



INSPECTION REPORT

Inspector: Rhonda Leib

MD: 33871 VA: 3380001802

10000 Sample Street, Sample City VA 10000

Inspection prepared for: Sample Client

Real Estate Agent: Sample Agent

Date of Inspection: 5/7/2022 Time: 2:00 PM

Age of Home: 2006 Size: 5259

Weather: Rain 54 degrees F

Order ID: 10000



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.

Repair

Roof

Page 5 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Roof may be the original installation and approaching the end of its useful life. Recommend having a licensed roofing specialist evaluate for repair/replacement as needed. • Ridge vent appeared damaged at approximate location of leak observed in the attic. Recommend repair. • Broken and missing shingles observed in several areas. Recommend repair by roofing specialist.
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Attic

Page 7 Item: 2	Structure	<ul style="list-style-type: none"> • Stained and swollen sheathing observed near ridge vent. Wet to touch with water presence confirmed by moisture meter. Recommend repair. • Drywall directly beneath ridge vent leak was stained. Corresponding area of hallway ceiling was damaged. Recommend repairs.
Page 8 Item: 3	Insulation Condition	<ul style="list-style-type: none"> • Insulation was stained and wet directly beneath leak at ridge vent. Recommend replacing damaged insulation.

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: Single Family Home • Colonial Style

3. Occupancy

Occupancy: Occupied - Furnished

4. Comments

Note: Inspection of damaged area of roof

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	✓			

Inspection view: Inspected from ground level with extended "Eystick" and camera. Some areas of the roof may be visually restricted from inspection.
 Materials: Asphalt shingles.

Observations:

- Roof may be the original installation and approaching the end of its useful life. Recommend having a licensed roofing specialist evaluate for repair/replacement as needed.
- Ridge vent appeared damaged at approximate location of leak observed in the attic. Recommend repair.
- Broken and missing shingles observed in several areas. Recommend repair by roofing specialist.



Appeared bent



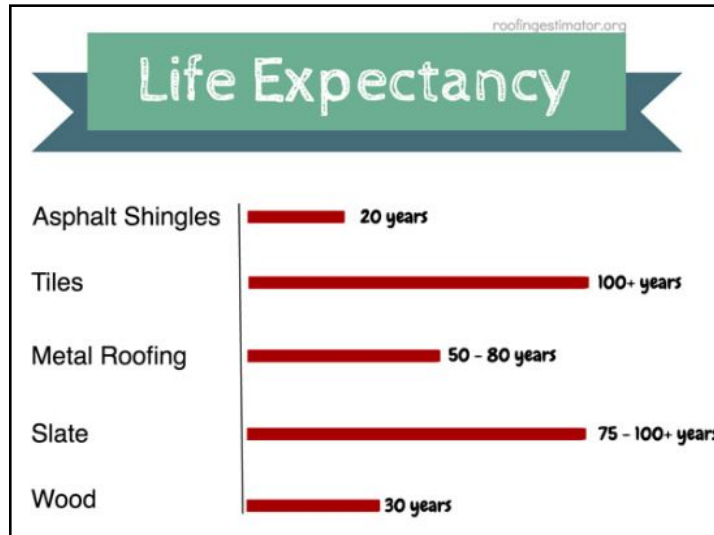
Appeared bent



Loose shingle



Broken/missing shingle



Attic

1. Access

Good	Fair	Poor	N/A	None
✓				

- Observations:
- Bedroom ceiling access.
 - Pull down steps



2. Structure

Good	Fair	Poor	N/A	None
	✓			

- Observations:
- Stained and swollen sheathing observed near ridge vent. Wet to touch with water presence confirmed by moisture meter. Recommend repair.
 - Drywall directly beneath ridge vent leak was stained. Corresponding area of hallway ceiling was damaged. Recommend repairs.



Swollen and wet



Moisture indicated



Stained drywall/hallway ceiling



Damaged ceiling in hallway

3. Insulation Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Loose fill insulation.

Observations:

- Insulation was stained and wet directly beneath leak at ridge vent.
- Recommend replacing damaged insulation.



Wet insulation

4. Ventilation

Good	Fair	Poor	N/A	None
✓				

Observations:

- Soffit and ridge vent.
- Thermostatically controlled attic fan.
- Appeared functional.



Ridge vent



Soffit vent



Attic fan

5. Duct Work

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Functional with adequate insulation.

6. Exhaust Vent

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Functional. No deficiencies noted.



Exhaust vents



Exhaust vent



Exhaust vent

7. Attic Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- **PVC** plumbing vents
- No deficiencies noted in plumbing vent piping at the time of the inspection.



Plumbing vent



Plumbing vent



Plumbing vent

8. Furnace Exhaust

Good	Fair	Poor	N/A	None
✓				

Observations:

- Double wall metal B-Vent pipe noted.
- Appeared functional.



Furnace flue

Glossary

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