

Home Inspection Report



3778 Cabin Road, Reva, VA 22735

Inspection Date:

Monday August 29, 2016

Prepared For:

Chuck Green

Prepared By:

Granite Home Inspections LLC
3778 Cabin Rd.
Reva, VA 22735
540-547-4100
granitehomeinspections@gmail.com

Report Number:

1

Inspector:

Charles Green

Receipt/Invoice

Granite Home Inspections LLC
3778 Cabin Rd.
Reva, VA 22735
540-547-4100

Property Address
3778 Cabin Road
Reva, VA 22735

Date: Aug 29, 2016

Inspection Number: 1

Inspected By: Charles Green

Payment Method: Check (#35521)

Client: Chuck Green

Inspection	Fee
Home Inspection	\$350.00

Total	\$350.00
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Report Summary

Items Not Operating

Major Concerns

Potential Safety Hazards

- The front sidewalk has settled and is possibly causing a trip Hazard recommend repair

Deferred Cost Items

Improvement Items

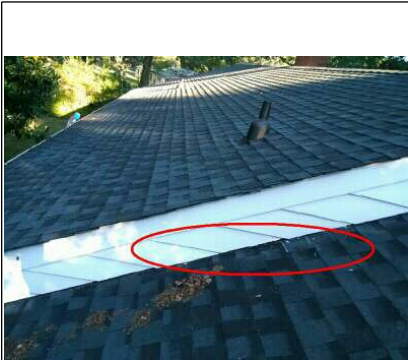
- It is recommended that wood siding stay two inches above roofline to prevent moisture wicking
- The flashing of the chimney on the left side of house is raised above shingles recommend evaluation and Repairs by a qualified professional
- The chimney crown on right side of house is cracked . I recommend evaluation and repair by a qualified mason
- I recommend an extension on the downspout on the back right of house to ensure proper drainage

Items To Monitor

Home

Inspection

Photos



-It is recommended that wood siding stay two inches above roofline to prevent moisture wicking



Gable Vent



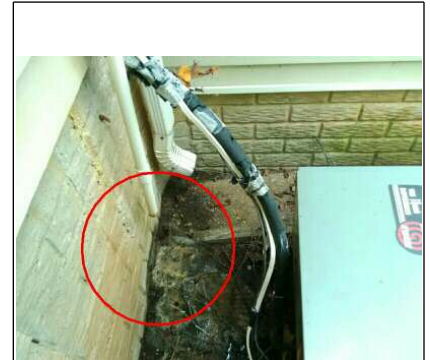
- The flashing of the chimney on the left side of house is raised above shingles recommend evaluation and Repairs by a qualified professional



- The front sidewalk has settled and is possibly causing a trip Hazard recommend repair



-The chimney crown on right side of house is cracked . I recommend evaluation and repair by a qualified mason



-I recommend an extension on the downspout on the back right of house to ensure proper drainage

Overview

Scope of Inspection

Temperature: **Between 90° and 100° F**

House Is Facing: North

State Of Occupancy: Unoccupied but furnished

Recent Rain: Yes

Ground Cover: Damp

Scope Of Inspection: All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Roof

General

Visibility All

Inspected From Roof

-It is recommended that wood siding stay two inches above roofline to prevent moisture wicking

Style of Roof

Type Gable

Pitch Low

Roof #1 Type: Asphalt
Layers: 1 Layer
Age: 15-20+
Location: North

Roof #2 None

Roof #3 None

Ventilation System

Type Gable

Flashing

Material Galv/Alum

Condition Poor Separated from chimney/roof

Comments - The flashing of the chimney on the left side of house is raised above shingles recommend evaluation and Repairs by a qualified professional

Valleys

Condition of Roof Coverings

Skylights

Plumbing Vents

Grounds

Service Walks

Material Flagstone

Condition Marginal Trip hazard Settling cracks

Comments - The front sidewalk has settled and is possibly causing a trip Hazard recommend repair

Driveway/Parking

Material Asphalt

Condition Satisfactory

Porch

Condition Satisfactory

Support Pier Wood

Floor Satisfactory

Stoops/Steps

Material Wood

Condition Marginal

Patio

Material Concrete

Condition Pitched towards home (see remarks) Typical cracks

Deck/Balcony

Material Wood

Condition Marginal

Deck/Patio/Porch Covers

Condition Satisfactory

Recommend Improper attachment to house

Fence/Wall

Type Wood

Condition Marginal

Landscaping affecting foundation

Negative Grade South Recommend additional backfill Trim back trees/shrubberies

Retaining wall

Material Concrete block Timbers

Condition Drainage holes recommended

Hose bibs

Condition Satisfactory

Operable Yes

Exterior

Chimney(s)

Location(s) South

Viewed From Roof

Rain Cap/Spark Arrestor No Recommended

Chase Brick

Evidence of Cracked chimney cap

Flue Unlined

Evidence of Cracks

Condition Marginal

Comments -The chimney crown on right side of house is cracked . I recommend evaluation and repair by a qualified mason

