

# First Glance Home Inspections LLC

## Property Inspection Report

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Dear Mr &Mrs Homeowner,

Thank you for allowing me to be part of this journey with you! I assure you that I have performed a thorough and detailed inspection allowing you to make an educated decision. Please carefully read your entire Inspection Report as not everything will land on the summary page. Don't hesitate to call me after you have reviewed your report if you have any questions. Remember, even though the inspection is over, and the report has been sent, I am still here to help.

All of my buyer inspections are backed by the "Buy Back Guarantee." If I miss anything during the inspection of the home I will buy the home back for the full purchase price. It's covered for 90 days after closing and the home must be listed by a licensed real estate agent. With all of my services I offer a percentage of the proceeds to local charities. You may choose that the proceeds either go to the Disabled American Veterans, Vigilant Watch, Or the Portsmouth Humane Society.

A myth with home inspections is that they are "Pass" or "Fail." An inspection doesn't rely on a pass or fail rating. An inspection is performed to find major deficiencies in a home. The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report follows the [InterNACHI Standards of Practice](#)

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. **I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Sincerely,

James Emenaker

**USE OF PHOTOS:**

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

**TEXT COLOR SIGNIFICANCE:**

**GREEN text:** Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, and deferred costs are listed here.

**BLUE text:** Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. These comments may or may not be in the Report Summary page(s).

**RED text:** Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

**YELLOW text:** Hovering your mouse over the text will give you a brief definition of that item. These items will also appear in a glossary at the end of the report

**COMMENT KEY or DEFINITIONS:**

"REPAIR AS NEEDED": I recommend that the item, system, or component be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual.

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.

"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.

**SIDES of the STRUCTURE:**

The sides of the home will be labeled as follows. The Alpha side designates the front of the structure and they are lettered in a clockwise rotation. If i'm describing something on the Charlie side of the home i'm talking about the rear of the building. Another example would be a missing downspout extension on the Charlie/ Delta corner. This would be in the right rear of the home if you were facing the front door.

## Report Summary

**Important:** The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. **All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.**

Foundation		
Page 12 Item: 2	Condition	<p>2.3. There was sheathing deterioration on the subfloor under the master bath and under the fireplace. These areas were at normal moisture levels at the time of inspection.</p> <p>2.4. The water supply piping appears to be PB pipe. PB pipe is not used anymore due to issues with the integrity of some of the piping. More information can be found here <a href="http://www.polybutylene.com/poly.html">http://www.polybutylene.com/poly.html</a></p>
Kitchen		
Page 14 Item: 1	Condition	1.3. SAFETY CONCERN: The outlet near the kitchen sink is not <b>GFCI</b> protected. Recommend adding one for safety.
Bathrooms		
Page 19 Item: 2	Bathroom Condition	2.6. There is a slow leak in the right drain of the master bath. This has caused some deterioration to the bathroom vanity.
Garage		
Page 27 Item: 2	Garage Condition	2.2. There was some moisture and bio-growth found on the back wall of the garage. Though no leaks were noticed this may be coming from behind the hot water heater. The wall may need to be exposed in order to properly evaluate and repair the area.
Pool		
Page 28 Item: 1	Deck	1.3. Please note that some insurance companies will not offer a policy until a diving board is removed due to liability reasons. Please check with your insurance company.
Page 28 Item: 2	Liner and Safety Cover	2.3. The water level in the pool was low and the skimmer had to be closed in order for the pool to run. The seller disclosed that the water drains to this level every year. Recommend a qualified pool technician evaluate and make repairs as needed. Please note that this type of work may need to go to a leak detection company.
Page 29 Item: 4	Filter and Cleaning System	4.3. There were two leaks noticed as the pool was running. The o-ring at the bottom of the 6-way valve was leaking. The 6 way valve gasket is also damaged. When the system was in recirculate the water was coming out of the waste port. Recommend having a pool technician make repairs as necessary.

