



CERTIFIED INSPECTOR

Cranor Inspection Services, LLC.

(804)- 747-7747

5640 Lake Sharon Drive, Glen Allen, VA 23060

WWW.HOUSE-WHISPERER.COM

Virginia Certified Home Inspector #3380 000119

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Inspected By:
John Cranor

Real Estate Professional
Mr. or Ms. Realtor
ABC Realty Co.

Client Information: Record Number Sample

Smart, Max
100 Good Street
Richmond , VA
804-873-8534

021-0000

Inspected 2/1/10 9:00 AM

Type and Scope of Inspection

Buyer's Inspection

This inspection and report are in substantial compliance with the ASHI Standards of Practice 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.

Type of Home or building & Age:

Single Family

Home reported to be built in 1950, approximately 60 years old.

Inspection Completion Time

12:15 PM

Inspection Summary

Cranor Inspection Services, LLC.
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This summary report is provided as a courtesy for quick access to the information within the whole inspection report. The Summary should not be construed as the entire report. The complete report will have more detail and may include additional information of concern to the client. To reach a better understanding, it is recommended that the client read the complete report.

Record Sample - Smart, Max 100 Good Street, Richmond , VA

Major Deficiency

ROOF SYSTEM / CHIMNEYS

Roof Covering Condition (Main)

The shingle roof is showing indications of advanced age (worn out) - shingles are brittle and crumbling, excessive granule loss, missing pieces, etc. Observed active leaking in attic is several spots. Roof will require immediate replacement.

Estimated cost \$5000 - 5500

ELECTRICAL SYSTEM

Service / Distribution Panel

The fused electrical panel has a hazardous condition. Behind the pull out fuse block there is corrosion and symptoms of over-heating. The electrical panel will probably have to be replaced. Electrical system requires immediate attention for safety reasons!

Recommend having electrician evaluate and correct - Estimated cost \$1000 - 1500

Service / Repair

ELECTRICAL SYSTEM

Switches, Receptacles & Light Fixtures

Receptacles testing to have reversed polarity (incorrect wiring) in living room.

Recommend having electrician evaluate and repair - Estimated cost \$125. - 200.

Relative Information

ROOF SYSTEM / CHIMNEYS

Flashing / Valleys

When re-roofing the flashing should be replaced.

Plumbing Collars and Roof Penetrations

When re-roofing, the collars should be replaced.

Relative Information

ELECTRICAL SYSTEM

GFCI Information and Locations

A "GFCI" is a ground fault circuit interrupter. A ground fault circuit interrupter is an inexpensive electrical device that, if installed in household branch circuits, could prevent over two-thirds of the approximately 300 electrocutions still occurring each year in and around the home. Installation of the device could also prevent thousands of burn and electric shock injuries each year. The devices should be tested monthly.

GFCI's were not required when this house was built, consider installing near all plumbing fixtures, water sources and on outside receptacles as a safety improvement.

Inspection Report Details

Record Sample - Smart, Max 100 Good Street, Richmond , VA

ROOF SYSTEM / CHIMNEYS

Limitations and/or Comments -

The roof system was visually inspected including the roofing materials, roof drainage systems, flashing, skylights, chimneys, and roof penetrations.

Methods of Inspection - Walked on Roof

Roof Covering Type (Main) - Asphalt Composition Shingles

The average life expectancy of this roof system is 18 - 20 years dependent on the quality of the shingle, workmanship and environmental conditions.

Major Deficiency

Roof Covering Condition (Main) - Roof covering appears to be worn out

The shingle roof is showing indications of advanced age (worn out) - shingles are brittle and crumbling, excessive granule loss, missing pieces, etc. Observed active leaking in attic is several spots. Roof will require immediate replacement.
Estimated cost \$5000 - 5500



Relative Information

Flashing / Valleys - Galvanized

When re-roofing the flashing should be replaced.

Relative Information

Plumbing Collars and Roof Penetrations - Collars need replacement

When re-roofing, the collars should be replaced.

ELECTRICAL SYSTEM

Limitations and/or Comments -

The electrical system was visually inspected including, service drop, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub panels, conductors, overcurrent protection devices, a representative number of lighting fixtures, switches, and receptacles, and ground fault circuit interrupters. The inspection was performed using normal operating controls and opening readily accessible distribution panels and/or sub panels.

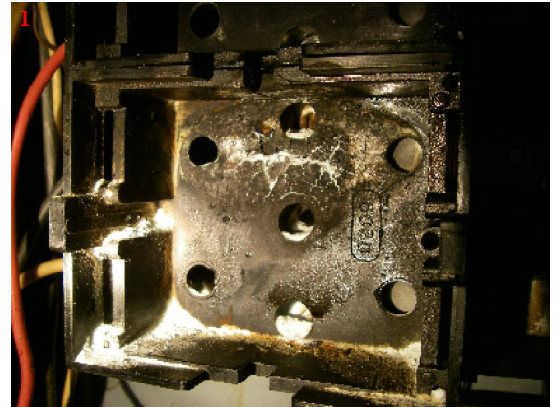
Service Entrance, Meter and Grounding - Overhead service entrance, Aluminum Service Wire (Standard)

Major Deficiency

Service / Distribution Panel - 120 / 240 Volts, 150 Amp, Fuses, Located in Utility Room, No main disconnect

The fused electrical panel has a hazardous condition. Behind the pull out fuse block there is corrosion and symptoms of over-heating. The electrical panel will probably have to be replaced. Electrical system requires immediate attention for safety reasons!

Recommend having electrician evaluate and correct -
Estimated cost \$1000 - 1500



Branch Circuit Wiring - 2 Conductor (NM Sheathed), Copper Wiring

Service / Repair

Switches, Receptacles & Light Fixtures - 2 Prong Receptacles (Ungrounded), 3 Prong Receptacles (Grounded)

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ELECTRICAL SYSTEM

Relative Information

GFCI Information and Locations -

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