Gutters/Scuppers/Eavestrough

Condition Marginal Needs to be cleaned

Leaking Hole in main run

Attachment Loose

Extension needed East

Comments -I recommend an extension on the downspout on the back right of house to ensure proper drainage

Siding

Material Metal/Vinyl Loose/Missing/Holes

Condition Marginal

Trim

Material Fiberboard

Condition Marginal

Soffit

Material Aluminum/Steel Recommend repair/painting

Fascia

Material Aluminum/Steel Recommend repair/painting

Condition Marginal

Flashing

None

Caulking

Condition Satisfactory

Windows/Screens

Condition Recommend repair/replace damaged screens

Material Vinyl

Screens Satisfactory

Storms Windows

Condition Satisfactory

Material Clad comb.

Exterior

Storms Windows cont.

Putty Needed

Slab-On-Grade/Foundation

Foundation Wall Concrete block

Condition Marginal Have Evaluated

Concrete Slab Have Evaluated

Service Entry

Location Overhead

Condition Weather head/mast needs repair

Exterior receptacles No Operable: No Condition: Poor

GFCI present No Operable: No Safety Hazard Recommend GFCI Receptacles

Building(s) Exterior Wall Construction

Type Framed

Condition Satisfactory

Exterior Doors

Main Entrance Weatherstripping: Marginal Door condition: Marginal

Patio N/A

Exterior A/C - Heat pump #1

Condition Satisfactory

Energy source Electric

Unit type Air cooled

Exterior A/C - Heat pump #2

Unit #2 Approx. Age: Approximately 1-5 years old

Energy source Gas

Unit type Water cooled

Outside Disconnect Yes

Condenser Fins Damaged Refrigerant Line

Insulation Replace

Condition Poor

Improper Clearance (air flow) No

Garage/Carport

Type

Type Detached 3-Car

Automatic Opener

Operation Operable

Safety Reverse

Operation Operable

Roofing

Material Same as house

Gutters/Eavestrough

Condition Satisfactory

Siding

Material Same as house

Condition Satisfactory

Trim

Material Same as house

Condition Satisfactory

Floor

Material Concrete

Condition Satisfactory

Source of Ignition within 18" of the floor Yes

Sill Plates

None

Type Floor level

Condition Rotted/Damaged

Overhead Door(s)

Material Fiberglass

Condition Marginal Safety Cable Recommended

Exterior Service Door

Condition Satisfactory

Electrical Receptacles

No

Reverse polarity Yes

Open ground No

GFCI Present No Operable: No Handyman/extension cord wiring

Fire Separation Walls & Ceiling

Present

Condition Safety hazard(s)

Moisture Stains Present Yes

Typical Cracks Yes

Garage/Carport

Fire Separation Walls & Ceiling cont.

Fire door Not a fire door

Self closure Inoperative

Living Room

Living Room

Walls & Ceiling Satisfactory

Moisture stains No

Floor Marginal

Ceiling fan Satisfactory

Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: Yes Cover plates missing

Heating source present Yes Holes: Doors

Doors None

Windows Satisfactory Broken/Missing hardware

Dining Room

Dining Room

Walls & Ceiling Satisfactory Poor

Moisture stains No

Floor Marginal Squeaks Tripping hazard

Ceiling fan Satisfactory

Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: Yes

Heating source present Yes Holes: Doors

Doors Satisfactory

Windows Satisfactory

Kitchen

Countertops

Condition Marginal

Cabinets

Condition Satisfactory

Plumbing

Faucet Leaks Yes

Pipes leak/corroded Yes

Sink/Faucet Corroded

Functional drainage Satisfactory

Functional flow Satisfactory

Walls & Ceiling

Condition Satisfactory

Heating/Cooling Source

Yes

Floor

Condition Satisfactory

Appliances

Disposal Operable: Yes

Oven Operable: Yes

Range Operable: Yes

Dishwasher Operable: Yes

Trash Compactor Operable: Yes

Exhaust fan Operable: Yes

Refrigerator Operable: Yes

Microwave Operable: Yes

Other Operable: Yes

Dishwasher drain line looped Yes

Receptacles present Yes

GFCI Yes Operable: Yes Recommend GFCI Receptacles: Yes Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes

Bathroom (1)

Bath

Sinks Faucet leaks: No Pipes leak: No

Tubs Faucet leaks: No Pipes leak: No

Showers Faucet leaks: No Pipes leak: No

Toilet Bowl loose: No Operable: No

Whirlpool No Operable: No GFCI: No GFCI Recommended

Shower/Tub area Fiberglass Condition: Marginal Caulk/Grouting needed: No N/A

Drainage Marginal

Water flow Satisfactory

Moisture stains present No

Doors Marginal

Window Satisfactory

Receptacles present No Operable: Yes

GFCI No Operable: Yes Recommend GFCI

Open ground/Reverse polarity Potential Safety Hazard

Heat source present No

Exhaust fan Operable: Yes Noisy

Bathroom (2)

