



HOME INSPECTION REPORT

1234 Main St.
Roanoke VA 24018

Buyer Name
02/13/2019 9:00AM



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SUMMARY



ITEMS INSPECTED

MAINTENANCE OR
RECOMMENDATION

MINOR DEFICIENCY



MAJOR DEFICIENCY

- 2.4.1 Roof - Roof Drainage System: Blockage- QC
- 2.4.2 Roof - Roof Drainage System: Improper slope- QC
- 3.2.1 Wall Exteriors - Window Exteriors: Sealant maintenance- QC
- 4.2.1 Exterior - Walkways: Common cracks
- 4.2.2 Exterior - Walkways: Exposed aggregate
- 4.5.1 Exterior - Porch: Moderate cracking- SE/QC
- 4.5.2 Exterior - Porch: Age- weathering
- 4.6.1 Exterior - Deck, Balcony, Bridge and Porch,: Peeling paint
- 4.6.2 Exterior - Deck, Balcony, Bridge and Porch,: Poor connections
- 4.7.1 Exterior - Exterior Stairs: No handrail- QC
- 4.7.2 Exterior - Exterior Stairs: Concrete
- 5.3.1 Electrical - Electric Meter: Meter OK
- 5.4.1 Electrical - Service Entrance Conductors: Inspected at panel
- 6.1.1 Interior - Floors: Moderate widespread squeaking- QC
- 6.1.2 Interior - Floors: Severe squeaking, specific- QC
- 6.3.1 Interior - Ceilings: Ceilings mostly OK
- 6.7.1 Interior - Interior Trim: Poor quality installation- specific
- 7.2.1 Plumbing - Water Supply and Distribution: Main shut-off OK
- 7.6.1 Plumbing - Electric Water Heater: Photo
- 8.2.1 Heating - Furnace: Furnace OK
- 9.15.1 Bathrooms - Bathroom Components: Sink faucet
- 11.15.1 Bathrooms - Bathroom Components: Inoperable stopper
- 12.1.1 Structure - Exterior Wall Construction: Moderate block cracking- QC
- 12.3.1 Structure - Foundation: Efflorescence visible
- 14.1.1 Cooling - Central Air Conditioner: Label photo
- 15.7.1 Kitchen and Built-in Appliances - Receptacles and Switches: GFCI protected receptacle non-responsive- QC

- ⊖ 15.10.1 Kitchen and Built-in Appliances - Range: Electric range
- ⚠ 15.11.1 Kitchen and Built-in Appliances - Range Hood: Vents to outside
- ⊖ 15.15.1 Kitchen and Built-in Appliances - Refrigerator: Fridge OK
- ⊖ 16.1.1 Attic - Attic Access: Attic access

1: INSPECTION DETAILS

Information

In Attendance

Client, Inspector

Occupancy

Occupied

Approximate Temperature

55 Farenhieght

Type of Building

Single Family 2-Story

Weather Conditions

Clear, Recent Rain (3 Days)

Report Navigation Instructions

The buttons in order from left to right are: menu, full report, summary, and PDF download. The first thing you should do is go over all of the main items using the summary button, at a later time do not forget to go through the entire report using the full report button. You can use the menu on the upper left to move around sections of the report, access other reports such as radon, and attachments. Please do not hesitate to call with any questions 540.293.6622

2: ROOF

Information

Method of inspection:

Top of ladder

The roof style was:

Gable

Primary roof-covering type:

Architectural Fiberglass Asphalt Shingle

Additional primary roof-covering types:

None

Drainage system description:

Gutters and downspouts installed

Chimney flue material:

Tile

Underlayment/Interlayment:

Black Felt

Limitations

Underlayment

UNDERLAYMENT DISCLAIMER

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

Observations

2.4.1 Roof Drainage System

BLOCKAGE- QC

Minor Deficiency

WEST AND EAST DINING ROOM

Some downspouts designed to discharge roof drainage appeared to be clogged with debris. This condition can cause excessively high moisture levels in soil next to the foundation that can effect the ability of the soil to support the weight of the structure above and/or can cause damage related to soil/foundation movement. The Inspector recommends repair or replacement of the downspout by a qualified contractor.

Recommendation

Contact a qualified professional.