# Inspection Details

<b>1. Inspection Time</b>
Inspection was started at 3 pm
<b>2. Attendance</b>
Client present
Buyer Agent present
<b>3. Home Type</b>
Single Family Home
<b>4. Year Built</b>
Built in 1985 and is 33 years old
<b>5. Square Footage</b>
2300 Sq Ft
<b>6. Temperature</b>
52 degrees
<b>7. Weather Condition</b>
Sunny
<b>8. Recent Rain</b>
None
<b>9. Main Water Shutoff</b>
Located in the laundry room

## Exterior Areas

The inspector shall describe: the type of exterior wall-covering materials. The inspector shall inspect: the eaves, soffits and fascia; a representative number of windows; all exterior doors; flashing and trim

### 1. Exterior Views



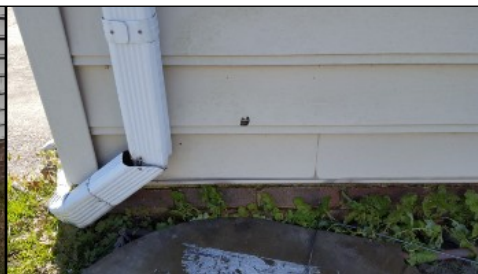
### 2. Siding and Trim Condition

The main exterior cladding found on the home is vinyl siding.

2.1. Some minor siding damage was noted. Have repaired as necessary to prevent further deterioration.



trim not secured



small hole



holes on the rear of the home

### 3. Fascia and Soffit

3.1. Vinyl soffit vents are installed throughout the eaves to provide ventilation to the attic space. Note that they say continuous soffit vents along with ridge vents provide some of the best ventilation for an attic.

3.2. A piece of the fascia board on the left side of the home was missing. This piece will need to be replaced.



fascia board missing



**4. Exterior Doors**

4.1. All of the exterior doors were in acceptable condition at the time of the inspection.

**5. Window and Screen Condition**

5.1. Some window screens are damaged and may need to be replaced.

5.2. Peeling paint observed, suggest scraping and painting as necessary.

5.3. Suggest sealing/caulking as part of routine maintenance to prevent deterioration of windows.



trim board needs painting

screen broken

damage to rear screens

**6. Grounds Electrical**

6.1. The service entrance to the home comes from underground wires.



# Grounds

The inspector shall inspect: adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway and Walkway Condition

Concrete driveway noted.

Concrete sidewalk noted.

1.1. Driveway in good shape for age and wear. No major deficiencies noted. There was some typical cracking.

1.2. Please note that there is a trip hazard where the driveway meets the public walk. This may or may not be the home owners responsibility.



typical cracking

trip hazard on public walk

## 2. Porch Condition

2.1. The handrails for the front porch are in need of some repair. The rail on the right side has cracked all the way through and will need to be replaced. The post on the left side is soft due to sitting in the moist soil.

2.2. Some of the mortar on the front steps is cracking. As this becomes worse it may need to be repointed.



cracked rail

soft wood

## 3. Patio and Deck Condition

3.1. Appeared functional at time of inspection.



#### 4. Gate Condition

Wood

4.1. Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.

#### 5. Grading and Vegetation

No major concerns with grading at the property. However, I do recommend monitoring during heavy rains. Any low spots should be filled to divert water away from the foundation.

#### 6. Main Gas Valve Condition

Delta side

6.1. Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

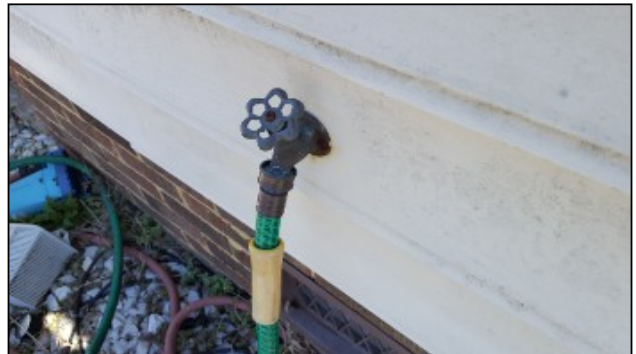


#### 7. Hose Bibs

7.1. There were no anti-syphon valves on the hose bibs. Anti-syphon valves are used as a vacuum breaker to prevent cross contamination.