Bath

Sinks Faucet leaks: No Pipes leak: No

Tubs Faucet leaks: No Pipes leak: No

Showers Faucet leaks: No Pipes leak: No

Toilet Bowl loose: Yes Operable: Yes

Whirlpool No Operable: No Not tested GFCI: No

Shower/Tub area Masonite Condition: Marginal Caulk/Grouting needed: No

Drainage Marginal

Water flow Marginal

Moisture stains present Yes

Doors Satisfactory

Window Satisfactory

Receptacles present Yes

GFCI Yes Operable: Yes

Open ground/Reverse polarity Yes

Heat source present Yes

Exhaust fan Yes Operable: Yes

Laundry Room

Laundry

Faucet leaks Yes

Pipes leak Yes

Cross connections Yes Potential Safety Hazard

Heat source present Yes

Room vented Yes

Dryer vented Wall

Electrical Open ground/reverse polarity: No

GFCI present No Operable: No Recommend GFCI Receptacles

Appliances Dryer

Washer hook-up lines/valves Leaking

Gas shut-off valve Cap Needed

Interior

Fireplace

Type Wood

Material Metal (pre-fabricated)

Miscellaneous Blower built-in Operable: Yes Damper operable: Yes Fireplace doors need repair

Damper modified for gas operation Yes

Hearth extension adequate Yes

Mantel Loose

Physical condition Marginal

Stairs/Steps/Balconies

Smoke/Carbon Monoxide detectors

Attic/Structure/Framing/Insulation

Room (1)

Room

Walls & Ceiling Marginal Damage

Moisture stains Yes

Floor Marginal

Ceiling fan Satisfactory

Electrical Switches: Operable Receptacles: Yes Open ground/Reverse polarity: Yes

Heating source present Yes

Bedroom Egress restricted Yes

Doors Satisfactory

Windows Satisfactory

Room (2)

Room

Walls & Ceiling Marginal

Moisture stains No

Floor Marginal

Ceiling fan Satisfactory

Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: No

Heating source present No Holes: Doors

Doors Satisfactory

Windows Satisfactory

Room (3)

Room

Walls & Ceiling Marginal

Floor Marginal

Ceiling fan Satisfactory

Electrical Switches: Yes Receptacles: Yes

Heating source present No

Bedroom Egress restricted No

Doors Marginal

Windows Satisfactory

Basement

Stairs

Condition Marginal Typical wear and tear

Handrail Condition: Satisfactory

Headway over stairs Low clearance

Foundation

Floor

Seismic bolts

Drainage

Girders/Beams

Columns

Joists

Subfloor

Plumbing

Water service

Water entry piping Not Visible

Lead other than solder joints Unknown

Visible water distribution piping Galvanized

Condition Marginal

Flow Satisfactory

Pipes Supply/Drain Satisfactory

Condition Satisfactory

Traps proper P-Type Yes

Drainage Satisfactory

Interior fuel storage system Yes

Fuel line Brass

Condition Satisfactory

Main fuel shut-off location

Well pump

Sanitary/Grinder pump

Water heater #1

Water heater #2

Water softener

Heating System

Heating system

Unit #1 Unknown Satisfactory
Unit #2 None Unknown Satisfactory
Energy source Gas
Warm air system Belt drive
Heat exchanger Sealed
Carbon monoxide Detected at plenum
Combustion air venting present Yes
Controls Disconnect: Yes Gas shut off valve: Yes
Distribution Metal duct
Flue piping Satisfactory
Filter Electrostatic
When turned on by thermostat Fired
Heat pump Supplemental electric
Sub-slab ducts Satisfactory Water/Sand Observed: Yes

Boiler system

Energy source Gas
Distribution Hot water
Circulator Gravity
Controls Temp/pressure gauge exist: No Operable: Yes
Oil fired units Disconnect: Yes
Combustion air venting present Yes
Relief valve Yes Extension proper: Yes
Operated When turned on by thermostat: Fired
Operation Satisfactory: Yes

Other systems

N/A

Electric/Cooling System

Main panel

Condition Satisfactory
Adequate Clearance to Panel Yes
Amperage/Voltage 60a 200a
Breakers/Fuses Fuses
Appears grounded No
GFCI breaker Yes Operable: Yes
AFCI breaker Yes Operable: Yes
Main wire Copper Condition: Marginal
Branch wire Aluminum
Branch wire condition Satisfactory

Sub panel(s)

None apparent

Evaporator Coil Section Unit #1

General Central system
Refrigerant lines Satisfactory
Condensate line/drain To exterior
Secondary condensate line/drain Present: Yes Needed: Yes
Condition Marginal

Evaporator Coil Section Unit #2

General Central system
Evaporator coil Satisfactory
Refrigerant lines Damage
Condensate line/drain To exterior
Secondary condensate line/drain Present: Yes Needed: Yes
Condition Satisfactory