

Home Inspection Report

**Delk
Home
Inspections**



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151 Tower Point Lane, Kilmarnock, Va.

Client: Harlan Seymour Date: 7/20/16
Report Number: 3299 Temperature: 80's Conditions: dry
Year constructed: 1999
Present during Inspection: client / agent State of Occupancy: occupied

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

General Condition: Well constructed with deficiencies

Safety Concerns:

The exterior stairway from the addition lacks railings. Installation of railings is highly recommended.

The small porch lacks balusters. Baluster placement not exceeding 4" apart is recommended.

Both of the automatic door openers lack the safety reverse feature. Installation of this feature is highly recommended.

Several electrical receptacles around the house lack covers.

Numerous smoke alarms have been removed from their brackets and should be replaced or reinstalled.

Maintenance Recommendations:

The small heat pump located at the side of the house is sitting directly on the ground. Placement on top of a pad is recommended.

Antennas are mounted directly to the asphalt roof. Placement of the antennas elsewhere and replacing the damaged shingles is recommended.

The crack in the corner of the garage entrance should be filled with concrete or caulking.

The window in the master bathroom needs the opening mechanism reattached to perform properly.

Settling was observed in the ceiling of the living room. Vertical supports in the attic area were not installed in accordance with standard construction practices. Evaluation by a structural engineer is recommended.

The roof on the addition is not a typical installation. Although **no leakage was observed**, the tie-in to the main roof was incorrectly accomplished by sliding the flashing underneath the lower row of shingles and caulking the seam between the individual shingles. Additionally, The use of torched down membrane roofing for flashing on a metal roof is not typical. Caulking on the nail heads holding down the addition roof has failed in areas. Evaluation by a roofing contractor should be considered.

The conditioned crawl space was never completed and lacks the polyethylene properly sealing the foundation walls. Completion of the conditioned crawl space is recommended.

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, downspouts and the electrical service entrance.

Siding: Masonite

Trim: wood

Windows: vinyl

Gutters and downspouts: none

Observations:



This stairway lack railings.



This porch lacks balusters.



Heat pump sitting directly on the ground.

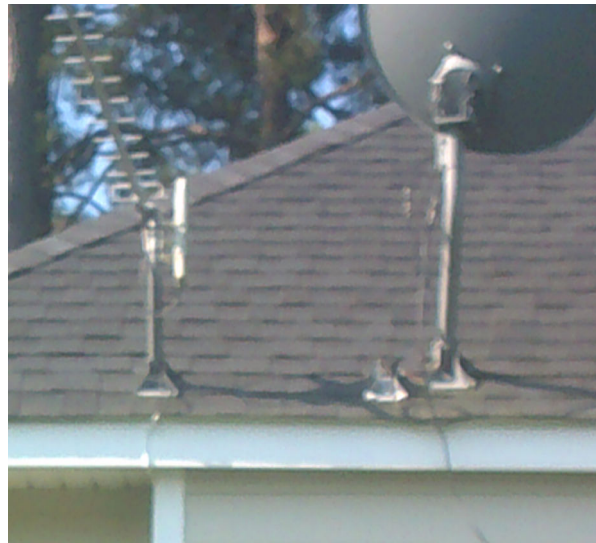
Roof

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

Inspected from: ground Type of roof: asphalt Skylights: yes

Estimated age of roof: 17 years

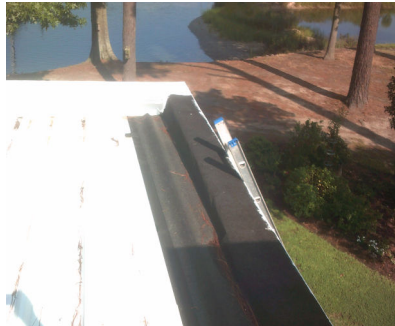
Observations:



Antennas improperly mounted to roof.



Flashing to addition slid underneath existing asphalt roof and caulked.

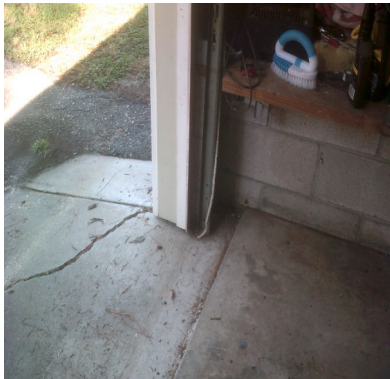


Torched down roofing covering parapet wall used as flashing on metal roo

Garage

The garage inspection includes the exterior and roofing if detached, flooring, sill plate, exterior door, automatic doors and their safety reverses, electrical wiring and receptacles.

