

# 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 Ememaker

**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.**

<b>Roof</b>		
Page 11 Item: 5	Gutter	5.2. As pictured the gutter in the front of the porch roof was not well secured to the fascia. It is not able to drain properly. The roof is also not hanging over the gutter and water is running behind the wrap. There is wood deterioration behind the trim. This is what is causing the water marks on the posts. A qualified roofer should evaluate and repair as necessary.
<b>Foundation</b>		
Page 14 Item: 2	Condition	2.2. There are some signs of WDO damage in the crawlspace. Some of this has already been sistered and repaired. As pictured there are still a couple boards that will need to be repaired. Please note that the crawlspace does not have proper vent openings through out the crawlspace. Recommend having a foundation expert evaluate and install vents as necessary.  2.3. SAFETY CONCERN: All wire junctions should be done in a closed junction box. There was one wire splice noted about 6-8 ft in from the crawlspace opening.
<b>Kitchen</b>		
Page 16 Item: 1	Condition	1.3. SAFETY CONCERN: The outlet near the kitchen sink is not <b>GFCI</b> protected. Though this is common in older homes I recommend adding a GFCI for safety.
<b>Interior Areas</b>		
Page 17 Item: 2	Interior Room Condition	2.4. One of the windows in the mud room had a cracked window pane. This is causing condensation between the glazing.
<b>Bedrooms</b>		
Page 19 Item: 2	Bedroom Condition	2.2. A window in two of the bedrooms have possible failed seals. Condensation is noted in between the pains. A lot of these concerns are aesthetic.
<b>Bathrooms</b>		
Page 20 Item: 2	Bathroom Condition	2.2. The two sinks in the hall bath are slow to drain. These two drains are not appropriate. One of the sinks has an S-trap. The other sink did not have a P-trap at all. Recommend a qualified plumber evaluate and add P-traps to these sinks.
<b>Water Heater</b>		
Page 27 Item: 1	Water Heater Condition	1.2. The hot water heater was off at the disconnect. Please ensure at the final walk through that there is hot water at a fixture.

# Inspection Details

**1. Inspection Time**

Inspection was started at 9 am

**2. Attendance**

Client present

Buyer Agent present

**3. Home Type**

Single Family Home

**4. Year Built**

Built in 1906 and is 112 years old

**5. Occupancy**

Property is vacant

**6. Square Footage**

2088 Sq Ft

**7. Temperature**

38 degrees

**8. Weather Condition**

Overcast

**9. Recent Rain**

Yes

**10. Main Water Shutoff**

Not tagged or located. Ask the home owner of it's location

May need to be shutoff at the curb. Please note this needs a special tool found at any hardware store

# 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. At the time of the inspection there was no major discrepancies or concerns found with this system.

2.2. Some minor siding concerns were noted. There were a few sections that were unsecured. There are products out there that are used to be able to secure the tops to the j-channel.



loose piece

Small gap

Siding needs to be secured

## 3. Fascia and Soffit

3.1. All the components of the eaves appeared to be in serviceable condition at the time of the inspection.

3.2. Vinyl soffit vents were not installed 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.

## 4. Exterior Doors

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



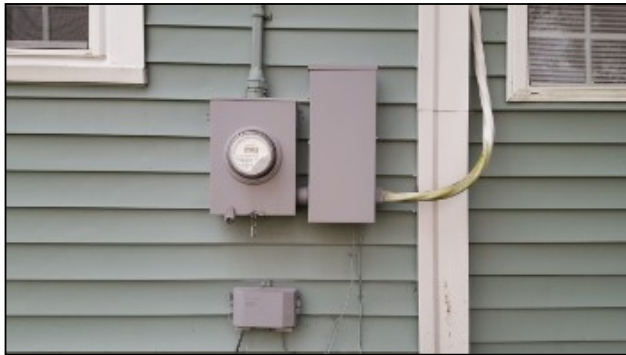
**5. Window and Screen Condition**

5.1. There were some windows in other sections noting damage. See those sections for details on the concerns.

**6. Grounds Electrical**

6.1. The service entrance to the home is through overhead wires.

6.2. The larger flood on the right side of the property is missing a bulb.



missing bulb

**7. GFCI**

7.1. **GFCI** receptacles are in good condition and operated when tested



Operated when tested

# 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 decent shape. One concern with the driveway is the spalling on the surface. This could have been from the freezing temperatures and snow we recently had. Salt can make this condition worse during freezes. These may need to be sealed to prevent future damage from freezing.