No anti siphon



# Roof

The inspector shall describe: The type of roof covering materials. The inspector shall inspect from ground level or the eaves: the roof covering materials; the gutters; the downspouts; the vents, flashing, skylights, chimney, and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs.

As with all areas of the house, we recommend that you carefully examine the roof and ceilings underneath immediately prior to closing on the property. Note that as long as it's safe to do so, I will walk every roof. Always ask the seller about the age and history of the roof.

## 1. Style of Roof

There is a Gable style roof on the property

The roof has a medium slope, which means that it has a slope of 4:12 to 8:12

The roof has a steep slope, which means that it has a slope of 9:12 or higher

It was safe to walk the roof, so the inspection was performed on the roof



## 2. Roof Penetrations

2.1. All exposed nails need to be caulked to prevent any water intrusion.

2.2. There was a soft spot under the skylight closest to the sliding door. Inside there were some water marks noted on the wood trim.



soft sheathing below skylight



caulk all exposed nails

exposed nails

### 3. Flashing and Valleys

3.1. The **valley**s for the roof are closed and so the flashing underneath is not visible.

### 4. Roof Condition

The roof had asphalt shingles

4.1. No major system safety or function concerns noted at time of inspection.

### 5. Chimney

5.1. The wood trim at the top of the chimney had several holes and tunnels bored through it. This appears to be due to carpenter bees.

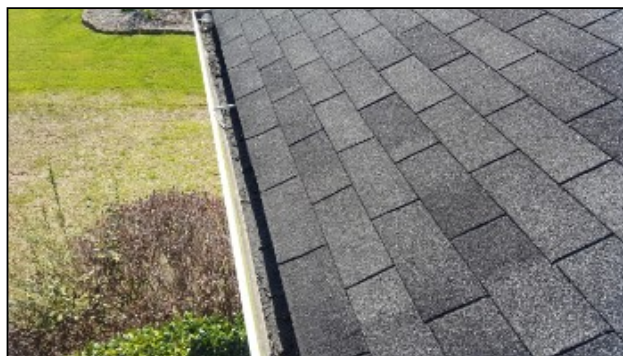


possible insect damage

possible carpenter bees

### 6. Gutter

6.1. The gutters need to be cleaned. Debris build up in the gutters will not allow them to drain as they were intended to.



clean gutters

# Attic

The inspector shall describe: the type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall inspect: insulation in unfinished spaces including, attics, crawlspaces, and basements.

## 1. Structure

1.1. The structure is made up of roof trusses. Trusses are engineered and can not be modified unless performed by a structural engineer.



## 2. Attic Condition

Loose fill insulation noted.

Insulation averages about 6-8 inches in depth

2.1. One of the power vents in the attic had a ladder to reach it. This vent was tested and did not operate. This power vent may need to be replaced.



# Foundation

The inspector shall describe: the type of foundation; and the location of the access to the under-floor space. The inspector shall inspect: the foundation; the basement; the crawlspace; and structural components.

Please note that despite all efforts, it is nearly impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building are sound.

## 1. Access

The property has a crawl space foundation. Please note that crawl space foundations are prone to mold and fungi buildup because of the environment created by the empty space. Proper ventilation is very important with this type of foundation



## 2. Condition

2.1. The access for the foundation had been removed and has caused the few bricks in that area to sag. This should be corrected.

2.2. Some of the insulation has fallen in the crawlspace. If the insulation has fallen due to saturation it either needs to be replaced or thrown out.

2.3. There was sheathing deterioration on the subfloor under the master bath and under the fireplace. These areas were at normal moisture levels at the time of inspection.

