



**SUMMARY**  
1234 Main St. Haymarket VA 20169  
Buyer Name  
02/24/2019 9:00AM

Aaron Bogans  
InterNACHI Certified...  
Red Carpet Home Inspections  
888.559.1939  
info@redcarpethomeinspections.com



### 2.1.1 Walkways & Driveways

#### **DRIVEWAY CRACKING - MINOR**

 Recommendation

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend to monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified driveway contractor.



### 2.2.1 Vegetation, Grading

#### **TREE OVERHANG**

 Maintenance Item

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



Large tree branch overhang

Trees overhang the roof which cause debris and potential branch falling hazard

2.2.2 Vegetation, Grading

**THICK CONCENTRATION OF VEGETATION NEAR THE HOME**

 Maintenance Item

Area has a large concentration of vegetation near the homes foundation that has been known to hold a lot of moisture and could potentially cause moisture intrusion into the homes foundation.

Recommend trimming back and controlling some of the vegetation be a qualified professional.

Recommendation

Contact a qualified lawn care professional.



2.2.3 Vegetation, Grading

**POTENTIAL FOR WDI INFESTATION**

 Maintenance Item

Wood Destroying Insects are known to inhabit lumber and fallen other various forms of vegetation. Large amounts of lumber should be kept as far away for the house structure as possible. To prevent the possibility of WDI inhabiting the dwelling. Recommend moving wood much further away from the house. At least 25 feet or so.

Recommendation

Recommended DIY Project



## VEGETATION NEAR HOME



Recommend to remove vegetation that is in contact with exterior of home.

Recommendation

Recommended DIY Project



North front entryway



Southeast rear



South rear

## DECK - ROTTED BOARDS



Recommendation

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



Deck gate top rail

## ATTIC ACCESS ENTRANCE



Recommendation

WEST BEDROOM 1

One or more attic access hatches or doors were too small to allow easy access. Such hatches should be at least 22 x 30 inches in size, and in safely accessed areas. Recommend that a qualified person modify attic access points per standard building practices. Noted in upper level closet ceiling.

Recommendation

Contact a qualified professional.



3.3.1 Roof Structures

**RAFTERS BROKEN, CUT OR NOTCHED OUT**

 Safety Hazard

Observed one or more rafters broken, cut or notched out while inspecting the roofing structure. Recommend a qualified roofing professional to evaluate.

Recommendation

Contact a qualified roofing professional.



Improper bracing of rafters with wood not deemed suitable



Notches cut out of rafters



Rafter is splitting very badly and needs to be evaluated by a roofing professional

3.3.2 Roof Structures

**PLANK BOARDS BROKEN**

 Recommendation

One or more plank boards are broken or have signs of major wear and tear. Recommend a roofing professional to further evaluate

Recommendation

Contact a qualified roofing professional.



Large hole from broken roof plank covered with underlayment and shingles



Planks are showing splitting and signs of separation occurring. Recommend a roofing professional to further evaluate

3.4.1 Ventilation

**VENT PIPE INTO ATTIC**

 Recommendation

Observed a vent pipe possibly discharging into the attic. Was not able to determine whether or not it was hooked to anything. Nothing should exhaust into the attic. Everything should exhaust to the exterior of the home. Recommend further evaluation by a qualified HVAC professional

Recommendation  
Contact a qualified HVAC professional.



Vent hose appears to discharge into the attic. Proper venting is needed to discharge out of the attic and to the exterior of the house

#### 4.4.1 Roof Drainage Systems

### DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Recommendation

Contact a handyman or DIY project



#### 4.4.2 Roof Drainage Systems

### DOWNSPOUTS DRAIN NEAR STEP/WALKWAY

One or more downspouts drain to nearby steps and/or walkway. This may cause a fall hazard when water freezes/thaws. Recommend adjusting or relocating downspout extensions.

Recommendation

Contact a handyman or DIY project



Northwest front

#### 4.4.3 Roof Drainage Systems

### DOWNSPOUT EXTENSIONS MISSING

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified person install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a handyman or DIY project





Northeast front



Southeast rear

### 5.2.1 Siding & Trim

## POWER WASH NEEDED

Recommend power washing of siding.



