



## Inspection Report

**John Doe**

**Property Address:**  
123 Virginia Tech Ave  
Blacksburg MD 21701



**Viking Inspections**

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

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<b>Date:</b> 5/6/2022	<b>Time:</b> 03:00 PM	<b>Report ID:</b> 05032022B2B
<b>Property:</b> 123 Virginia Tech Ave Blacksburg MD 21701	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b>

**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.

<b>In Attendance:</b> Owner	<b>Type of building:</b> Single Family (2 story w/ basement)	<b>Approximate age of building:</b> New Construction, Pre-drywall, 2022
<b>Temperature:</b> 55 Degrees (F)	<b>Weather:</b> Rain	<b>Ground/Soil surface condition:</b> Saturated
<b>Rain in last 3 days:</b> Yes	<b>Radon Test:</b> No	<b>Water Test:</b> No

## Summary



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

**Customer**  
John Doe

**Address**  
123 Virginia Tech Ave  
Blacksburg MD 21701

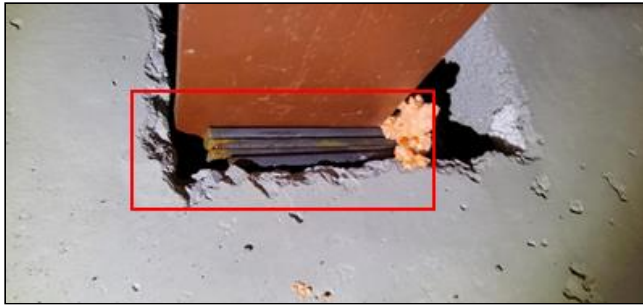
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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

#### 1.2 Beams

##### **Repair or Replace**

(1) The shims installed under the steel beams at bearing on foundation are not welded together or to the beam. Recommend shims be welded together and to beam.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) At steel posts top plate is not strapped, bolted, or welded to the steel beam. Recommend steel post be welded to the beam.



1.2 Item 3(Picture)

**1.3 Floors (Structural)**

**Repair or Replace**

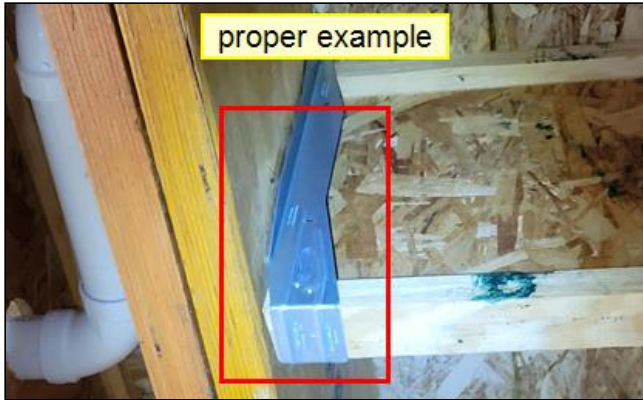
Several of the top level floor joists are not properly supported in the joist hangers. Insufficient bearing in hangers and separated from the support beam. Potential to effect the top level floor structure. Recommend evaluation and repair as needed.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)

**1.5 Roof Structure**

**Repair or Replace**

(1) Two porch roof trusses have no truss hangers installed. Potential to effect porch roof structure. Recommend proper hangers be installed.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

(2) There is a damaged roof truss web member at the front roof gable, above vaulted ceiling. There is a cracked roof truss bottom cord above the top floor front left bedroom. Insufficient repairs. Potential to effect roof structure. Recommend MD licensed structural engineer evaluate. Recommend licensed building construction contractor complete repairs per engineer.





