



Virginia Home Inspection Service

Route 2 414H
Lebanon, VA 24266
276-889-4824

Customer
Timothy Rose
Darlene Rose

Inspected Property
1251 Jessees Mill Road
Lebanon, VA 24224

Real Estate Agent



Inspection Date
Saturday, October 16, 2004

Weather:
Clear

Temperature:
82

Report ID:
1002

Inspected By
Timothy Rose





INVOICE

Virginia Home Inspection Service
Route 2 414H
Lebanon, VA 24266
276-889-4824
Inspected By: Timothy Rose

Inspection Date: Saturday, October 16, 2004
Report ID: 1002

Customer Info:	Inspection Property:
Timothy Rose Darlene Rose Rt.2 Box 414-H Lebanon VA 24266 Customer's Real Estate Professional:	1251 Jessees Mill Road Lebanon, VA 24224

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0
			Total Price \$

Payment: Invoice sent to customer

EXTERIOR COMPONENTS

Styles & Materials		
SIDING STYLE: LAP	SIDING MATERIAL: VINYL	APPURTENANCE: DECK WITH STEPS COVERED PORCH RAMP
ENTRY DOORS: WOOD STEEL	WINDOWS: VINYL	WINDOW TYPES: THERMAL/INSULATED DOUBLE-HUNG
AUTO OPENER MANUFACTURER: GENIE	GARAGE DOOR MATERIAL: FIBERGLASS	
DOOR TYPE: TWO AUTOMATIC	DRIVEWAY: GRAVEL	

Inspection Items

1.0 SOFFIT, FASCIA, TRIM AND EAVES

Comments: Inspected

1.1 EXTERIOR WALL CLADDING AND FLASHING

Comments: Inspected

1.2 WINDOWS

Comments: Inspected

1.3 DOORS

Comments: Inspected

1.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected, Maintenance Repair/Replace

Automatic openers for at right side of home (facing front) Will no close with remote ,owner stated that storm took it out couple of years ago..

1.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected, Maintenance Repair/Replace

Pickets on Covered porch at front of home are spaced too far apart for safety. Recommend maximum space between pickets to be four inches.

1.6 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS

Comments: Inspected

Hairline settlement crack (typical) at basement.

1.7 OUTSIDE ACCESS TO BASEMENT OR CRAWLSPACE

Comments: Inspected

1.8 LANDSCAPE DRAINAGE AROUND FOUNDATION

Comments: Inspected

1.9 WALKWAY AND DRIVEWAY



Comments: Inspected, Maintenance Repair/Replace
Gravel drive at right side of home (facing front) needs repair work at erosion areas and gravel or Road Bond placed.

1.10 RETAINING WALL(S) CONDITION

Comments: Inspected, Maintenance Repair/Replace
Retaining wall is leaning and erosion signs are present. This problem will continue to become worse and needs correcting.

ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

Styles & Materials		
VIEWED ROOF FROM: WALKED ROOF	ROOF-TYPE: GABLE	ROOF COVERING: 3-TAB FIBERGLASS ARCHITECTURAL
VENTILATION: GABLE VENTS RIDGE VENTS SOFFIT VENTS	CHIMNEY: BRICK	SKY LIGHT (S): NONE

Inspection Items

2.0 CONDITION OF ROOF COVERING

Comments: Inspected
Due to the steep pitch of the roof inspection is limited

2.1 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

2.2 FLASHINGS

Comments: Inspected

2.3 ROOF VENTILATION

Comments: Inspected

2.4 CONDITION OF THE RAIN GUTTERS

Comments: Inspected

2.5 GUTTER DOWNSPOUTS AND DRAINAGE



Comments: Maintenance Repair/Replace
Ground drain-line has settled and pulled loose from downspout on front right corner of home.
Needs re-connecting.

