters: One of a series of small pillars that is attached to and runs between the stairs and the handrails. The spacing between the balusters should be less than 4 inches to prevent small children from getting stuck between the balusters. Balusters are considered a safety item and provide an additional barrier.

Batts: pre-cut blanket type insulation. May have integral paper or foil vapor barrier attached. This surface should be installed toward the "conditioned" surface.

Bonding Strap (Electrical): A strip of metal connecting the ground/neutral busbars to the breaker panel enclosure.

Bridging: Small pieces of wood or metal strapping placed in an X-pattern between the floor joists at mid-span to prevent the joists from twisting and squeaking and to provide reinforcement and distribution of stress.

Built-up Roof: A type of "flat" roof which is composed of several layers of roof felt and bituminous coating, often topped off with gravel.

Casement Window: A window that opens, usually outward, on hinges along the vertical edge

Chimney: A masonry or in more modern construction wood framed enclosure that surrounds and contains one or more flues and extends above the roofline.

Chimney or Mortar Cap: Concrete capping around the top of the chimney brick to protect the masonry work from the elements.

Chimney Flues: The space or channel in a chimney that carries off the smoke and other combustion gasses to the outside air. Most homes will have a terracotta tile flue or a metal flue.

Circulator Pump: The pump on a hot water boiler which moves the water through the heating pipes and radiators.

Collar Tie: A horizontal beam fastened between rafters which are opposite each other to add rigidity to the roof framing preventing spreading of the roof rafters.

Compressor: The main element in a central air conditioning system. It compresses the gaseous refrigerant.

Condensate Line: The line which removes dehumidified water from the air conditioning system's evaporator coil area.

Creosote: A black, gummy, combustible substance which is formed when wood burns. Since it tends to cling to the inner lining of the chimney, it should be removed periodically as a precaution.

Design Life: The average expected useful life span, based upon a manufacturer's design and experience.

Downspout: A pipe, usually of metal or vinyl, that is connected to the gutters and is used to carry the roof-water runoff down and away from the house.

Drain Tile: A tube or cylinder that is normally installed around the exterior perimeter of the foundation footings that collects and directs ground water away from the foundation of the house. The tile can be individual sections of clay or asphalt tubing or, in more recent construction, a perforated plastic drain-tile that is approximately 4 inches in diameter. The drain tile leads either towards a sump or to an exterior discharge away from the house.

DWV (Drain, Waste, Vent) stack: The pipe system which allows sewer gases to escape from the plumbing.

Eave: The extension of a roof beyond the house walls

Efflorescence: White powder that forms on the surface of masonry when moisture is present.

Entrance stoop: An elevated platform constructed of wood framing or masonry at the front entry that allows visitors to stand above or out of the elements. The platform should be wide enough to allow someone to stand on the platform while opening an outward swinging door such as a storm door even if one is not present.

Fascia: The visible flat front board that caps the rafter tail ends and encloses the overhang under the eave that runs along the roof edge and at the edge of the roofing at the gables. The gutter is usually attached to this board.

Finished Grade: The slope that falls away from the foundation, at a rate of 6" per 10' around the foundation.

Firebox: The cavity in the open face of the fireplace in which the fire is maintained. The firebox is constructed of fire or refractory brick set in fireclay or reinforced mortar in traditional masonry fireplaces. The firebox may also be constructed of metal or ceramic-coated metal panels in more modern prefabricated fireplaces.

Fireplace Cleanout Door: The access door to the ash pit beneath the fireplace. On a fireplace that is located inside the house, the cleanout door is usually located in the lowest accessible level of the house such as the basement or crawl space. On a fireplace that is located at the outside of the house, the cleanout door will be located at the exterior of the chimney. Not all fireplaces are equipped with a cleanout door.

Fireplace Hearth: The inner or outer floor of a fireplace usually made of brick, tile, or stone. Fireboxes that have more than 6 square feet should have hearth extensions that extend a minimum of 20" in front of the firebox and a minimum of 12" beyond each side of the opening. Fireboxes that have less than 6 square feet have to be a minimum of 16" out and 8" on each side.