1.5 Item 3(Picture)



1.5 Item 4(Picture)

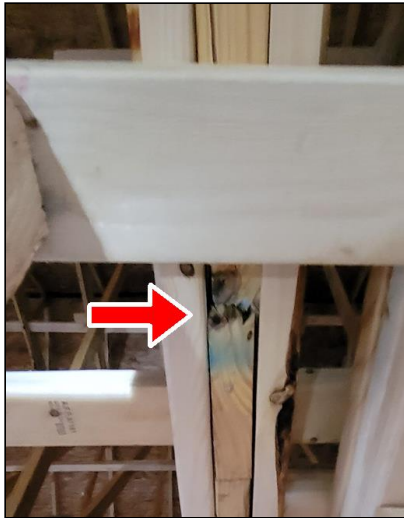


1.5 Item 5(Picture)



1.5 Item 6(Picture)





1.5 Item 7(Picture)



1.5 Item 8(Picture)

**2. Framing**

**2.1 Subfloor/Stairs**

**Repair or Replace**

No floor joist hangers installed at basement stairwell landing. Floor joists at top floor stairwell landing have joist hangers installed. There is a gap basement stairwell landing rim joist and support framing. Potential to effect landing floor structure. Recommend evaluation and repair as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

**2.5 Air Stopping/Fire Blocking**

**Repair or Replace**

There are several unsealed penetrations in the subfloor. Recommend subfloor penetrations be sealed for proper air/fire stopping.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

**3. Mechanical Systems**

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

**Repair or Replace**

A HVAC supply duct in the main floor ceiling is improperly bent. Supply vents bent more than 90 degrees have potential to effect proper air flow. Recommend licensed HVAC contractor repair.



3.1 Item 1(Picture)

## 4. Plumbing System

### 4.2 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

Missing drain p-trap at the floor bathroom tub. Recommend licensed plumber repair.



4.2 Item 1(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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Matthew Bagby Lic # 32159

## 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 and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> Poured concrete Basement (Concrete Floor)
1.1	Columns or Piers	•				<b>Method used to observe Crawlspace:</b> N/A
1.2	Beams				•	<b>Floor Structure:</b> Engineered Wood I-Joists OSB Subfloor
1.3	Floors (Structural)				•	<b>Wall Structure:</b> Wood Studs OSB sheathing
1.4	Walls (Structural)	•				<b>Beams:</b> Steel I-Beam/s Engineered Wood Beam/s (LVL/LVS)
1.5	Roof Structure				•	<b>Columns or Piers:</b> Steel posts/column/s <b>Ceiling Structure:</b> Engineered Wood I-Joists Engineered wood trusses (top floor)

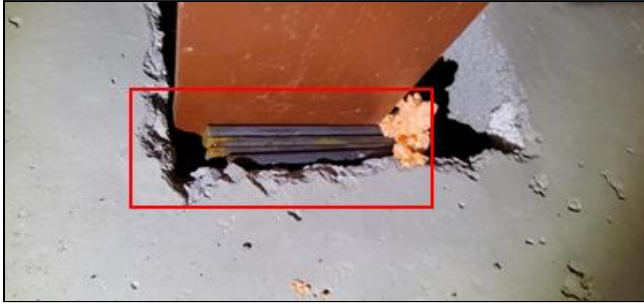
SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace

**Roof Structure:**  
 Engineered wood trusses  
 OSB Roof Sheathing  
 H-clips Installed  
 Hurricane Ties Installed  
**Roof-Type:**  
 Gable  
**Method used to observe attic:**  
 Visually from top floor  
**Attic info:**  
 Scuttle hole

**Comments:**



1.2 (1) The shims installed under the steel beams at bearing on foundation are not welded together or to the beam. Recommend shims be welded together and to beam.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

(2) At steel posts top plate is not strapped, bolted, or welded to the steel beam. Recommend steel post be welded to the beam.



1.2 Item 3(Picture)

1.3 Several of the top level floor joists are not properly supported in the joist hangers. Insufficient bearing in hangers and separated from the support beam. Potential to effect the top level floor structure. Recommend evaluation and repair as needed.

