

# Gaddy Home Inspection

18:56 August 26, 2009

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 6337 New Pines Drive



City Gloucester State VA Zip  
Contact Name Cheri Nice  
Phone 804-815-1936 Fax

### Client Information

Client Name Bob Jourdan  
Client Address  
City State Zip  
Phone Fax

### Inspection Company

Inspector Name David W. Hutcheson  
Company Name Gaddy Home Inspection  
Company Address 60 Algonquin Rd.  
City Hampton State VA Zip 23661  
Phone Gaddy Home Inspections Fax  
Amount Received \$ 250.00

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 2003 Entrance Faces Southeast  
Inspection Date 08/26/2009  
Start Time 0830 End Time 1115  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 79-90

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## General Information (Continued)

Weather Sunny Soil Conditions Dry  
 Space Below Grade Crawl Space  
 Building Type Single family Garage  
 Sewage Disposal Septic How Verified Agent  
 Water Source Well How Verified Agent

## Lots and Grounds

- |    | A                                   | NP                                  | NI                       | M                                   | D                        |   |
|----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Driveway: Gravel and concrete   |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Walks: Concrete   |
| 3. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Brick Missing handrails;<br>Center column removed on front porch  |
| 4. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Porch:  |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Patio: Concrete   |
| 6. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Deck:   |
| 7. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Balcony:  |
| 8. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grading: Negative slope against foundation.<br>Moisture directed towards crawlspace<br>access. Moisture pooling around AC unit. |



- |     |                                     |                                     |                          |                          |                          |                           |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---------------------------|
| 9.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Swale:                    |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetation:               |
| 11. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Wells:             |
| 12. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Retaining Walls:          |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement Stairwell:       |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement Stairwell Drain: |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Surface Drain:   |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fences: Chain link        |
| 17. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lawn Sprinklers:          |

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## Exterior Surface and Components

A NP NI M D

Main covering Exterior Surface

1.      Type: Vinyl siding Siding loose above rear patio door.

Marginal: Several small areas of damage or holes in rear and right end siding



2.      Trim: Aluminum, vinyl, and wood  
3.      Fascia: Aluminum and wood  
4.      Soffits: Vinyl  
5.      Door Bell: Hard wired  
6.      Entry Doors: Metal and wood  
7.      Patio Door: Vinyl sliding Screen frame bent on patio door  
8.      Windows: Vinyl single hung  
9.      Storm Windows:  
10.      Window Screens: Screen frame bent in front left window; Screen missing in kitchen window;  
11.      Basement Windows:  
12.      Exterior Lighting: Globe missing on rear porch light  
13.      Exterior Electric Outlets:  
14.      Hose Bibs: Vent leaking on rear faucet



15.      Gas Meter:

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## Roof

A NP NI M D

Main Roof Surface

1. Method of Inspection: Ground level and ladder at eaves
2.  Unable to Inspect:
3.  Material: Asphalt shingle
4. Type: Gable
5. Approximate Age: 2003
6.  Flashing:
7.  Valleys:
8.  Skylights:
9.  Plumbing Vents: PVC Monitor collars on plumbing vent flashings for splitting



10.  Electrical Mast:
11.  Gutters: Aluminum
12.  Downspouts: Aluminum Shoe missing on rear left downspout



13.  Leader/Extension:  
Chimney
14.  Chimney:
15.  Flue/Flue Cap:
16.  Chimney Flashing:

## Garage/Carport

A NP NI M D

Front Garage

1. Type of Structure: Attached Car Spaces: 1
2.      Garage Doors: Insulated aluminum Top panel is bent and cracked on garage door.



3.      Door Operation: Mechanized
4.      Door Opener: Craftsman Reecommend adjusting height of safety sensors
5.      Exterior Surface: Vinyl siding
6.      Roof: Asphalt shingle
7.      Service Doors: Metal and wood
8.      Ceiling: Sheetrock
9.      Walls: Sheetrock Limited access due to storage
10.      Floor/Foundation: Poured slab Limited access due to storage



11.      Hose Bibs:
12.      Electrical:
13.      Smoke Detector:
14.      Heating:
15.      Windows:

## Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2.      Service: Aluminum
3.      120 VAC Branch Circuits: Copper
4.      240 VAC Branch Circuits: Copper and stranded copper
5.      Aluminum Wiring: Present in 220 volt wiring only
6.      Conductor Type: Romex
7.      Ground: Plumbing and rod in ground

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## Electrical (Continued)