Flashing: A non-corrosive metal or material used to prevent leaks around roof penetrations or the junction between the roof and exterior walls.

Flue: A passageway in a chimney for conveying smoke, gases or fumes to the outside air. **Foundation Footing:** The base on which the foundation walls rests. The foundation is wider than the foundation wall in order to spread out the load it is bearing and to help prevent settling.

Foundation Wall: The supporting portion of a structure. Usually made with concrete block or poured concrete.

Framing studs: A 2x4 or 2x6 vertical framing member used to construct walls and partitions, usually spaced 12 to 16 inches apart.

Furring Strips: Strips of wood or metal applied to a wall or other surface to make the surface even. Furring normally serves as a fastening base for finish material.

Gable: the triangular end of an exterior wall above the eaves.

Ground Fault Circuit Interrupter (GFCI): A sensitive safety device used on circuits where there is a high risk of electrical shock due to the presence of water.

Gutter: A channel used for carrying water run-off. Usually located at the eaves of a house and connected to a downspout. The primary purpose of the gutters and downspouts is to carry roof water run-off as far away from the house as possible.

Header: A beam placed perpendicular to wall studs above doors, windows or other openings to carry the weight of structural loads above opening.

Heat Exchanger: The chamber in a furnace or boiler which separates the heated household air or water from the burned flue gases.

Ice Dam: A building up of ice at the lower section of the roof causes by melting snow which refreezes at the eave.

Insulation: Material that resists heat flow that is installed in a house's shell to keep the heat in a house in the winter and the coolness in the house in the summer. The most common form of insulation is fiberglass, whether in batts or blown-in material, along with cellulose, rigid foam boards and rock wool.

Internal Gutters: Gutters which are built into the roof in older homes.

Joists: Horizontal framing members that support the floor/ceiling spans. Joists are usually made of engineered wood I-beams, trusses or 2x lumber.

Junction Box: A covered box in which electrical wires are connected to each other.

Kneewall: A support wall in the attic which runs from the floor joists to the rafters in order to give strength to the roof framing and to create a low vertical wall.

Knob & Tube Wiring: This is an old wiring technique in which the wiring is fastened to the frame work of the building with a porcelain knob. Porcelain tubes act as bushings to insulate the holes where the wires pass through the framework.

Low Water Cut Off: A safety device on a steam boiler which automatically shuts the unit off if the water level becomes low.

Mantel: The ornamental or decorative facing around a fireplace including a shelf that is attached to the breast or backing wall above the fireplace.

OSB (Orients Strand Fiberboard): A type of wood flake board used as structural wall, floor or roof sheathing.

Pier: A large beam of wood or steel used to support concentrated loads, (such as joists). A vertical framing member usually designed to carry or support a beam or girder at isolated points along its length. Usually a metal column is used, as well as concrete block or wood posts.

Pilaster: A projection of the foundation wall used to support a floor girder or stiffen the wall.

Pointing Up: The filling in of the joints in masonry work with mortar in order to improve its strength.

Pressure Tank: Part of a private water supply system that maintains water pressure in the branch lines.

Private Sewer System: A waste water disposal system other than a municipal system. It usually consists of a septic tank, distribution box and drain field.

Radiant Heat: Coils of electricity, hot water or steam pipes embedded in floors, ceiling or walls to heat a room.

Rafters: One of a series of structural members of a roof designed to support roof loads, directly support the roof sheathing and create the angle or slope of the roof. The rafters of a flat roof are sometimes called roof joists.

Rake: Trim which is inclined; that is, neither vertical nor horizontal such as on a gable end.

Ridge: The board placed on edge at the top-most point of the roof framing, into which the upper ends of the rafters are joined or attached.

Romex: Electrical cable, encased in plastic (originally cloth). Its generic name is non-metallic cable.