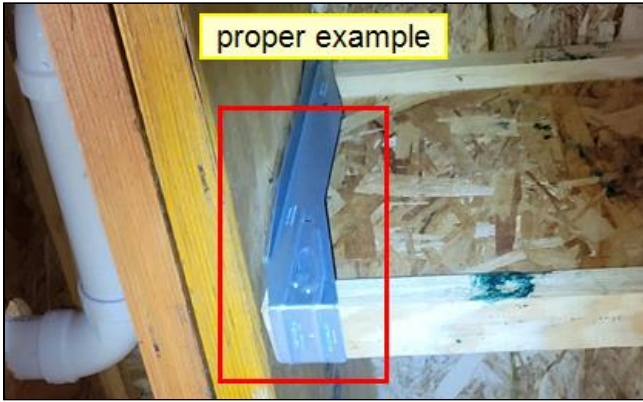


1.3 Item 1(Picture)



1.3 Item 2(Picture)





1.3 Item 3(Picture)

1.5 (1) Two porch roof trusses have no truss hangers installed. Potential to effect porch roof structure. Recommend proper hangers be installed.



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1.5 Item 2(Picture)

(2) There is a damaged roof truss web member at the front roof gable, above vaulted ceiling. There is a cracked roof truss bottom cord above the top floor front left bedroom. Insufficient repairs. Potential to effect roof structure. Recommend MD licensed structural engineer evaluate. Recommend licensed building construction contractor complete repairs per engineer.



1.5 Item 3(Picture)



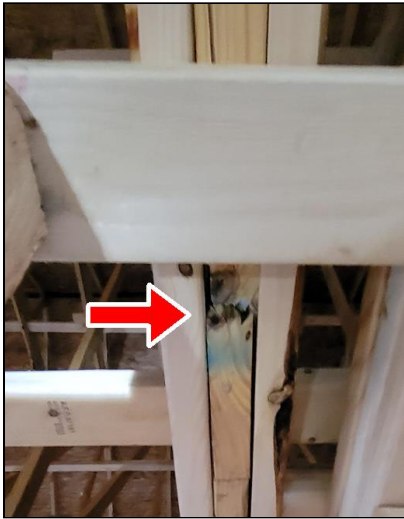
1.5 Item 4(Picture)



1.5 Item 5(Picture)



1.5 Item 6(Picture)



1.5 Item 7(Picture)



1.5 Item 8(Picture)

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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. Framing

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
2.0	Floor Joists	•				<b>Floor Joists:</b> Engineered Wood I-Joists
2.1	Subfloor/Stairs				•	<b>Sub Floor:</b> OSB
2.2	Blocking	•				<b>Roof:</b> Engineered Wood Trusses OSB Roof Sheathing
2.3	Walls	•				<b>Blocking:</b> Blocking Between Floors/Concentrated Loads
2.4	Ceilings	•				<b>Walls:</b> Wood Studs OSB Wall Sheathing
2.5	Air Stopping/Fire Blocking				•	<b>Air Stopping/Fire Blocking:</b> Incomplete
2.6	Rough Openings	•				

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

**Comments:**

**2.1** No floor joist hangers installed at basement stairwell landing. Floor joists at top floor stairwell landing have joist hangers installed. There is a gap basement stairwell landing rim joist and support framing. Potential to effect landing floor structure. Recommend evaluation and repair as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.5 There are several unsealed penetrations in the subfloor. Recommend subfloor penetrations be sealed for proper air/fire stopping.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

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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.



### 3. Mechanical Systems

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
3.0	Heating Equipment	•				<b>Heat Type:</b> Forced Air Furnace High efficiency/ condensing
3.1	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	
3.2	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				<b>Energy Source:</b> Natural Gas
3.3	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		<b>Heat System Capacity:</b> 80,000 BTU
3.4	Gas/LP Fire Place	•				<b>Ductwork:</b> Galvanized Metal Ducts Flex Duct
3.5	Cooling and Air Handler Equipment	•				<b>Types of Fireplaces:</b> Natural Gas (Vented)
3.6	Bathroom/Laundry Ventilation	•				<b>Cooling Equipment Type:</b> Central Air Conditioner <b>Cool System Capacity:</b> 3 tons

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

**Comments:**

**3.1** A HVAC supply duct in the main floor ceiling is improperly bent. Supply vents bent more then 90 degrees have potential to effect proper air flow. Recommend licensed HVAC contractor repair.



3.1 Item 1(Picture)

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.