Spalling

## 2. Porch Condition

2.1. There are some water stains noted at the tops of the posts. See roofing section for concerns.



Water stains

## 3. Patio and Deck Condition

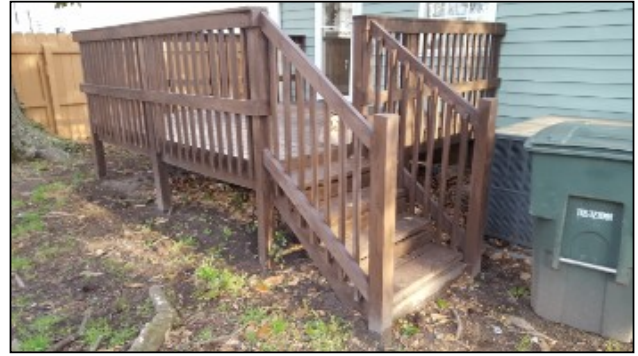
3.1. Appeared functional at time of inspection.

3.2. There was some wood rot around the opening in the crawl space.





Wood rot



**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**

Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

There were many roots found against the foundation wall. There was no visible damage at the time of the inspection.



numerous roots



negative grade

**6. Main Gas Valve Condition**

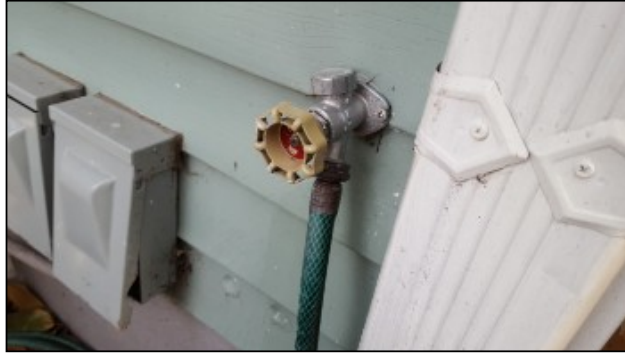
Bravo side

6.1. Meter located at exterior. No gas appliances were found in the home.



## 7. Hose Bibs

7.1. There was an anti-syphon valve on the hose bibs. Anti-syphon valves are used as a vacuum breaker to prevent cross contamination.



not secure

# 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 Hip style roof on the property



## 2. Roof Penetrations

2.1. The roof penetrations were in good condition at the time of inspection. The plumbing stack had some caulk that was cracking which can allow for water intrusion into the attic. Recommend having a qualified professional caulk the penetration.



cracking caulk

## 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**

Roof was visually inspected from the roof itself.

The roof had asphalt shingles

4.1. Exposed nails on roofing material. Recommend sealing all fastener heads.



exposed nails

**5. Gutter**

5.1. There were numerous downspouts missing from the porch gutters.

5.2. As pictured the gutter in the front of the porch roof was not well secured to the fascia. It is not able to drain properly. The roof is also not hanging over the gutter and water is running behind the wrap. There is wood deterioration behind the trim. This is what is causing the water marks on the posts. A qualified roofer should evaluate and repair as necessary.



leaking gutter cap

missing downspouts



Wood deterioration

# 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. There was some minor water stains from previous leaks. All of these locations were dry at the time of inspection.

1.2. The roof is constructed of wood rafters



## 2. Attic Condition

Unfinished fiberglass batts noted.

2.1. No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.

2.2. There were also a couple small areas that are uninsulated. As we spoke at the property the can lights would not to be covered before installation could be placed over top.



Non ic rated

missing insulation

# 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. Some of the insulation is falling in the crawlspace. This may be due to condensation weighing them down.

2.2. There are some signs of WDO damage in the crawlspace. Some of this has already been sistered and repaired. As pictured there are still a couple boards that will need to be repaired. Please note that the crawlspace does not have proper vent openings through out the crawlspace. Recommend having a foundation expert evaluate and install vents as necessary.

2.3. SAFETY CONCERN: All wire junctions should be done in a closed junction box. There was one wire splice noted about 6-8 ft in from the crawlspace opening.



