



Inspection Report

John Doe

Property Address:

123 Hokie Ave
Virginia Tech MD



Viking Inspections

**Matthew Bagby Lic # 32159
Frederick, MD 21703
240-674-9537**

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Date: Invalid DateTime	Time:	Report ID:
Property: 123 Hokie Ave Virginia Tech MD	Customer: John Doe	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Satisfactory (SA) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Applicable (N/A) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building: Single Family (2 story w/ basement)	In Attendance: Buyer and Buyers Agent	Approx. Date of Construction: 1942
Square Footage: 1660	Occupancy: Vacant	Temperature: 43 Degrees (F)
Weather: Clear	Ground/Soil surface condition: Dry	Rain in last 3 days: Unknown
Radon Test: Yes	Water Test: No	

Summary



**Frederick, MD 21703
240-674-9537**

Customer
John Doe

Address
123 Hokie Ave
Virginia Tech MD

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Structural Components

1.0 Foundations, Basement, Crawlspace, and Attic (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

There is a microbial growth on the foundation wall paint, along the bottom of right foundation wall. Recommend licensed mold remediation contractor evaluate and treat/remediate as needed for health safety. Recommend installing de-humidifier in the basement to help reduce moisture and condensation on building components.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

2. Electrical System

2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Satisfactory

- (1) The main electrical service panel is located on the back exterior of the home. Common for date of construction. Recommend panel be relocated inside upon replacement.
- (2) The main electrical service panel schedule is incomplete, not all breakers are labeled. Recommend all breakers be labeled.



2.1 Item 2(Picture)

Repair or Replace

(2) There is no outlet installed in the main floor half bathroom. Recommend MD licensed electrician install GFCI outlet.

2.3 Item 3(Picture)

(4) Many of the outlets in the home are two prong ungrounded and three prong ungrounded outlets. Common for date of construction. Recommend MD licensed electrician upgrade as needed for safety enhancement.



2.3 Item 4(Picture)

(5) Junction box on basement utility room ceiling is missing wire clamp/connector. Potential to damage wire. Recommend proper connector be installed for safety.



2.3 Item 5(Picture)

(6) The back exterior outlet at the deck is not GFCI protected. The back exterior outlet under the deck is not GFCI protected and missing cover. Recommend MD licensed electrician install GFCI outlets for safety enhancement.



2.3 Item 6(Picture)



2.3 Item 7(Picture)

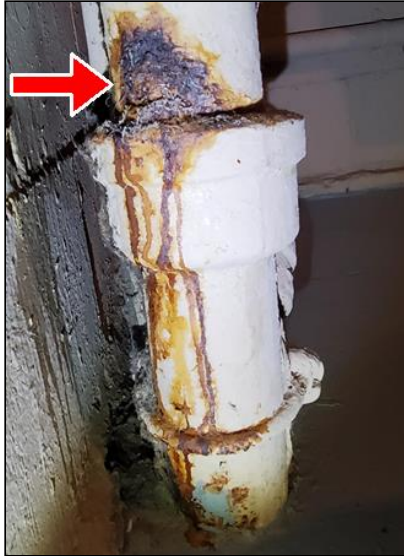
(7) There is no switch controlled light or outlet installed in the living room. No way to turn on a light when entering. Recommend MD licensed electrician correct.

3. Plumbing System

3.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

There is leak evidence/waste seepage on the cast iron waste pipe in the basement utility room. The cast iron waste pipe is approaching material life span. Recommend licensed plumber evaluate and repair/replace as needed.



3.0 Item 1(Picture)

4. Heating / Central Air Conditioning

4.3 Distribution Systems (including heat exchanger, fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Satisfactory

The HVAC air filter is past due replacement, restricting air flow. The service records indicate the furnace and air conditioner are due to be serviced. Recommend licensed HVAC contractor service systems ensuring optimal safe performance.



4.3 Item 1(Picture)

4.7 Solid Fuel Heating Devices (Fireplaces, Woodstove, Pellet Stove)

Satisfactory

(1) Home inspectors are not able to observe all aspects of the fireplaces, flues, and chimneys. The oil furnace is venting to the chimney, potential for increased corrosion. Recommend inspection by a licensed chimney contractor, who should perform a LEVEL II chimney and fireplace inspection (as defined by the national fireplace association).

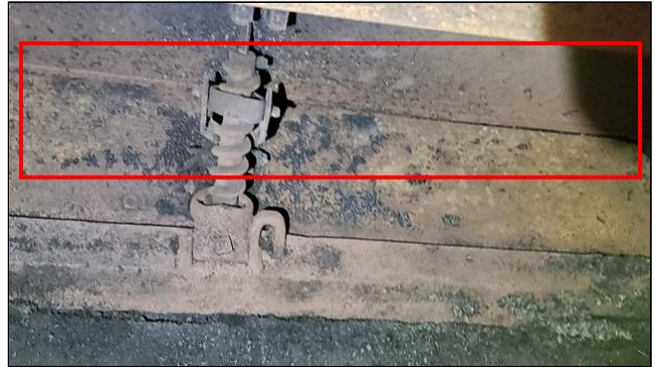
4.8 Gas/LP Firelogs

Satisfactory

The propane gas fireplace insert data plate is worn, venting requirements not determined. There is no damper clamp installed on the flue damper to ensure proper opening/venting. Potential for harmful fumes (CO) to vent into the home. Recommend consulting a gas appliance contractor for evaluation prior to closing.