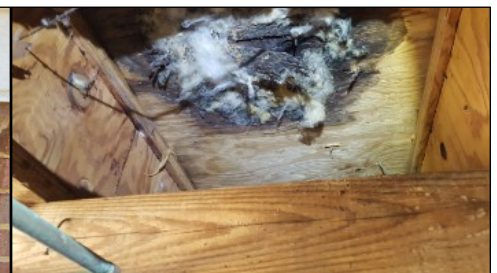
2.4. The water supply piping appears to be PB pipe. PB pipe is not used anymore due to issues with the integrity of some of the piping. More information can be found here <http://www.polybutylene.com/poly.html>



some mortar work has been  
done



missing lentle



deteriorated sheathing



pb pipe

fallen insulation



20% moisture



some sort of critter



pb as service entrance



deterioration under fireplace

# Kitchen

Ensure that all the appliances requested in the contract are still available and operational at the final walk-through. It is not a requirement that I check the appliances in a home, but as a courtesy I will test them to the best of my ability. This in no way can be used as a guarantee of the full performance of the appliances.

## 1. Condition

1.1. Plastic laminate tops noted.

1.2. The counter close to the fridge was not well secured to the bottom cabinet.

1.3. **SAFETY CONCERN:** The outlet near the kitchen sink is not **GFCI** protected. Recommend adding one for safety.



No gfcı



hot water side stripped

light removed

counter top is loose

## 2. Appliances

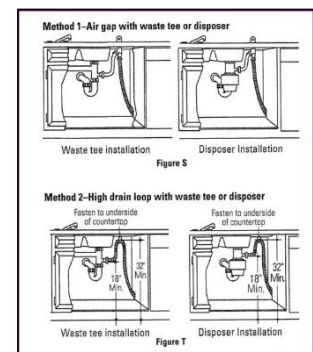
2.1. The dishwasher does not have a high loop installed. An example of a high loop has been included.

2.2. The grease trap on the microwave should be cleaned.



No high loop

clean grease trap



Example of a high loop

# Interior Areas

The inspector shall inspect: a representative number of doors and windows by opening and closing them; a representable number of electrical outlets; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, and guards and handrails.

Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Interior Rooms

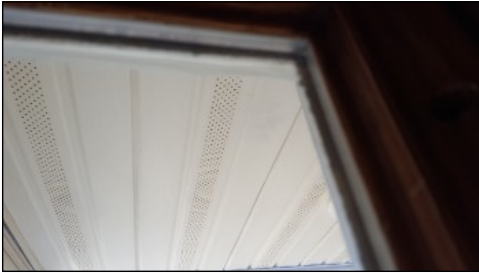


## 2. Interior Room Condition

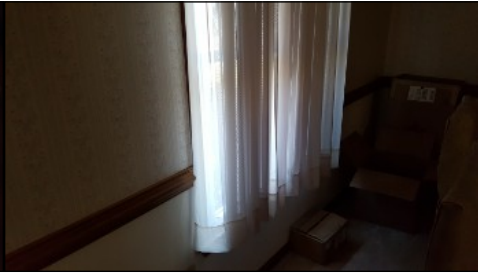
2.1. The window in the dinning room would not stay up on it's own. This could be a concern with emergency egress.

2.2. There were some stains present on the ceiling under the skylight. These leaks may have been from an old skylight before the new roof was installed.

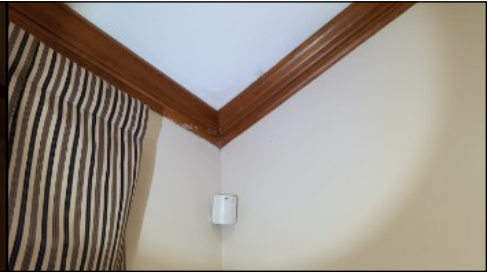
2.3. The frog had numerous cracks at the drywall seams. This may have due to installation practices in this room.



tempered glass



window won't stay up



water stain



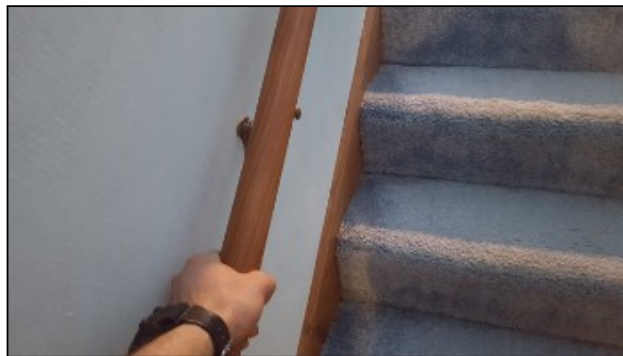
water stain



cracking at the seams

### 3. Stairs & Handrail

3.1. The handrail is loose and should be resecured to the wall.



### 4. Fireplace

Family Room

4.1. Have a professional chimney sweep evaluate the gas fireplace prior to closing. The gas line was off to the unit and it may be due to some concerns with the unit. Please note that the damper does not have a clamp to keep it partially open. This is done to prevent the damper from remaining closed and CO to back up into the home.