2.4.2 Roof Drainage System

 Minor Deficiency

IMPROPER SLOPE- QC

NORTHEAST

Gutters in certain areas sloped incorrectly. This will result in spillage and runoff draining to the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above. The Inspector recommends correction to help protect the home structure and occupants. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



3: WALL EXTERIORS

Information

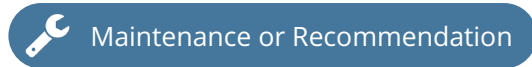
Exterior wall-covering Material

Brick, Cementitious Siding

Limitations

Observations

3.2.1 Window Exteriors



SEALANT MAINTENANCE- QC

NORTH SOUTH EAST WEST

Sealant around windows was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.

Recommendation

Recommended DIY Project

4: EXTERIOR

Information

Driveway Material:
Asphalt

Walkway Materials:
Concrete

Limitations

Observations

4.2.1 Walkways

 Minor Deficiency

COMMON CRACKS

Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.

Recommendation

Contact a qualified professional.



West

4.2.2 Walkways

 Minor Deficiency

EXPOSED AGGREGATE

Some walkways exhibited concrete pitting with aggregate (concrete-embedded stones) visible in the bottoms of pits. This condition is typical of the use of types of aggregate that absorb water and expand during freezing weather, causing the immediately-overlying concrete to fracture.

Recommendation

Contact a qualified professional.



4.5.1 Porch

Minor Deficiency

MODERATE CRACKING- SE/QC

EAST

Moderate porch foundation cracking was visible at the time of the inspection This condition appeared to be consistent with cracking caused by soil movement. If this condition was caused by inadequate compaction at the time of original construction, soil will have stabilized by now. If it was caused by expansive soil, or excessive amounts of moisture in the soil supporting the foundation, movement and cracking may continue. Determining the soil condition would require the services of a soils (geotechnical) engineer. The Inspector recommends crack repair by a qualified masonry contractor to help prevent future damage from freezing moisture.

Recommendation

Contact a qualified professional.



4.5.2 Porch

Minor Deficiency

AGE- WEATHERING

The porch exhibited weathering commensurate with its age.

Recommendation

Contact a qualified professional.



4.6.1 Deck, Balcony, Bridge and Porch,

Minor Deficiency

PEELING PAINT

WEST

The back porch had peeling paint that needed maintenance. Failure to maintain the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of concrete exposed to weather. The Inspector recommends repainting the porch to protect it from further damage.

Recommendation

Contact a handyman or DIY project



4.6.2 Deck, Balcony, Bridge and Porch,

POOR CONNECTIONS

WEST PORCH

Framing members at this porch cover were poorly connected. This condition could result in structural failure, expensive damage, or injury. The Inspector recommends that you consult with a qualified contractor to gain an idea of options and costs for correction.

Recommendation

Contact a qualified professional.

Minor Deficiency



4.7.1 Exterior Stairs

NO HANDRAIL- QC

This exterior staircase had no handrail. Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail.

Recommendation

Contact a qualified professional.

Minor Deficiency



4.7.2 Exterior Stairs

CONCRETE

The treads of this staircase were made of concrete.

Recommendation

Contact a qualified professional.

Minor Deficiency



5: ELECTRICAL

Information

Electrical Service Conductors:

Overhead service

Service Panel Ampacity:

200 amps

Service Panel Type:

Breakers

Service Panel Manufacturer:

Square D

Service Disconnect Location:

At Service Panel

Service Disconnect Type:

Breaker

Service Grounding Electrode:

Driven rod

Number of Sub-panels:

0

Sub-panel Manufacturer:

N/A

Wiring Methods:

Not Visible

Type of Branch Wiring:

Romex, Cloth-coated

Ground Fault Circuit Interruptor (GFCI) Protection:

YES

Arc Fault Circuit Interruptor (AFCI) Protection:

NO

Limitations

Observations

5.3.1 Electric Meter

METER OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

Recommendation

Contact a qualified professional.



Maintenance or Recommendation



5.4.1 Service Entrance Conductors

INSPECTED AT PANEL

The service entrance conductors were inspected in the service panel.

Recommendation

Contact a qualified professional.



Maintenance or Recommendation



6: INTERIOR

Information

Walls and Ceilings:

Drywall

Floor Covering Materials:

Carpet, Wood

Interior Doors:

Solid

Window Material:

Vinyl

Window Glazing:

Double-pane

Window Operation:

Double-hung

Smoke/CO Detectors:

Smoke detectors installed (battery type), No Carbon monoxide detector installed

Central Vacuum System:

None installed

Observations

6.1.1 Floors

Minor Deficiency

MODERATE WIDESPREAD SQUEAKING- QC

Wood floors throughout most of the home exhibited moderate squeaking along major paths of travel. This is usually due to fastener movement- either of the wood flooring or the subfloor beneath it. If the fault lies with the flooring fasteners it can be difficult to correct because the flooring is fastened as it is installed in such a manner that fasteners are not accessible once installation is complete. You may wish to consult with a flooring contractor to discuss options and costs for correction.