4.8 Item 1(Picture)



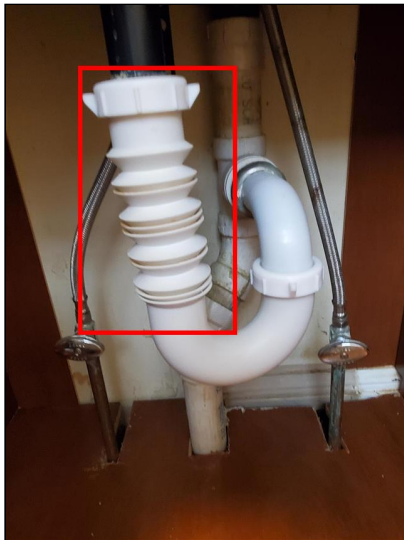
4.8 Item 2(Picture)

6. Bathroom and Components

6.5 Plumbing- Sink/Tub/Shower Drain, Waste and Vent Systems

Repair or Replace

There is a flexible "accordion" style drain pipe installed at the half bathroom sink (minor). Potential for poor drainage/clogs. Recommend proper drain pipe be installed.



6.5 Item 1(Picture)

6.7 Toilet/s

Repair or Replace

The half bathroom toilet is loose. There is water damage on the wood flooring around the toilet. The condition of the wax ring and flange are not visible. Recommend licensed plumber evaluate and repair/re-secure as needed.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

7. Built-In Kitchen and Other Appliances

7.1 Ranges/Ovens/Cooktops

Repair or Replace

- (1) There is no anti-tip bracket installed on the oven/range. Recommend anti-tip bracket be installed for safety.
- (2) Was not able to get the electric range burners to turn on. The control panel was operable and not locked out. Recommend repair as needed.

8. Insulation and Ventilation

8.5 Venting Systems (Kitchens, Bathrooms and Laundry)

Satisfactory

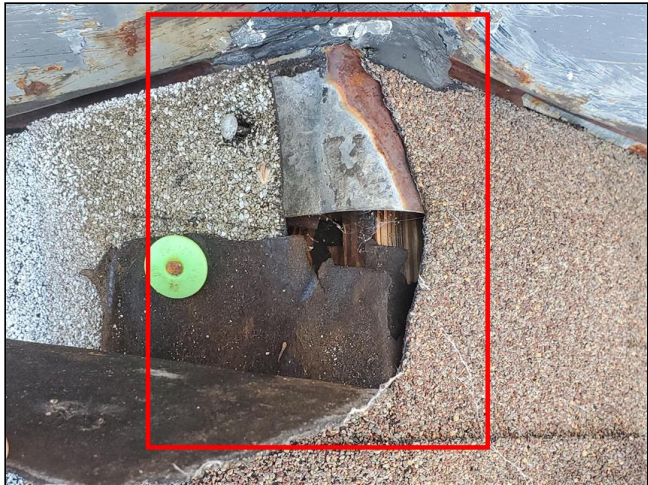
Recommend dryer vent be cleaned annually ensuring optimal performance and fire safety.

9. Roofing

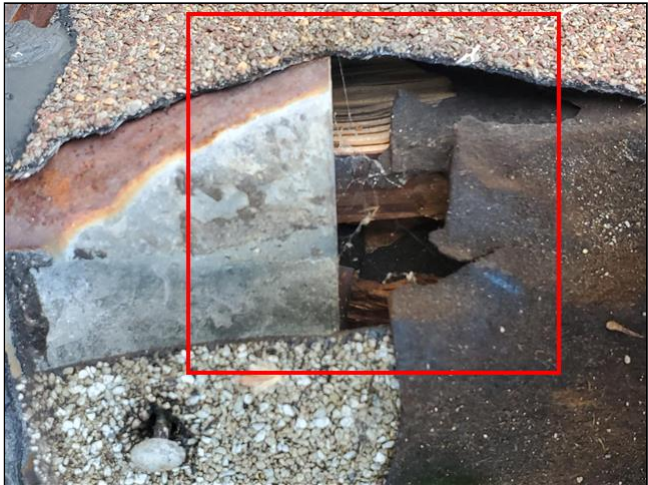
9.0 Roof Coverings

Repair or Replace

- (1) There is a damaged roof shingle and hole in the roof at the ridge next to the chimney. Recommend licensed roofer evaluate and repair/replace as needed.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

(2) The roof shingles on the back side of the roof are approaching the manufacturer suggested life span. Budget for replacement due to age and condition.

9.3 Skylights, Plumbing Vents and Roof Penetrations

Repair or Replace

The back left plumbing vent boot collar is damaged and leaking. The ridge vent cap is separating from the roof, potential water penetration area. Recommend licensed roofer evaluate and repair/replace as needed.



9.3 Item 1(Picture)



9.3 Item 2(Picture)



9.3 Item 3(Picture)



9.3 Item 4(Picture)

11. Exterior**11.0 Exterior Walls/Siding/Cladding Flashing and Trim****Repair or Replace**

(1) There is cracking, chipping, and peeling paint on many of the exterior window frames/trim. Potential lead based paint due to age of construction. Recommend licensed contractor prep and paint as needed for preservation.



