

804-873-8534

Inspection Report



Inspector: John Cranor VA Licensed Home Inspector #3380000119 exp.10/21 (NRS) ASHI Certified Inspector #203502 EDI Level II Building Envelope Inspector

Inspected Property: 123 Sunny Sky St, Glen Allen,VA, 23838 Client: Maxwell Smart (804) 873-8534, john@cranorinspections.com Real Estate Agent: -

> Date of Inspection: 10/1/2019 Time: 9:00 AM Year Built:2019 Size: 2900 sf Fee: \$300.00

PRE DRYWALL INSPECTION

This inspection report is for the sole and exclusive use of the client and not transferable to any third party.

Understanding Predrywall Inspection

Upon agreement with the client, this is a Predrywall inspection that was performed during the construction of this new residential structure. This inspection and report were based on the Standards of Professional Practice for Residential Predrywall Inspections established by the American Society of Home Inspectors (ASHI®). Inspections performed in conformity with these standards provide the client with additional objective information about the condition of inspected components at the time of the inspection. The Predrywall inspection is a visual inspection of the new residential structure which includes the: building structure, exterior envelope, plumbing system rough ins, heating and air conditioning systems rough ins and electrical system rough-ins prior to concealment with insulation and finished surfaces such as drywall. The purpose of the inspection is to evaluate the condition of the constructed, installed and roughed-in systems and components at the time of the inspection. The inspection was not technically exhaustive, involved no destructive testing, or dismantling of components. The inspection was performed by a construction generalist not by a technical specialist. This is a general inspection and does not include or confirm conformity with the Virginia residential building code, manufacturers installation instructions, construction plans, drawings, and specifications. This report should not be construed as, a guarantee, warranty, or any form of insurance as there is no promise that every possible defect will be discovered. Hidden or concealed deficiencies are excluded from the inspection. The descriptions, observations and/or recommendations noted in this report are based upon published references and/or actual experience. The readily accessible inspected systems and components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented. Any system(s) or component(s) reported as significantly deficient or any other documented concerns noted in this inspection report should be further evaluated and corrected as deemed necessary by qualified VA licensed contractors or other appropriate specialist before terminating negotiations and/or purchasing the property. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

Observations / Recommendations:

The regular (non bold) font text is information regarding the condition of systems and/or components. These may include comments that are discretionary considerations where improvements or repairs are recommended but not necessarily essential, or note an issue that should be monitored, or other relative information.

Bold font text represents systems and/or components that are significantly deficient, and/or does not appear to follow the generally accepted construction practices. This classification may contain structural problems or concerns, water intrusion concerns, and/or an installation that does not comply with manufacturer specifications.

Orientation: For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building.

Photographs included in this report do not depict every defect. Photographs (or Video) help clarify what is documented in this report. They do not add importance to conditions photographed, nor diminish conditions not photographed.

123 Sunny Sky St, Glen Allen, VA

General Information

1. General Structure

Description: Single Family / Detached Home • with attached garage • Crawl Space Foundation

2. Weather

Clear/ Sunny • Approximately 70 degrees

3. Parties Present

Client's Present • Builder representative was present

4. Inspection Completion Time

Approximately: 10:30 AM

5. Exterior Photos



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Plumbing System

The Plumbing System, including the following visible parts were inspected: 1) interior water supply distribution components, 2) interior drain, waste, and vent (DWV) components, 3) supports and installation of interior water supply and DWV components, 4) fuel supply and fuel distribution components, including supports, 5) vents, flues, and similar components, including clearance to combustibles, 6) clearance between plumbing vents, fuel-burning equipment vents, flues, and similar components and air intake openings, 7) backwater valves. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Interior water supply distribution components

Description: **PEX** plastic



plumbing pressurized and holding

2. Interior drain, waste, & vent (DWV) components

Description: PVC plastic

3. Energy Source for Domestic Water Heater

Description: Natural Gas

4. Fuel Storage and fuel distribution components, including supports

Description: Black Steel Gas Pipe

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gas system pressurized and holding

HVAC Systems

The Heating, Ventilation, and Air Conditioning (HVAC) System, including the following visible parts were inspected: 1) HVAC components, 2) distribution ducts, distribution pipes, and similar components, 3) for the presence of a heating and cooling source in habitable rooms, 4) condensate disposal components, 5) access to HVAC equipment, 6) vents, flues, and similar components, 7) clearance between vents, flues, and similar components and air intake openings, 8) equipment elevation, anchoring, and protection, 9) clearance to combustible materials. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Energy Source for HVAC Equipment

