



# SUMMARY

1234 Main St. Chilhowie VA 24319

Buyer Name  
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## Please Read All Components

This report includes multiple sections and areas of information, each section has limitation headers.

While the summary typically covers the report there is limitation that you should be aware of.

It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

1.1.1 Structure Details

### MID-1980S AND OLDER



Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

Recommendation

Contact a qualified professional.

2.2.1 Gutters/drains

### CLOGGED GUTTERS/DOWNSPOUTS

EXTERIOR LEFT & RIGHT



Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation  
Recommended DIY Project



### 2.2.2 Gutters/drains

## DAMAGED/MISSING

EXTERIOR RIGHT

One or more gutters or downspouts were damaged or missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. Recommend that a qualified person repair as necessary.

Recommendation  
Contact a qualified professional.



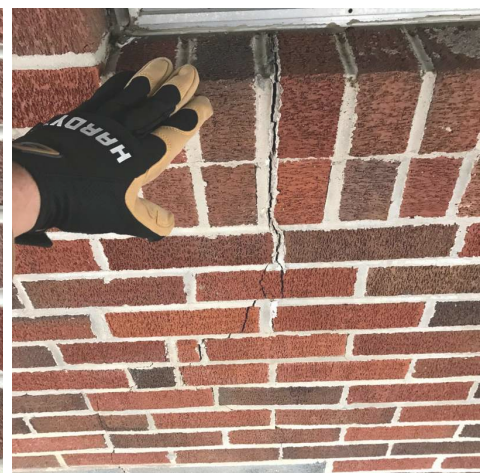
### 3.1.1 General

## EXPANSION CRACKS IN MASONRY WALL

EXTERIOR

Expansive cracks are often seen above and around window and door openings where the opening itself relieves the crack. This type of crack has a consistent width and it is this that distinguishes from other more serious cracks. An expansive crack is of no real structural significance, although it may allow water into the cavity in brick built houses, and subsequence cause deterioration of the wall ties. Therefore filling the crack with a mastic or sealastic compound is recommended.

Recommendation  
Contact a qualified professional.



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3.5.1 Windows and Door

**BROKEN WINDOW**

BASEMENT EXTERIOR DOOR

The interior window pane of the basement exterior door is broken. A licensed window repair contractor should replace the glass as needed.

Recommendation

Contact a qualified window repair/installation contractor.



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3.9.1 Stairs/Handrails/Guardrails

**GUARDRAILS TOO LOW**

EXTERIOR (VARIOUS)

Deck guardrails at one or more locations with drop-offs higher than 30 inches were too low. This poses a fall hazard. Guardrails should be at least 36 inches in height.

Recommendation

Contact a qualified professional.



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4.1.1 Electrical

**LIGHT SWITCH LOOSE**

MAIN LEVEL (ADJACENT TO STAIRS)

The existing light switch is installed in a way that it is not secured in the junction box. It is recommended to have a Certified Electrical Contractor make the necessary repairs.

Recommendation

Contact a qualified electrical contractor.



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4.1.2 Electrical

**HOT-NEUTRAL REVERSE**

UPSTAIRS BEDROOM

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard.

Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.





#### 4.3.1 Smoke and CO alarms

### **CARBON MONOXIDE ALARMS NOT PRESENT**

 Safety/Immediate Attention

#### MAIN LEVEL

No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations.

#### Recommendation

Contact a qualified electrical contractor.

#### 4.4.1 Windows and Door

### **WINDOW-DOUBLE PANE SEAL**

 Deficiencies

#### KITCHEN

Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

#### Recommendation

Contact a qualified window repair/installation contractor.



## 5.2.1 Supply Lines

### PRE-1986

Deficiencies

Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

<http://www.epa.gov/safewater/lead/index.html>

Recommendation

Contact a qualified plumbing contractor.

## 6.1.1 Water Heater

### TPR DRAIN MISSING

Safety/Immediate Attention

BASEMENT

No drain line is installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.

Recommendation

Contact a qualified plumbing contractor.



## 6.1.2 Water Heater

### EXCEEDS LIFE EXPECTANCY

Deficiencies

BASEMENT

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.

## 6.1.3 Water Heater

### TEMPERATURE >120

Safety/Immediate Attention

The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

Recommendation

Contact a qualified plumbing contractor.