11.0 Item 1(Picture)



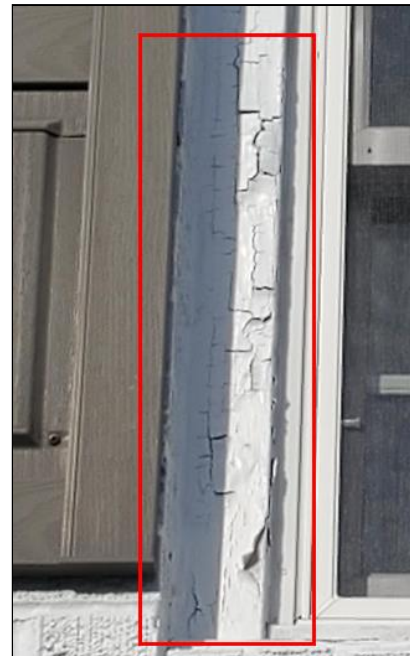
11.0 Item 2(Picture)



11.0 Item 3(Picture)



11.0 Item 4(Picture)



11.0 Item 5(Picture)



11.0 Item 6(Picture)

11.1 Doors (Exterior)
Repair or Replace

There is a interior rated hollow core door installed at the entrance to the covered porch/florida room. Recommend exterior rated insulated door be installed for optimal efficiency.

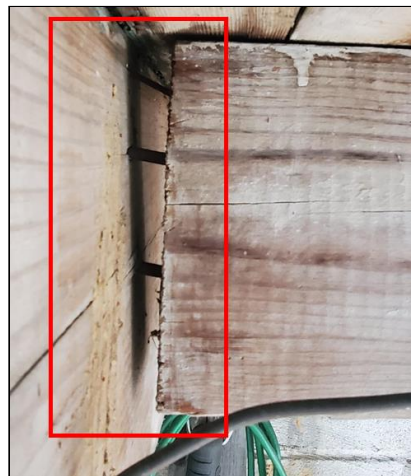


11.1 Item 1(Picture)

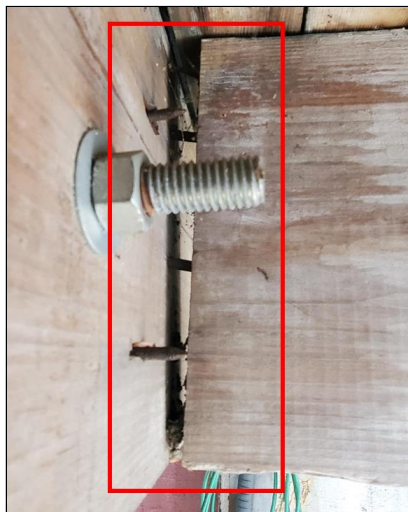
11.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

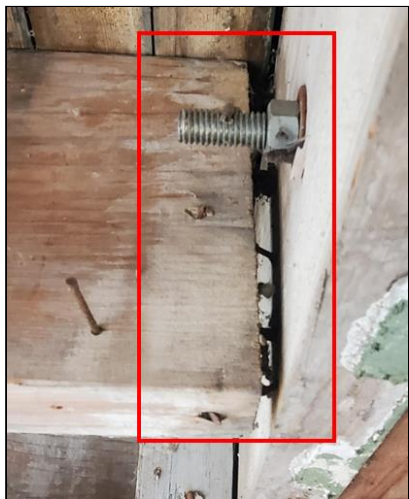
The deck joists under the finished patio have no hangers installed. The joists are separating from the beams/rim joists. The rim joists are secured to the posts using nails, bolts are recommended. The deck and stairwell railings are insufficient heights. Stairwell railing is approx. 26-28" high. The deck railing is approx. 35" high. Recommend licensed building construction contractor evaluate the deck and repair/replace as needed for safety.



11.4 Item 1(Picture)



11.4 Item 2(Picture)



11.4 Item 3(Picture)



11.4 Item 4(Picture)



11.4 Item 5(Picture)



11.4 Item 6(Picture)



11.4 Item 7(Picture)



11.4 Item 8(Picture)



11.4 Item 9(Picture)

12. Grounds

12.0 Grading

Satisfactory

There is level grading in the mulch/soil along the front left side of the home. Potential for water to drain against and penetrate the foundation. Recommend grading be improved as needed to slope and drain water away from the foundation.



12.0 Item 1(Picture)

12.5 Trees and Shrubs

Repair or Replace

There is a tree growing against the front right corner of the home. Potential for mechanical, moisture, and pest related damage to roof and structure. Recommend licensed landscape contractor evaluate and remove/trim as needed.



12.5 Item 1(Picture)



12.5 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		SA	NI	N/A	RR	Styles & Materials
1.0	Foundations, Basement, Crawlspace, and Attic (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•	Foundation: Cinder Block Partially Visible (Enclosed Drywall/ Paneling) Basement (Concrete Floor)
1.1	Beam/s	•				Method used to observe Crawlspace: N/A
1.2	Columns or Piers	•				Beam/s: Not Visible
1.3	Floors (Structural)	•				Columns or Piers: Not Visible
1.4	Walls (Structural)	•				Floor Structure: Wood joists Plank/T&G Sub Floor
1.5	Ceilings (Structural)	•				Wall Structure: Not Determined
1.6	Roof Structure and Attic	•				Ceiling Structure: Wood Joists Roof Structure: Wood Rafters No access Not Determined Roof-Type: Gable Method used to observe attic: Finished Attic Not Accessible Not Inspected Attic Access: No Access

SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

Comments:

1.0 There is a microbial growth on the foundation wall paint, along the bottom of right foundation wall. Recommend licensed mold remediation contractor evaluate and treat/remediate as needed for health safety. Recommend installing de-humidifier in the basement to help reduce moisture and condensation on building components.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.6 No accessible attic space. The attic and roof structure not visible for inspection.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		SA	NI	N/A	RR	Styles & Materials
2.0	Service Entrance Conductors	•				Electrical Service Conductors:
2.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Overhead service 100 amps
2.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Panel Capacity: 125 AMP 120/240v
2.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	Main Disconnct/Panel: 100 Amps Back Exterior Of Building
2.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•	Panel Type: Circuit breakers
2.5	Operation of AFCI (ARC Fault Circuit Interrupters)			•		Sub Panel/s: N/A
2.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Branch wire 15 and 20 AMP: Copper Tin dipped copper
2.7	Location of Main and Distribution Panels	•				Wiring Methods: Romex NM Old Fabric NMC BX
2.8	Smoke Detectors Present (We do not comment on working order)	•				
2.9	Carbon Monoxide Detectors Present (We do not comment on working order)	•				
SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace		SA	NI	N/A	RR	

Comments:

2.1 (1) The main electrical service panel is located on the back exterior of the home. Common for date of construction. Recommend panel be relocated inside upon replacement.

(2) The main electrical service panel schedule is incomplete, not all breakers are labeled. Recommend all breakers be labeled.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 Not all circuit conductors are visible for inspection at connection to breaker lugs/terminals.

2.3 (1) The kitchen outlets are not grounded or GFCI protected. Common for date of construction. Recommend MD licensed electrician install grounded GFCI outlets for safety enhancement.



2.3 Item 1(Picture)

(2) There is no outlet installed in the main floor half bathroom. Recommend MD licensed electrician install GFCI outlet.

(3) A outlet in the living room and front left bedroom have reversed hot and neutral wires. Recommend MD licensed electrician repair for safety.



2.3 Item 2(Picture)



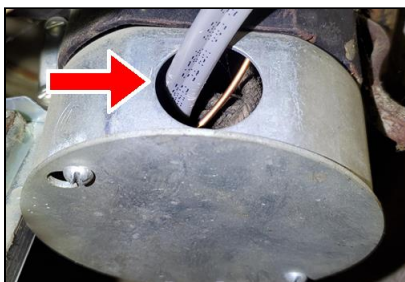
2.3 Item 3(Picture)

(4) Many of the outlets in the home are two prong ungrounded and three prong ungrounded outlets. Common for date of construction. Recommend MD licensed electrician upgrade as needed for safety enhancement.



2.3 Item 4(Picture)

(5) Junction box on basement utility room ceiling is missing wire clamp/connector. Potential to damage wire. Recommend proper connector be installed for safety.



2.3 Item 5(Picture)

(6) The back exterior outlet at the deck is not GFCI protected. The back exterior outlet under the deck is not GFCI protected and missing cover. Recommend MD licensed electrician install GFCI outlets for safety enhancement.



2.3 Item 6(Picture)



2.3 Item 7(Picture)

(7) There is no switch controlled light or outlet installed in the living room. No way to turn on a light when entering. Recommend MD licensed electrician correct.

2.4 The top floor bathroom GFCI outlet is not grounded. Common for date of construction. Recommend MD licensed electrician ground for safety enhancement.



2.4 Item 1(Picture)

2.5 ARC Fault Circuit Interrupters are not installed at the subject property. Not required at time of construction. Recommend consulting MD licensed electrician for more information and potential upgrade for safety.

2.8 (1) The smoke detectors should be tested upon moving in home.

(2) The type of smoke alarms required in a dwelling depends upon the age of the property. Built before 7/1/75 alarms may be battery operated or AC. Built between 7/1/75 and 1/1/89 AC alarm is required. Built between 1/1/89 and 7/1/90 alarms must be AC and interconnected to alarm simultaneously. Built between 7/1/90 and 7/1/13 alarms must be AC and battery backup. Built after 7/1/13 Alarms must be AC with a batter back up and configured to sound simultaneously. 1/1/2018 No 9 volt battery alarms, sealed long life battery smoke alarms on each level, outside sleeping areas, and hard wired.

(3) Recommended upgrade to have current MD mandated smoke detectors installed.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		SA	NI	N/A	RR
3.0	Plumbing Drain, Waste and Vent Systems				•
3.1	Plumbing Water Supply, Distribution System and Fixtures	•			
3.2	Main Water Pipe and Shut-off Device (Describe location)	•			
3.3	Hot Water Systems, Controls	•			
3.4	Sump Pump			•	
3.5	Ejector/Grinder Pump			•	
3.6	Floor Drain/s	•			

SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

Styles & Materials

Water Source:

Public
Shutt Off Basement
Utility Room

Water Filters:

None

Plumbing Main Water

Supply (into home):

Copper

Plumbing Water

Distribution (inside

home):

Copper

Plumbing Waste:

Public
Cast Iron (Aged)

Plumbing Drainage and

Venting:

PVC
Cast Iron

Exterior Hose Bibs:

Winterized (Have tested
prior to closing)

Water Heater Power

Source:

Electric
Shut off at electrical
panel
Recommend disconnect
at heater

Water Heater Capacity:

50 gallons (3-4 people)

Water Heater Age:

7 years

Water Heater Location:

Basement Utility Room

Floor Drain:

Not Tested

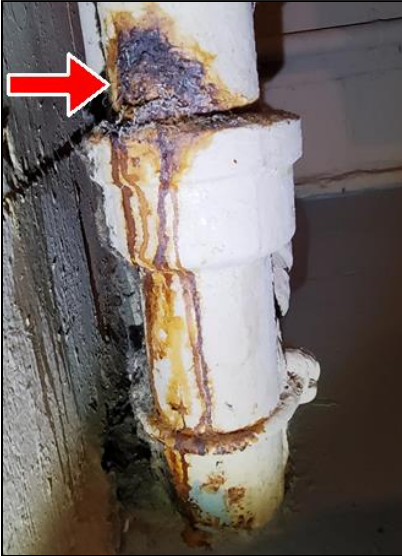
Sprinklers (Fire

Suppression):

(N/A) Not Present

Comments:

3.0 There is leak evidence/waste seepage on the cast iron waste pipe in the basement utility room. The cast iron waste pipe is approaching material life span. Recommend licensed plumber evaluate and repair/replace as needed.



