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HOME INSPECTION REPORT

600 Smith Creek
Christiansburg, VA 24073

Larry Webb & Joyce Webb

JUNE 13, 2024



Inspector

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SUMMARY

183

ITEMS INSPECTED

10

MAINTENANCE OR
RECOMMENDATION

15

MINOR DEFICIENCY

- ⊖ 2.4.1 Roof - Roof Drainage System: Discharges to foundation- QC
- ⊖ 2.4.2 Roof - Roof Drainage System: Downspout needs extension
- ⊖ 2.8.1 Roof - Asphalt Composition Shingle: Cuts not straight
- 🔧 2.8.2 Roof - Asphalt Composition Shingle: Roof age
- ⊖ 3.1.1 Wall Exteriors - Door Exteriors: Broken pane
- ⊖ 3.4.1 Wall Exteriors - Exterior Wall Penetrations: Seal penetrations- QC
- ⊖ 3.5.1 Wall Exteriors - Vinyl Siding: Hole in siding
- ⊖ 4.5.1 Exterior - Porch: Loose handrail- QC
- ⊖ 4.7.1 Exterior - Exterior Stairs: Non grippable handrail
- ⊖ 4.7.2 Exterior - Exterior Stairs: Stair tread
- ⊖ 4.12.1 Exterior - Additional Structures: Pool
- ⊖ 5.3.1 Electrical - Electric Meter: Loose meter- POCO
- 🔧 5.9.1 Electrical - Service Panel Wiring: Panel wiring OK
- ⊖ 7.6.1 Interior - Doors: Difficult to operate, rollers- QC
- 🔧 8.6.1 Plumbing - Electric Water Heater: Past warranty
- 🔧 8.6.2 Plumbing - Electric Water Heater: Water Temperature
- 🔧 10.6.1 Bathrooms - Electrical Receptacles and Switches: Receptacles OK
- ⊖ 10.9.1 Bathrooms - Cabinets: Inoperable stopper
- ⊖ 10.10.1 Bathrooms - Toilet: Loose at floor
- 🔧 11.6.1 Bathrooms 2 - Electrical Receptacles and Switches: Receptacles OK
- ⊖ 12.4.1 Bathrooms 3 - Doors: Inoperable latch- QC
- 🔧 12.6.1 Bathrooms 3 - Electrical Receptacles and Switches: Receptacles OK
- 🔧 13.1.1 Cooling - Central Air Conditioner: Label photo
- 🔧 15.9.1 Laundry Room - Dryer Venting: Vent visual inspection- QC
- 🔧 16.7.1 Kitchen and Built-in Appliances - Receptacles and Switches: Receptacles OK

1: INSPECTION DETAILS

Information

In Attendance

Home faces East

Seller, Inspector

Occupancy

Occupied

Approximate Temperature

77 Farenhieght

Type of Building

Single Family 2-Story

Weather Conditions

Clear

Report Navigation Instructions

The buttons in order from left to right are: menu, full report, summary, and PDF download. The first thing you should do is go over all of the main items using the summary button, at a later time do not forget to go through the entire report using the full report button. You can use the menu on the upper left to move around sections of the report, access other reports such as radon, and attachments. Please do not hesitate to call with any questions 540.293.6622

2: ROOF

Information

Method of inspection:

Drone with camera

The roof style was:

Gable, Dormer

Primary roof-covering type:

Architectural Fiberglass Asphalt Shingle

Additional primary roof-covering types:

None

Drainage system description:

Gutters and downspouts installed

Chimney flue material:

None

Underlayment/Interlayment:

Black Felt

Limitations

Underlayment

UNDERLAYMENT DISCLAIMER

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

Observations

2.4.1 Roof Drainage System

 Minor Deficiency

DISCHARGES TO FOUNDATION-QC

One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation. This is causing large amounts of water to be deposited into crawlspace.

Recommendation

Contact a qualified gutter contractor



2.4.2 Roof Drainage System

 Minor Deficiency

DOWNSPOUT NEEDS EXTENSION

Gutter downspouts need to be extended 5 to 6 with solid corrugated piping to get water away from the foundation. This pipe should be buried and away from foundation. Recommend licensed contractor to evaluate

Recommendation

Contact a qualified general contractor.