Previous WDO damage

Some fallen insulation

Some bio growth



WDO damage



Splices should be done in a junction box



No vents

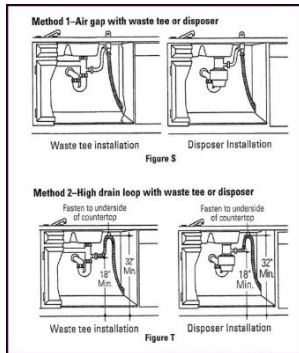


# Kitchen

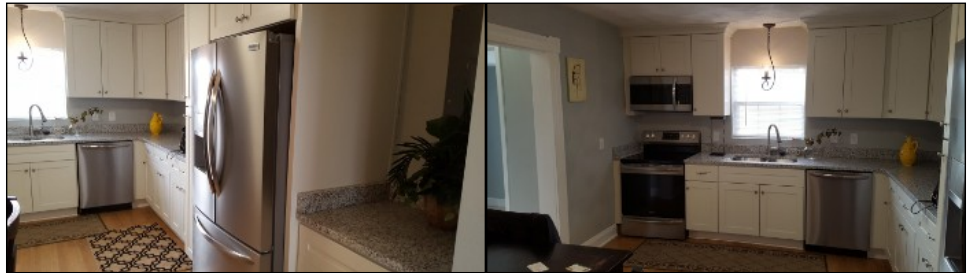
Ensure that all the appliances requested in the contract are still available and operational at the final walk-through. It is not a requirement that I check the appliances in a home, but as a courtesy I will test them to the best of my ability. This in no way can be used as a guarantee of the full performance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

## 1. Condition

- 1.1. The window in the kitchen has a chip in it. This may be from a lawn mower.
- 1.2. The dishwasher drain does not have a high loop installed. An example of a high loop has been added.
- 1.3. **SAFETY CONCERN:** The outlet near the kitchen sink is not GFCI protected. Though this is common in older homes I recommend adding a GFCI for safety.