Description: Natural Gas • Electricity

2. HVAC Equipment / Components

Description: Number of Systems: 1 • Gas Fired Force Air (High Efficiency 90+) Furnace • A/O Inside Coil

Observations:

2.1. The Air conditioner condensing unit is not yet installed



3. HVAC Distribution ducts, distribution pipes, and similar components

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Electrical System

The Electrical System, including the following were inspected: 1) the visible parts of the service drop, mast, and related components, 2) the visible parts of the service lateral, 3) the visible parts of the service equipment, 5) the visible parts of grounding electrode(s) and grounding electrode conductor(s), 6) the visible parts of the panelboard(s), cabinet(s), and related components, 7) the visible parts of the branch circuit and feeder conductors, and raceways, 8) the visible parts of the bonding connections, 9) the presence of switch boxes at stairways, the presence of lighting boxes at stairways, kitchens, bathrooms, hallways, closets, basements, attics, crawl spaces, HVAC equipment, and at exterior doors, The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Service Equipment

Description/ Location: 200 Amps (120/240 Volts) • Garage • Main disconnect located inside the distribution panel

2. Grounding electrode(s) and grounding electrode conductor(s)

Observations:

2.1. Grounding not yet complete



grounding not yet complete

3. Branch circuit and feeder conductors, and raceways

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4. Switch Boxes at Stairways



5. Lighting boxes at stairways, kitchens, bathrooms, hallways, closets, basements, attics, crawl spaces, HVAC equipment, and at exterior doors



Foundation

The foundation, including the following visible parts were inspected: 1) footings, pier pads, and similar components, 2) foundation walls, 3) fasteners, straps, bolts, and similar components, 4) structural columns, 5) concrete foundation slabs, 6) waterproofing and/or dampproofing, 7) foundation drains, 8) underfloor crawl spaces, 9) retaining walls that are likely to adversely affect the building. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Underfloor Crawl Space Inspection Method

How Inspected: The underfloor crawl space was entered

2. Underfloor Crawl Space Ventilation Methods

Description: Standard Foundation Vents

3. Foundation Walls

Description: Crawl space foundation • Concrete Block Perimeter Wall

4. Waterproofing and/or dampproofing

Observations:

4.1. Currently there are numerous puddles of water laying in crawl space. Recommend immediate removal of water before mold growth occurs. Some of the ground is not fully covered with a poly vapor barrier. All exposed dirt should be covered.



5. Foundation Drains



Floor System

The floor system, including the following visible parts were inspected: 1) floor joists, trusses, sill and sole plates, and similar components, 2) bridging, blocking, rim and band material, web stiffeners, filler and backer blocks, and similar components, 3) beams, girders, and similar components, 4) opening(s) in the floor system, 5) floor sheathing, 6) fasteners, straps, bolts, hangers, and similar components, 7) draftstops. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Floor joists, trusses, sill and sole plates, and similar components

Description: Conventional Frame Construction

2. Floor Sheathing

Description: OSB Floor Sheathing



Wall System

The wall system, including the following visible parts were inspected: 1) the vertical and horizontal structural components, 2) beams, headers, and similar components, 3) fasteners, straps, bolts, and similar components, 4) permanent wall bracing, 5) vertical load paths, 6) fireblocking. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Vertical and horizontal Structural Components

Description: 2 x 4 Conventional Framing

Roof Covering

The roof covering, including the following readily accessible, visually observable installed components were inspected: 1) roof covering materials and underlayment, 2) sidewall, valley, and penetration flashing, 3) skylights, exterior of chimneys, and other roof penetrations. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Method of Roof Inspection

How Inspected: Walked on Roof • Viewed from ground with binoculars

2. Roof Covering Materials & underlayment

Description: Fiberglass / Asphalt Composition (architectural) Shingles.