gas valve is shut off

ignitor



No clamp installed

## 5. Laundry

5.1. The laundry was located in the hall

5.2. The dryer vent may need to be cleaned. There was some lint trapped on the outside vent.

5.3. The main water and the hose bib shut offs is located in the laundry room.



main water shut off

# Bedrooms

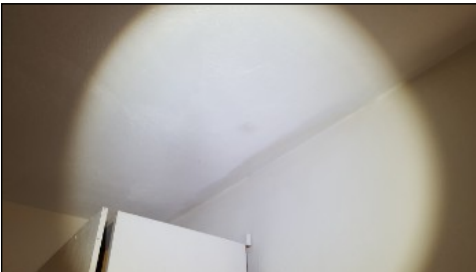
The inspector shall inspect: a representative number of doors and windows by opening and closing them; floors, walls and ceilings; a representable number of electrical outlets. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Bedrooms



## 2. Bedroom Condition

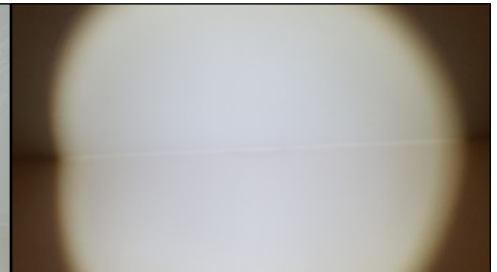
2.1. MONITOR: There are some water stains noted in the ceiling of two of the bedrooms. These did not appear to be active leaks. Monitor that these areas don't become worse.



Water stains



nail pop

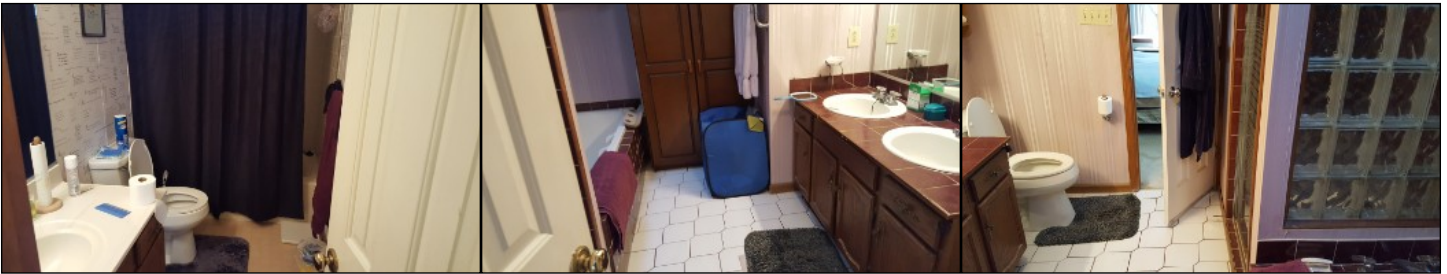


water stain in bedroom across  
from hall bath

# Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to them being within the walls or under the flooring.

## 1. Bathrooms



## 2. Bathroom Condition

2.1. The two toilets are slightly rocking. This condition can cause the wax seal to fail and leak. No signs were noted in the crawlspace at this time.

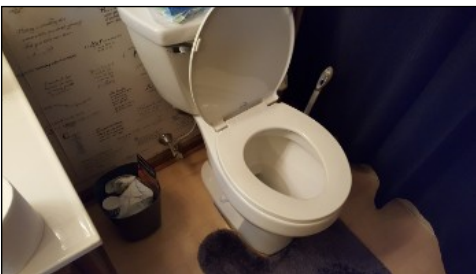
2.2. The vent fan in the hall bath was noisy and may be an indication of failure in the near future.