3.0 Item 1(Picture)

3.1 There is no vacuum break (anti-siphon) installed on the left exterior hose bib. Recommend upgrade to prevent potential cross connections.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		SA	NI	N/A	RR	Styles & Materials
4.0	Heating Equipment	•				Heat Type: Forced Air Furnace
4.1	Normal Operating Controls	•				Heat System Age: 2 years Estimated
4.2	Automatic Safety Controls	•				Heating Capacity: 85,000 BTU Estimated
4.3	Distribution Systems (including heat exchanger, fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Energy Source: Oil Oil Tank In Basement Shut Off At Oil Tank
4.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, supports, leaks)	•				Heat Exchanger: Not Visible Enclosed Combustion
4.5	Presence of Installed Heat Source in Each Room	•				Humidifier: In Duct Evaporator
4.6	Humidifier	•				Distribution/Duct Work: Galvanized Metal Ducts
4.7	Solid Fuel Heating Devices (Fireplaces, Woodstove, Pellet Stove)	•				Filter Type: Disposable
4.8	Gas/LP Firelogs	•				Types of Fireplaces: Fire Place Propane Insert (venting not determined) Solid Fuel/Wood Burning
4.9	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				Cooling Equipment Type: Central Air Conditioner
4.10	Normal Operating Controls		•			Cooling Equipment Age: 2 years
4.11	Cooling and Air Handler Equipment	•				Cooling Capacity: 2.5 Tons Cooling Equipment Energy Source: Breaker at Panel Disconnect at Unit/s r410a Refrigerant

SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

Comments:

4.3 The HVAC air filter is past due replacement, restricting air flow. The service records indicate the furnace and air conditioner are due to be serviced. Recommend licensed HVAC contractor service systems ensuring optimal safe performance.



4.3 Item 1(Picture)

4.4 (1) The oil tank has reached the manufacturer suggested life span budget for replacement.

(2) The propane tank gauge indicates the propane is almost out.

4.7 (1) Home inspectors are not able to observe all aspects of the fireplaces, flues, and chimneys. The oil furnace is venting to the chimney, potential for increased corrosion. Recommend inspection by a licensed chimney contractor, who should perform a LEVEL II chimney and fireplace inspection (as defined by the national fireplace association).

(2) The wood framing under the fireplace hearth was not removed. Potential for embers to penetrate hearth and smoulder. If the fireplace is converted back to wood burning application, recommend having a licensed chimney contractor evaluate and correct as needed for fire safety.

4.8 The propane gas fireplace insert data plate is worn, venting requirements not determined. There is no damper clamp installed on the flue damper to ensure proper opening/venting. Potential for harmful fumes (CO) to vent into the home. Recommend consulting a gas appliance contractor for evaluation prior to closing.



4.8 Item 1(Picture)



4.8 Item 2(Picture)

4.10 The air conditioner was not able to be tested due to the outdoor temperature at the time of inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		SA	NI	N/A	RR	Styles & Materials
5.0	Ceilings	•				Ceiling Materials: Drywall Plaster
5.1	Walls	•				Wall Material: Drywall Plaster Wood Paneling
5.2	Floors	•				Floor Covering(s): Carpet Hardwood
5.3	Doors (representative number)	•				Interior Doors: Wood
5.4	Windows (representative number)	•				Window Types: Vinyl Insulated (double pane) Double-hung
5.5	Steps, Stairways, Balconies and Railings	•				

SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

Comments:

5.4 The kitchen window lower sash balance is disconnected (minor). The window slams shut when opened. Recommend sash balance be re-secured for safety.



5.4 Item 1(Picture)

5.5 The handrail at basement stairwell is not considered "graspable". Recommend "graspable" handrail be installed for safety.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

		SA	NI	N/A	RR	Styles & Materials
6.0	Floors	•				Flooring: Ceramic Tiles Hardwood
6.1	Walls	•				
6.2	Doors/Cabinets	•				Shower Walls: Ceramic Tiles
6.3	Windows	•				Bath Tub/Shower/s: Bathtub/s
6.4	Plumbing- Sink/Tub/Shower Water Supply, Distribution System and Fixtures	•				Sink: Sink Vanity/s
6.5	Plumbing- Sink/Tub/Shower Drain, Waste and Vent Systems				•	
6.6	Outlets, Switches and Fixtures	•				
6.7	Toilet/s				•	
6.8	Ehaust fan/s	•				

SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

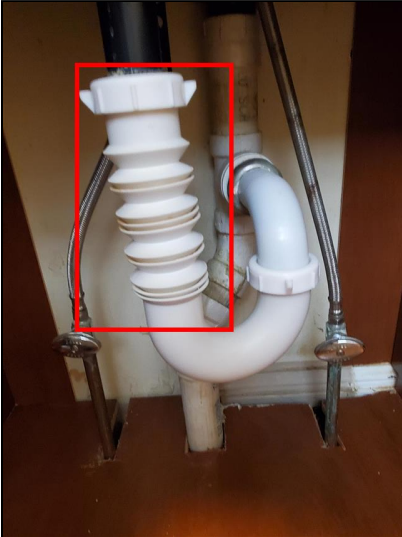
Comments:

6.1 Separated caulking at top floor bathroom shower wall (minor). Recommend caulking be improved ensuring a water tight seal.