Garage

2.8.1 Asphalt Composition Shingle

 Minor Deficiency

CUTS NOT STRAIGHT

Shingles were not cut in a straight line at eave on east side. This condition is primarily a cosmetic concern but could cause breakage of shingles.

Recommendation

Contact a qualified roofing professional.



2.8.2 Asphalt Composition Shingle

 Maintenance or Recommendation

ROOF AGE

The roof approximate age is varying on all structures. 18 +/- years old on home and garage. Less on other buildings. No issues noted. 30 year shingles. Recommend monitoring

Recommendation

Recommend monitoring.

ROOFING	YEARS
Aluminum Coating	3 to 7
Asphalt (architectural)	30
Asphalt Shingles (3-tab)	20
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer)	15 to 25
Rubber	
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25



3: WALL EXTERIORS

Information

Exterior wall-covering Material

Vinyl Siding, Concrete block

Observations

3.1.1 Door Exteriors

 Minor Deficiency

BROKEN PANE

An exterior door had a broken window panes. Recommend repairing

Recommendation

Contact a qualified door repair/installation contractor.



Pool house

3.4.1 Exterior Wall Penetrations

 Minor Deficiency

SEAL PENETRATIONS- QC

Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified general contractor.



East

3.5.1 Vinyl Siding

 Minor Deficiency

HOLE IN SIDING

Holes in siding. Recommend licensed contractor to evaluate and correct

Recommendation

Contact a qualified siding specialist.



South



East

4: EXTERIOR

Information

Driveway Material:
Asphalt

Walkway Materials:
Concrete

Observations

4.5.1 Porch

 Minor Deficiency

LOOSE HANDRAIL- QC

The handrail was loose and should be made secure by a qualified contractor.

Recommendation

Contact a qualified professional.



4.7.1 Exterior Stairs

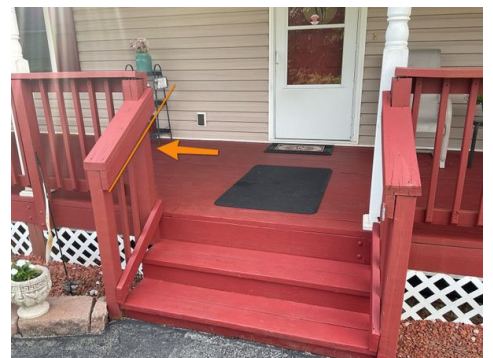
 Minor Deficiency

NON GRIPPABLE HANDRAIL

This staircase did not meet generally-accepted modern safety standards that specify the proper the size and dimensions of a grippable handrail. Recommend licensed contractor to correct

Recommendation

Contact a qualified general contractor.



4.7.2 Exterior Stairs

 Minor Deficiency

STAIR TREAD

The deck stairs have some areas of bowing. This could be a tripping hazard. Recommend repairing by a licensed contractor

Recommendation

Contact a qualified deck contractor.



Garage



Garage

4.12.1 Additional Structures

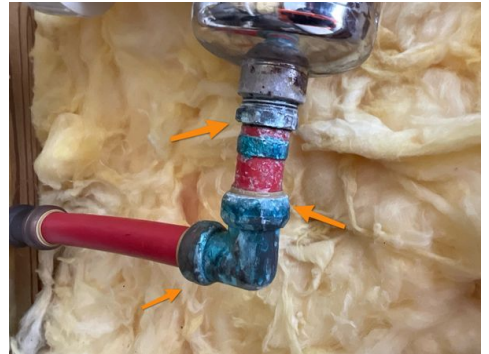
Minor Deficiency

POOL

Pool inspections are not part of the home inspection per ASHI and InterNACHI Standards. Inspector recommends getting pool evaluated by a licensed pool company and licensed electrician. Found no issues with grounding, visual only. There were a few leaks at fittings near pump.