Example of high loop



Chip in the window



Missing high loop



Not GFCI protected

## 2. Appliances

2.1. Pictured are the appliance that were available at the time of inspection. The appliances in the kitchen were new.

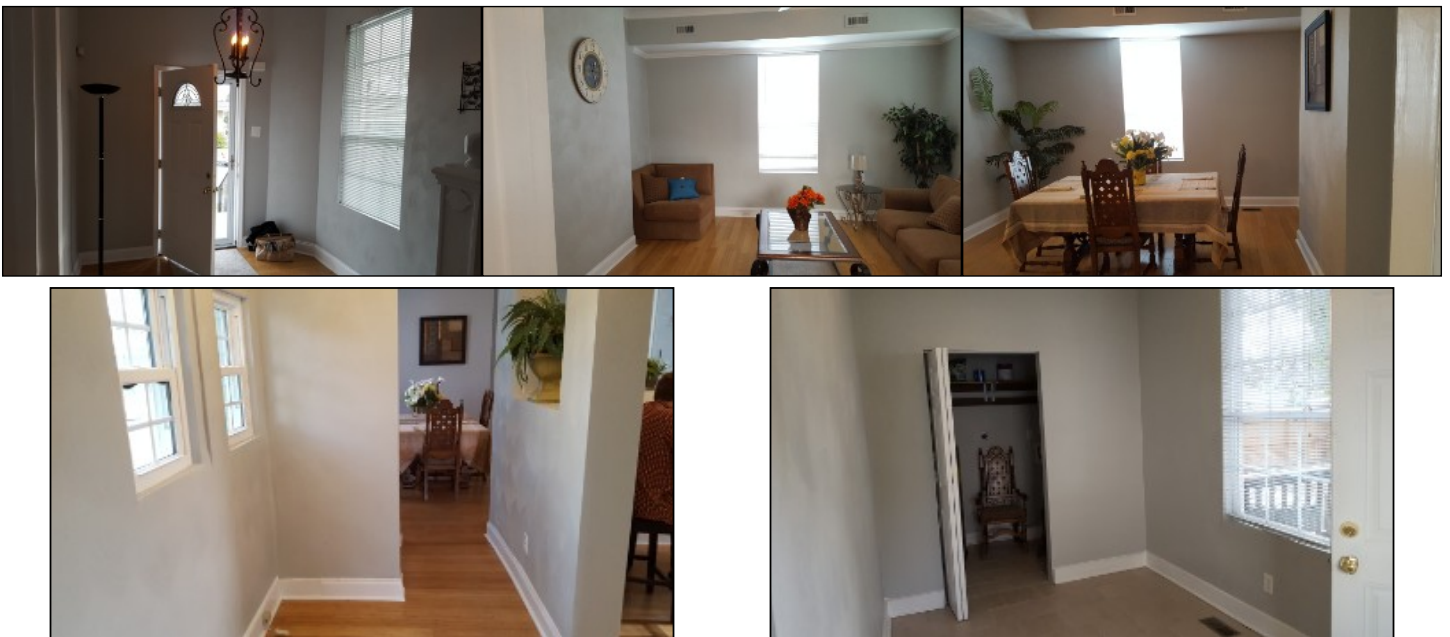


# Interior Areas

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. There were some previous repairs performed on ceilings in the home. However, there were no visible signs of leaks at the ceiling.

2.2. A couple of the tiles leading to the laundry room are cracking. This is probably due to flexing within the subfloor.

2.3. As typical with some older homes there is some uneven floors noticed through out the home. There did not appear to be any structural concerns with the home.

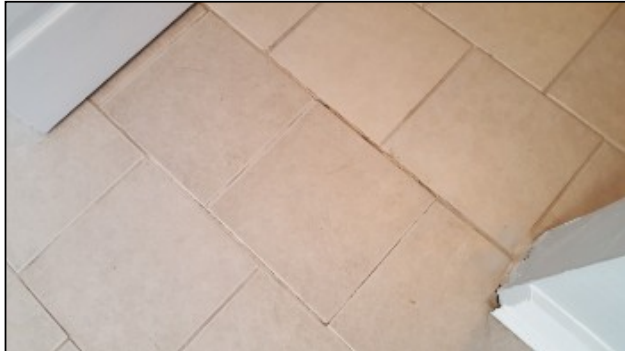
2.4. One of the windows in the mud room had a cracked window pane. This is causing condensation between the glazing.



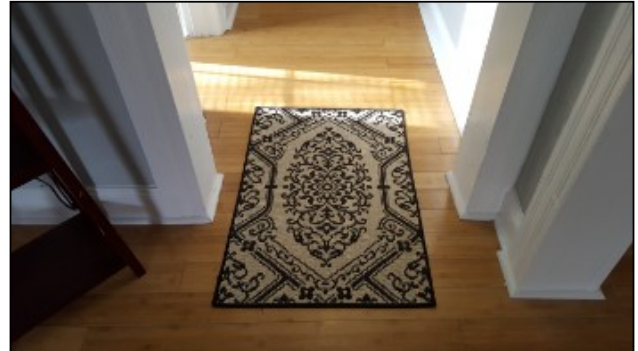
Previous repair in living room

Previous repairs in dining room.

Crack glazing



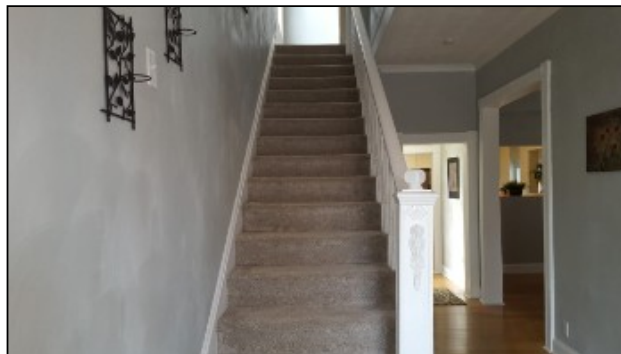
Cracked tiles



low spot in the floor

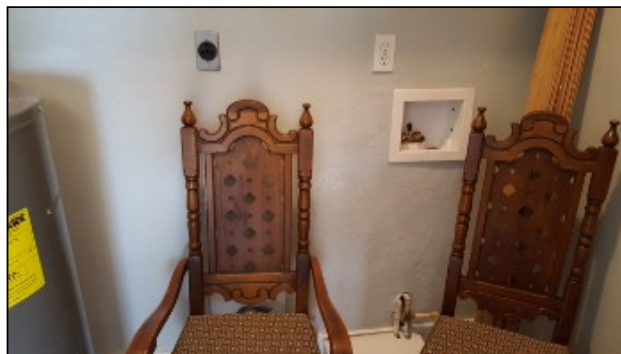
### 3. Stairs & Handrail

3.1. There were no concerns found with the stairs.



### 4. Laundry

4.1. The laundry was located in the utility room of the addition.



laundry room

# 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. There were a couple of open ground receptacles in the bedrooms.
- 2.2. A window in two of the bedrooms have possible failed seals. Condensation is noted in between the pains. A lot of these concerns are aesthetic.