6.1 Item 1(Picture)

6.5 There is a flexible "accordion" style drain pipe installed at the half bathroom sink (minor). Potential for poor drainage/ clogs. Recommend proper drain pipe be installed.



6.5 Item 1(Picture)

6.7 The half bathroom toilet is loose. There is water damage on the wood flooring around the toilet. The condition of the wax ring and flange are not visible. Recommend licensed plumber evaluate and repair/re-secure as needed.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

7. Built-In Kitchen and Other Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		SA	NI	N/A	RR	Styles & Materials
7.0	Kitchen Sink/Drain/Cabinets	•				Dishwasher Age: 15-20 years Estimated
7.1	Ranges/Ovens/Cooktops				•	Hood/Microwave Exhaust: N/A
7.2	Range Hood (s) and/or Microwave Exhaust			•		Built in Microwave Age: N/A
7.3	Dishwasher		•			Range/Oven Age: 1-5 years Electric Estimated
7.4	Trash Compactor			•		Refrigerator Age: 1-5 years Estimated
7.5	Food Waste Disposer			•		Washing Machine Age: 15 years +/- Estimated
7.6	Microwave Cooking Equipment			•		Dryer Age: 15 years +/- Electric Estimated
7.7	Refrigerator	•				
7.8	Washing Machine	•				
7.9	Dryer	•				
SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace		SA	NI	N/A	RR	

Comments:

7.1 (1) There is no anti-tip bracket installed on the oven/range. Recommend anti-tip bracket be installed for safety.

(2) Was not able to get the electric range burners to turn on. The control panel was operable and not locked out. Recommend repair as needed.

7.2 Recommended upgrade to have a hood vent exhaust fan installed above the range/oven.

7.3 Portable dishwasher was not hooked up at time of inspection. Not tested/inspected.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		SA	NI	N/A	RR	Styles & Materials
8.0	Insulation in Attic		•			Attic Insulation: Not Accessed Not Determined
8.1	Insulation Under Floor System			•		Attic Ventilation: Ridge vent Soffit Vents
8.2	Vapor Retarders (in Crawlspace or basement)			•		Crawl Space
8.3	Ventilation Fans and Thermostatic Controls in Attic			•		Ventilation: N/A
8.4	Ventilation of Attic and Foundation Areas		•			Dryer Vent: Flexible Metal
8.5	Venting Systems (Kitchens, Bathrooms and Laundry)	•				Floor System Insulation: N/A

SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

Comments:

- 8.0 No attic access. Insulation and ventilation in the attic not determined/inspected.
- 8.5 Recommend dryer vent be cleaned annually ensuring optimal performance and fire safety.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

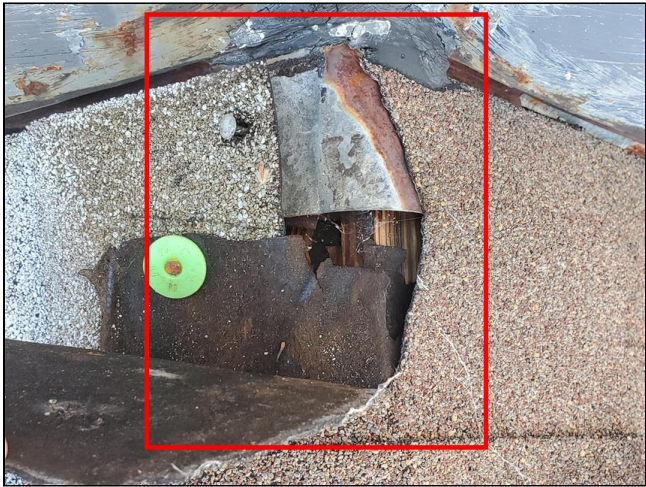
9. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

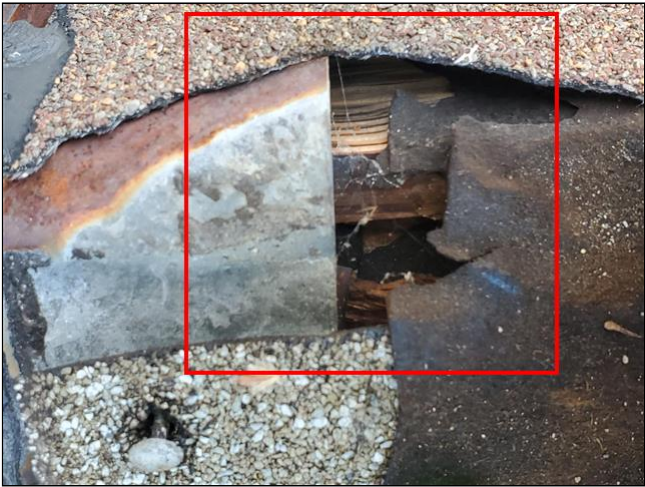
		SA	NI	N/A	RR	Styles & Materials
9.0	Roof Coverings				•	Roof Covering: 3 Tab Single Asphalt Shingles Architectural Shingles Porch/Patio (Metal)
9.1	Flashings	•				Roof Covering
9.2	Roof Drainage (Gutters/Down Spouts)	•				Approximate Age: 15-20 years 20-25 years 40 years +
9.3	Skylights, Plumbing Vents and Roof Penetrations				•	Viewed roof covering from: Binoculars Partially Walked
9.4	Carport Roof			•		Flashing: Galvanized Metal
9.5	Porch Roof Covering			•		Sky Light(s): N/A
9.6	Patio Roof Covering	•				Chimney/s (exterior): Brick
SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace		SA	NI	N/A	RR	Gutter/Down Spouts: Aluminum Drain above and below grade

