



**PROSPECT  
PROPERTIES**  
**Home Inspections**

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**Inspection Report For:**  
**John and Jane Doe**

**Property Inspected:**  
**4110 Prospect Lane**  
**Richmond, VA 23233**

**Date Inspected: February 10, 2009**

## REPORT SUMMARY

### GROUNDS

#### DECKS:

##### *CONDITION:*

The handrail at the top of the stairs is warped. **\$75 - 100.**

### EXTERIOR AND FOUNDATION

#### WALLS:

##### *EXTERIOR CONDITION:*

Moisture damage observed at the following areas: sills on two of the front second floor windows above the porch, the bottom center window sash above the front porch, the sill and brickmoldings on the right side second floor bedroom window and both bottom panels on the garage doors. **Estimated cost to replace and paint damaged trim and garage door panels, \$1,400 - 1,550.**

#### CRAWL SPACE:

##### *CONDITION:*

Mold and mildew is visible on framing in crawl. The insulation throughout the crawl is in poor condition and should be removed so that the floor joists can be cleaned and treated with "Timbor" or like fungicide product. New insulation and a vapor barrier should be installed after treating and cleaning of mildew and mold is completed. **\$2,100 - 2,350.** The sill over the crawl door is sagging. A header needs to be installed to support the sill and floor joists. **\$250 - 300.**

### KITCHEN - APPLIANCES - LAUNDRY

#### DISHWASHER:

##### *CONDITION:*

Dishwasher is not secured to cabinet. **\$50 - 75.**

### INTERIOR

#### WINDOWS:

##### *CONDITION:*

Evidence of fogged sashes are noted in the following areas: three dining sashes, both kitchen sink sashes, four window sashes in the kitchen bay window, all four sashes in the family room and three sashes in the master bedroom. **Estimated cost to replace fogged sashes, \$125 - 150 each.**

#### CEILINGS:

##### *TYPE & CONDITION:*

Ceilings were scanned with an infrared camera and moisture was observed and detected with a moisture meter in the ceiling under the master bathroom. The brighter yellow spots represent hot water dripping onto the ceiling. **Recommend having plumber evaluate and determine source of moisture/leak.**

### BATHROOMS

#### BATHROOM AREA:

##### *BATH LOCATION:*

Hall - 1st floor.

*CONDITION OF TOILET:*

Toilet is loose at floor. Recommend having plumber replace wax seal. Fill valve is leaking inside toilet tank and should be replaced. **\$175 - 200.**

BATHROOM AREA:

*BATH LOCATION:*

Master bedroom - 2nd floor.

*TUB/SHOWER PLUMBING FIXTURES:*

The drain may be the leak in the family room ceiling. Recommend having plumber evaluate.

**PLUMBING**

HOSE FAUCETS:

*OPERATION:*

The front faucet is not secured to the foundation. **\$50 - 75.**

WATER HEATER:

*CONDITION:*

The ground wire is not properly connected. **\$65 - 95.**

**ELECTRICAL SYSTEM**

SWITCHES & OUTLETS:

*CONDITION:*

The function of some switches could not be determined. The outlet at the kitchen desk is not operational. **\$100 - 135.**

Each of these items will likely require further evaluation and repair by licensed contractors. Obtain competitive estimates for these items. Other minor items and recommendations are also noted in the report but are not included on the report summary. These minor items and recommendations do not affect the habitability of the house and the majority are the result of normal wear and tear.

Cost to cure estimates are not contractor bids, but are provided as a guide to the client as to the potential cost for repair work. These costs should be confirmed by quotes from licensed contractors.

# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

DATE OF INSPECTION: February 10, 2009.  
TIME OF INSPECTION: 12:30 p.m.  
CLIENT NAME: John and Jane Doe.  
INSPECTION LOCATION: 4110 Prospect Lane.  
INSPECTION CITY, STATE AND ZIP: Richmond, VA 23233.

## CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.  
SOIL CONDITIONS: Dry.  
APPROXIMATE OUTSIDE TEMPERATURE: 88°

## BUILDING CHARACTERISTICS:

APPROXIMATE YEAR BUILT: 1985.  
BUILDING TYPE: Single family.  
APPROXIMATE SQUARE FOOTAGE: 1976.

## UTILITY SERVICES:

WATER SOURCE: Public.  
SEWAGE DISPOSAL: Private.  
UTILITIES STATUS: All utilities are on.