open ground



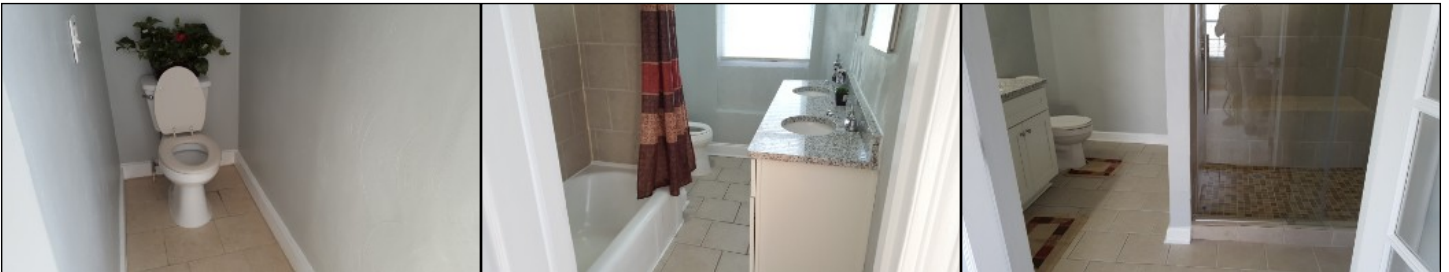
failed seal



# 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.

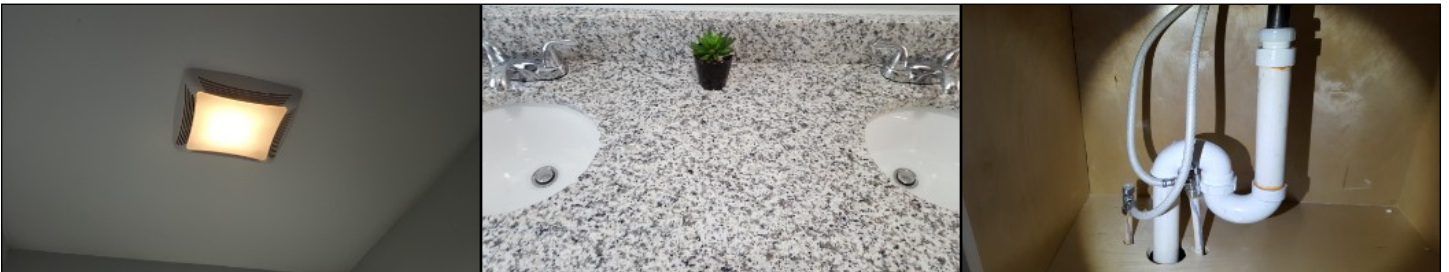
## 1. Bathrooms



## 2. Bathroom Condition

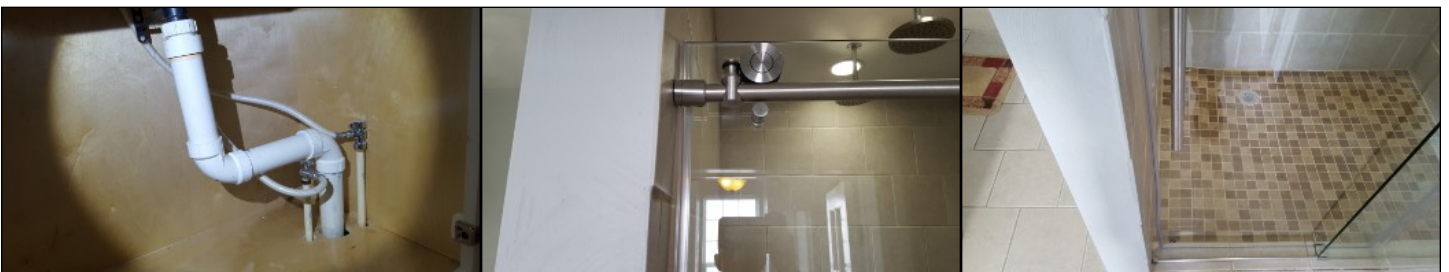
2.1. There are some cracks to the grout in the master shower. These cracks need to be caulked where the wall tiles meet the floor. This will prevent water intrusion behind the tiles.