Maintenance Item

### Recommendation

#### Recommended DIY Project



East



Rear east side of house

### 5.4.1 Exterior Water Source

## SIPHON VALVES NEEDED

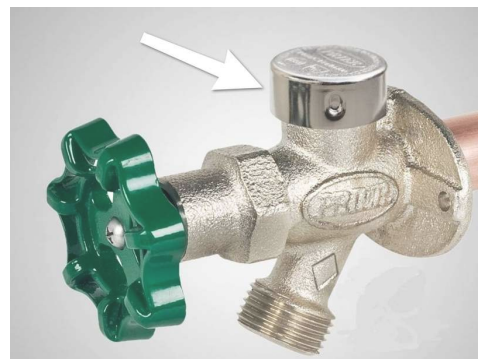


Recommendation

Anti-Siphon valves should be installed on hose bibs to prevent outside water from siphoning through an outside faucet and contaminating the drinking water used in your home. Recommend qualified professional to install

### Recommendation

Contact a qualified plumbing contractor.



6.1.1 General

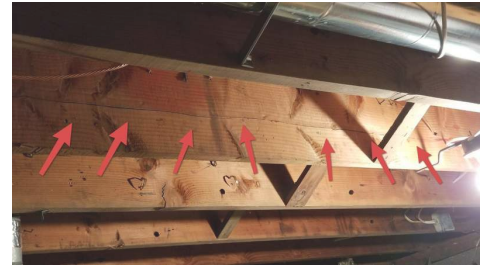
### DAMAGED FLOOR JOIST

#### BASEMENT

Floor joist is damaged and could potentially cause a major structural issue. Recommend that a qualified professional structural engineer evaluate further.

Recommendation

Contact a qualified structural engineer.



Floor joist is completely split down the center throughout 80% of the beam

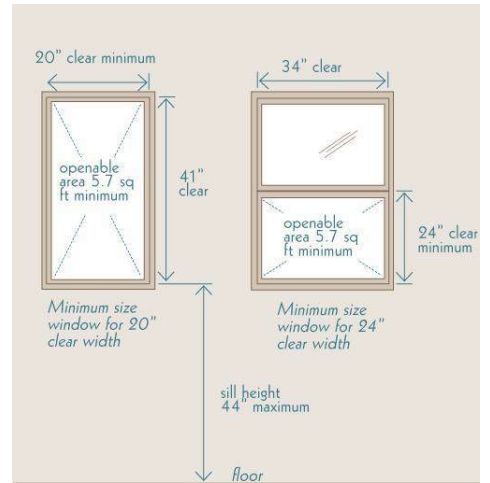
6.5.1 Windows

### WINDOW IS NOT AN EGRESS WINDOW

All windows in the basement are not satisfactory size to be considered Egress windows. Dimensions for an Egress window are illustrated in the picture below.

Recommendation

Contact a qualified window repair/installation contractor.



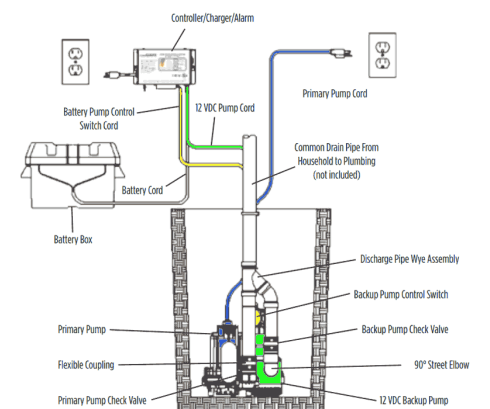
6.7.1 Sump Pump

### BATTERY BACKUP FOR SUMP PUMP

Recommend installing a battery backup for the sump pump, in case of power failure to home. Example of battery in picture below.

Recommendation

Contact a qualified professional.



7.4.1 Hot Water Systems

### NO DRIP PAN

No drip pan was present. Drip pan must also drain into a floor drain. Recommend installation by a qualified plumber.





Recommendation  
Contact a qualified plumbing contractor.



#### 7.4.2 Hot Water Systems

##### **TPR VALVE**

The TPR valve was too close to the ground, should be 6 inches from the floor and into a drip pan.

