

SUMMARY

1234 Main St. Roanoke VA 24018

Buyer Name
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2.4.1 Roof Drainage System

BLOCKAGE- QC



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

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.

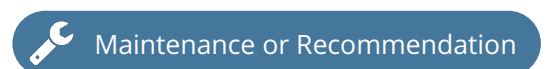
Recommendation

Contact a qualified professional.



3.2.1 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

4.2.1 Walkways

COMMON CRACKS

Minor Deficiency

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

EXPOSED AGGREGATE

Minor Deficiency

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

MODERATE CRACKING- SE/QC

Minor Deficiency

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

AGE- WEATHERING

The porch exhibited weathering commensurate with its age.

Recommendation

Contact a qualified professional.



4.6.1 Deck, Balcony, Bridge and Porch,

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.





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



5.3.1 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

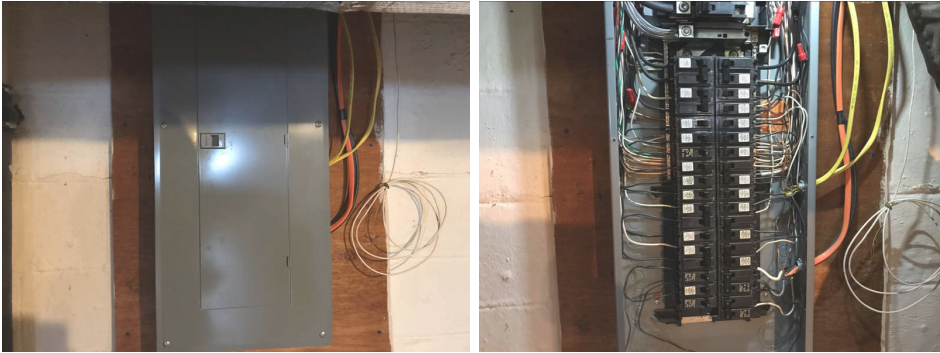
The service entrance conductors were inspected in the service panel.

Recommendation

Contact a qualified professional.



Maintenance or Recommendation



6.1.1 Floors

MODERATE WIDESPREAD SQUEAKING- QC



Minor Deficiency

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

SEVERE SQUEAKING, SPECIFIC- QC



Minor Deficiency

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

CEILINGS MOSTLY OK



Maintenance or Recommendation

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

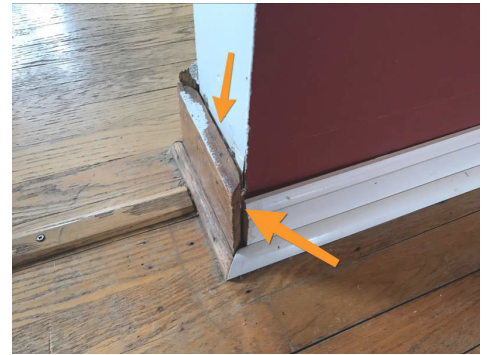
1ST FLOOR LIVING ROOM

Interior trim in the living room is different sizes.

Recommendation

Contact a qualified professional.

 Minor Deficiency



7.2.1 Water Supply and Distribution

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.

 Maintenance or Recommendation



7.6.1 Electric Water Heater


PHOTO

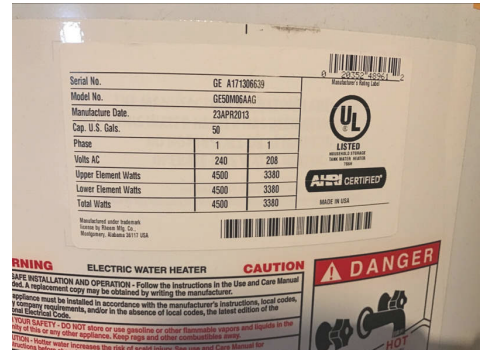
BASEMENT NORTHWEST

The photo shows the data plate of the water heater.

Recommendation

Contact a qualified professional.