Comments:

9.0 (1) There is a damaged roof shingle and hole in the roof at the ridge next to the chimney. Recommend licensed roofer evaluate and repair/replace as needed.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

(2) The roof shingles on the back side of the roof are approaching the manufacturer suggested life span. Budget for replacement due to age and condition.

9.3 The back left plumbing vent boot collar is damaged and leaking. The ridge vent cap is separating from the roof, potential water penetration area. Recommend licensed roofer evaluate and repair/replace as needed.



9.3 Item 1(Picture)

9.3 Item 2(Picture)



9.3 Item 3(Picture)

9.3 Item 4(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage/Carport

		SA	NI	N/A	RR
10.0	Garage/Carport Ceilings (Including Firewall Seperation)			•	
10.1	Garage Walls (Including Firewall Separation)			•	
10.2	Garage/Carport Floor			•	
10.3	Occupant Door (from garage to inside of home)			•	
10.4	Garage Door (s)			•	
10.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•	
10.6	Garage window (s)			•	

SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

SA NI N/A RR

11. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		SA	NI	N/A	RR	Styles & Materials
11.0	Exterior Walls/Siding/Cladding Flashing and Trim				•	Siding Style: Bevel Brick Veneer
11.1	Doors (Exterior)				•	Siding Material: Brick Aluminum
11.2	Windows	•				Exterior Entry Doors: Aluminum w/ Insulated Glass Wood
11.3	Eaves, Soffits and Fascias	•				
11.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•	Appurtenance: Sidewalk Stairs Deck/Balcony: Treated Lumber

SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

Comments:

11.0 (1) There is cracking, chipping, and peeling paint on many of the exterior window frames/trim. Potential lead based paint due to age of construction. Recommend licensed contractor prep and paint as needed for preservation.



11.0 Item 1(Picture)



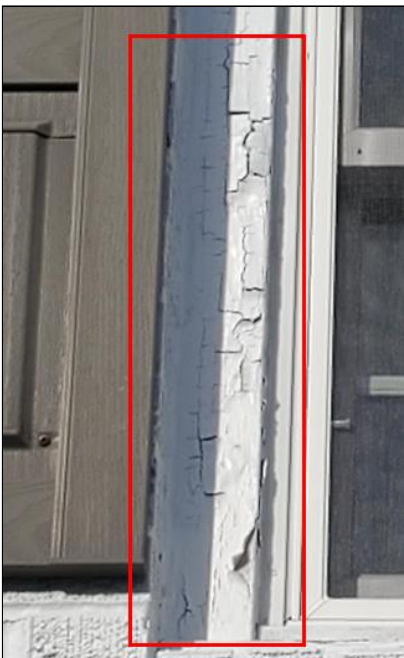
11.0 Item 2(Picture)



11.0 Item 3(Picture)



11.0 Item 4(Picture)

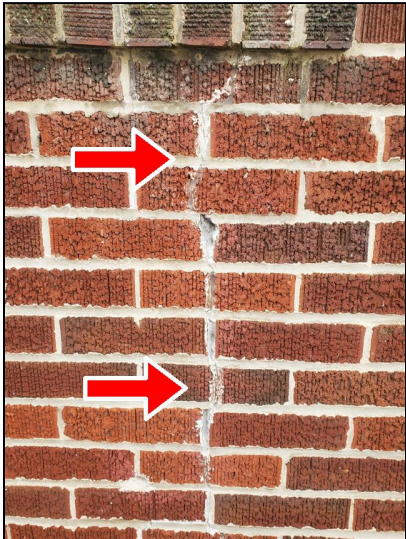


11.0 Item 5(Picture)

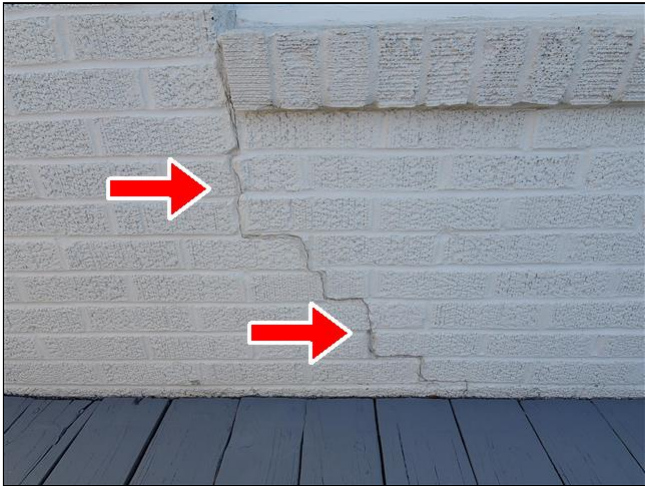


11.0 Item 6(Picture)

(2) There are several cracked mortar joints in the exterior brick veneer, below window sills. The cracked mortar joints have been sealed. Recommend monitoring, maintain seal to prevent water penetration "spalling". Budget for re-pointing.