Recommendation

Contact a qualified swimming pool contractor



5: ELECTRICAL

Information

Electrical Service Conductors:

Aluminum, 120/240 volt service,
Underground service

Service Panel Ampacity:

200 amps

Service Panel Type:

Breakers



Service Panel Manufacturer:

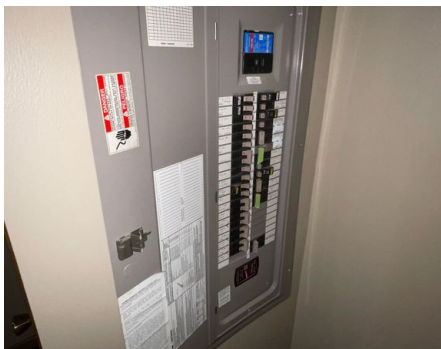
Cuttler Hammer

Service Disconnect Location:

At Service Panel

Service Disconnect Type:

Breaker



Service Grounding Electrode:

Driven rod

Number of Sub-panels:

1

Sub-panel Manufacturer:

Garage
Crouse-Hinds

Wiring Methods:

Surface mounted distribution

Type of Branch Wiring:

Romex

Ground Fault Circuit Interruptor (GFCI) Protection:

YES



Arc Fault Circuit Interruptor

(AFCI) Protection:

YES

Observations

5.3.1 Electric Meter

 Minor Deficiency

LOOSE METER- POCO

The electric meter was loose and should be securely fastened. The Inspector recommends correction by the electric utility provider.

Recommendation

Contact a qualified electrical contractor.



5.9.1 Service Panel Wiring

PANEL WIRING OK

At the time of inspection panel wiring was satisfactory

 Maintenance or Recommendation

6: GARAGE

Information

Garage Vehicle Door Type:

Single, Double

Number of Vehicle Doors:

2

Number of Automatic Openers:

2

Vehicle Door Automatic Reverse:Photosensor installed correctly,
Installed and operating correctly

7: INTERIOR

Information

Walls and Ceilings:

Drywall

Floor Covering Materials:

Carpet, Tile, Wood

Interior Doors:

Wood Hollow Core

Window Material:

Vinyl

Window Glazing:

Double-pane

Window Operation:

Double-hung

Smoke/CO Detectors:Smoke detectors installed
(hardwired)**Central Vacuum System:**

None installed

Observations

7.6.1 Doors

 Minor Deficiency**DIFFICULT TO OPERATE, ROLLERS- QC**

Difficulty in operating the sliding glass door in home, appeared to be caused by worn or out-of-adjustment rollers. Door does not lock. The Inspector recommends service or replacement by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Pool house

8: PLUMBING

Information

Water Supply Source:

Private well on property

Distribution Pipe Bonding:

Pipes were not bonded

Water Heater Manufacturer

Ruud


Water Heater Type

Tank (conventional)

Type of Gas:

None

Fire Suppression:

None installed

Main Water Supply Pipe:

1-inch, Plastic

Sewage System Type:

Septic system (not inspected)

Date of Manufacture

2012

Water Distribution Pipes:

Cross-linked Polyethylene (PEX)

Drain Waste and Vent Pipe
Materials:

Polyvinyl Chloride (PVC)

Water Heater Fuel Type

Electric

Water Heater Tank Capacity

50 gallons

Sump Pump:

None installed

Water Treatment Systems/Filters:

Water Softener (not inspected)

Gas Pipe Material:

None

Sewage Ejector:

None installed



Observations

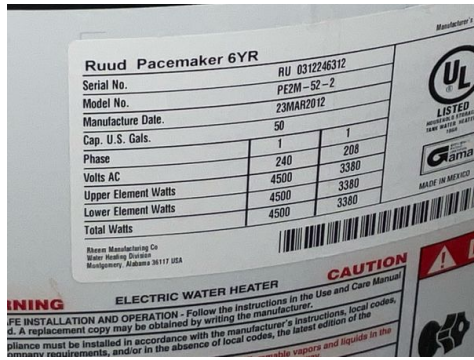
8.6.1 Electric Water Heater

PAST WARRANTY

Water heaters can be expected to last as long as the listed warranty. The water heater was past warranty and may need to be replaced soon. Budget for replacement. MFG date of 2012



Recommendation
Recommend monitoring.