Observations:

2.1. Currently there are 4 or 5 cables sticking out of the roof from under the shingles. The cables are typically used for tying off the roofers while they install the roofing. The cables should be removed and any damaged shingles replaced. (Note: Some builders leave them in until the house is fully complete and some leave them until the end of first year). There are a few scattered exposed nails where they were driven into the shingles below the nail line. All exposed nails should be corrected. The shingles were cut in the valley too far out of the center. Some are cut out as much as 4 inches. The closed-cut valley should have shingles cut out of the center approximately 2 inches but 3 or 4 inches is too much. Recommend correcting.



exposed nail on lower rear right



valley cut out of the center too far / 4 inches is too much

exposed nail

3. Sidewall, Valley, & Penetration Flashing(s)

Observations:

3.1. Diverter flashing installed as required.

Windows & Doors

The Windows and Doors, including the following visible parts were inspected: A) physical attachment to the structure, B) flashing, C) escape openings, window wells, egress doors, and door landings. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Windows & Doors

Observations:

1.1. Glass broken out of window on right rear

glass broken out of window on right rear

2. Physical attachment to the structure

3. Flashing

flashing intact

Exterior Wall Coverings

The Exterior Wall Coverings, including the following visible parts were inspected: A) flashing and drainage components, B) fastener type and placement, C) horizontal support components such as lintels. D) vertical support components such as wall ties. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Exterior Wall Coverings

Description: House Wrap only

Interiors

The Interior, including the following visible parts were inspected: 1) stairways including the width, headroom, treads, risers, and guard walls, 2) light and ventilation source(s) in habitable rooms, 3) ceiling height in habitable rooms, bathrooms, hallways, and basements, 4) width of hallways, 5) clothes dryer, kitchen, and bathroom exhaust components. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Interior Photos

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2. Clothes dryer, kitchen, and bathroom exhaust components

dryer exhaust installed and extended to the exterior

bathroom exhaust installed and extended to the exterior

kitchen exhaust installed

kitchen exhaust installed and extends through roof bathroom exhaust installed and extended to the

bathroom exhaust installed and extended to the exterior

bathroom exhaust installed and extended to the exterior

Fireplaces & Decorative Gas Appliances

The Fireplace and decorative gas appliances, including the following visible parts were inspected: 1) fireplace and chimney components, 2) decorative gas appliances, vents, and related components 3) clearances between components and combustible materials. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Decorative gas appliances, vents, and related components

Description: Direct Vent Gas Fireplace

gas fireplace installed

Roof System

The roof system, including the following visible parts were inspected: 1) ceiling joists, rafters, trusses, and similar components, 2) rafter ties, collar ties, bridging and lateral support members, purlins, web stiffners, and similar components, 3) ridge boards, hip and valley rafters, beams, and similar components, 4) opening(s) and penetration(s) in the roof system such as dormers, 5) roof sheathing, 6) fasteners, straps, bolts, hangers, and similar components, 7) attic access openings, 8) attic ventilation. The inspected installed components were observed to be in an acceptable condition at the time of inspection, unless otherwise documented below.

1. Ceiling joists, rafters, trusses, and similar components

Description: Engineered Truss Construction

Observations:

1.1. There are 3 metal gusset plates damaged over the garage. The gusset plates are part of the engineered roof structure and repairs should be done under the direction and approval of the truss manufacturer or an engineer. There is a split damaged truss over the stairs. Repairs to a truss should be done under the direction and approval of the truss manufacturer or an engineer.

metal gusset plate damaged over garage

metal gusset plate damaged over garage

metal gusset plate damaged over garage

split damaged truss over stairs

2. Roof Sheathing

Description: OSB Roof Sheathing

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and/or air conditioning.
PEX	Cross-linked polyethylene, commonly abbreviated PEX, is a form of polyethylene with cross-links. It is formed into tubing, and is used predominantly in building services pipework systems, hydronic radiant heating and cooling systems, domestic water piping, and insulation for high tension (high voltage) electrical cables. It is also used for natural gas and offshore oil applications, chemical transportation, and transportation of sewage and slurries. In the 21st century, PEX has become a common alternative to polyvinyl chloride (PVC), chlorinated polyvinyl chloride (CPVC) or copper tubing for use as residential water pipes. One estimate is that residential use of PEX for delivering drinking water to home faucets has increased by 40% annually, and there is substantial evidence that PEX is or will soon become the dominant technology for carrying water in homes and businesses in the next decade or so. PEX cannot be exposed to sunlight.
PVC	"PVC" is an acronym for Polyvinyl Chloride. The rigid form of PVC is used in the construction of pipe, windows, doors, and gutters. Pure PVC is white in color which is what most water supply and DWV pipes are, however there is clear and gray color PVC available. Gray PVC is typically used in electrical conduit pipe. PVC has a maximum operating temperature under pressure of 100°F or 180°F without pressure. PVC plumbing pipe has been in used since the mid 1970's and is the current the predominantly used material used for drain and waste pipes.
Valley	The internal angle formed by the junction of two sloping sides of a roof.