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CLIENT:
DATE:
LOCATION:
TEMPERATURE:
WEATHER CONDITIONS:
PERSONS PRESENT:





FILE NUMBER: 10083

SECTION I ROOFING

LIMITATIONS: ☒None ☐Ice ☐Rain ☐Snow ☐Too steep ☐Other

ROOF SEEN FROM: ☒Ground ☐Walked ☐Eaves ☐Binoculars ☐Unable to view

STYLE: ☒Gable ☐Shed ☐Hip ☐Flat ☐Mansard ☐Combination ☐Other

ROOFING MATERIAL: ☒Asphalt-Fiberglass ☐Wooden ☐Built Up ☐Metal ☐Rubberized
☐Rolled roofing ☐Asbestos ☐Slate ☐Other

ESTIMATED AGE: 5 YEARS ESTIMATED REMAINING LIFE: 20 YEARS +

ESTIMATED NUMBER OF LAYERS: ☒One ☐Two ☐Three ☐Unknown

LEAKS: ☒Yes ☐No ☐Active ☒Cured ☐Unknown

FLASHING: ☐Aluminum ☐Copper ☒None seen

GUTTERS AND DOWNSPOUTS: ☒Aluminum ☐Steel ☐Pvc ☐Other ☐None

VENTILATION: ☒Yes ☐No SKYLIGHTS: ☐Yes ☒No

VENTILATION METHOD: ☐Gable ☒Soffit ☒Ridge ☐Window ☐Mechanical ☐None

SOFFITS: ☒Yes ☐No FASCIA: ☒Yes ☐No MATERIAL: ☒Aluminum ☐Vinyl ☐Wood

OBSERVATIONS:

ROOFING MATERIAL: ROOFING MATERIAL APPEARS TO BE IN GOOD CONDITION

FLASHING MATERIAL: NONE SEEN

GUTTERING & DOWNSPOUTS: SEE COMMENT PAGE

VENTILATION: TYPICAL

MISCELLANEOUS: N/A



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SECTION II EXTERIOR

LIMITATIONS: ☒ None ☐ Yes ☐ Restricted

ALERT TO TOXINS: ☐ Yes ☒ No TYPE: ☐ Possible lead ☐ Possible asbestos

EXTERIOR SIDING MATERIAL: ☒ Vinyl ☐ Aluminum ☐ Brick ☐ Block ☐ Wood ☐ Shingles
☐ Other

EXTERIOR TRIM: ☒ Wood ☐ Aluminum ☐ Vinyl ☐ Other

WINDOWS: ☐ Vinyl/plastic ☐ Aluminum ☒ Wood STORM WINDOWS: ☐ Yes ☒ No ☐ Partial

PRIMARY TYPE OF WINDOWS: ☐ Single hung ☒ Double hung ☐ Casement ☐ Awning
☐ Sliding ☐ Other ☐ Single pane ☒ Double pane ☐ Triple Pane

EXTERIOR DOORS: ☒ Metal ☐ Fiberglass ☐ Wood SHUTTERS: ☒ Yes ☐ No ☒ Partial

SLIDING DOORS: ☐ Yes ☒ No ☐ Aluminum ☐ Vinyl ☐ Wood ☐ Other

GARAGE DOORS: ☐ Yes ☒ No OPERATION: ☐ Automatic ☐ Manual ☐ Combination

STEPS: ☐ Brick ☐ Block ☐ Precast ☐ Concrete ☒ Wood RAILS: ☐ Metal ☒ Wood ☐ Pvc

DECKS: ☒ Yes ☐ No ☒ Wood ☐ Concrete/Brick ☐ Laminate RAILS: ☐ Metal ☒ Wood ☐ Pvc

PORCHES: ☒ Yes ☐ No STYLE: ☒ Wood ☐ Concrete ☐ Other

BALCONIES: ☐ Yes ☒ No RAILS: ☐ Metal ☐ Wood ☐ Pvc GARAGE/CARPORT: ☐ Yes ☒ No

OBSERVATIONS:

SIDING & TRIM: SEE COMMENT PAGE

WINDOWS & DOORS: SEE COMMENT PAGE

PORCHES, STEPS & RAILS: SEE COMMENT PAGE

GARAGE & MISCELLANEOUS: N/A



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SECTION III FOUNDATION

LIMITATIONS: ☒None ☐Yes ☐Restricted

FOUNDATION TYPE: ☒Crawlspace ☐Basement ☐Slabs ☐Pilings ☐Piers ☐Other

MATERIAL: ☒Blocks ☐Brick ☐Wood ☐Concrete ☐Other

BUILDING PERIMETER LANDSCAPING: ☐Good ☒Typical ☐Problems seen

WALKS/DRIVEWAYS: ☐Yes ☒No ☐Good condition ☐Cracks ☐Settlement ☐Trip hazards

WOOD FRAMING:

<u>SILLS:</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed
<u>BAND BOARD:</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed
<u>FLOOR JOIST:</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed
<u>GIRDERS:</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed
<u>RAFTERS:</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed
<u>TRUSSES:</u>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed
<u>COLUMNS:</u>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed

STEEL FRAME:

<u>GIRDERS:</u>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed
<u>COLUMNS:</u>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed
<u>LINTELS:</u>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No problems observed	<input type="checkbox"/> Problems observed

VENTILATION: ☒Vents ☐Windows ☐Fans ☐Screens ☐Other

INTERIOR DRAINAGE: ☐Floor drains ☐Sump pump ☐Other ☒None

PLASTIC UNDER CRAWLSPACE: ☒Yes ☐No ☐Partial

OBSERVATIONS:

FOUNDATION: SEE COMMENT PAGE

STRUCTURE: TYPICAL

VENTILATION: TYPICAL

INTERIOR DRAINAGE: SEE COMMENT PAGE



FILE NUMBER: 10083

SECTION IV PLUMBING

LIMITATIONS: ☒ None ☐ Yes ☐ Restricted

SHUT OFF LOCATION:

MAIN SUPPLY: ☒ Copper ☐ Galvanize ☐ Plastic ☐ Other

INTERIOR PLUMBING: ☒ Copper ☐ Galvanize ☐ Cpvc ☐ Polybutylene ☐ Other

WASTE PIPING: ☒ Pvc ☐ Cast iron ☐ Galvanize ☐ Other

WATER PRESSURE: ☒ Functional ☐ Adequate ☐ Low DRAINAGE: ☒ Functional ☐ Slow

VENTING: ☒ Traps ☒ Exterior vents ☐ None seen

FAUCETS: ☒ Yes ☐ No CONDITION: ☒ Functional ☐ Problems seen on faucets

TUB AND SHOWER COMBINATION: ☒ Yes ☐ No CONDITION: ☒ Good ☐ Problems seen

TUB: ☐ Yes ☒ No CONDITION: ☐ Good ☐ Problems seen

SHOWERS: ☐ Yes ☒ No CONDITION: ☐ Good ☐ Problems seen DOORS: ☐ Yes ☐ No

WHIRLPOOL TUBS: ☐ Yes ☒ No CONDITION: ☐ Good ☐ Problems seen

HOT WATER SOURCE: ☐ Gas ☒ Electric ☐ Oil TYPE: ☒ Hot Water Heater ☐ Boiler

NUMBER OF SYSTEMS: 1 ESTIMATED AGE: 13 HOT WATER CAPACITY:
40 GAL

OBSERVATIONS:

MAIN SUPPLY: SUPPLY HAS GOOD PRESSURE AND VOLUME

INTERIOR PLUMBING: SEE COMMENT PAGE

WATER PRESSURE: GOOD WATER PRESSURE

DRAINAGE: TYPICAL



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SECTION V ELECTRICAL

LIMITATIONS: ☒ None ☐ Yes ☐ Restricted

EXTERIOR SERVICE: ☒ Underground ☐ Overhead

MAIN PANEL: ☒ Breaker ☐ Fuse NUMBER OF MAIN PANELS: ☒ One ☐ Two

TOTAL AMPS: ☐ 400 ☐ 350 ☐ 300 ☐ 250 ☐ 200 ☒ 150 ☐ 100 ☐ 60

VOLTS: ☐ 440 ☒ 220 ☐ 110

SUB PANELS: ☐ Yes ☒ No TYPE: ☐ Breaker ☐ Fuse

MAIN ENTRANCE SERVICE WIRING: ☐ Copper ☒ Aluminum

GROUNDING: ☒ Yes ☐ None seen

INTERIOR WIRING: ☒ Romex w/ground ☐ Romex non-grounded ☐ Knob & tube ☐ BX
☐ Other