2.3. Water is leaking through the cold water valve when the hot water side was turned on. The stems may need to be replaced.

2.4. The sinks in the master bath have some pitting and the right sink does not have a stopper.

2.5. There is a small leak at one of the connections for the master bath shower head.

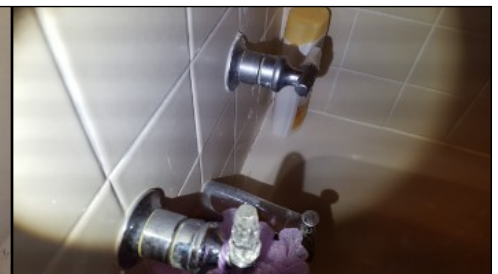
2.6. There is a slow leak in the right drain of the master bath. This has caused some deterioration to the bathroom vanity.



toilet slightly rocking



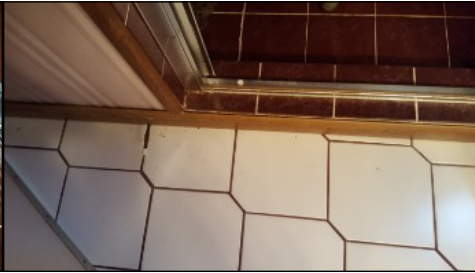
fan is noisy



leaking through cold water stem



leaking



trim is loose



pitting in the sinks



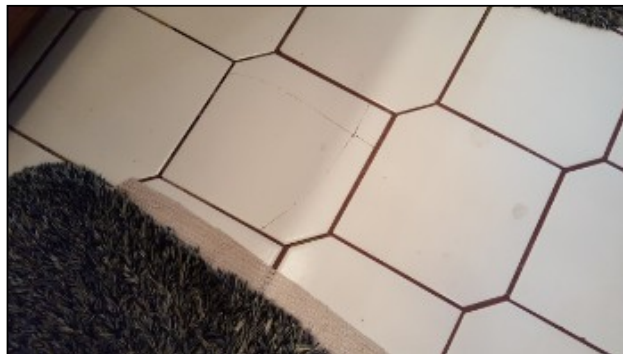
slow leak



Deteriorarion



toilet slightly rocking



Cracks in the tile

# Smoke & CO Detector

The [NFPA 72, National Fire Alarm and Signaling Code](#), has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. (Additional smoke alarms are required for larger homes.) Homes built to earlier standards often don't meet these minimum requirements. Homeowners and enforcement authorities should recognize that detection needs have changed over the years and take proactive steps make sure that every home has a sufficient complement of smoke alarms.

## 1. Smoke and CO Detector

1.1. The newer style smoke detector in the hallway tested properly. Recommend adding more to the property. Combination detectors can be installed to protect for the gas appliances.



# Electrical

The inspector shall describe: the main service disconnects amperage rating, if labeled; and the type of wiring observed. The inspector shall inspect: the service drop; the overhead service conductors and attachment point; the service head, gooseneck and drip loops; the service mast, service conduit and raceway; the electric meter and base; service entrance conductors; the main service disconnect; panel boards and over current protection devices (circuit breakers and fuses); service grounding and bonding; a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and smoke and carbon-monoxide detectors.

**I am not a professional electrician. All issues or concerns listed in this section should be evaluated and repaired by a qualified, licensed electrician.**

## 1. Electrical Panel

Main Location:  
Panel box located in garage.