2.2. The two sinks in the hall bath are slow to drain. These two drains are not appropriate. One of the sinks has an S-trap. The other sink did not have a P-trap at all. Recommend a qualified plumber evaluate and add P-traps to these sinks.



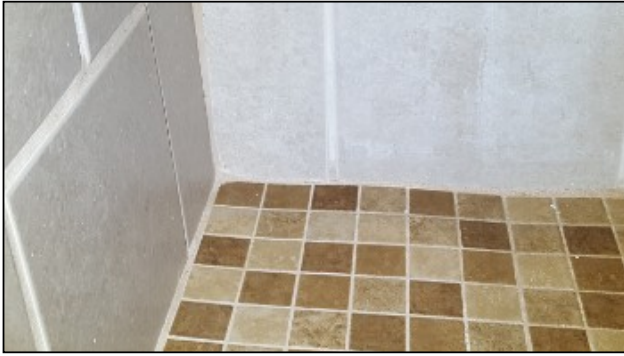
Both slow to drain

S trap

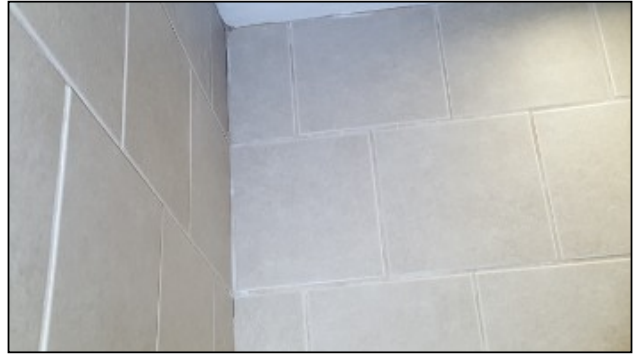


No trap at all

Out of plumb



Cracked grout



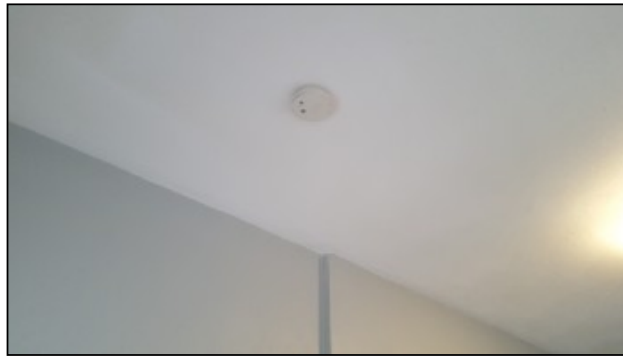
Cracked grout

# 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. SAFETY CONCERN: There were numerous smoke detectors located in the property. However, these did not operate when tested. Removed one of the smoke detectors and noticed there was not a battery installed. Batteries need to be installed for these detectors.



# 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



## 2. Main Amp Capacity

200 amp



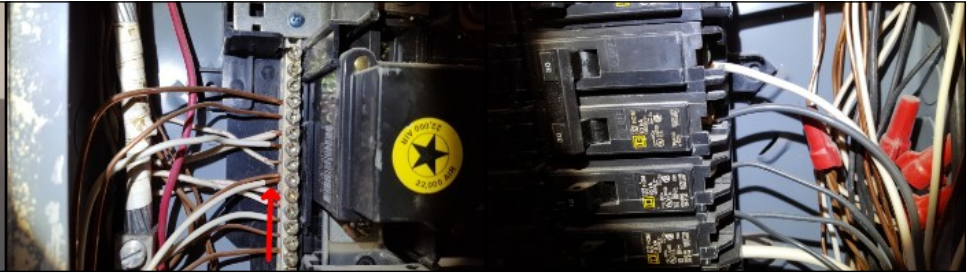
## 3. Service Panel Condition

There were some minor concerns noted with the service panel. When a white wire is used as a hot conductor it should be taped inside the panel. Also, when neutrals terminate in the busbar they must terminate on their own lug. This is a minor concern, but should still be corrected.



