

Home Inspection Report

**Delk
Home
Inspections**



delkhomeinspections.com

804 654 4052

PO Box 718, Urbanna, Va. 23175

**Middlesex – Lancaster – Northumberland - Essex – York – King William
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Sample Inspection Report, Gloucester, Va.

Client: sample Date: 04/01/16

Report Number: 4534 Temperature: 50's Conditions: dry

Year constructed: 2006

Present during Inspection: client/agent State of Occupancy: occupied

House faces: NE

A visual inspection of the above referenced property was conducted. An earnest effort was made on your behalf to discover visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. *The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report.*

No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. This list is not intended to determine which items may need to be addressed per contractual requirements of the sale of the property.

SUMMARY

Photographs documenting deficiencies are in the appropriate category below.

General Condition: This home is well constructed and has been well maintained.

Safety Concerns:

The railing on the garage side of the house is very loose and needs to be re-secured.

The GFCI receptacle in the 2nd floor bathroom would not trip. Replacement is recommended.

Maintenance Recommendations:

There is a crack in the vinyl siding on the driveway side of the house that needs repair/replacement. Note: Matching vinyl siding pieces are in the storage shed.

There is light growth on the NE and NW (shaded sides) of the house. Cleaning/power washing is recommended.

The 2nd floor, front, ceiling fan light did not operate. (likely a burnt bulb)

The pantry door binds at the top and needs adjustment/repair.

The window latch in the 2nd floor bathroom is broken and needs repair/replacement.

The pressure release valve for the water heater is leaking and needs replacement.

Six small sections of insulation are missing in the crawl space. Replacement is recommended.

One junction box cover in the crawl space is missing. (near the center of the house)
Installation on the cover is recommended.

The chimney should be inspected/cleaned prior to use.

Grounds and Exterior

The inspection includes service walks, driveway, stoops, steps, railings, balusters, landscaping affecting the house, grade, retaining walls, decks, siding, windows, trim, exterior receptacles, doors, hose bibs, vents, caulking, chimneys, gutters and downspouts.

Siding: vinyl

Trim: vinyl

Windows: vinyl clad

Gutters and downspouts: aluminum Gutter Guard: yes Underground drains: yes

Negative grade: none Shrubs impacting structure: none

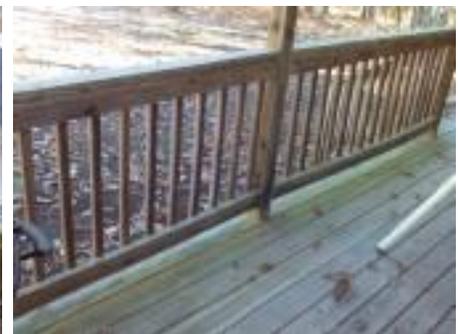
Observations:



The railing on the driveway side of the house is very loose.



Crack in vinyl siding on driveway side.



Light growth on NE and NW side of house.

No other deficiencies were observed.

Roof

The roof inspection includes flashing, valleys, skylights, venting, chimneys and spark arrestors.

Inspected from: ladder/roof Type of roof: asphalt (30 year) Flashing: aluminum

Ridge vents: yes Gable Vents: no Soffit vents: yes Electric vents: no

Estimated age of roof: 10 years

Observations:

The roof, gutters, downspouts and gutter guard are in good condition overall. No deficiencies were observed. No leakage was observed.



Electrical

The electrical inspection is visual and consists of the service entrance, service panels, adequate clearance to panel, GFCI and AFCI protection, interior receptacles, interior lighting.

Above ground/below ground: below Amperage/Voltage: 200/240

Breakers/Fuses: breakers Grounded: yes GFCI breakers: yes

Clearance to service panel: good Aluminum wiring: no

Observations:

Most receptacles were tested. All light fixtures were tested. The service panel is well labeled. The home is properly GFCI protected.



The 2nd floor ceiling fan light did not operate.

The GFCI receptacle in the 2nd floor bathroom is faulty.



No other deficiencies were observed.

Plumbing

Well and Septic are beyond the scope of this home inspection.

The plumbing inspection consists of visible water distribution piping, waste water piping, water pressure, drainage, p- traps, sinks, toilets, tubs and showers, clothes washer connections and water heaters.

Main Water Shut-Off Valve Location: inside crawl space

Water distribution piping material: PEX Waste water piping material: PVC

Adequate drainage: yes Water heater type: electric Hot Water Temperature: good

Pan installed: yes Drain from pan to outside/basement: no

Pressure release valve: yes Proper extension: yes

Observations:

All plumbing fixtures were tested and performed properly. No leakage was observed. The

electric water heater performed properly. All drain traps are correct. Drainage lines under the house have adequate slope.



The pressure relief valve is leaking.



The main water shut-off valve is located just inside the crawl space hatch.

HVAC

The HVAC Inspection consists of the systems including ducting, energy sources, disconnects at units, thermostats and filter condition.

Type of system: heat pumps Brand: Rudd Approx. Age: 10 years

Unit location: attic/crawl space/ side yard Energy source: electric

Disconnects at units: yes Central system: yes Number of zones: 2

Filter condition: clean Filter size: 20x30 and 14x20

Distribution system: ducting Unit tested: yes

Recommend HVAC technician examine: no

Observations:

Both systems were tested and performed properly. The units appear to have been properly serviced since new. No deficiencies were found. Yearly cleaning/servicing is recommended by the manufacturer.



Interior

The interior inspection includes ceilings, walls, flooring, interior doors and windows.

Fire detectors: yes Recommend additional: yes Typical settling: yes

Observations and recommendations:

The interior is in good condition and has been well maintained. The interior and exterior doors work properly. The windows open and close properly. The cabinetry, ceilings, walls and flooring are in good condition overall.

All appliances were tested and performed properly. NO leakage was observed. The home is properly GFCI protected.

The pantry door, not pictured, binds at the top.



Window latch broken.



The fireplace should be inspected/cleaned prior to use.

Attic

The attic inspection includes access, lighting, insulation, ventilation, flooring, ducting and water penetration.

Attic Access: hatch/knee wall doors Inspected from: attic Lighting: no

Electrical receptacle: yes Electric Vent: no Insulation: fiberglass batting

Ventilation: soffit/ridge Roof decking material: OSB Water Infiltration: none

Structural Issues: none Flooring: partial

Observations:

All attic spaces are properly ventilated and insulated. Access is not difficult for the 2nd floor air handler. No leakage or structural issues were observed.



Crawl Space

The crawl space inspection includes foundation, supports, sub flooring, insulation, visible plumbing, drainage, and ventilation.

Crawl space access: side hatch Inspected from: inside

Lighting: yes Electrical receptacle: yes Standing water: none
Sump pump: none Structural issues: none Type of Ventilation: foundation vents
Insulation: batting Vapor barrier: yes

Observations:

The crawl space is very clean and dry. No moisture issues were observed. Access is good for servicing the 1st floor air handler.



Insulation is missing in a several areas.



Junction box near center of house missing cover.



No other deficiencies were observed.

end