## 2. Main Amp Capacity

150 amp

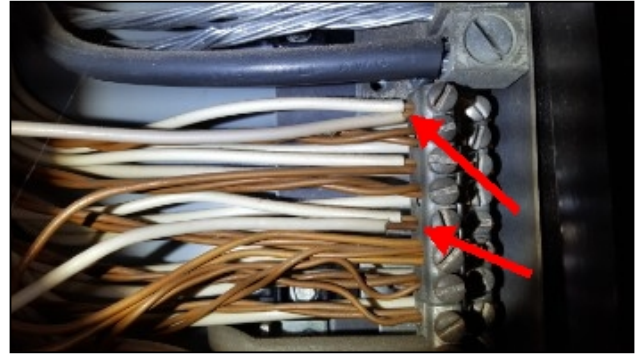


## 3. Service Panel Condition

Missing bushing at the knockout to protect wiring.  
Neutral wires should always terminate on individual lugs of the busbar. Grounds can share a lug.



missing bushing



neutrals should be on individual lugs

# Heat/AC

The inspector shall describe: the location of the thermostat for the HVAC system; the energy source; and the heating and cooling methods. The inspector shall inspect: the HVAC system, using normal operating controls.

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality. The inspector will usually test the heating and air conditioner using the thermostat or other controls. It is recommended that the HVAC system be serviced and cleaned annually. **For a more thorough investigation of the system or service please contact a licensed HVAC service person.**

## 1. Heater Condition

Location:

The furnace is located in the attic

Gas fired forced hot air.

1.1. Brand: Goodman  
Model# GMH950703BXAC  
Serial # 0810044592  
Approximate age: 10 YEARS

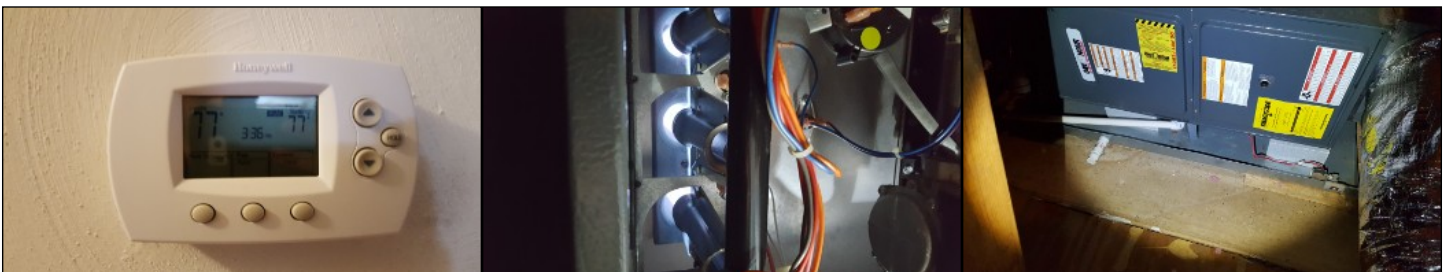
This is a high efficiency unit.

1.2. Most of the filters in the home were dirty and needed to be replaced.



dirty filters

system may need a cleaning



## 2. AC Compress Condition

Electric

The compressor is located on the exterior grounds.

2.1. Brand: Goodman  
Model# GSC140361AE  
Serial # 0807745784  
Approximate age: 10 YEARS

2.2. The condensation lines should be diverted away from the foundation.



should divert away

# Water Heater

The inspector shall describe: whether the water supply is public or private based upon observed evidence; the location of the main water supply shutoff valve; the location of the main fuel supply shutoff valve; the location of any observed fuel storage system; and the capacity of the water heating equipment, if labeled. The inspector shall inspect: the main water supply shutoff valve; the main fuel supply shutoff valve; the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; all sinks, tubs and showers for functional drainage; the drain, waste and vent system; and drainage sump pumps with accessible floats.

## 1. Water Heater Condition

Gas

The heater is located in the laundry room.

1.1. Brand: State Select

Gallons: 50

Approximate age: 4 years

1.2. yellow corrugated stainless steel tubing (CSSI). Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia.