## OTHER INFORMATION:

HOUSE OCCUPIED? No.  
PEOPLE PRESENT: Selling agent, Purchaser(s)

# GROUNDS

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. Decks built since 2003 with pressure treated woods that are non CCA are highly corrosive. The chemicals in this type of wood can and will eat metal products such as hangers, nails, screws and some deck furniture. In most cases, we cannot determine what type of fasteners were used to construct these decks. Stainless steel fasteners and products are highly recommended for construction of this type deck. Fences and gates surrounding the property are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## DRIVEWAY:

TYPE: Asphalt, Concrete.  
CONDITION: Appears functional.

## SIDEWALKS:

TYPE: Concrete.  
CONDITION: Appears functional. Cracks noted are typical.

## LANDSCAPING SURROUNDING FOUNDATION:

CONDITION: Recommend trimming plants/trees away from structure.

## GRADING:

SITE: Flat to gentle slope. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

## DECKS:

TYPE: Wood.  
CONDITION: Weathering is noted. The handrail at the top of the stairs is warped.

## PORCHES/ENTRY:

TYPE: Wood.  
CONDITION: Weathering noted. Recommend resealing wood.

## EXTERIOR STAIRS/STOOPS:

TYPE: Wood.  
CONDITION: Appears functional.

# ROOF SYSTEM

The foregoing is 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

In the Central Virginia area, present building code states that insulation should equal the following R-Values in each area: Walls- R-13, Attic - R-30 (15 inches of fiberglass or 8 inches of blown cellulose) and Floors - R-19.

## ATTIC AND INSULATION:

ACCESSIBILITY:	Attic is accessible via pull down stairs. Viewing was limited due to type of construction (low headroom) and insulation.
ROOF FRAMING	Rafters.
ROOF SHEATHING	OSB.
CEILING FRAMING:	Joists.
ATTIC CONDITION :	Appears functional.
ATTIC VENTILATION:	Natural ventilation is present (ex. gable, soffitt, ridge).
INSULATION TYPE:	Fiberglass- Blown.
INSULATION CONDITION:	Appears functional.

## ROOF:

STYLE:	Gable.
TYPE:	Composition shingles.
ROOF ACCESS:	Viewed from ground with binoculars.
ROOF COVERING STATUS:	Appears functional.

## EXPOSED FLASHINGS:

TYPE:	Metal, Rubber.
CONDITION:	Appears functional.

## GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:	None, Recommend installing gutters and downspouts to help with site drainage.
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# EXTERIOR AND FOUNDATION

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. During this inspection, we will visually inspect the firebox and exterior components of the chimney, if visible. The only way to inspect the entire flue liner is with a camera which is beyond the scope of this inspection.

## WALLS:

EXTERIOR MATERIAL:

Wood, Vinyl siding, Aluminum trim.

EXTERIOR CONDITION:



Moisture damage observed at the following areas: sills on two of the front second floor windows above the porch, the bottom center window sash above the front porch, the sill and brickmoldings on the right side second floor bedroom window and both bottom panels on the garage doors. Recommend caulking/sealing walls at pipe penetrations.

FRAMING MATERIAL AND  
CONDITION:

Wood, Framing is not fully visible for inspection. Visible framing appears functional.

**TRIM: EAVES, SOFFITS AND FASCIAS**

MATERIAL: Wood, Vinyl, Aluminum.

CONDITION: See Exterior Condition section above.

**CHIMNEY:**

MATERIAL: Brick.

CONDITION: Unable to view chimney crown due to height or position.

**CRAWL SPACE:**

ACCESSIBILITY: Crawl space is accessible via hatch door.

FOUNDATION: Block, Foundation vents are provided.

CONDITION:



Mold and mildew is visible on framing in crawl. The insulation throughout the crawl is in poor condition and should be removed so that the floor joists can be cleaned and treated with "Timbor" or like fungicide product. New insulation and a vapor barrier should be installed after treating and cleaning of mildew and mold is completed. The sill over the crawl door is sagging. A header needs to be installed to support the sill and floor joists. One of the floor joists under the back door has been repaired. One of the floor joists near the crawl door opening has settled due to past moisture damage.



CRAWL SPACE REPAIRS:



Additional pictures.

INSULATION:	Under floor insulation restricts viewing. See crawl space condition.
VAPOR BARRIER:	See crawl space condition.
FRAMING:	Joists
SUBFLOOR	Plywood.
BEAMS: TYPE	Bearing Walls.
BEAMS - CONDITION:	Appear functional.
FLOOR JOISTS:	See crawl space condition section above.

# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and 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. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this 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. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. 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. Window air conditioning units are not in the scope of this inspection

## HEATING SYSTEM DESCRIPTION - PRIMARY UNIT:

LOCATION OF PRIMARY UNIT:	Crawl.
SYSTEM TYPE:	Forced Air. Heat pump.
FUEL TYPE	Electric.
DESCRIPTION:	A heat pump extracts heat from one environment and discharges it into another. Most heat pumps are powered by an electric motor. In heating mode, a heat pump will collect heat from the outdoor unit (condenser) and discharge it inside through the air handler. With the help of a reversing valve, the flow of refrigerant moves in the opposite direction and heat is extracted from the air handler and discharged outside, creating air conditioning.
CAPACITY OF UNIT:	2 tons.
APPROXIMATE AGE IN YEARS:	1985.

## HEATING SYSTEM CONDITION - PRIMARY UNIT:

PRIMARY UNIT:

Corrosion is noted.



PUMP/BLOWER FAN:

Appears functional.

AIR PLENUM:

Appears functional.

AIR FILTERS:

Appear functional.

NORMAL CONTROLS:

Appear functional.

GENERAL SUGGESTIONS:

System is at or near the end of its useful life; due to age and general wear that has occurred over the years.

**HEATING SYSTEM DESCRIPTION - SECONDARY UNIT:**

LOCATION OF SECONDARY UNIT:

Attic.

SYSTEM TYPE:

Forced Air, Heat pump.

FUEL TYPE:

Electric.

CAPACITY OF UNIT:

2 tons.

APPROXIMATE AGE IN YEARS:

1985.

**HEATING SYSTEM CONDITION - SECONDARY UNIT:**

SECONDARY UNIT:

Appears functional.

PUMP/BLOWER FAN:

Appears functional.

AIR PLENUM:

Appears functional.

AIR FILTERS:

Appear functional.

NORMAL CONTROLS:

Appear functional.

GENERAL SUGGESTIONS: System is at or near the end of its useful life; due to age and general wear that has occurred over the years.

**AIR CONDITIONING - PRIMARY UNIT:**

LOCATION OF PRIMARY UNIT: Exterior of house.

TYPE: Central, Electric, Appears operational.

POWER SOURCE: Electrical disconnect present.

APPROXIMATE COMPRESSOR AGE IN YEARS: 1985.

CAPACITY OF UNIT: 2 tons.

AIR TEMPERATURE DROP: 20°

SYSTEM CONDITION: System is at or near the end of its useful life; due to age and general wear that has occurred over the years. Recommend installing pea gravel around exterior unit to prevent coils from getting dirty.

CONDENSATE LINE: Recommend extending condensate line away from foundation.

NORMAL CONTROLS: Appear functional.

**AIR CONDITIONING - SECONDARY UNIT:**

LOCATION OF PRIMARY UNIT: Exterior of house.

TYPE: Central, Electric, Appears operational.

POWER SOURCE: Electrical disconnect present.

APPROXIMATE COMPRESSOR AGE IN YEARS: 1985.

CAPACITY OF UNIT: 2 tons.

AIR TEMPERATURE DROP: 15 degrees.

SYSTEM CONDITION: Recommend installing pea gravel around exterior unit to prevent coils from getting dirty. System is at or near the end of its useful life; due to age and general wear that has occurred over the years.

CONDENSATE LINE: Recommend extending condensate line away from foundation.

NORMAL CONTROLS: Appear functional.

**DUCTWORK:**

TYPE:

Insulated sheet metal.

DUCTS/AIR SUPPLY:

Appears functional.

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

LOCATION:

Attached, Two car.

**ROOF:**

CONDITION:

Same as house.

**FLOOR:**

CONDITION:

Appears functional.

**FIRE WALL:**

CONDITION:

Appears functional.

**GARAGE DOOR(S):**

CONDITION:

Appears functional.

# KITCHEN - APPLIANCES - LAUNDRY

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Recommend installing stainless steel braided or copper water line to all refrigerator ice makers.

## KITCHEN SINK:

CONDITION: Appears functional.

## RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Appears functional.

## VENTILATION:

TYPE: External.

## DISHWASHER:

CONDITION: Dishwasher is not secured to cabinet.

## OTHER BUILT-INS:

MICROWAVE: Appears functional.

## COUNTERS AND CABINETS

TYPE AND CONDITION: Counters are stone/granite, Appear functional. Cabinets and hardware appear serviceable.

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. Plastic dryer vent pipes can cause fires. Always use metal dryer vent pipes.

## LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Appears functional. Recommend stainless steel braided hoses at washing machine. Recommend an overflow pan under washer.

# INTERIOR

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.

## EXTERIOR DOORS:

TYPE: Wood/Glass, Metal/Glass.

CONDITION: Appears functional.

## INTERIOR DOORS:

CONDITON: Appears functional.

## WINDOWS:

TYPE: Wood, Multi-pane.

CONDITION: Some windows are hard to operate or painted closed. Evidence of fogged sashes are noted in the following areas: three dining room sashes, both kitchen sink sashes, four window sashes in the kitchen bay window, all four sashes in the family room and three sashes in the master bedroom.

## INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Typical cracks are noted. Appears functional. Stored items or furnishings prevent full inspection.

## CEILINGS:

TYPE & CONDITION:



Drywall, Typical cracks and evidence of patching is noted. Ceilings were scanned with an infrared camera and moisture was observed and detected with a moisture meter in the ceiling under the master bathroom. The bright yellow spots is evidence of hot water dripping on the ceiling. Fresh paint may obscure past defects.



**FLOORS:**

TYPE & CONDITION: Carpet, Wood, Tile, Appear functional.

**STAIRS & HANDRAILS:**

CONDITION: Interior stairs and handrails appear functional.

**FIREPLACE/WOOD BURNING DEVICES:**

LOCATION OF FIRST FIREPLACE: Fireplace is located in the family room.

TYPE: Masonry.

HEARTH: Appears functional.

DAMPER: Appears functional.

CONDITION: Appears functional.

**SMOKE / FIRE DETECTOR:**

COMMENTS: Prospect Properties does not test smoke detectors. We recommend you replace the batteries and test all units at the time you move into the house.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

**BATHROOM AREA:**

BATH LOCATION:	Hall - 1st floor.
CONDITION OF SINK:	Appears functional.
CONDITION OF TOILET:	Toilet is loose at floor. Recommend having plumber replace wax seal. Fill valve is leaking inside toilet tank and should be replaced.

**BATHROOM AREA:**

BATH LOCATION:	Hall - 2nd floor.
CONDITION OF SINK:	Appears functional.
CONDITION OF TOILET:	Appears functional.
TUB/SHOWER PLUMBING FIXTURES:	Appears functional.
TUB/SHOWER AND WALLS:	Tub and shower areas appear functional.
BATH VENTILATION:	Consider installing an exhaust fan to provide additional ventilation.

**BATHROOM AREA:**

BATH LOCATION:	Master bedroom - 2nd floor.
CONDITION OF SINK:	Appears functional.
CONDITION OF TOILET:	Appears functional.
TUB/SHOWER PLUMBING FIXTURES:	The drain may be the leak in the family room ceiling.
TUB/SHOWER AND WALLS:	Tub and shower areas appear functional.
BATH VENTILATION:	Consider installing an exhaust fan to provide additional ventilation.

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Septic systems are not part of this inspection. Virginia state law requires that septic systems be inspected by a licensed plumbing/septic company prior to closing a home purchase.

**MAIN LINE:**

MATERIAL:	Copper.
LOCATION OF MAIN VALVE:	Main water valve is located in the crawl space.
CONDITION:	Valve not tested.

**SUPPLY LINES:**

MATERIAL:	Copper, Plastic.
CONDITION:	Appears functional.

**WASTE LINES:**

MATERIAL:	Plastic.
CONDITION:	Appears functional.

**HOSE FAUCETS:**

OPERATION:	The front faucet is not secured to the foundation.
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**WATER HEATER:**

TYPE:	Electric.
SIZE:	50 Gallons, 1988.
LOCATION:	Garage.

CONDITION:  
The ground wire is not properly connected. Unit is at or near the end of its useful life; due to age and general wear that has occurred over the years.



# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE:

TYPE AND CONDITION: Underground, 110/220 Volt, Circuit breakers, Appears functional.

## ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Utility area.

MAIN DISCONNECT: Location:  
In panel box.

AMPERAGE: 200 amps.

Inspector Notes: Grounding system is present.

## CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

SYSTEM TYPE Romex, Conduit.

BRANCH WIRING: Copper. Aluminum (220 volt OK). Wire is partially/largely hidden from view. Furnishing/Storage may prevent view of improper exposed wiring. Appears functional.

## SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are functional. The function of some switches could not be determined. Ground Fault Circuit Interrupter (GFCI) outlets appear functional. The outlet at the kitchen desk is not operational.