Recommendation  
Contact a qualified plumbing contractor.

 Recommendation



#### 9.1.1 General

##### **CHIMNEY FLUE CRACKED**

 Recommendation

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified roofing professional.



10.7.1 Range/Oven/Cooktop

### **RANGE NOT FASTENED**

 Recommendation

Range was not fastened to the wall with anti tip mechanism. This poses a safety hazard to children. Recommend a qualified contractor secure range so it will not tip over and potentially cause harm.

Recommendation

Contact a qualified professional.



No anti tip attached to the range

13.2.1 Floors

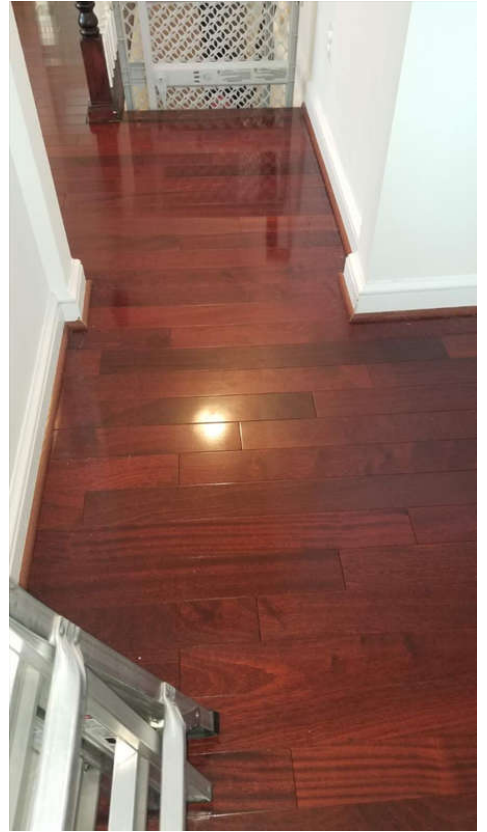
### **FLOOR SLOPES**

 Recommendation

Floor slopes at second floor.

Recommendation

Contact a qualified professional.



---

#### 14.4.1 Windows

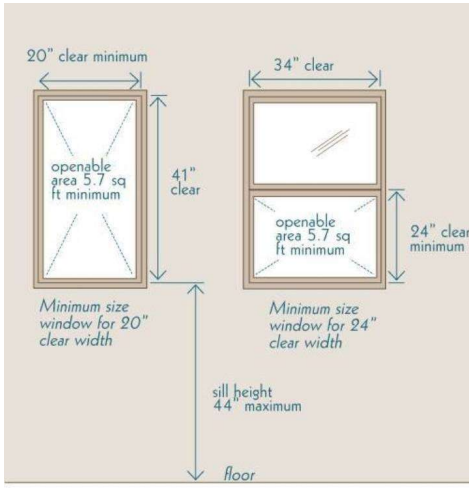
### **WINDOW IS NOT AN EGRESS WINDOW**



All windows in the basement are not satisfactory size to be considered Egress windows. Dimensions for an Egress window are illustrated in the picture below.

#### Recommendation

Contact a qualified window repair/installation contractor.



Laundry room window. Not an egress window

#### 14.7.1 Washer/Dryer **NO CATCH PAN**

 Recommendation

Drip pan needed under washer to prevent flooding if leakage occurs

Recommendation

Contact a qualified professional.



15.3.1 Steps, Stairways & Railings

**LOOSE RAILING**

Railing is loose and needs to be secure tightly to prevent accidental leaning on and railing breaking

Recommendation

Contact a qualified professional.

