



CERTIFIED INSPECTOR

Cranor Inspection Services, LLC.

804-747-7747

www.house-whisperer.com

5640 Lake Sharon Drive Glen Allen, VA 23060

Inspected by:

John Cranor

VA Certified Inspector #3380 000119 exp:10/31/11

Client's Agent:

Anna Smith

ABC Real Estate Co

Client Information: Record Number Sample 1

Smart, Maxwell

123 Safe Street

Glen Allen, VA 23059

804-222-1111

804-333-0000

Inspected 11/19/10 9:00 AM Completed at 12:10 PM

Type & Scope of Inspection: *Home Buyer Inspection*

This report has been prepared based upon the Standards of Practice established by the American Society of Home Inspectors (ASHI®) as well as the regulations required of a Virginia "Certified Home Inspection" unless noted in the report or excluded in the inspection agreement. It is the goal of the inspection to put the client in a better position to make decisions in reference to the home. The comments or opinions noted in the report are based upon published references and/or actual experience. Any system or component reported as a defect, marked for service/repair or documented as a symptom of a defect in this inspection report should be further evaluated and/or corrected by a qualified licensed contractor or other specialist. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

Home Type & Age: *Single Family, One story (Ranch)*

Home reported to be built in 1960, approximately 50 years old.

Accessibility & Utility Status: *Occupied Home, All Utilities On*

Parties Present: *Client, Client's Agent*

Weather Conditions: *Clear, 50 - 60 Degrees, Recent wet weather*

Inspection Summary

Cranor Inspection Services, LLC.
804-747-7747
www.house-whisperer.com

The following is a synopsis of the most significant concerns within the report. The full report may document other concerns, recommended improvements and/or necessary maintenance issues. Please refer to the full report for further details. It is recommended that the client read the whole report and contact the inspector with any questions.

Record Sample 1 - Smart, Maxwell 123 Safe Street, Glen Allen, VA 23059

Major Deficiency

Drain, Waste, & Vent Piping

The horizontal cast iron drain pipes in the crawl space have deterioration (rust scabs) and seepage - see photo.
Recommend replacing plumbing drain system.
Recommend having evaluated and corrected by a licensed plumbing contractor.
Estimated cost \$500 - 600

System #1 Information / Operation

The boiler is missing the required anti back flow valve. Anti back flow valves have been required for safety reason for more than 20 years. The boiler has significant scorch marks on the front left which indicates the burn chamber has failed - safety concern.
Recommend having evaluated and corrected by a Licensed Plumber / Mechanical contractor.
Estimated replacement cost \$3000 - 4000

Garage Miscellaneous

Observed termite mud tunnels on the garage wood framing behind the insulation - see photo. Unable to determine the degree of concealed damage due to installed insulation and plywood. Recommend having further evaluated and repaired by qualified contractors, including a Pest Control Contractor.
Estimated cost \$400 - ??

Foundation Inspection

One of the brick piers that supports the center support beam has settled down 1 inch leaving a space between the beam and the pier.
Recommend having evaluated by qualified engineer and/or qualified foundation repair contractor and have corrected as necessary.
Estimated cost \$450 - 600

Floor Structure

The left rear bedroom floor structure has a significant structural deficiency including numerous cut joists and amateur inadequate repairs - see photos.
Recommend having evaluated and corrected by a qualified contractor.
Estimated cost \$500 - 700

Repair / Service

Outside Hose Bibs

The rear hose bib has a split in the side that leaks when turned on. The split is probably freeze damage. See photo. The hose bib is also missing the required vacuum breaker that prevents accidental back siphoning and potential contamination of the drinking water. Safety concern!
Recommend having plumber evaluate and correct. Estimated cost \$75 - 150

Roof / Attic Ventilation System

The screen on the gable vent is torn and is allowing bats to enter the attic. See misc. comments below.
Estimated cost to repair screen \$75 - 100

Misc. Attic

There are "bats" in the attic around the gable vent due to damaged screen on the vent - see photo 1. There is a pile of bat guano (feces) directly under the vent - see photo 2. Bat feces and urine often contain a fungus known to cause a disease called Histoplasmosis. Avoid contact with the bat feces. Professional removal of the bats and clean up is recommended.
Recommend having evaluated and corrected by a qualified professional.
Estimated cost \$150 - 300

Repair / Service

Garage Door Opener

The garage door automatic opener photo electric eye auto-reverse mechanisms are improperly mounted. There is a serious risk of injury, particularly to children and pets, under this installation. The electric eyes should be installed within six inches of the floor.

Recommend having evaluated and corrected by a qualified contractor - Estimated cost \$100 - 150

Inspection Report Details

Record Sample 1 - Smart, Maxwell 123 Safe Street, Glen Allen, VA 23059

PLUMBING SYSTEM

Objectives and/or Limitations -

The plumbing system was visually inspected including interior water supply and distribution systems, drain, waste and vent systems, fuel storage and fuel distribution systems, drainage sumps, sump pumps, and related piping. The inspected components were observed to be functional at the time of inspection, unless otherwise documented below.

Underground Water Service Pipe - Polyethylene

Water Supply & Distribution Pipes - Copper

Water Supply Cut Off Location - In crawl space near door

Major Deficiency

Drain, Waste, & Vent Piping - PVC, Cast Iron

The horizontal cast iron drain pipes in the crawl space have deterioration (rust scabs) and seepage - see photo. Recommend replacing plumbing drain system.

Recommend having evaluated and corrected by a licensed plumbing contractor.