Recommendation

Contact a qualified professional.

6.1.2 Floors

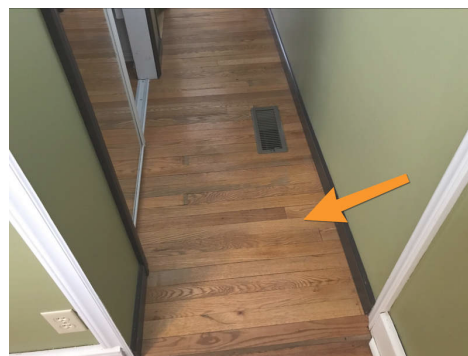
Minor Deficiency

SEVERE SQUEAKING, SPECIFIC- QC

Wood floors in the Master bedroom exhibited severe squeaking along the major path of travel. This is usually due to fastener movement- either of the wood flooring or the subfloor beneath it. If the fault lies with the flooring fasteners it can be difficult to correct because the flooring is fastened as it is installed in such a manner that fasteners are not accessible once installation is complete. You may wish to consult with a flooring contractor to discuss options and costs for correction.

Recommendation

Contact a qualified professional.



6.3.1 Ceilings



Maintenance or Recommendation

CEILING MOSTLY OK

1ST FLOOR LIVING ROOM

At the time of the inspection, the Inspector observed few deficiencies in the condition of the home ceilings. Any exceptions will be listed in this report.

Recommendation

Contact a qualified professional.



6.7.1 Interior Trim

POOR QUALITY INSTALLATION-SPECIFIC

1ST FLOOR LIVING ROOM

Interior trim in the living room is different sizes.

Recommendation

Contact a qualified professional.

 Minor Deficiency



7: PLUMBING

Information

Water Supply Source:

Public Water Supply

Main Water Supply Pipe:

1/2-inch, Copper

Water Distribution Pipes:

Cross-linked Polyethylene (PEX),
1/2-inch copper

Distribution Pipe Bonding:

Pipes were bonded

Sewage System Type:

Public

Drain Waste and Vent Pipe Materials:

Cast Iron, Polyvinyl Chloride (PVC)

Water Heater Manufacturer

General Electric

Date of Manufacture

2013

Water Heater Fuel Type

Electric

Water Heater Type

Tank (conventional)

Water Heater Tank Capacity

50 gallons

Gas Pipe Material:

None

Type of Gas:

None

Sump Pump:

None installed

Sewage Ejector:

None installed

Fire Suppression:

None installed

Water Treatment Systems/Filters:

None installed

Limitations

Observations

7.2.1 Water Supply and Distribution



Maintenance or Recommendation

MAIN SHUT-OFF OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

Recommendation

Contact a qualified professional.



7.6.1 Electric Water Heater



Maintenance or Recommendation

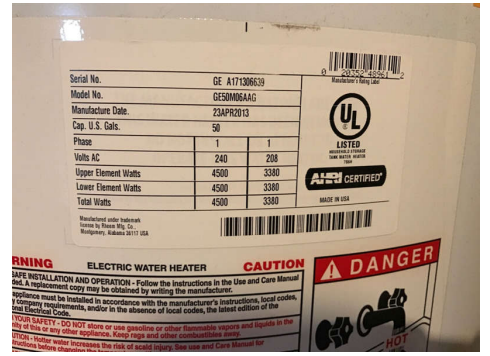
PHOTO

BASEMENT NORTHWEST

The photo shows the data plate of the water heater.

Recommendation

Contact a qualified professional.