ATTIC AND ROOF STRUCTURE

Styles & Materials

ATTIC INFO:
STORAGE

INSULATION:
FIBERGLASS

R- VALUE:
R-30 OR BETTER

ROOF STRUCTURE:
ENGINEERED WOOD TRUSS
2 X 8 RAFTERS

CEILING STRUCTURE:
2X6

Inspection Items

3.0 ATTIC ACCESS

Comments: Inspected

3.1 INSULATION

Comments: Inspected

3.2 ROOF FRAMING AND SYSTEMS

Comments: Inspected

3.3 VENTILATION FANS AND THERMOSTATIC CONTROLS

Comments: Not Present

3.4 CHIMNEYS AND ROOF PENETRATIONS IN ATTIC

Comments: Inspected

3.5 VISIBLE ELECTRICAL WIRING IN ATTIC

Comments: Inspected

KITCHEN AND COMPONENTS

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
HARDWOOD T&G

CABINETS:
WOOD

COUNTERTOP:
LAMINATE

DISHWASHER:
WHIRLPOOL

DISPOSER:
NONE

RANGE/OVEN:
JENN AIR

EXHAUST/RANGE:
VENTED
JENN AIR

BUILT-IN MICROWAVE:
PANASONIC

REFRIGERATOR:
GENERAL ELECTRIC

TRASH COMPACTORS:
WHIRLPOOL

Inspection Items

4.0 KITCHEN VIEW AT TIME OF INSPECTION

Picture 1



Picture 2



Comments: Inspected

The picture of the Kitchen represents the view at time of inspection.

4.1 CEILING

Comments: Inspected

4.2 WALLS

Comments: Inspected, Maintenance Repair/Replace cracks on wall due to settlement , monitor for future movement.

4.3 FLOOR

Comments: Inspected

4.4 PANTRY OR CLOSET DOORS

Comments: Inspected

4.5 WINDOWS

Comments: Inspected

4.6 OUTLETS AND WALL SWITCHES

Comments: Inspected

4.7 THE CONDITION OF PLUMBING UNDER THE SINK

Comments: Inspected

4.8 CUT-OFF VALVES UNDER THE SINK

Comments: Inspected

4.9 FAUCET AND SPRAY NOZZLE CONDITION

Comments: Inspected

4.10 DISHWASHER

Comments: Inspected, Tradesman Repair/Replace

Dishwasher drain hose did not perform a loop to create a trap under sink. Recommend correcting to avoid a possible back up of sewer water into dishwasher.

4.11 DISPOSER

Comments: Not Present

4.12 COOKTOP/OVEN OR RANGE

Comments: Inspected

4.13 RANGE VENTILATION

Comments: Inspected

4.14 OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE

Comments: Inspected

4.15 GFCI OUTLETS (Ground Fault Circuit Interrupt)

Comments: Inspected

4.16 CABINETS CONDITION

Comments: Inspected

4.17 CONDITION OF COUNTERTOP

Comments: Inspected

BATHROOM AND COMPONENTS**Styles & Materials**

CEILING MATERIAL:

SHEETROCK

EXHAUST FAN TYPES:

WALL MATERIAL:

SHEETROCK

FLOOR COVERING:

LINOLEUM

FAN/HEAT/LIGHT

Inspection Items

5.0 BATHROOM VIEW AT TIME OF INSPECTION

Comments: Inspected

5.1 CEILING

Comments: Inspected

5.2 WALLS

Comments: Inspected

5.3 FLOORS

Comments: Inspected

5.4 DOORS

Comments: Inspected

5.5 WINDOWS

Comments: Inspected

5.6 VERIFY DUPLEX GFCI OUTLET IN BATHROOM

Comments: Inspected

5.7 SINK BASE AND CABINetry

Comments: Inspected

5.8 PLUMBING FIXTURES

Comments: Inspected

5.9 CUT-OFF VALVES UNDER THE SINK AND TOILET

Comments: Inspected

5.10 SINK PLUMBING

Comments: Inspected

5.11 SINK FAUCETS AND STOP VALVE

Comments: Inspected

5.12 TOILET SHOULD BE SECURE AND OPERATIONAL

Comments: Inspected

5.13 SHOWER/BATH SHOULD DRAIN PROPERLY

Comments: Inspected

5.14 SHOWER HEAD, TUB FAUCETS AND STOP VALVE

Comments: Inspected

5.15 EXHAUST FAN

Comments: Inspected

ROOM(S)		
Styles & Materials		
CEILING MATERIALS: SHEETROCK	WALL MATERIAL: SHEETROCK	FLOOR COVERING: HARDWOOD T&G

Inspection Items

6.0 VIEWS OF DIFFERENT ROOMS AT TIME OF INSPECTION

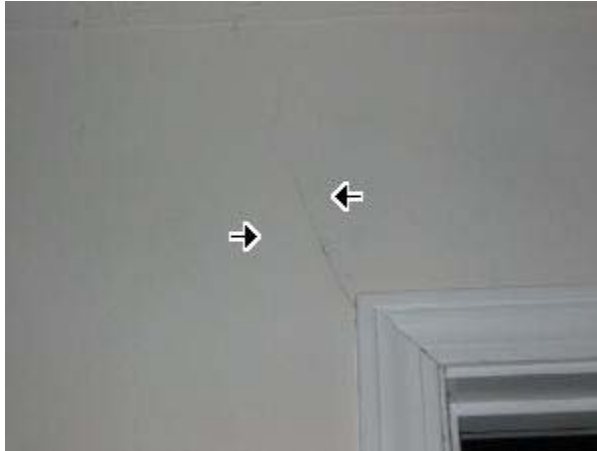
Comments: Inspected

6.1 CEILINGS

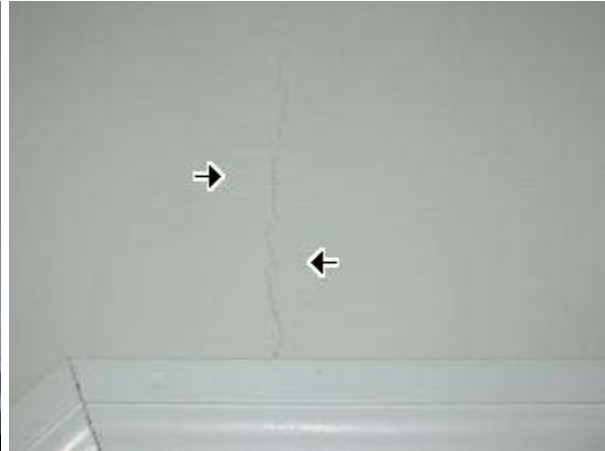
Comments: Inspected

6.2 WALLS

Picture 1



Picture 2



Comments: Inspected

Sheetrock on wall has several hairline cracks (cosmetic), but should be repaired at Dining Room and Master Bedroom.

6.3 FLOORS

Comments: Inspected

6.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.6 OUTLETS AND WALL SWITCHES

Comments: Inspected

6.7 STEPS, STAIRWAYS, BALCONIES AND RAILINGS



Comments: Inspected, Maintenance Repair/Replace Hand/guard rail for stairs to basement needs proper picket spacing (4 inch max between pickets recommended).

6.8 WASHER/DRYER CONNECTIONS

Comments: Inspected

ELECTRICAL

Styles & Materials		
ELECTRICAL CONDUCTORS: BELOW GROUND	PANEL CAPACITY: 200 AMP	PANEL TYPE: CIRCUITS
ELEC. PANEL MANUFACTURER: SQUARE D	BRANCH WIRE 15 and 20 AMP: COPPER	WIRING METHODS: ROMEX

Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

7.2 BOND WIRE FROM ELECTRICAL PANEL TO METAL PLUMBING

Comments: Inspected

7.3 METERBASE SHOULD HAVE A GROUND WIRE AND ROD

Comments: Inspected

7.4 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)

Comments: Inspected

7.5 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Comments: Inspected, Maintenance Repair/Replace

Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.

7.6 ARE THE CIRCUIT BREAKERS THE SAME BRAND NAME AS PANEL

Comments: Inspected

7.7 DESCRIBE THE LOCATION OF MAIN AND DISTRIBUTION PANELS

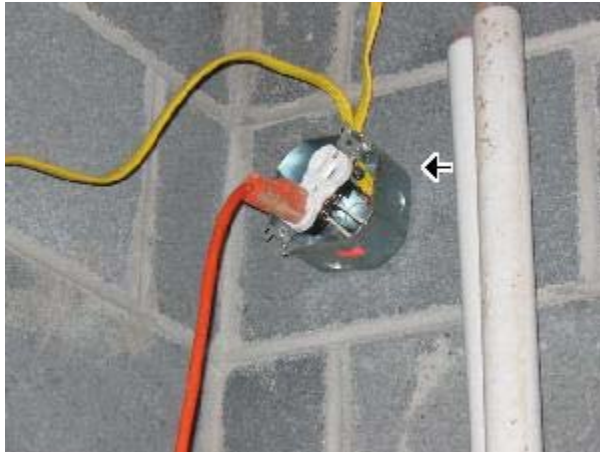
Comments: Inspected

Main panel box is located at basement.