Roofing: The finished surface at the top of the house that must be able to withstand the effects of the elements (i.e. wind, rain, snow, hail, etc.). A wide variety of materials are available such as asphalt shingles, wood shakes, metal roofing, ceramic and concrete tiles, and slate.

Sash Lines: The cord or chain that attaches the counter balance weights to each double hung window sash.

Septic Tank: The first part of a septic system in which sewage settles to the bottom and liquid components are siphoned off the top of the drainage field.

Sheathing: The material used to cover the outside surface of the wall and roof framing that provides lateral and shear support as well as a nailing surface for the exterior siding.

Shower Pan: The metal receptacle below the tiles in shower floors.

Sill Plate: The lowest member of the frame of a structure, resting on the foundation and supporting the floor joists or the uprights of the wall (also sill plate or mud sill).

Space Heater: a self contained heating unit fueled by electricity or gas to heat a small area or room.

Stair Rail: A sturdy handhold and barrier that follows the outside, and sometimes inside, perimeter of the stairs. The stair rail is used to prevent falls and to provide a means of additional support when walking up or down the stairs.

Stair Riser: The vertical boards that close the space between each stair tread on a set of stairs (see stair stringer and stair tread).

Stair Stringer: The supporting members in a set of stairs that are cut or notched to accept the individual treads and risers.

Stair Tread: The horizontal board in a stairway that is walked upon (see stair riser and stair stringer).

Stud: One of a series of slender wood or metal vertical structural members placed as supporting elements in walls and partitions.

Subfloor: Boards or plywood installed over joists on which the finish floor rests. Learn more about sub-floors.

Sump: A pit in the basement or crawl space floor which collects water so it can be pumped out.

Swale: A wide, shallow depression in the ground to form a channel for storm water drainage

Temperature/pressure relief valve (TPR): valve on water heater or boiler for radiator heat that opens to maintain internal condition. It can release a few drops to a forceful stream. It is important to have a properly sized drain line fitted to prevent hot or scalding water from spraying into the area.

Termite Shield: A shield, usually of non-corrodible metal, placed in or on a foundation wall or other mass of masonry or around pipes to help prevent the passage of termites.

Toilet Seal: A seal, usually wax, which joins the toilet base to the drain pipe.

Top plate: The topmost horizontal framing members of a framed wall. Most construction practices require the top plate to be doubled in thickness.

Tread: The horizontal part of a stair step

Vapor/moisture barrier: A non-porous material such as plastic or polyethylene sheeting that is used to retard the movement of water vapor into walls and attics to prevent condensation in them. A vapor barrier is also installed in crawl space areas to prevent moisture vapor from entering up through the ground.

Voltage: The pressure behind the flow of electricity

Yankee Gutter: a gutter that lays on the roof surface that directs water to the downspouts.

Water Table: The level below which the ground is saturated with water.

Weep Hole: A small hole in a brick veneer or retaining wall which permits water to drain off

Weep Screed: A metal flashing at the bottom of a stucco wall that allows internal moisture to drain away. A clearance of 6-8" from the soil should be maintained.

Window Casing: The finish trim details around the perimeter of the window on the interior finished wall.

Window Sash: The framework that holds the glass in a door or window.

Window Well: A metal or masonry frame outside of a basement window which keeps the earth away from the window yet allows light to enter.

Authorization

In future, if you wish us to discuss the findings of your inspection or this report with someone, we will need this written authorization.

Please complete, scan and email or mail this form to:

Apex Home Inspections, LLC, 366 Mackeys Lane, Fairfield, VA 24435 dennis@apexhomeinspections.biz

I, (print) _____ give

Apex Home Inspections, LLC permission to give a

() copy of

and/or

() discuss the findings of the home inspection report performed on _____, at

Address: _____

City _____ State _____

To:

Name _____

Address _____

City _____ State _____

Phone _____

Email _____

Date _____ X _____
(signature)