8.      Smoke Detectors: Hard wired  
Utility room Electric Panel \_\_\_\_\_
9.      Manufacturer: Cutler-Hammer
10. Maximum Capacity: 200 Amps
11.      Main Breaker Size: 200 Amps
12.      Breakers:
13.      Fuses:
14.      AFCI:
15.      GFCI: Exterior, garage, kitchen, and bathroom
16. Is the panel bonded?  Yes  No

## Structure

- |     | A                                   | NP                                  | NI                       | M                        | D                        |                               |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame    |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Block             |
| 3.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Differential Movement:        |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Sistered 2x10 material |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Frame          |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: 2x8           |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: Block piers      |
| 8.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab:                   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails:             |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: Strand board        |

## Attic

- |                                | A                                   | NP                                  | NI                                  | M                        | D                        |                                     |
|--------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Main and kneewalls Attic _____ |                                     |                                     |                                     |                          |                          |                                     |
| 1.                             |                                     |                                     |                                     |                          |                          | Method of Inspection: In the attic  |
| 2.                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unable to Inspect: 10%              |
| 3.                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Roof Framing: 2x4 Truss             |
| 4.                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Sheathing: Strand board             |
| 5.                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Ridge and soffit vents |
| 6.                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: Fiberglass              |
| 7.                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Insulation Depth: 8"-10"            |
| 8.                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Vapor Barrier:                      |
| 9.                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Attic Fan:                          |
| 10.                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | House Fan:                          |
| 11.                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Wiring/Lighting:                    |
| 12.                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Penetration:               |
| 13.                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Bathroom Fan Venting: Electric fan  |



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## Crawl Space

A NP NI M D

Main Crawl Space

1. Method of Inspection: In the crawl space
2.  Unable to Inspect:
3.  Access: Metal door Door and frame are rusted
4.  Moisture Penetration: Yes Intermittent moisture penetration
5. Moisture Location: Perimeter
6.  Moisture Barrier:
7.  Ventilation: Vents Louvers detached in several front and rear vents
8.  Insulation: Fiberglass
9.  Vapor Barrier: Plastic
10.  Sump Pump:
11.  Electrical:

## Air Conditioning

A NP NI M D

Rear of house AC System

1.  A/C System Operation: Appears serviceable
2.  Condensate Removal: PVC Insulation omitted on condensate drain trap in attic. Dripping on plywood noted.
3.  Exterior Unit: Pad mounted Unit not level



4. Manufacturer: Rheem
5. Area Served: Whole house Approximate Age: 2003
6. Fuel Type: 220 VAC Temperature Differential: 62-80 degrees
7. Type: Heat pump Capacity: 3 Ton
8.  Visible Coil:
9.  Refrigerant Lines:
10.  Electrical Disconnect: Pull type

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## Air Conditioning (Continued)

11.      Exposed Ductwork:  
12.      Blower Fan/Filters:  
13.      Thermostats:

## Fireplace/Wood Stove

A NP NI M D

Living Room Fireplace

1.      Freestanding Stove:  
2.      Fireplace Construction: Prefab Gas cut off valve is not accessible. Further evaluation required by a qualified contractor. Gas logs inoperable at inspection.  
3. Type: Gas log  
4.      Fireplace Insert:  
5.      Smoke Chamber:  
6.      Flue:  
7.      Damper:  
8.      Hearth: Flush mounted

## Heating System

A NP NI M D

Attic Heating System

1.      Heating System Operation: Not operated in the heating mode due to ambient temperature.  
2. Manufacturer: Rheem  
3. Type: Heat pump Capacity: 36,000 btu  
4. Area Served: Whole house Approximate Age: 2003  
5. Fuel Type: Electric  
6.      Heat Exchanger:  
7.      Blower Fan/Filter: Direct drive with disposable filter in return vent  
8.      Distribution: Metal and insulflex duct  
9.      Circulator:  
10.      Draft Control:  
11.      Flue Pipe:  
12.      Controls:  
13.      Devices:  
14.      Humidifier:  
15.      Thermostats:  
16.      Fuel Tank: Propane tank  
17. Tank Location: Left of house  
18. Suspected Asbestos: No



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## Plumbing

	A	NP	NI	M	D
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Service Line: PVC

Main Water Shutoff: Crawlspace

Water Lines:

Drain Pipes: **Septic alarm is set on silent but sounds continuously when set on horn.**

**Leaking at master bathroom shower drain into crawlspace ... framing wet. Further evaluation required by a qualified contractor.**



5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Service Caps: Accessible

Vent Pipes: PVC

Gas Service Lines: Copper

### Utility Room Water Heater

8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water Heater Operation: Functional at time of inspection

Manufacturer: Bradford-White

Type: Electric Capacity: 50 Gal.