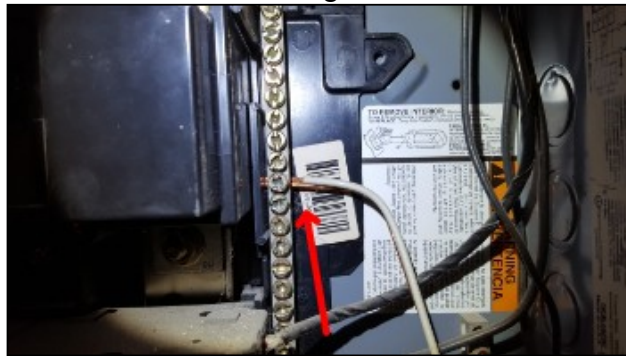


Missing screw



neutral should be on separate lug

White wire should be marked when used as hot wire



# 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

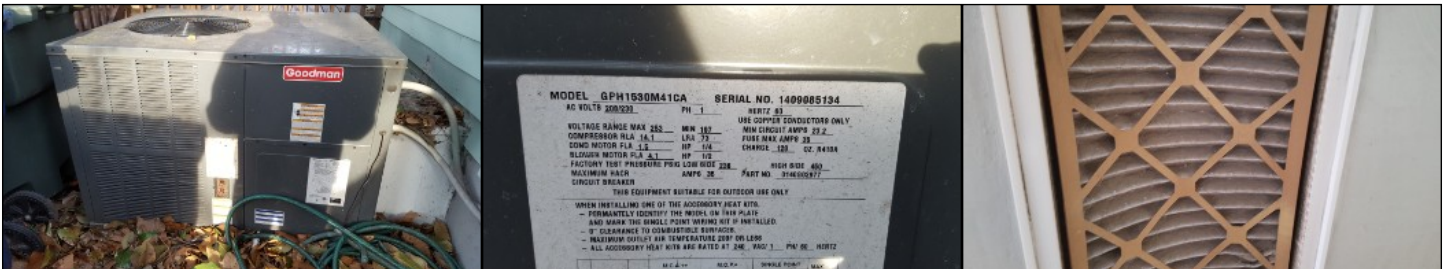
Location:

The furnace is located in the attic

Electric forced hot air.

1.1. Brand: Goodman  
 Model# GPH1530M41CA  
 Serial # 1409085134  
 Approximate age: 4 YEARS

1.2. Brand: Goodman  
 Model# ARUF24B14CA  
 Serial # 1410325372  
 Approximate age: 4 YEARS



need replacement soon





**2. AC Compress Condition**

Electric

The compressor is located on the exterior grounds.

2.1. Brand: Goodman  
 Model# SSZ140241AL  
 Serial # 1402278271  
 Approximate age: 4 YEARS

2.2. Appeared functional at the time of inspection. The insulation for the suction line is deteriorating. The insulation will need to be replaced in the near future.



insulation deteriorating



# 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.

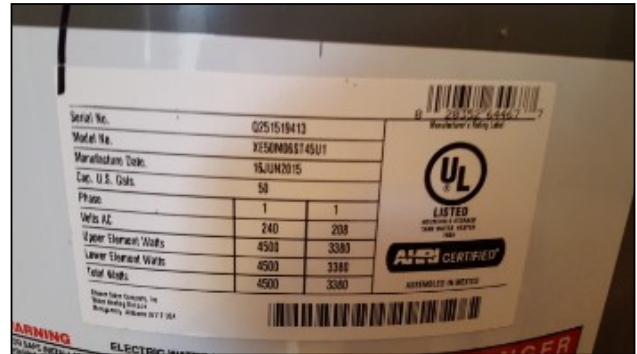
## 1. Water Heater Condition

Electric

The heater is located in the laundry room.

1.1. Brand: Rheem  
 Model# XE50M06ST45U1  
 Serial # Q251519413  
 Gallons: 50  
 Approximate age: 3 Years

1.2. The hot water heater was off at the disconnect. Please ensure at the final walk through that there is hot water at a fixture.



## Glossary

<b>Term</b>	<b>Definition</b>
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.