7.8 ARE SMOKE DETECTORS PRESENT IN THE HOME

Comments: Inspected

7.9 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (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)



Comments: Inspected, Tradesman Repair/Replace

One box needs a coverplate in basement. Recommend correct as necessary.

7.10 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

7.11 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) OUTLETS AND CIRCUIT BREAKERS

Comments: Inspected

STRUCTURAL COMPONENTS

Styles & Materials

METHOD USED TO OBSERVE CRAWLSPACE OR BASEMENT: WALKED **FOUNDATION:** MASONRY BLOCK **FLOOR STRUCTURE:** 2 X 10

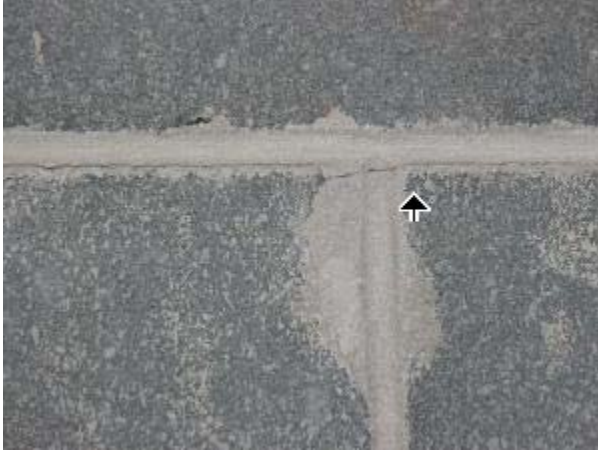
WALL STRUCTURE: MASONRY

Inspection Items

8.0 DOOR/ACCESS FOR BASEMENT OR CRAWLSPACE

Comments: Inspected

8.1 FOUNDATION WALLS AND MORTAR JOINTS



Comments: Inspected

Horizontal crack in foundation wall in basement. This crack does not appear significant to require repairs at this time.

8.2 FLOOR SYSTEM

Comments: Inspected

8.3 GIRDERS, PIERS, COLUMNS AND SUPPORTS

Comments: Inspected

8.4 VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE

Comments: Inspected

8.5 INSULATION OF FLOOR SYSTEM

Comments: Inspected

8.6 NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE

Comments: Inspected

8.7 FOUNDATION VENTS OR WINDOWS

Comments: Inspected

8.8 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS

Comments: Inspected

8.9 SUMP PUMP

Comments: Not Present

8.10 DESCRIBE ANY INACCESSIBLE AREAS IN CRAWLSPACE OR BASEMENT

Comments: Not Present

PLUMBING

Styles & Materials

PLUMBING SUPPLY: CPVC	DISTRIBUTION: CPVC	PLUMBING WASTE: PVC
WATER SOURCE: WELL	WATER FILTERS: WHOLE HOUSE CONDITIONER	WATER HEATER POWER SOURCE: ELECTRIC
CAPACITY: 50 GAL (2-3 PEOPLE)	MANUFACTURER: ENVIROTEMP	

Inspection Items

9.0 INTERIOR WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

9.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

9.2 INSPECT FOR FUNCTIONAL FLOW (water pressure and volume)

Comments: Inspected

Water pressure was reduced when bath sink faucet and shower was on and toilet was flushed, but it still passed functional flow.

9.3 MAIN WATER SHUT-OFF VALVE (Describe location)



Comments: Inspected

The main shut-off is located in basement at pressure tank.

9.4 WATER HEATER OR HOT WATER SYSTEMS

Comments: Inspected

9.5 T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR

Comments: Inspected

9.6 CONDITION OF VENT PIPE (from furnace/water heater to chimney)

Comments: Not Present

9.7 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

HEATING

Styles & Materials

NUMBER OF HEAT SYSTEMS (excluding wood):
TWO

FUEL SOURCE:
ELECTRIC

HEAT TYPE:
HEAT PUMP (FORCED AIR)

HEAT SYSTEM BRAND:
CARRIER

FILTER TYPE:
DISPOSABLE

FILTER SIZE:
20x20

DUCTWORK:
INSULATED

Inspection Items

10.0 THERMOSTATS CONDITION

Comments: Inspected

10.1 HEATING EQUIPMENT

Comments: Inspected

10.2 COMBUSTION AIR SUPPLY

Comments: Not Present

10.3 HUMIDIFIER

Comments: Not Present

10.4 NORMAL OPERATING CONTROLS

Comments: Inspected

10.5 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

10.6 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)