Approximate Age: Z 2003 Area Served: Whole house

Flue Pipe:

TPRV and Drain Tube: Copper

## Bathroom

	A	NP	NI	M	D
--	---	----	----	---	---

### Master Bathroom

1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Closet:

Ceiling: Sheetrock **Ceiling repairs incomplete**

Walls: Sheetrock Paint peeling on wall below tub spigot

Floor: Vinyl floor covering

Doors: Hollow core

Windows:

Electrical: 110 VAC GFCI and GFCI protected

Counter/Cabinet:

Sink/Basin: Molded dual bowl

Faucets/Traps: **Right basin drain is sluggish**

Tub/Surround:

Shower/Surround:

Spa Tub/Surround:

Toilets:

HVAC Source: Air exchange ventilation

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## Bathroom (Continued)

16.      Ventilation: Electric ventilation fan **Cover missing on exhaust fan**
- Hall Bathroom
17.      Closet:
18.      Ceiling: Sheetrock
19.      Walls: Sheetrock
20.      Floor: Vinyl floor covering Floor shows evidence of previous water penetration/stains
21.      Doors: Hollow core
22.      Windows:
23.      Electrical: GFCI protected
24.      Counter/Cabinet:
25.      Sink/Basin: Molded single bowl
26.      Faucets/Traps:
27.      Tub/Surround:
28.      Shower/Surround:
29.      Spa Tub/Surround:
30.      Toilets: **The toilet is loose at the floor / rocks**
31.      HVAC Source: Air exchange ventilation
32.      Ventilation: Electric ventilation fan

## Kitchen

A NP NI M D

### Rear Kitchen

1.      Cooking Appliances: Kenmore
2.      Ventilator: Kenmore
3.      Disposal:
4.      Dishwasher: Kenmore
5. Air Gap Present?  Yes  No
6.      Trash Compactor:
7.      Refrigerator: Whirlpool
8.      Microwave: Kenmore
9.      Sink: Stainless Steel
10.      Electrical: 110 VAC GFCI and GFCI protected
11.      Plumbing/Fixtures:
12.      Counter Tops: Laminate
13.      Cabinets: Wood and composite
14.      Pantry: Small
15.      Ceiling: Sheetrock
16.      Walls: Sheetrock
17.      Floor: Vinyl floor covering
18.      Doors: Hollow core
19.      Windows: Screws missing on latches
20.      HVAC Source: Air exchange ventilation

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## Bedroom

A NP NI M D

### 1st Floor Master Bedroom

1.      Closet: Walk In  
2.      Ceiling: Sheetrock Ceiling damaged in rear right corner. Hole open to ceiling.



3.      Walls: Sheetrock  
4.      Floor: Carpet  
5.      Doors: Hollow core  
6.      Windows: Balance spring is broken or disconnected on right window. Screw missing on latch.  
7.      Electrical:  
8.      HVAC Source: Air exchange ventilation  
9.      Smoke Detector: Hard wired

### Rear left Bedroom

10.      Closet: Large  
11.      Ceiling: Sheetrock  
12.      Walls: Sheetrock  
13.      Floor: Carpet  
14.      Doors: Hollow core  
15.      Windows: Screws missing on latches  
16.      Electrical:  
17.      HVAC Source: Air exchange ventilation  
18.      Smoke Detector: Hard wired Smoke alarm removed

### Front Right Bedroom

19.      Closet: Large  
20.      Ceiling: Sheetrock  
21.      Walls: Sheetrock  
22.      Floor: Carpet  
23.      Doors: Hollow core  
24.      Windows:  
25.      Electrical:  
26.      HVAC Source: Air exchange ventilation  
27.      Smoke Detector: Hard wired Smoke alarm removed

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## Living Space

A NP NI M D

### Bonus Room Living Space

1.      Closet:  
2.      Ceiling: Sheetrock  
3.      Walls: Sheetrock Sheetrock cut away on front wall to access kneewall space, door and frame missing, temporary door on access.



4.      Floor: Carpet  
5.      Doors:  
6.      Windows:  
7.      Electrical:  
8.      HVAC Source: Air exchange ventilation  
9.      Smoke Detector: Hard wired **Smoke alarm missing**

### Dining Room Living Space

10.      Closet:  
11.      Ceiling: Sheetrock  
12.      Walls: Sheetrock  
13.      Floor: Vinyl floor covering  
14.      Doors:  
15.      Windows:  
16.      Electrical:  
17.      HVAC Source: Air exchange ventilation  
18.      Smoke Detector:

### Living Room Living Space

19.      Closet:  
20.      Ceiling: Sheetrock  
21.      Walls: Sheetrock  
22.      Floor: Carpet  
23.      Doors:  
24.      Windows:  
25.      Electrical:  
26.      HVAC Source: Air exchange ventilation  
27.      Smoke Detector: Hard wired **Smoke alarm removed at hallway**