## 4. 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	Styles & Materials
4.0	Main Water Shut-off Device (Describe location)	•				<b>Water Source:</b> Public Shut Off In Basement
4.1	Plumbing Water Supply, Distribution System and Fixtures	•				<b>Plumbing Water Supply (into home):</b> PE Plastic
4.2	Plumbing Drain, Waste and Vent Systems				•	<b>Plumbing Water Distribution (inside home):</b> CPVC
4.3	Nail Plates Installed	•				<b>Plumbing Waste:</b> Public PVC
4.4	Sump Pump	•				<b>Plumbing Drainage:</b> PVC
4.5	Ejector pump			•		<b>Water Heater Power Source:</b> Natural Gas Tankless Shut off at heater
SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace						<b>Water Heater Capacity:</b> 160,000 BTU GPH not determined
						<b>Water Heater Location:</b> Basement

**Comments:**

4.2 Missing drain p-trap at the floor bathroom tub. Recommend licensed plumber repair.



4.2 Item 1(Picture)

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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.

## 5. 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
5.0	Service Entrance Conductors	•				<b>Electrical Service Conductors:</b> Below ground 200 amps Main Panel and Shut Off In Garage <b>Panel Capacity:</b> 200 AMP <b>Branch wire 15 and 20 AMP:</b> Copper <b>Wiring Methods:</b> Romex NM
5.1	Grounding Rods Installed		•			
5.2	Location of Main and Distribution Panels	•				
5.3	Nail Plates Installed	•				
		SA	NI	N/A	RR	

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

**Comments:**

**5.1** Not installed at time of inspection. Not grounded.

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.

**6. 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
6.0	Roof Coverings	•				<b>Roof Covering:</b> Architectural Shingles
6.1	Sheathing	•				<b>Roof Sheathing:</b> OSB
6.2	Flashing	•				H-clips Installed
6.3	Attic Ventilation	•				<b>Flashing:</b> Aluminum Installation not completed
		SA	NI	N/A	RR	<b>Attic Ventilation:</b> Ridge Vent Soffit Vents

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

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.



**7. 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
7.0	Wall Cladding Flashing and Trim If Installed		•			<b>Siding Style:</b> Not Installed
7.1	Exterior Sheathing	•				<b>Siding Material:</b> Not Installed
7.2	Windows	•	•			<b>Exterior Sheathing:</b> OSB
7.3	Doors	•	•			<b>Windows:</b> Vinyl Single Hung Thermal/Insulated Install incomplete
7.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•	•			<b>Deck/Balcony:</b> N/A

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

**Comments:**

**7.2** Several windows and doors were not installed at time of inspection.

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.

**8. Grounds**

		SA	NI	N/A	RR	Styles & Materials
8.0	Rough Grading		•			<b>Grading:</b> Not Yet Roughly Graded
8.1	Sidewalk and Walkway		•			<b>Sidewalk and Walkway:</b> Not Installed
8.2	Driveway		•			<b>Driveway:</b> Not Installed
8.3	Window Wells			•		<b>Window Wells:</b> N/A
SA= Satisfactory, NI= Not Inspected, N/A= Not Applicable, RR= Repair or Replace		SA	NI	N/A	RR	<b>Retaining Walls:</b> N/A
						<b>Trees and Shrubs:</b> N/A
						<b>Fencing:</b> N/A
						<b>Patios:</b> N/A



**INVOICE**

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

**Inspection Date: 5/6/2022**  
**Report ID: 05032022B2B**

<b>Customer Info:</b>	<b>Inspection Property:</b>
<p>John Doe                      123 Virginia Tech Ave                      Blacksburg MD 21701</p> <p><b>Customer's Real Estate Professional:</b></p>	<p>123 Virginia Tech Ave                      Blacksburg MD 21701</p>

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Pre-Drywall	380.00	1	380.00
Multiple Inspection Discount	-30.00	1	-30.00
			<b>Tax \$0.00</b>
			<b>Total Price \$350.00</b>

**Payment Method:**  
**Payment Status:** Paid  
**Note:**



## Viking Inspections

**Matthew Bagby Lic # 32159**

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

