



Inspection Report

Johnny Homebuyer

Property Address:
123 Richmond Dr
Richmond VA 12345



HOME INSPEX

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Table of Contents

Cover Page	1
Table of Contents	3
Intro Page	4
Summary	5
1 Roofing	8
2 Exterior	10
3 Garage	12
4 Interiors	12
5 Structural Components	14
6 Plumbing System	15
7 Electrical System	17
8 Heating / Central Air Conditioning	18
9 Insulation and Ventilation	19
10 Built-In Kitchen Appliances	20
Invoice	22
Back Page	24

Date: 4/18/2018	Time: 09:45 AM	Report ID:
Property: 123 Richmond Dr Richmond VA 12345	Customer: Johny Homebuyer	Real Estate Professional: Susie Sellsmore

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspections, repairs and/or replacement of item(s), component(s) or unit(s) are the Client(s) responsibility and should be considered before you purchase the property (if applicable). A home inspection is not a code compliance review nor permit verification.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended at the moment it was inspected allowing for normal age appropriate wear and tear.

Not Inspected (NI) = This item, component or unit was not inspected. No representations are made regarding condition or functionality.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, and/or needs further inspection by a qualified contractor with repairs as needed. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Attention (A) = Client(s) attention is recommended to this item, component or unit. A relatively minor repair may be needed at this time. This area may not be in need of immediate major repair at the time it was inspected, however it may in the future. This area should be monitored and corrected as needed. Should Client(s) desire more information about this area they should obtain further evaluation with repairs/enhancements as needed by qualified specialist(s) (prior to the end of Client(s) contingency period if applicable).

Safety Issue (S) = A potential or eminent safety issue is noted at this item, component or unit. Further evaluation is recommended with repairs/safety enhancements as needed by qualified specialist(s).

In Attendance:

Client(s) and their agent

Type of building:

Detached single family house, with attached garage

Age (as provided):

New Construction, 2018

Occupancy Status and Contents:

Vacant

Approximate Temperature:

Approx mid 50's

Weather:

Dry

Summary



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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. If repair estimates are provided, they do not account for hidden issues, are provided without a defined scope of work, are the inspectors opinion given the information that was obtained at the time of inspection, and therefore repair estimates may not be accurate. For more accurate repair estimates obtain written quotes from qualified licensed specialists prior to the end of Clients contingency period. A home inspection is not required to provide repair estimates; if provided they are done so for free as a courtesy to the Client(s). Client(s) are recommended to follow all recommendations within this report, including any recommendations from contractors and/or other qualified parties that resulted from our recommendation for further evaluation. We recommend all items be completely addressed prior to settlement closing if applicable. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

General Summary

1.0 ROOF COVERINGS AND FLASHINGS

Inspected, Repair or Replace

Shingle damage at front stoop eave area, and at rear bumper out.

Recommend to remove construction debris from roof and gutters (seen at front lower roof).

Further comprehensive evaluation is recommended by qualified licensed contractor with repairs to follow as needed.

1.2 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

Rear and front downspout elbows missing.

Splashblocks should drain away from house.

2.1 DOORS (Exterior)

Inspected, Warrants Attention

Loose cover plate at front and rear door knobs.

2.2 GRADING, DRAINAGE AND VEGETATION

Inspected, Warrants Attention

No mailbox seen.

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Several bedroom closet bifold doors not installed.

Master bedroom door doesn't stay open, it closes without being touched; adjustment recommended.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Family room window not functioning properly.

6.0 PLUMBING: DRAIN, WASTE, VENT, SUPPLY, KITCHEN AND BATHROOMS

Inspected, Repair or Replace

Drain damage and leak seen at two drain areas in crawlspace, located at rear left area.

Further comprehensive evaluation by qualified plumber with repairs to follow as needed is recommended.

7.3 ELECTRIC RECEPTACLES, SWITCHES AND CEILING FANS

Inspected, Repair or Replace

Lights appear non functional at master bedroom ceiling fan.

No light seen in crawlspace.

8.4 FIREPLACES, WOOD STOVES, GAS LOGS

Inspected, Repair or Replace

(1) Bottom cover at fireplace doesn't fully close.

(2) The pilot light was not lit at the fireplace, its operation was unable to be confirmed. Recommend to confirm proper fireplace operation prior to closing. Propane tank appears empty.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Eric Babcock

1. Roofing

Styles & Materials

Roof Covering:

Dimensional shingle

Roof Inspection Means:

Ground with Binoculars

Chimney(s) (exterior):

Metal Flue Pipe(s)