Comments: Inspected

10.7 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

10.8 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

CENTRAL AIR CONDITIONING

Styles & Materials

NUMBER OF A/C UNITS:
TWO

CENTRAL AIR MANUFACTURER:
CARRIER

Inspection Items

11.0 THERMOSTATS CONDITION

Comments: Inspected

11.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

11.2 NORMAL OPERATING CONTROLS

Comments: Inspected

11.3 CONDENSATION LINE OR PUMP'S CONDITION

Comments: Inspected

11.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

11.5 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

FIREPLACES

Styles & Materials

TYPES OF FIREPLACES:
CONVENTIONAL / WOOD

OPERABLE FIREPLACES:
ONE

NUMBER OF WOODSTOVES:
NONE

Inspection Items

12.0 FIREPLACE GAS OR SOLID FUEL BURNING DEVICES

Comments: Inspected

12.1 CLEARANCE FROM COMBUSTIBLES

Comments: Inspected

12.2 DAMPER CONDITION AND FUNCTION

Comments: Inspected

12.3 CONDITION OF HEARTH, MANTLE AND WALL

Comments: Inspected

12.4 FIRE-BRICK WALLS OR METAL WALLS

Comments: Inspected

12.5 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END

Comments: Not Inspected

Liner was not inspected by our company. Recommend a certified chimney sweep inspect for safety.

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SUMMARY



Virginia Home Inspection Service

**Route 2 414H
Lebanon, VA 24266
276-889-4824**

Customer
Timothy Rose
Darlene Rose

Home
1251 Jessees Mill Road
Lebanon, VA 24224

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 appear to warrant 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, efficiency, or safety 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.

EXTERIOR COMPONENTS

- 1.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**
Inspected, Maintenance Repair/Replace
Automatic openers for at right side of home (facing front) Will no close with remote ,owner stated that storm took it out couple of years ago..
- 1.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS**
Inspected, Maintenance Repair/Replace
Pickets on Covered porch at front of home are spaced too far apart for safety. Recommend maximum space between pickets to be four inches.
- 1.6 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS**
Inspected
Hairline settlement crack (typical) at basement.
- 1.9 WALKWAY AND DRIVEWAY**
Inspected, Maintenance Repair/Replace
Gravel drive at right side of home (facing front) needs repair work at erosion areas and gravel or Road Bond placed.

1.10 RETAINING WALL(S) CONDITION**Inspected, Maintenance Repair/Replace**

Retaining wall is leaning and erosion signs are present. This problem will continue to become worse and needs correcting.

ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS**2.5 GUTTER DOWNSPOUTS AND DRAINAGE****Maintenance Repair/Replace**

Ground drain-line has settled and pulled loose from downspout on front right corner of home. Needs re-connecting.

KITCHEN AND COMPONENTS**4.2 WALLS****Inspected, Maintenance Repair/Replace**

cracks on wall due to settlement , monitor for future movement.

4.10 DISHWASHER**Inspected, Tradesman Repair/Replace**

Dishwasher drain hose did not perform a loop to create a trap under sink. Recommend correcting to avoid a possible back up of sewer water into dishwasher.

ROOM(S)**6.7 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Inspected, Maintenance Repair/Replace**

Hand/guard rail for stairs to basement needs proper picket spacing (4 inch max between pickets recommended).

ELECTRICAL**7.5 ARE THE CIRCUITS OR FUSES LABELED CLEARLY****Inspected, Maintenance Repair/Replace**

Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.

7.9 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (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)**Inspected, Tradesman Repair/Replace**

One box needs a coverplate in basement. Recommend correct as necessary.

STRUCTURAL COMPONENTS**8.1 FOUNDATION WALLS AND MORTAR JOINTS****Inspected**

Horizontal crack in foundation wall in basement. This crack does not appear significant to require repairs at this time.

PLUMBING**9.2 INSPECT FOR FUNCTIONAL FLOW (water pressure and volume)**

Inspected

Water pressure was reduced when bath sink faucet and shower was on and toilet was flushed, but it still passed functional flow.

9.3 MAIN WATER SHUT-OFF VALVE (Describe location)**Inspected**

The main shut-off is the located in basement at at pressure tank.

FIREPLACES**12.5 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END****Not Inspected**

Liner was not inspected by our company. Recommend a certified chimney sweep inspect for safety.

Virginia Home Inspection Service

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.

Virginia Home Inspection Service

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