Estimated cost \$500 - 600



Repair / Service

Outside Hose Bibs - Located on front & rear

The rear hose bib has a split in the side that leaks when turned on. The split is probably freeze damage. See photo. The hose bib is also missing the required vacuum breaker that prevents accidental back siphoning and potential contamination of the drinking water. Safety concern!

Recommend having plumber evaluate and correct. Estimated cost \$75 - 150



PLUMBING SYSTEM

Fuel Storage - Underground Oil Tank

Fuel Shut Off Location - Gas Meter Outside (Main)

BATHROOMS

Objectives and/or Limitations -

The bathrooms were visually inspected, including all fixtures, faucets, and the drain, waste and vent systems of the fixtures. The inspected components were observed to be functional at the time of inspection, unless otherwise documented below.

Hall Bath Sink - Vanity

Hall Bath Toilet - Functional

Hall Bath Bathtub - Tub with shower, Cast Iron Tub, Tile wall surround

Hall Bath Ventilation - Window, Fan

ATTIC - ROOF STRUCTURE

Objectives and/or Limitations -

The attic was visually inspected, including the structural components, the insulation and vapor retarders, and the ventilation. The inspection was limited to the readily accessible areas. The components, such as insulation, ventilation and structure in inaccessible or concealed areas was not verified. No testing or dismantling was performed. The inspected components were observed to be functional at the time of inspection, unless otherwise documented below.

Attic Access - Attic Entered, Scuttle hole

Roof / Ceiling Structure - Trusses, Plywood Sheathing

ATTIC - ROOF STRUCTURE

Repair / Service

Roof / Attic Ventilation System - Gable Vents

The screen on the gable vent is torn and is allowing bats to enter the attic. See misc. comments below.
Estimated cost to repair screen \$75 - 100

Attic Insulation - Batt/Blanket Fiberglass, 4 - 6 inches, Typical for age of home, Inadequate compared to modern standards, Recommend more insulation

Repair / Service

Misc. Attic -

There are "bats" in the attic around the gable vent due to damaged screen on the vent - see photo 1. There is a pile of bat guano (feces) directly under the vent - see photo 2. Bat feces and urine often contain a fungus known to cause a disease called Histoplasmosis. Avoid contact with the bat feces. Professional removal of the bats and clean up is recommended.
Recommend having evaluated and corrected by a qualified professional.

Estimated cost \$150 - 300



HEATING SYSTEM

Objectives and/or Limitations -

The heating system was visually inspected including the installed heating equipment and the associated vent systems, flues, and chimneys. The inspection was performed using normal operating controls. The average service life of the heating equipment is as follows but varies dependant on quality, environmental conditions and maintenance: Boilers 20 - 25 years. The inspected components were observed to be functional at the time of inspection, unless otherwise documented below.

HEATING SYSTEM

System #1 Location - Utility Room, Serving Whole Home

Major Deficiency

System #1 Information / Operation - Oil, Boiler, 15 years old

The boiler is missing the required anti back flow valve. Anti back flow valves have been required for safety reason for more than 20 years. The boiler has significant scorch marks on the front left which indicates the burn chamber has failed - safety concern.

Recommend having evaluated and corrected by a Licensed Plumber / Mechanical contractor.

Estimated replacement cost \$3000 - 4000



Distribution System - Pipes, convectors, or radiators

Thermostats - Manual

GARAGE

Objectives and/or Limitations -

The garage was visually inspected, including the garage doors and garage door operators. The inspected components were observed to be functional at the time of inspection, unless otherwise documented below.

Garage Type - Attached, Wood Frame, 2 Car

Overhead Garage Door - Metal Door, Wood Frame, Will require maintenance

Repair / Service

Garage Door Opener - Automatic Opener, Photo Eye Sensors

The garage door automatic opener photo electric eye auto-reverse mechanisms are improperly mounted. There is a serious risk of injury, particularly to children and pets, under this installation. The electric eyes should be installed within six inches of the floor.

Recommend having evaluated and corrected by a qualified contractor - Estimated cost \$100 - 150

GARAGE

Garage Floor - Concrete

Major Deficiency

Garage Miscellaneous -

Observed termite mud tunnels on the garage wood framing behind the insulation - see photo. Unable to determine the degree of concealed damage due to installed insulation and plywood. Recommend having further evaluated and repaired by qualified contractors, including a Pest Control Contractor.
Estimated cost \$400 - ??



FOUNDATION / STRUCTURE

Objectives and/or Limitations -

The under floor space, including the foundation, floor structure, moisture conditions, ventilation, insulation and vapor retarders in readily accessible areas were visually inspected. The inspected components were observed to be functional and/or in normal at the time of inspection, unless otherwise documented below.

Foundation Type - Crawl Space, Cement Block Perimeter Wall

Access - Crawl Space Entered

Major Deficiency

Foundation Inspection - Indications of Differential or Abnormal Settlement, Further Evaluation and/or Repair Recommended

One of the brick piers that supports the center support beam has settled down 1 inch leaving a space between the beam and the pier. Recommend having evaluated by qualified engineer and/or qualified foundation repair contractor and have corrected as necessary.
Estimated cost \$450 - 600



FOUNDATION / STRUCTURE

Major Deficiency

Floor Structure - Wood Frame, Wood Beam Girder

The left rear bedroom floor structure has a significant structural deficiency including numerous cut joists and amateur inadequate repairs - see photos.

Recommend having evaluated and corrected by a qualified contractor.
Estimated cost \$500 - 700



Moisture Preventative and/or Control Systems - Vapor Barrier (Ground Cover), Foundation Vents

Moisture Conditions in Crawl Space - Normal

Insulation - Fiberglass - 3.5 inches (R-13)