Observations:



Both garage door openers lack the auto reverse safety feature.



Typical cracking.

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.

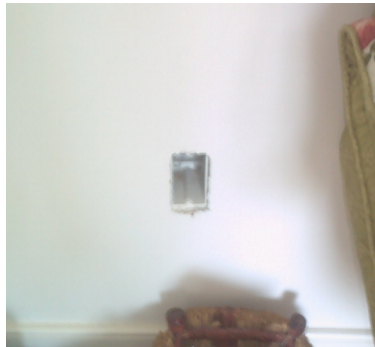
Above ground/below ground: below Amperage/Voltage: 320 a / 240 v

Breakers/Fuses: breakers Grounded: yes

Clearance to service panel: very good

Observations:

The house has adequate GFCI protection in the kitchen and bathrooms. The service panel is not well labeled. Several receptacles around the house, especially the attic area, lack completion or covers.



Bedroom



Garage



Service Panel



Service Entrance



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.

Water distribution piping material: copper

Waste water piping material: PVC Adequate drainage: yes

Water heater type: electric Pressure release valve: yes

Proper extension: yes

Observations:

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

HVAC

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

Type of system: heat pumps Approx. Age: vary

Unit location: crawl space and outside Energy source: electrical

Disconnects at units: yes Central system: yes Number of zones: 3

Filter condition: fair Distribution system: ducting

Unit tested: yes Recommend HVAC technician examine: no

Observations:

Due to the outside temperature, only the AC function was tested. All three units operated properly. Most of the units are nearing the end of their service life.

Appliances

(Window air conditioners and trash compactors are not inspected)

This inspection includes refrigerators, freezers, stoves, ovens, built in microwave ovens, garbage disposals, clothes washers and dryers and dish washers.

Observations:

All appliances were tested and performed properly.

Interior

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

Observations and recommendations:

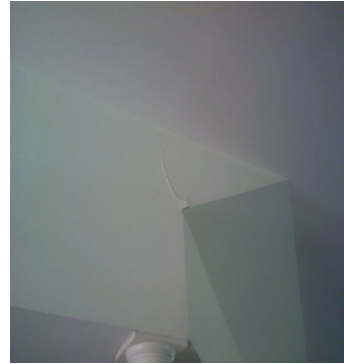
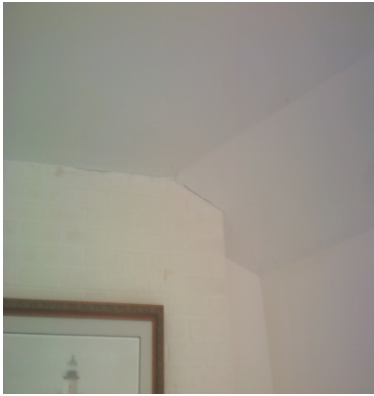


Numerous smoke alarms throughout the house have been removed from their brackets.

The Anderson windows and doors performed well with the following exception.



The master bathroom window needs repair.



Settling has occurred in the living room.

The wood burning fireplace appears serviceable.

Attic

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

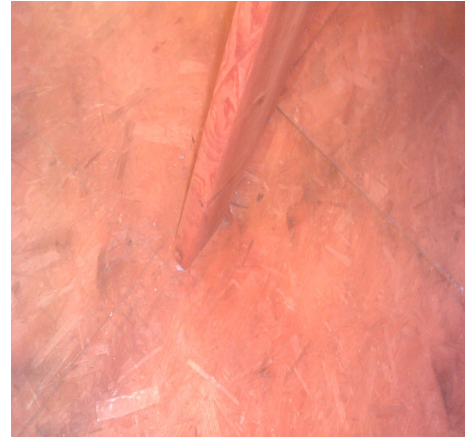
Attic Access: stairway Inspected from: attic Lighting: very good

Electrical receptacle: yes Insulation: yes Ventilation: yes

Roof decking material: OSB Water Infiltration: none

Structural Issues: possibly Flooring: yes

Observations:



Vertical roof supports are not typical construction.

No other deficiencies were observed.

Crawl Space

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

Crawl space access: side Inspected from: crawl space

Lighting: yes Electrical receptacle: yes

Standing water: no Structural issues: none

Type of Ventilation: conditioned crawl space

Insulation: foundation walls only.

Observations:

The crawl space is conditioned. Most areas are accessible.



The poly that lays on the flooring and covers the block walls was never completed and has been damaged in areas.



end