### 7.1.1 Electric Panel

#### **WIRE NOT TERMINATED**



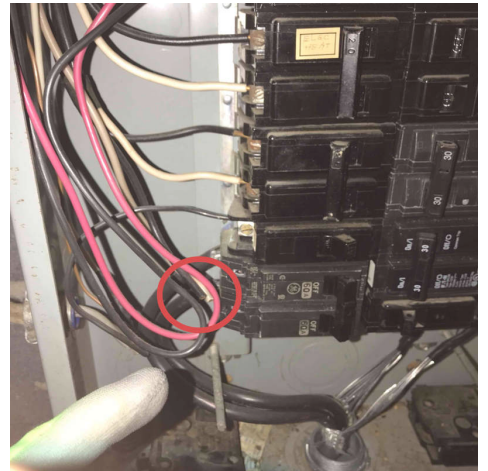
Safety/Immediate Attention

BASEMENT

One or more wires inside panel were loose, and were not terminated. This poses a safety hazard for shock and/or fire. Recommend that a qualified electrician remove any abandoned wiring or repair as necessary. For example, by trimming wires to length and installing wire nuts.

Recommendation

Contact a qualified electrical contractor.



### 7.3.1 Circuit Breakers

#### **DOUBLE TAP**



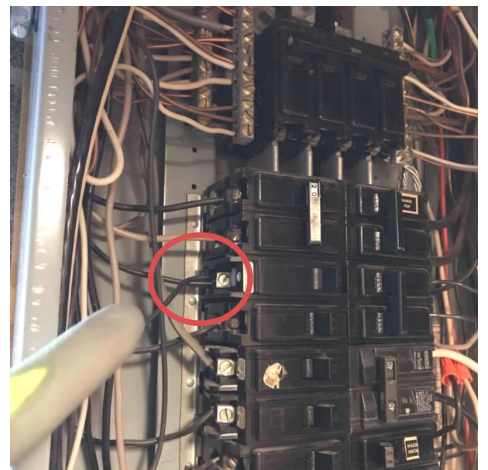
Safety/Immediate Attention

BASEMENT

One or more circuit breakers in panel were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



### 8.2.1 Condensing Unit (Left)

#### **NEAR LIFE EXPECTANCY**



Deficiencies

EXTERIOR LEFT

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. (This is dependent upon the manufacturer and environmental conditions.)It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation  
Contact a qualified HVAC professional.

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### 8.2.2 Condensing Unit (Left)

#### **NOT LEVEL**

EXTERIOR LEFT

The outside condensing unit is not level. Damage may occur if it is more than ten degrees off from level. A qualified contractor should evaluate and make repairs as necessary, such as replacing the pad that the condensing unit is installed on.

Recommendation  
Contact a qualified HVAC professional.



### 8.3.1 Condensing Unit (Right)

#### **NEAR LIFE EXPECTANCY**

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. (This is dependent upon the manufacturer and environmental conditions.) It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation  
Contact a qualified HVAC professional.



### 10.2.1 Dishwasher

#### **DISHWASHER CONTROLS**

KITCHEN

The controls for the dishwasher did not function as expected. The control panel for the dishwasher should be evaluated. The client(s) should ask the property owner(s) about this, and if necessary, the dishwasher should be replaced, or a qualified appliance technician should evaluate and repair.

Recommendation  
Contact a qualified appliance repair professional.



### 11.2.1 Cabinets

#### **MICROBIAL GROWTH-MINOR**

MAIN LEVEL BATHROOM

There is minor surface microbial growth within one bathroom cabinet (main level). The cabinet should be cleaned with a microbial growth cleaner.

Recommendation  
Recommended DIY Project



11.4.1 Exhaust Fan

**NOT PRESENT WITH SHOWER**



MAIN LEVEL AND UPSTAIRS BATHROOM

One or more bathrooms with a shower do not have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers. (An exhaust fan may not have been required when the home was built, it is recommended to add an exhaust fan)

Recommendation

Contact a qualified general contractor.

14.5.1 Ventilation

**DAMAGED SCREEN**



ATTIC

One or more attic or roof vent screens were missing, deteriorated or substandard. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.

Recommendation

Contact a qualified general contractor.



15.1.1 Carport-Detached Garage

**EROSION OBSERVED**



Erosion has created voids beneath the slab on the outer sections of the slab. No signs of structural issues were observed at the time of inspection. Further evaluation by a qualified contractor is recommended.

Recommendation

Contact a qualified professional.

