



INSPECTION REPORT

Inspector: Michael Levine

License #3380001698

10000 Roof Sample Rd, Sample, VA 10000

Inspection prepared for: Sample Client

Date of Inspection: 1/10/2022 Time: 1:00 pm

Year built: 1994 Size (sqft): 1995

Weather: 34 degrees



46179 WESTLAKE DR, SUITE 200B, STERLING VA 20165



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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Monitor**Roof**

Page 6 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Previous repairs noted throughout roof. Cause or effectiveness of repairs could not be determined at time of inspection. Recommend monitoring areas for leaks and repair/replacement by roofing professional as needed.
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Repair**Roof**

Page 6 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Weathered/aged/stained shingles noted throughout roof. Recommend repair/replacement as needed by licensed roofing contractor.
Page 14 Item: 7	Furnace Flue	<ul style="list-style-type: none"> • Rust/deterioration noted at flue flashing boot. Recommend repair/replacement as needed by roofing specialist.

Attic

Page 19 Item: 5	Attic Plumbing	<ul style="list-style-type: none"> • Visible daylight around the plumbing stack pipe observed. Recommend repair as needed by a roofing specialist.
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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Vacant

Inspection Type

1. Limitations

Good	Fair	Poor	N/A	None

Materials: Roof Inspection

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Inspected from ground level with extended "Eyestick" and camera. Some areas of the roof may be visually restricted from inspection.

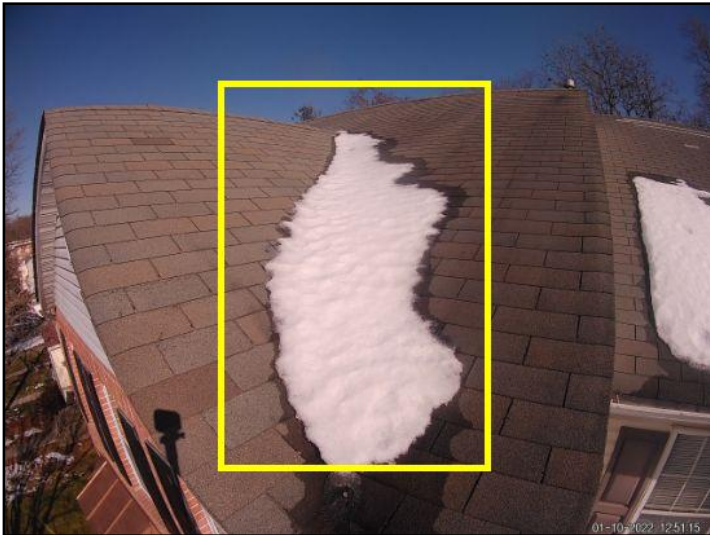
Materials: Asphalt shingles.

Observations:

- Roof appeared to be original and at/near the end of its life expectancy; however, no major concerns observed, Recommend budgeting for new roof.
- Some areas of roof snow covered at time of inspection; roof could not be fully inspected.
- Previous repairs noted throughout roof. Cause or effectiveness of repairs could not be determined at time of inspection. Recommend monitoring areas for leaks and repair/replacement by roofing professional as needed.
- Weathered/aged/stained shingles noted throughout roof. Recommend repair/replacement as needed by licensed roofing contractor.



