
Inspection Summary

Beach Home Inspections, Inc.
2309 South Stowe Road
Virginia Beach, VA 23457-1418
(757) 426-0900

www.BeachHomeInspections.com

Record 101 - Doe, John 1234 USA Road, Virginia Beach, VA 23456

Major Concern

EXTERIOR

Siding

Other = "full" logs on the log cabin
There are signs of wood destroying insect activity in the logs, with multiple holes noted throughout and wood debris/dust on many of the flat surfaces and around window sills. All log wood products should be evaluated by a qualified contractor or termite control specialist and all needed repairs made.



Entry Doors

The log cabin has solid wood doors.
The addition has metal doors.
The rear garage entry door has severe moisture damage and rusting out at the base of the door and the door frame. This door slab and frame will need replacing to maintain a weather tight interior environment. Recommend evaluation/repair by a licensed exterior contractor.



Major Concern

ELECTRIC

Main Electrical Distribution Panel Accessibility

The main breaker panel and the added generator breaker panel are in a closet in the new addition office area. Breaker panels should be completely accessible and not in a closet space. Recommend evaluation/repair by a licensed electrical contractor.



Main Electrical Distribution Panel Location

Other = Office Closet

See: MAIN ELECTRICAL DISTRIBUTION PANEL ACCESSIBILITY

Safety Concern

KITCHEN

Kitchen Drain and Trap

"S" trap in place. This situation could allow the water in the trap to be pulled out by suction during draining which can allow sewer gases to enter the living space. Recommend evaluation/repair by a licensed plumbing contractor.

Garbage Disposal

Interior of the disposal is rusty, typical find.

Electrical supply wires clamp is loose and should be tightened to prevent the wire from accidentally being pulled out.

INTERIOR

Stairways

Loose hardware noted and should be repaired to prevent the possibility of a fall hazard.

Interior Windows

Some damaged balances noted making window difficult to operate or not to stay open. Recommend having repaired by a window tradesman for safety. - log cabin front right bedroom

Safety Concern

GROUNDS

Decks

One of the support post for the rear master bedroom deck has extensive wood rot around the base and the metal securing bracket has completely rusted away. This issue is most likely related to the poor roof runoff drainage around the rear of the house which needs to be addressed. This support post and bracket needs repairing/replacing to prevent a possible support safety problem.

Recommend evaluation/repair by a licensed decking or exterior contractor.



GARAGE

Garage Floor

The garage floor is on the same level as the house floor. Garage floors should be several inches lower than any living space with a passage to the garage. Carbon monoxide or fuel fumes can seep into the house when this safety design is not adhered to.

Recommend evaluation by a licensed construction and/or environmental contractor.

FOUNDATION / STRUCTURE

FOUNDATION / STRUCTURE

Signs of rodent access to the crawl space with animal feces noted throughout. This is a typical finding but recommend having evaluated by a licensed exterminator.

Higher than normal moisture levels and a mildew odor noted in the new addition on the first floor. This is most likely a result of the foundation and connecting wall being below grade and the roof runoff water near the rear foundation wall. There was also a dehumidifier noted in the first floor coat closet. Recommend discussing this with the current owners if possible to determine what their opinion and suggestions are on the problem.

Service / Repair

KITCHEN

Kitchen Cabinets

Other = granite counter tops

Some loose or missing hardware noted. - Missing several drawer pull knobs and many of the drawer guides are loose and/or out of alignment and need adjusting for proper operation.

Kitchen Sink Faucet

Currently leaking kitchen faucet at the single lever valve stem. Recommend having the valve cartridge repaired or replaced to eliminate the current leak which was minor at the time of the inspection.

Exhaust Fan

Filter is dirty, recommend cleaning.

Service / Repair

PLUMBING

Interior Waste/Vent Pipes

Evidence of past leaking around the rear bathroom toilet drain line in the crawl space but not leaking at the time of the inspection. - monitor



INTERIOR

Interior Doors

The doors in the original log cabin are solid wood and the doors in the new addition are hollow core. Some interior doors are dragging in the door frames, not opening/closing properly. This is a typical finding due to house settlement and needs adjusting for proper operation.

BATHROOMS

Toilet Operation

Current leak noted at fill control valve and should be repaired. The valve is leaking around the top seal and into the toilet tank. This is not a major problem but still the fill control valve is not working as designed.

Bathroom Floor

Ceramic tiles in the master bathroom. The tiles have several small cracks which may become an issue other than cosmetic over time. - monitor

EXTERIOR

Soffit\Fascia

Some minor rotted wood trim noted around the log cabin windows. Some wood repairs/replacement is needed. Recommend evaluation/repair by a licensed exterior contractor.

Windows Storm\Screen

Some damaged screens noted. - master bedroom front window, log cabin rear bedroom. Recommend having the screens repaired or re-screened to allow for opening and insect control.

Weather Stripping

Front entry door bottom sweep is damaged/worn and should be replaced for energy efficiency. Poorly sealed areas noted and could be improved at both log cabin entry doors.

Service / Repair

GROUNDS

Patio

At rear garage entry. The patio has some settlement noted and is at a negative grade at the house. Noting that the house grading allows roof runoff water to pass around the foundation of the house in this area, the settlement is predictable.

Recommend redirecting the roof runoff away from the foundation of the house. This issue does not appear to be a structural problem.

ROOF

Roof Covering

Some debris located on the roof, mostly pine needles, that should be removed to prevent the possibility of water damming which could lead to water infiltration under the roof shingles.

GUTTERS

Gutter Type

Some sagging noted at the front right of the log cabin over the picture window. There is standing water in the gutter. Gutters are full of debris. The weight of the debris and the water that can not drain out could pull the gutters off of the fascia. Recommend cleaning out the gutters. Have the gutters properly secured and at the correct pitch for proper drainage.

COOLING

Cooling System Coils and Fins

Damaged fins noted. The unit is functional.

The dryer vent terminates in the immediate area of the intake for the air conditioner. This condition should be corrected by moving the termination point of the dryer vent and its associated lint bearing hot air. This current setup can reduce the efficiency of the heat pump.

Cooling System Electrical

The exterior electrical disconnect box at the condenser unit is extremely rusty. Recommend having the box replaced before it rusts through which can cause a serious electrical shock hazard.

Condensate Drain

Some debris noted in the secondary/emergency drain pan that needs to be removed to prevent the secondary line from stopping up in the case of an emergency. Recommend checking the pan periodically during the cooling season. Recommend installing a vent stack on the primary drain line just passed the drip leg to help with proper condensate drainage.

Main condensate drain line shows signs of rust coming from the drain pan in the unit. Recommend evaluation by a licensed HVAC contractor to determine if the drain pan is rusting out.