### Living Space

28.      Closet:  
29.      Ceiling:  
30.      Walls:  
31.      Floor:  
32.      Doors:  
33.      Windows:  
34.      Electrical:

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## Living Space (Continued)

35.      HVAC Source:  
36.      Smoke Detector:

## Laundry Room/Area

A NP NI M D

Utility Room Laundry Room/Area

- |     |                                     |                                     |                                     |                          |                          |   |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 1.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Closet:                                 |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock                      |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock                        |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Vinyl floor covering             |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow core                      |
| 6.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Windows:                                |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Electrical:                             |
| 8.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector:                         |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Air exchange ventilation   |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub: PVC Sink located in garage |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub Drain: PVC                  |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Washer Hose Bib:                        |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Washer and Dryer Electrical:            |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent:                             |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Gas Line:                         |
| 16. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Wall mounted drain        |
| 17. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Floor Drain:                            |

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. **Steps/Stoops:** Brick Missing handrails;  
Center column removed on front porch
2. **Grading:** Negative slope against foundation. Moisture directed towards crawlspace access. Moisture pooling around AC unit.



### Exterior Surface and Components

3. **Patio Door:** Vinyl sliding Screen frame bent on patio door
4. **Window Screens:** Screen frame bent in front left window;  
Screen missing in kitchen window;
5. **Exterior Lighting:** Globe missing on rear porch light

### Roof

6. **Downspouts:** Aluminum Shoe missing on rear left downspout



### Garage/Carport

7. **Front Garage Door Opener:** Craftsman Reecommend adjusting height of safety sensors

### Crawl Space

8. **Main Crawl Space Access:** Metal door Door and frame are rusted
9. **Main Crawl Space Moisture Penetration:** Yes Intermittent moisture penetration
10. **Main Crawl Space Ventilation:** Vents Louvers detached in several front and rear vents



## Marginal Summary (Continued)

### Air Conditioning

11. Rear of house AC System Condensate Removal: PVC Insulation omitted on condensate drain trap in attic. Dripping on plywood noted.



12. Rear of house AC System Exterior Unit: Pad mounted Unit not level



### Bathroom

13. Master Bathroom Walls: Sheetrock Paint peeling on wall below tub spigot  
14. Hall Bathroom Floor: Vinyl floor covering Floor shows evidence of previous water penetration/stains

### Kitchen

15. Rear Kitchen Windows: Screws missing on latches

### Bedroom

16. Rear left Bedroom Windows: Screws missing on latches

### Living Space

17. Bonus Room Living Space Walls: Sheetrock Sheetrock cut away on front wall to access kneewall space, door and frame missing, temporary door on access.



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior Surface and Components

1. Main covering Exterior Surface Type: Vinyl siding **Siding loose above rear patio door.**

**Marginal: Several small areas of damage or holes in rear and right end siding**



2. Hose Bibs: **Vent leaking on rear faucet**



### Garage/Carport

3. Front Garage Garage Doors: Insulated aluminum **Top panel is bent and cracked on garage door.**



### Fireplace/Wood Stove

4. Living Room Fireplace Fireplace Construction: Prefab **Gas cut off valve is not accessible. Further evaluation required by a qualified contractor. Gas logs inoperable at inspection.**

### Plumbing

5. Drain Pipes: **Septic alarm is set on silent but sounds continuously when set on horn. Leaking at master bathroom shower drain into crawlspace ... framing wet. Further evaluation required by a qualified contractor.**

## Plumbing (Continued)

Drain Pipes: (continued)



### Bathroom

6. Master Bathroom Ceiling: Sheetrock Ceiling repairs incomplete
7. Master Bathroom Faucets/Traps: Right basin drain is sluggish
8. Master Bathroom Ventilation: Electric ventilation fan Cover missing on exhaust fan
9. Hall Bathroom Toilets: The toilet is loose at the floor / rocks

### Bedroom

10. 1st Floor Master Bedroom Ceiling: Sheetrock Ceiling damaged in rear right corner. Hole open to ceiling.



11. 1st Floor Master Bedroom Windows: Balance spring is broken or disconnected on right window. Screw missing on latch.
12. Rear left Bedroom Smoke Detector: Hard wired Smoke alarm removed
13. Front Right Bedroom Smoke Detector: Hard wired Smoke alarm removed

### Living Space

14. Bonus Room Living Space Smoke Detector: Hard wired Smoke alarm missing
15. Living Room Living Space Smoke Detector: Hard wired Smoke alarm removed at hallway