 Maintenance or Recommendation



8.2.1 Furnace

FURNACE OK

BASEMENT

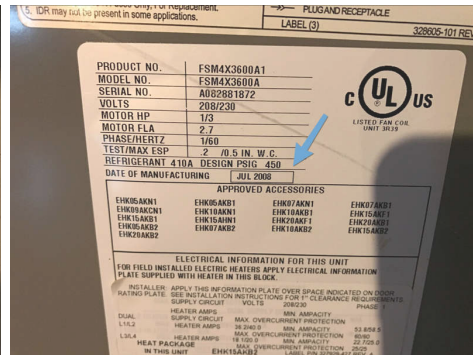
 Maintenance or Recommendation

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

9.15.1 Bathroom Components

SINK FAUCET

Minor Deficiency

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

Recommendation

Contact a qualified professional.



11.15.1 Bathroom Components

INOPERABLE STOPPER

Minor Deficiency

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

Recommendation

Contact a qualified professional.



12.1.1 Exterior Wall Construction

MODERATE BLOCK CRACKING- QC

 Minor Deficiency

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

EFFLORESCENCE VISIBLE

Minor Deficiency

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.



14.1.1 Central Air Conditioner

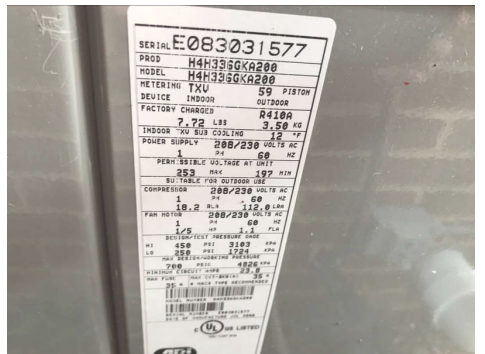
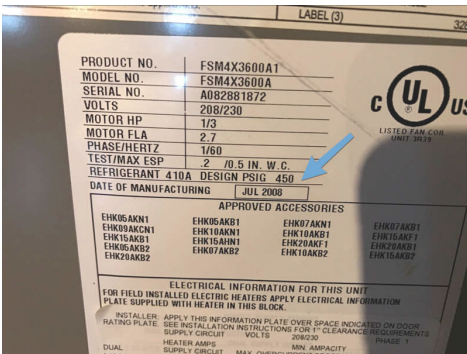
LABEL PHOTO

Maintenance or Recommendation

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

Recommendation

Contact a qualified professional.



Did not operate due to temp

15.7.1 Receptacles and Switches

GFCI PROTECTED RECEPTACLE NON-RESPONSIVE- QC

 Major Deficiency

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

ELECTRIC RANGE

 Minor Deficiency

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

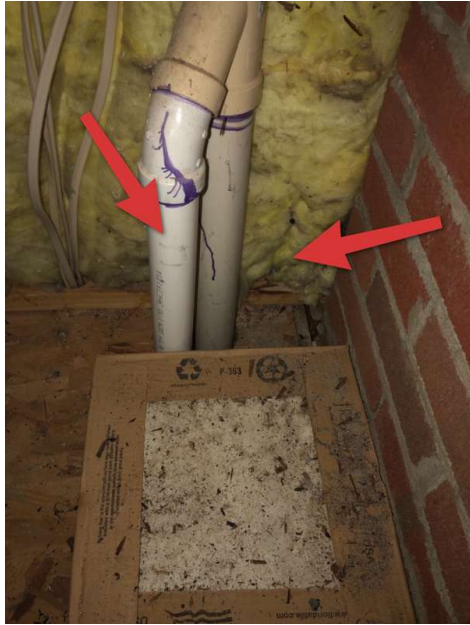
 Major Deficiency

1ST FLOOR KITCHEN

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



16.1.1 Attic Access

ATTIC ACCESS

Doors to attic access are broken recommend repairing

 Minor Deficiency

Recommendation
Contact a qualified professional.