Repairs noted at roof



Some portions of roof were not visible at time of inspection



Some area of roof were not visible at time of inspection





Aged/weathered shingles noted throughout



Some areas of roof were not visible at time of inspection

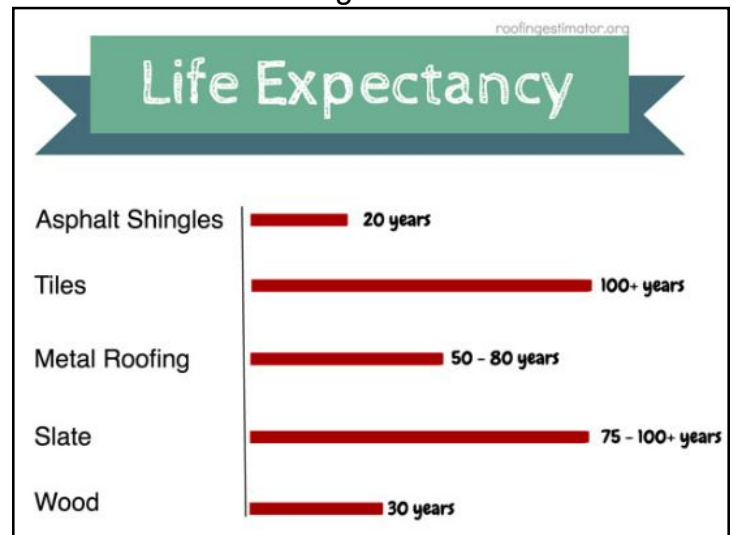




Repairs and stained/weathered shingles noted throughout roof



Aged, weathered, shingles noted throughout



2. Gutter

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Vent Stack

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared to be in good condition at the time of inspection.



4. Flashing

Good	Fair	Poor	N/A	None
✓				

Observations:

- Visible portions of flashing appeared adequate and functional at the time of inspection.

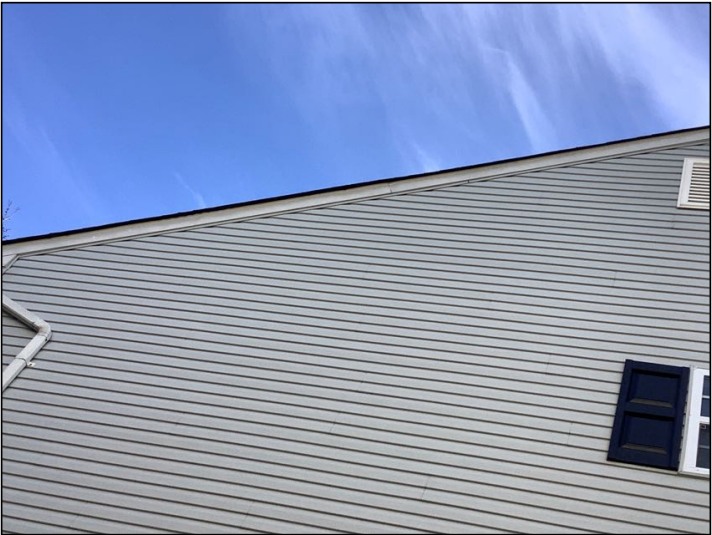
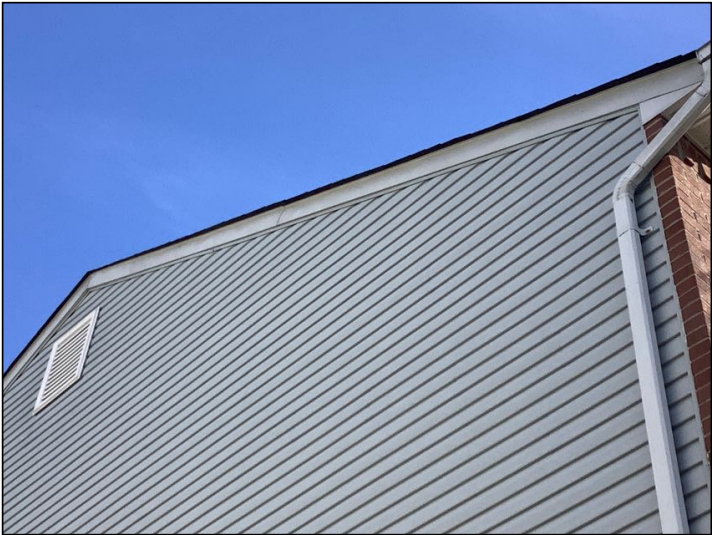


5. Eave and rake

Good	Fair	Poor	N/A	None
	✓			

Observations:

- All visible rakes and eave appeared in functional condition.
- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