 Recommendation



16.4.1 Doors

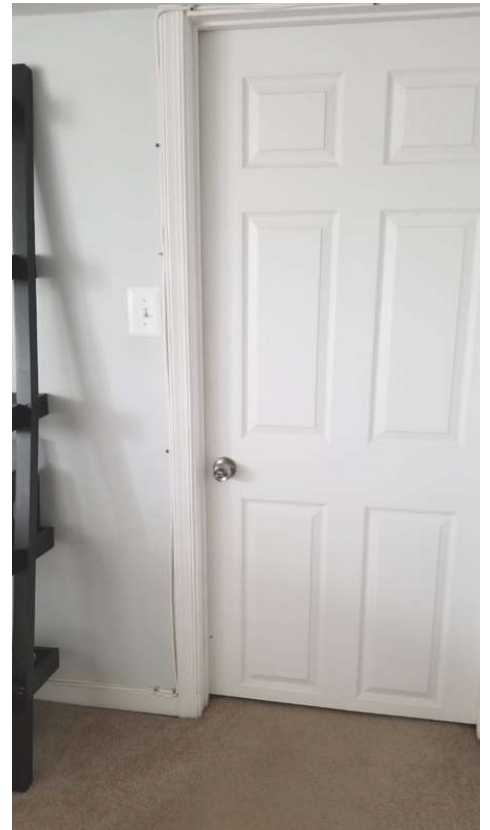
**DOOR KNOB AND LATCH ALIGNMENT**

Door knob, latch and/or strike plate is out of alignment. Should be installed a minimum of 34 inches to a maximum of 48 inches above the floor. Recommend a professional qualified door contractor.

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation



Basement bedroom door handle low. Should be installed a minimum of 34 inches to a maximum of 48 inches above the floor

16.5.1 Windows

**EGRESS WINDOW - EXIT**

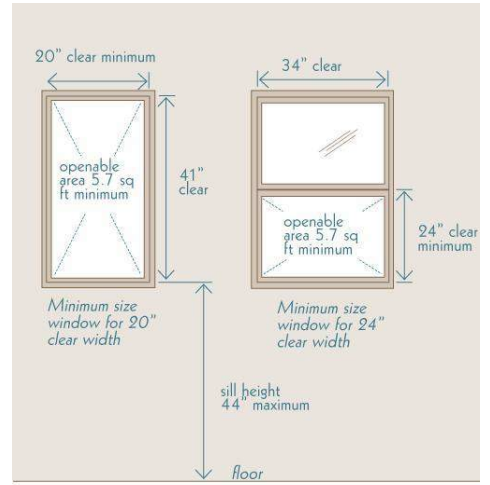
 Recommendation

Recommend installing a egress window in the bedroom. Current window installed does not meet specs.

Openable only to 16 inches and not the required 24 inches minimum

Recommendation

Contact a qualified professional.



18.3.1 Doors

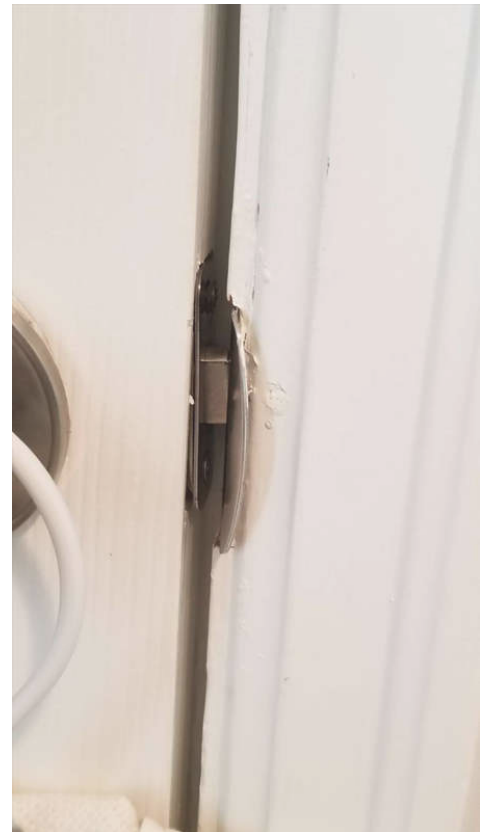
**DOOR DOESN'T LATCH**

 Recommendation

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



East bedroom closet

19.2.1 Plumbing & Fixtures

**DIVERTER NOT WORKING PROPERLY**

 Recommendation

Tub/Shower diverter was not working properly, recommend repair.

Recommendation

Contact a qualified professional.



Water not properly diverting to the shower head

20.2.1 Plumbing & Fixtures

**SINK - DRAIN STOP NOT CONNECTED/MISSING**

Sink drain stop was not operating as intended or was missing, recommend repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Stopper missing and broken