Inspection Items

1.0 ROOF COVERINGS AND FLASHINGS

Comments: Inspected, Repair or Replace



1.0 Item 1(Picture) Shingle damage at front



1.0 Item 2(Picture) Construction debris on roof and gutter

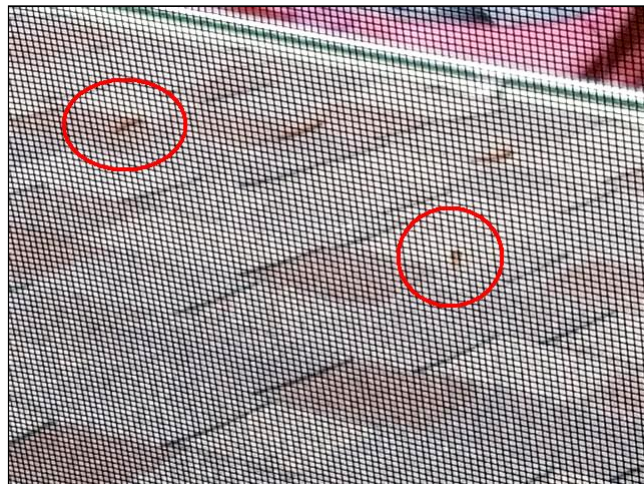


1.0 Item 3(Picture) Shingle damage at rear bumper out

Shingle damage at front stoop eave area, and at rear bumper out.

Recommend to remove construction debris from roof and gutters (seen at front lower roof).

Further comprehensive evaluation is recommended by qualified licensed contractor with repairs to follow as needed.



1.0 Item 4(Picture) Nails left on roof

1.1 CHIMNEY(S)

Comments: Not Present

1.2 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace



1.2 Item 1(Picture) Downspout elbow missing



1.2 Item 2(Picture) Missing elbow, splashblock is backwards

Rear and front downspout elbows missing.

Splashblocks should drain away from house.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, the accessibility and view of some areas may be limited. The inspector reports findings that are present during the inspection, and cannot predict future performance or provide any guarantee. Any items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The effectiveness of gutter guard type products and underground drainage systems, if present, are unknown. This inspection only includes the visible areas of the roof, flashings, gutters etc. as they were visible at the time the roof was inspected. Chimney flues are not visible and are not inspected. Chimney(s) should be inspected and cleaned prior to use by a qualified chimney sweep, with repairs as/if needed by qualified contractor(s). If any deficiencies are noted they should be comprehensively evaluated by a qualified contractor, with all repairs to be performed as needed. This inspection is not a guarantee that the roof is not leaking.

2. Exterior

Styles & Materials

Siding Material:

- Vinyl siding
- Brick veneer
- Vinyl Shake

Sidewalks:

- Concrete

Appurtenance:

- Deck with steps
- Sidewalk(s)

Trim Material:

- Metal wrapping
- Vinyl/PVC

Driveway:

- Gravel

Inspection Items

2.0 EXTERIOR WALL SIDING

Comments: Inspected

2.1 DOORS (Exterior)

Comments: Inspected, Warrants Attention



2.1 Item 1(Picture) Loose knob cover
Loose cover plate at front and rear door knobs.

2.2 GRADING, DRAINAGE AND VEGETATION

Comments: Inspected, Warrants Attention

No mailbox seen.

2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIOS, COVERS AND HANDRAILS

Comments: Inspected

2.4 DRIVEWAYS, WALKWAYS AND RETAINING WALLS (With respect to walls effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS, FASCIAS AND TRIM AREAS

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. We recommend that all exterior door locks be changed upon occupancy, and to ensure all related locking hardware is properly adjusted and functional.

3. Garage

Styles & Materials

Garage Door Type:

One manual

Inspection Items

3.0 GARAGE CEILINGS

Comments: Inspected

3.1 GARAGE WALLS

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR(S)

Comments: Inspected

4. Interiors

Styles & Materials

Floor covering(s) material appearance:

Carpet

Vinyl

Wood/laminate

Inspection Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace



4.5 Item 1(Picture) Closet doors not installed



4.5 Item 2(Picture) No closet doors installed at rear bedroom



4.5 Item 3(Picture) Closet door not installed, rear bedroom

Several bedroom closet bifold doors not installed.

Master bedroom door doesn't stay open, it closes without being touched; adjustment recommended.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace



4.6 Item 1(Picture) Family room window needs repair
Family room window not functioning properly.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. A representative sample of windows will be inspected. Please be aware that the inspector has your best interest in mind. If applicable any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

Styles & Materials

Method used to observe Crawlspace:	Foundation:	Columns or Piers:
Crawled	Masonry block	Masonry block
Method used to observe Attic:	Floor Structure:	Roof Structure:
Inspected from accessible floored areas	Wood joists	Wood Trusses
Entered	Wood beam(s)	Not fully visible
Roof-Type:	Attic access:	
Hip	Pull Down stairs	

Inspection Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

5.1 FLOORS (Structural)

Comments: Inspected

5.2 CEILINGS (structural)

Comments: Inspected

5.3 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Note that the appearance of mold is seen in most crawlspaces, and is likely also in this property's crawlspace, even if not mentioned in this report. If the Client(s) wish to obtain information on mold they are advised to purchase a comprehensive mold inspection. This inspection specifically disclaims identifying mold.