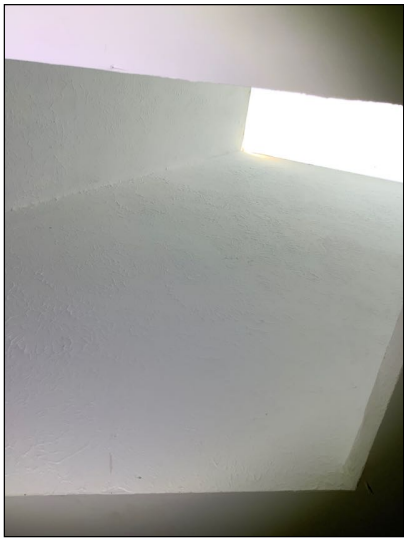
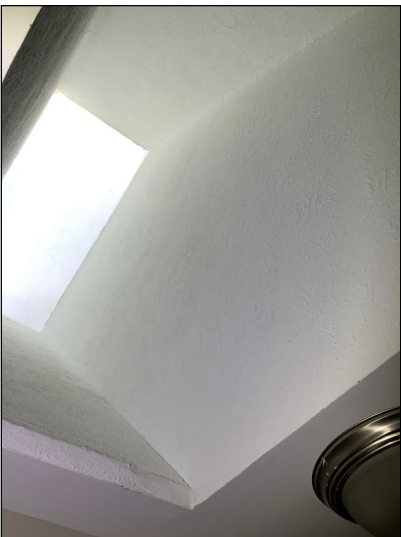


6. Sky Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No signs of present or past leaking around the skylight were discovered at the time of inspection.

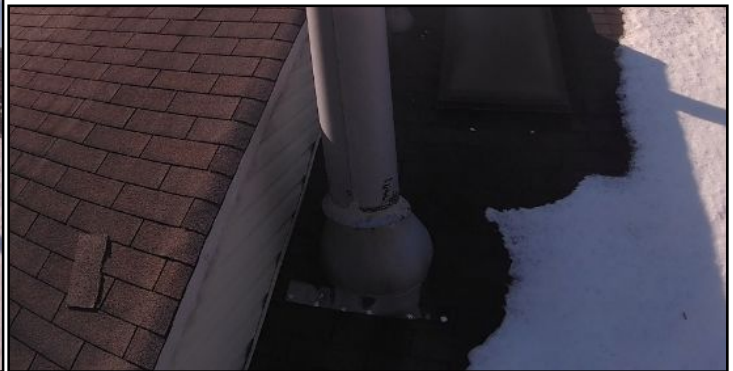


7. Furnace Flue

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Rust/deterioration noted at flue flashing boot. Recommend repair/replacement as needed by roofing specialist.



Rust/deterioration noted at flue flashing boot. Recommend repair/replacement as needed by roofing specialist.

Attic

1. Access

Good	Fair	Poor	N/A	None
	✓			

Observations:
• Bedroom ceiling.

2. Structure

Good	Fair	Poor	N/A	None
✓				

Observations:
• Visible structure of attic/roof sheathing appeared to be good, no issues observed at the time of inspection.







3. Ventilation

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Soffit and ridge vent.
- Attic fan appears to be controlled by a thermostat; no operational test was performed. Suggest verification of performance prior to closing.



4. Exhaust Vent

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

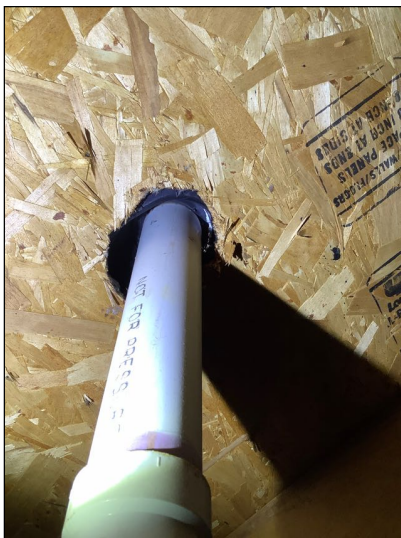
Observations:
• Functional.



5. Attic Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• **PVC** plumbing vents
• Outside light can be seen around plumbing vent pipe(s) penetration(s) through roof sheathing due to failed boot flanges.
• Visible daylight around the plumbing stack pipe observed. Recommend repair as needed by a roofing specialist.



Outside light can be seen around plumbing vent pipe(s) penetration(s) through roof sheathing due to failed boot flanges.



Visible daylight around the plumbing stack pipe observed. Recommend repair as needed by a roofing specialist.

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.