8: HEATING

Information

Heating System Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Heating/Cooling Ducts:

Insulated

Air Filter:

Disposable

Filter Size:

20x20

Heating System Brand:

Heil

Filter condition: Type

Disposable filter

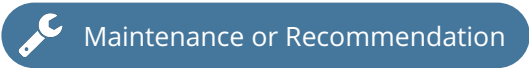
Limitations

Observations

8.2.1 Furnace

FURNACE OK

BASEMENT

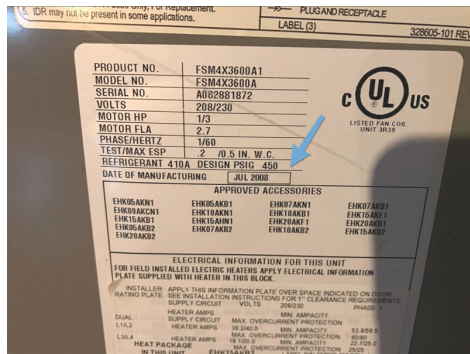


At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace. Inspection of the furnace typically includes examination/operation of the following:

- cabinet interior and exterior;
- fuel supply and shut-off (not tested);
- electrical shut-off - Adequate combustion air;
- proper ignition;
- Burn chamber conditions (when visible);
- exhaust venting;
- air filter and blower;
- plenum and ducts;
- response to the thermostat;
- adequate return air;
- automatic damper and controls; and
- condensate drain components.

Recommendation

Contact a qualified professional.



11 years old

9: BATHROOMS

Information

Exhaust Fans

1st Floor Master Bathroom

Fan/Heat/Light

Observations

9.15.1 Bathroom Components

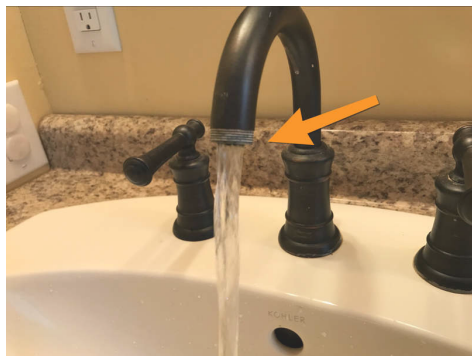
SINK FAUCET

Bathroom faucet at sink is missing aerator and slow drain, recommend repairing

Recommendation

Contact a qualified professional.

Minor Deficiency



10: BATHROOMS

Information

Exhaust Fans

1st Floor Bathroom

None

Limitations

11: BATHROOMS

Information

Exhaust Fans

2nd Floor Bathroom

Fan with light

Limitations

Observations

11.15.1 Bathroom Components

INOPERABLE STOPPER

In the 2nd floor bathroom the sink stopper was inoperable.

Recommendation

Contact a qualified professional.



12: STRUCTURE

Information

Foundation Configuration:

Unfinished basement

Foundation Method/Materials:

Brick foundation walls

Method used to Inspect

Crawlspace:

None

Main Floor Structure:

Plywood sheathing over wood joists

Main Floor Structure- Perimeter Bearing:

Rests on top of foundation wall

Main Floor Structure- Intermediate Support:

Wood beam girder

Exterior Wall Structures:

Wood Frame

Typical Ceiling Structure:

Not visible

Observations

12.1.1 Exterior Wall Construction

 Minor Deficiency

MODERATE BLOCK CRACKING- QC

Concrete Masonry Unit (CMU) exterior walls had moderate cracking visible in CMU blocks. Cracking should be patched to avoid freeze damage and the cause of cracking should be determined and corrected. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for stabilization or correction.

Recommendation

Contact a qualified professional.





12.3.1 Foundation

 Minor Deficiency

EFFLORESCENCE VISIBLE

Efflorescence (white powdery deposits) visible on the surface of the concrete floor slab is an indication of moisture intrusion. Moisture intrusion can affect the ability of the soil beneath the foundation to carry the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage materials and encourage the growth of microbes such as mold. Efforts should be made to identify the source of the moisture and correct this condition.

Recommendation

Contact a qualified professional.



13: LAUNDRY ROOM

Information

Dryer Power:

Electric

Dryer Vent:

Smooth-bore metal (UL-approved)

Dryer 240-volt electrical receptacle:

Modern 4-prong

Limitations

14: COOLING

Information

Number of cooling systems (excluding window AC)
One


Cooling System Type:
Split System (indoor and outdoor components)