6. Plumbing System

Styles & Materials

Plumbing Water Supply (into home):

Black hose

Plumbing Water Distribution:

CPVC

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon

Water Heater Location:

Garage

Water shut off valve location:

Crawlspace

Fuel Main Shut Off Valve Location:

Propane tank

Inspection Items

6.0 PLUMBING: DRAIN, WASTE, VENT, SUPPLY, KITCHEN AND BATHROOMS

Comments: Inspected, Repair or Replace



6.0 Item 1(Picture) Leak seen at this drain area



6.0 Item 2(Picture) Cleanout cap area damaged



6.0 Item 3(Picture) Leak seen here

Drain damage and leak seen at two drain areas in crawlspace, located at rear left area.

Further comprehensive evaluation by qualified plumber with repairs to follow as needed is recommended.



6.0 Item 4(Picture) Close up of leak in crawlspace

6.1 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.2 MAIN WATER SHUT-OFF DEVICE (not operated)

Comments: Inspected

6.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS

Comments: Inspected

Propane tank appears to be empty.

6.4 MAIN FUEL SHUT OFF

Comments: Not Present

6.5 SUMP PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

Styles & Materials

Electrical Service Conductors: Below ground	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Non-metallic sheathed electrical cable Not fully visible	Location of Electric Panel(s): Garage

Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

7.2 BRANCH CIRCUIT CONDUCTORS

Comments: Inspected

7.3 ELECTRIC RECEPTACLES, SWITCHES AND CEILING FANS

Comments: Inspected, Repair or Replace



7.3 Item 1(Picture) Lights not functioning in master
Lights appear non functional at master bedroom ceiling fan.

No light seen in crawlspace.

7.4 SMOKE DETECTORS

Comments: Inspected

7.5 CARBON MONOXIDE DETECTORS**Comments:** Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. The inspector tests a representative sample of receptacles. Smoke detector batteries should be replaced and the detectors tested upon occupancy. Replace smoke detectors if they're old than 7 years, or when their warranty expires. Carbon monoxide detectors should be properly installed and functional if the house has a fireplace, garage, or uses oil, gas, propane or wood for heating. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning*Styles & Materials*

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding fireplaces): One
Furnace/Air Handler location(s): Attic	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Number of AC Only Units: None
Types of Fireplaces: Propane prefabricated, vented	Fireplace blower: None	Heat Pump / Air Conditioning Unit Observations: Warm air blowing from registers observed Suction line heat verified qualitatively during operation Indoor temperature increased during heating operating

*Inspection Items***8.0 HEATING EQUIPMENT****Comments:** Inspected**8.1 NORMAL OPERATING CONTROLS****Comments:** Inspected**8.2 DISTRIBUTION SYSTEMS****Comments:** Inspected**8.3 FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)****Comments:** Inspected**8.4 FIREPLACES, WOOD STOVES, GAS LOGS****Comments:** Inspected, Repair or Replace



8.4 Item 1(Picture) Cover doesn't fully close

(1) Bottom cover at fireplace doesn't fully close.

(2) The pilot light was not lit at the fireplace, its operation was unable to be confirmed. Recommend to confirm proper fireplace operation prior to closing. Propane tank appears empty.

8.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All HVAC equipment should be professionally serviced by a licensed contractor at least once per year, and is recommended now if it's unknown when the last servicing was performed. Change air filters approximately every 3 months or as otherwise directed by the equipment or filter manufacturer instructions. Change the air filter now if you don't know when it was last changed or it looks dirty. Home InspeX and home inspector(s) are not responsible for improperly maintained equipment. Note that heat pumps are operated in either heating or cooling mode during the inspection. Prefabricated fireplaces and gas logs should be professionally serviced at least once per year, and is recommended now if it's unknown when fireplace was last serviced. A permit may be required by the local government when converting a wood burning fireplace to gas or propane. Home InspeX does not check for permits.

9. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Blown fiberglass

Attic Ventilation:

Gable vents

Bathroom Ventilation:

Fan(s) (operated)

Window(s)

Extra Info : Approximately 16 inch depth
per gauge

Soffit Vents
Ridge vents

**Dryer power source and laundry area
access:**

240 Electric
Dryer not present
Not tested

Floor System Insulation:
Fiberglass batts

Vapor Barrier:
Present

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected

9.1 INSULATION UNDER FLOOR SYSTEM (at visible areas)

Comments: Inspected

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)

Comments: Inspected

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Inspection of HVAC damper systems and components is beyond the scope of this inspection. Dryer vents should be cleaned about once per year, depending on dryer use. Bathroom vents should be inspected and cleaned as needed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

Styles & Materials

Range/Oven:

Electric

Inspection Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected

10.3 FOOD WASTE DISPOSER

Comments: Inspected

10.4 BUILT - IN MIRCROWAVE

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. The ability of the microwave to heat food was not tested. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase (if applicable). It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

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<p>Johny Homebuyer</p> <p>Customer's Real Estate Professional: Susie Sellsmore</p>	<p>123 Richmond Dr Richmond VA 12345</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	430.00	1	430.00
			Tax \$0.00
			Total Price \$430.00

Payment Method: Cash
Payment Status: Paid At Time Of Inspection
Note: Your Business is Appreciated!



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