Life Expectancy and Replacement Costs of Your Household Appliances

Appliance	Life Expectancy*	Replacement Cost
Central AC	10 years	\$1500 - \$3500
Heating/Furnace	15 years	\$2500-\$14,000**
Water Heater	10 years	\$600 - \$1500
Range/Oven	15 years	\$500 - \$2500
Refrigerator/Freezer	15 years	\$500 - \$3000
Dishwasher	10 years	\$700 - \$2000
Microwave	8 years	\$300 - \$1500
Garbage Disposal	10 years	\$150 - \$500
Clothes Washer	12 years	\$500 - \$1500
Clothes Dryer	15 years	\$500 - \$1200
Garage Door Opener	10 years	\$300 - \$600
Computer	3-5 years	\$500-\$1000
TV	5-10 years	\$300-\$5000+

*Varies based upon usage
**Includes cost of installation

8.6.2 Electric Water Heater

 Maintenance or Recommendation

WATER TEMPERATURE

The water heater is producing hot water and temperature is in picture. Normal range is 92-135 degrees.

Recommendation
Recommend monitoring.



TEMPERATURE SETTING SEE INSTRUCTION MANUAL	TIME TO PRODUCE 2nd & 3rd DEGREE BURNS ON ADULT SKIN
160F	ABOUT 1/2 SECOND
150F	ABOUT 1 1/2 SECONDS
140F	LESS THAN 5 SECONDS
130F	ABOUT 30 SECONDS
120F	MORE THAN 5 MINUTES

182734-000 REV.00

9: HEATING

Information

Heating System Type:

Fireplace, Heat Pump Forced Air (also provides cool air), Exterior wood stove boiler

Energy Source:

Propane, Wood, Electric

Number of Heat Systems (excluding wood):

Three

Heating/Cooling Ducts:

Insulated

Air Filter:

Disposable

Filter Size:

20x20

Heating System Brand:

Heil

Filter condition: Type

Disposable filter

10: BATHROOMS

Information

Exhaust Fans

2nd Floor Bathroom

Fan

Observations

10.6.1 Electrical Receptacles and Switches



Maintenance or Recommendation

RECEPTACLES OK

Electrical receptacles in the *Bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

Recommendation

Recommend monitoring.



10.9.1 Cabinets



Minor Deficiency

INOPERABLE STOPPER

The sink in the bath had an inoperable stopper.

Recommendation

Recommended DIY Project



2nd Floor Bathroom

10.10.1 Toilet



Minor Deficiency

LOOSE AT FLOOR

In the bathroom, the toilet was loose at the floor and should be lifted, wax environmental seal replaced and re-attached by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Bathroom

11: BATHROOMS 2

Information

Exhaust Fans

1st Floor Bathroom

Fan/Heat/Light

Observations

11.6.1 Electrical Receptacles and Switches



Maintenance or Recommendation

RECEPTACLES OK

Electrical receptacles in the *Bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

Recommendation

Recommend monitoring.

12: BATHROOMS 3

Information

Exhaust Fans

1st Floor Master Bathroom

Fan/Heat/Light

Observations

12.4.1 Doors

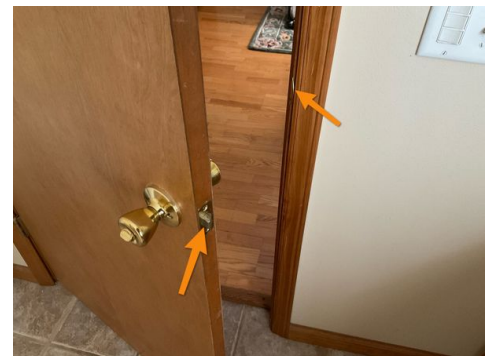
Minor Deficiency

INOPERABLE LATCH- QC

The door in the bathroom isn't catching strike plate. The Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



1st Floor Master Bathroom

12.6.1 Electrical Receptacles and Switches

Maintenance or Recommendation

RECEPTACLES OK

Electrical receptacles in the *Bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

Recommendation

Recommend monitoring.