Cooling Equipment Energy Source:
Electricity

Cooling System Manufacturer:
Heil

Observations

14.1.1 Central Air Conditioner

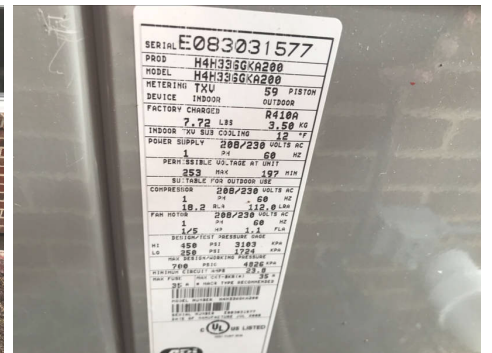
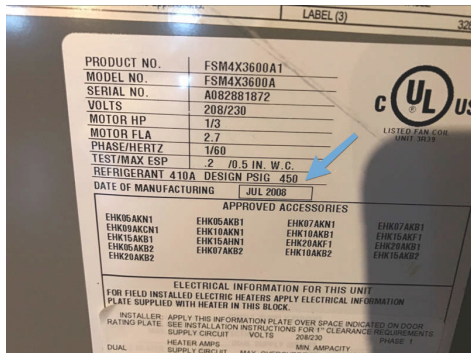
 Maintenance or Recommendation

LABEL PHOTO

Information from the air-conditioner label/data plate is shown in the photo.

Recommendation

Contact a qualified professional.



Did not operate due to temp

15: KITCHEN AND BUILT-IN APPLIANCES

Information

Cabinets:

Solid Wood

Countertop Material:

Laminate, Composite

Range:

Electric

Range/Oven Brand:

Kenmore

Range Hood:

Vents to exterior, Lights operable

Dishwasher:

Present

Dishwasher brand:

Kenmore

Dishwasher Anti-siphon method:

No anti-siphon installed

Garbage Disposal brand:

None

Refrigerator:

Present

Refridgerator Brand:

Whirlpool

Refrigerator Opening Width

36 inches

Refrigerator Opening Height

80 1/4 inches

Cooktop:

Electric

Trash Compactor Brand:

None installed

Limitations

Observations

15.7.1 Receptacles and Switches

 Major Deficiency

GFCI PROTECTED RECEPTACLE NON-RESPONSIVE- QC

1ST FLOOR KITCHEN

A ground fault circuit interrupter (GFCI)-protected electrical receptacle in the kitchen did not respond to testing at the time of the inspection. The Inspector recommends that this condition be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



15.10.1 Range

 Minor Deficiency

ELECTRIC RANGE

The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

Recommendation
Contact a qualified professional.



15.11.1 Range Hood

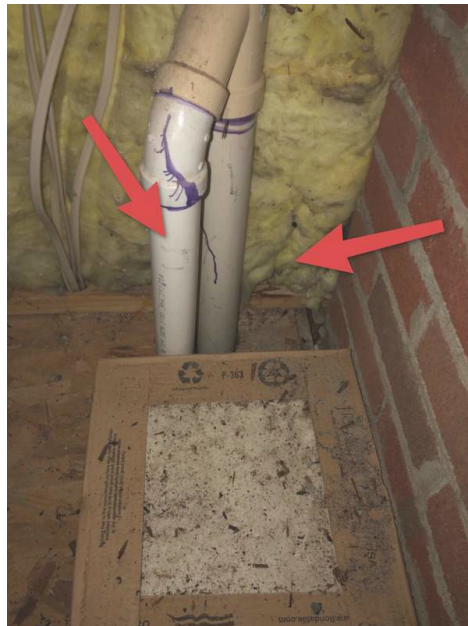
VENTS TO OUTSIDE

1ST FLOOR KITCHEN

 Major Deficiency

The exhaust vent of the range hood discharged exhaust to the home exterior. However it is connected to the plumbing vent. These are separate systems and should not be connected. Inspector recommends licensed contractor to evaluate and correct. This could be a safety issue

Recommendation
Contact a qualified professional.



Plumbing stack



Hood exhaust



Joining of the two

15.15.1 Refrigerator

FRIDGE OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of the refrigerator.

Recommendation

Contact a qualified professional.

 Minor Deficiency



16: ATTIC

Information

Attic inspected from:

Inside the attic

Attic thermal insulation material:

Fiberglass Batt

Approximate attic thermal insulation depth:

19-24 inches

Roof Structure Ventilation:

Attic ventilation appeared sufficient

Roof structure ventilation device type:

Continuous ridge vent, Gable vents

Roof Framing Type:

Conventional Framing

Roof Sheathing Material:

1x6 spaced boards

Limitations

Observations

16.1.1 Attic Access

ATTIC ACCESS

Doors to attic access are broken recommend repairing

Recommendation

Contact a qualified professional.

 Minor Deficiency



STANDARDS OF PRACTICE