11.0 Item 7(Picture)



11.0 Item 8(Picture)

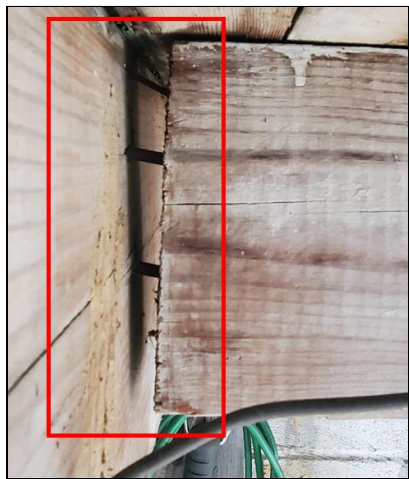
(3) There are no visible weep holes installed in the exterior brick veneer siding. Common condition for date of construction. No visible evidence of moisture related issues on exterior/interior walls. Recommend monitoring.

11.1 There is a interior rated hollow core door installed at the entrance to the covered porch/florida room. Recommend exterior rated insulated door be installed for optimal efficiency.

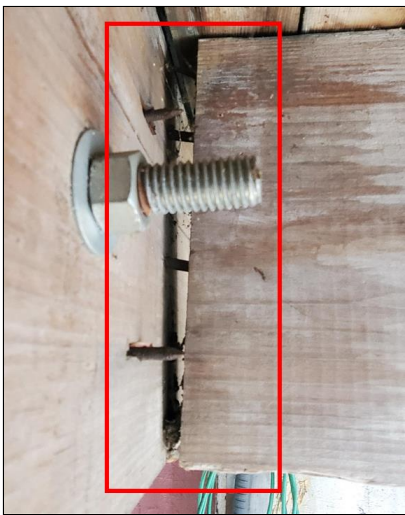


11.1 Item 1(Picture)

11.4 The deck joists under the finished patio have no hangers installed. The joists are separating from the beams/rim joists. The rim joists are secured to the posts using nails, bolts are recommended. The deck and stairwell railings are insufficient heights. Stairwell railing is approx. 26-28" high. The deck railing is approx. 35" high. Recommend licensed building construction contractor evaluate the deck and repair/replace as needed for safety.



11.4 Item 1(Picture)



11.4 Item 2(Picture)



11.4 Item 3(Picture)



11.4 Item 4(Picture)



11.4 Item 5(Picture)



11.4 Item 6(Picture)



11.4 Item 7(Picture)



11.4 Item 8(Picture)



11.4 Item 9(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Grounds

		SA	NI	N/A	RR	Styles & Materials
12.0	Grading	•				Grading/Yard: Needs Improvement
12.1	Sidewalk and Walkway	•				Sidewalk/Walkway: Brick pavers
12.2	Window Wells			•		Driveway: Asphalt
12.3	Driveway	•				Window Wells: N/A
12.4	Retaining Walls	•				Retaining Walls: Brick
12.5	Trees and Shrubs				•	Fencing: Plastic/Vinyl Chain Link/Metal
12.6	Fencing	•				Patios: Pavers
12.7	Patios	•				
SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace		SA	NI	N/A	RR	

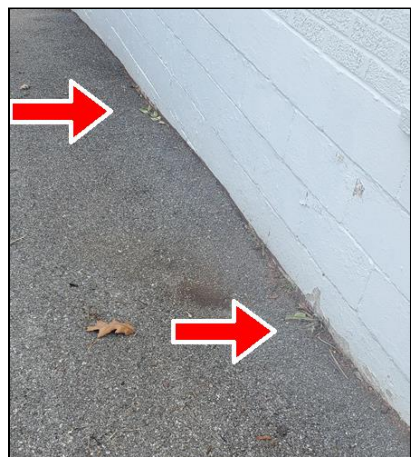
Comments:

12.0 There is level grading in the mulch/soil along the front left side of the home. Potential for water to drain against and penetrate the foundation. Recommend grading be improved as needed to slope and drain water away from the foundation.



12.0 Item 1(Picture)

12.3 There are several low spots in the asphalt driveway along the left foundation wall. Potential for water to puddle against and penetrate the foundation. No signs of water penetration in the basement along the left foundation wall. Recommend monitoring. Budget for repairs upon driveway re-seal.



12.3 Item 1(Picture)



12.3 Item 2(Picture)

12.5 There is a tree growing against the front right corner of the home. Potential for mechanical, moisture, and pest related damage to roof and structure. Recommend licensed landscape contractor evaluate and remove/trim as needed.



12.5 Item 1(Picture)



12.5 Item 2(Picture)

12.6 Several of the front left fence pickets are damaged (minor). The front left gate is difficult to open/close. The fence is in functional condition.



12.6 Item 1(Picture)



INVOICE

Viking Inspections
Frederick, MD 21703
240-674-9537
Inspected By: Matthew Bagby Lic # 32159

Inspection Date: Invalid DateTime
Report ID:

Customer Info:	Inspection Property:
John Doe 123 Hokie Ave Virginia Tech MD Customer's Real Estate Professional:	123 Hokie Ave Virginia Tech MD

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family/Duplex	450.00	1	450.00
Radon Test (w/ home inspection)	149.00	1	149.00
			Tax \$0.00
			Total Price \$599.00

Payment Method: Check
Payment Status: Paid
Note:



Viking Inspections

Matthew Bagby Lic # 32159

Frederick, MD 21703

240-674-9537