13: COOLING

Information

Number of cooling systems (excluding window AC)

Two

Cooling System Type:

Split System (indoor and outdoor components)

Cooling Equipment Energy Source:

Electricity

Cooling System Manufacturer:

Heil



Observations

13.1.1 Central Air Conditioner

LABEL PHOTO

Maintenance or Recommendation

Information from the air-conditioner label/data plate is shown in the photo. Outside unit 1 MFG 2023, unit 2 MFG 2020

Recommendation

Recommend monitoring.



Outside unit 1 East



Outside unit 2 East

HVAC	YEARS
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporative Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Thermostats	35
Ventilator	7



14: STRUCTURE

Information

Foundation Configuration:

Crawlspace

Foundation Method/Materials:

Poured concrete footings,
Concrete Masonry Unit (CMU)
foundation walls

Main Floor Structure:

2x10 wood joists, Oriented
strand board (OSB) sheathing
over wood joists

**Main Floor Structure- Perimeter
Bearing:**

Rests on top of foundation wall,
Block piers

**Main Floor Structure-
Intermediate Support:**

Wood beam girder

Exterior Wall Structures:

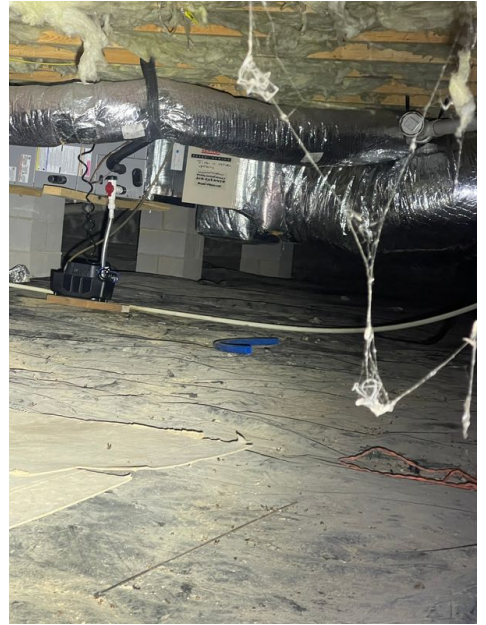
Wood Frame

Typical Ceiling Structure:

Not visible

Method used to Inspect Crawlspace:

Inspector entered the crawlspace



15: LAUNDRY ROOM

Information

Dryer Power:

Electric

Dryer Vent:

Smooth-bore metal (UL-approved)

Dryer 240-volt electrical receptacle:

Modern 4-prong

Observations

15.9.1 Dryer Venting



Maintenance or Recommendation

VENT VISUAL INSPECTION- QC

A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified cleaning service.

16: KITCHEN AND BUILT-IN APPLIANCES

Information

Cabinets:

Solid Wood

Range/Oven Brand:

General Electric


Countertop Material:

Granite

Range Hood:

Recirculating (removable filter)


Range:

Electric

Dishwasher:

Present, Inspected

Dishwasher brand:

General Electric


Dishwasher Anti-siphon method:

High-loop installed

Garbage Disposal brand:

Badger


Refrigerator:

Inspected

Refridgerator Brand:

Crosley


Refrigerator Opening Width

34 1/2 inches

Refrigerator Opening Height

74 inches

Cooktop:

Electric

Trash Compactor Brand:

None installed

Microwave



Observations

16.7.1 Receptacles and Switches



Maintenance or Recommendation

RECEPTACLES OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen.

Recommendation

Recommend monitoring.



17: ATTIC

Information

Attic inspected from:

Inside the attic

Attic thermal insulation material:

Fiberglass Batt

Approximate attic thermal insulation depth:

6-8 inches

Roof Structure Ventilation:

Attic ventilation appeared sufficient

Roof structure ventilation device type:

Continuous ridge and soffit vents

Roof Framing Type:

Conventional Framing-engineered lumber

Roof Sheathing Material:

5/8-inch Plywood

STANDARDS OF PRACTICE