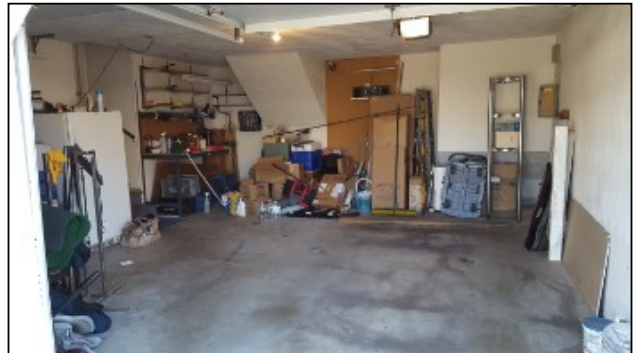


# Garage

The inspector shall describe: a garage vehicle door as manually operated or installed with a garage door opener. The inspector shall inspect: garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

## 1. Roof and Exterior

### 1.1. Same as the rest of the home



## 2. Garage Condition

2.1. Some of the trim around the garage door is buckling. I recommend that this trim be cut to leave a half inch gap from the concrete. The gap can then be caulked. This can prevent any wood behind the trim from wicking up moisture.

2.2. There was some moisture and bio-growth found on the back wall of the garage. Though no leaks were noticed this may be coming from behind the hot water heater. The wall may need to be exposed in order to properly evaluate and repair the area.



trim buckling



moisture and bi-growth

# Pool

I am not a pool expert, but I will perform the pool and spa inspection to the best of my abilities. Please note that some insurance companies will not insure the property due to condition with or around the pool (Such as diving boards). Check with your insurance company for details. **Any repairs made should be performed by a qualified and professional Pool Technician.**

## 1. Deck

1.1. There was a crack at the ladder anchor and the diving board anchor. This is pretty common as these areas are often stressed.

1.2. The coping was pulling away in one of the areas closest to the home. This section still felt solid.

1.3. Please note that some insurance companies will not offer a policy until a diving board is removed due to liability reasons. Please check with your insurance company.



crack at ladder anchor



Diving board



coping loose

## 2. Liner and Safety Cover

2.1. The pool has a vinyl liner.

2.2. SAFETY CONCERN: The pool does not have a safety cover. Please note that a safety cover is highly recommended.

2.3. The water level in the pool was low and the skimmer had to be closed in order for the pool to run. The seller disclosed that the water drains to this level every year. Recommend a qualified pool technician evaluate and make repairs as needed. Please note that this type of work may need to go to a leak detection company.



## 3. Pump Types

3.1. The pool pump was a PH Motors 1 HP single speed motor.



turns of skimmer



turns off bottom drain

#### 4. Filter and Cleaning System

4.1. There is a sand filter installed. A sand filter is easily maintained with only the need to replace the sand after an average of 3 to 5 years with normal use. When the pool pressure will no longer drop even after constant backwashing you can usually guess that it is time to change out the sand.

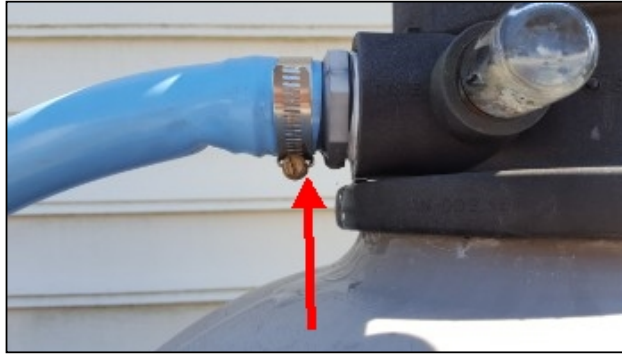
4.2. The filter gauge is broken and will need to be replaced.

4.3. There were two leaks noticed as the pool was running. The o-ring at the bottom of the 6-way valve was leaking. The 6 way valve gasket is also damaged. When the system was in recirculate the water was coming out of the waste port. Recommend having a pool technician make repairs as necessary.



Broken gauge

possible leak at 6 way valve



6 way gasket leaking

## 5. Skimmer and Bottom Drain



## 6. Chlorination System

6.1. The chlorination system for the pool is a chlorinator. The chlorinator gets filled with chlorine tablets that slowly dissolve into the water supplying chlorine to the pool. The chlorinator will have a valve in order to gauge the amount chlorine that goes into the pool. The chlorinator should be installed on the discharge side of the filter to protect it's components.

## 7. Electrical

7.1. There is a timer installed for the pool pump. Please note that the timer was making noise even when it was in the off position. The timer may need to be repaired or replaced.



timer is noisy

## Glossary

Term	Definition
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.