INTERIOR COMPONENTS: ☒ Receptacles ☒ Switches ☒ Light fixtures

EXTERIOR COMPONENTS: ☒ Lights ☒ Receptacles

OBSERVATIONS:

EXTERIOR SERVICE AND METER:

SERVICE ENTRANCE AND METER ARE IN GOOD CONDITION

MAIN PANEL / SUB PANELS: THERE IS ROOM FOR FUTURE ELECTRICAL EXPANSION

WIRING: TYPICAL

INTERIOR COMPONENTS: TYPICAL

EXTERIOR COMPONENTS: TYPICAL



FILE NUMBER: 10083

SECTION VI HEATING

LIMITATIONS: ☒None ☐Yes ☐Restricted

ROOMS WITHOUT HEAT: ☒Yes ☐No

ESTIMATED AGE OF HEATING SYSTEM: 21+

ESTIMATED REMAINING LIFE: 1

TYPE OF FUEL FOR HEATING: ☐Oil ☐Gas ☒Electric ☐Wood ☐Pellets ☐Other

EQUIPMENT: ☒Heat pump ☐Boiler ☐Space heater ☐Baseboard ☐Furnace ☐Other

DUCT WORK: ☒Insulated ☐Non insulated ☐Metal ☒Ductboard ☒Flexible

THERMOSTAT LOCATION: ☒Living room ☐Dining room ☐Bedroom ☐Hall
☐Kitchen ☐Other

THERMOSTAT TYPE: ☒Mechanical ☐Electronic FUNCTIONAL: ☒Yes ☐No

FILTERS: ☐Washable ☒Disposable

FIRE PLACE: ☐Yes ☒No INSERT: ☐Yes ☒No TYPE: ☐Wood ☐Pellet ☐Gas

FREE STANDING: ☐Yes ☒No FUEL: ☐Wood ☐Gas ☐Pellets

TYPE OF FLUE: ☐Transite ☐Masonry ☐Metal ☒N/A

OBSERVATIONS:

HEATING SYSTEM: SEE COMMENT PAGE

FIREPLACE/FLUES: N/A



FILE NUMBER: 10083

SECTION VII AIR CONDITIONING

LIMITATIONS: ☒ None ☐ Yes ☐ Restricted

TYPE: ☒ Heat pump ☐ Central ☐ Wall or window ☐ Other

ESTIMATED AGE: 21+ ESTIMATED REMAINING LIFE: 1

DUCT WORK: ☒ Insulated ☐ Non insulated ☐ Metal ☒ Ductboard ☒ Flexible

THERMOSTAT LOCATION: ☒ Living room ☐ Dining room ☐ Bedroom ☐ Hall
☐ Kitchen ☐ Other

THERMOSTAT TYPE: ☒ Mechanical ☐ Electronic FUNCTIONAL: ☒ Yes ☐ No

FILTERS: ☐ Washable ☒ Disposable

INSULATION

LOCATION	TYPE	THICKNESS	R-VALUE	% INSULATED	% INSPECTED
CEILINGS	FIBERGLASS	6.25 INCHES	R-19	100	40
ROOF	NONE				100
WALLS	UNABLE TO VIEW				NONE
FLOORS	NONE			NONE	100

OBSERVATIONS:

AIR CONDITIONING: SEE COMMENT PAGE

INSULATION: TYPICAL



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SECTION VIII INTERIOR

LIMITATIONS: ☒ None ☐ Yes ☐ Restricted

APPLIANCES:

DISHWASHER: ☐ Yes ☒ No FUNCTIONAL: ☐ Yes ☐ No

RANGE BURNERS/ELEMENTS: ☒ Yes ☐ No FUNCTIONAL: ☒ Yes ☐ No

OVEN ELEMENTS: ☒ Yes ☐ No FUNCTIONAL: ☒ Yes ☐ No

HOOD FANS/VENTS: ☒ Yes ☐ No FUNCTIONAL: ☒ Yes ☐ No

MICROWAVE: ☐ Yes ☒ No FUNCTIONAL: ☐ Yes ☐ No

GARBAGE DISPOSAL: ☐ Yes ☒ No FUNCTIONAL: ☐ Yes ☐ No

TRASH COMPACTOR: ☐ Yes ☒ No FUNCTIONAL: ☐ Yes ☐ No

BATH VENTS: ☒ Yes ☐ No FUNCTIONAL: ☒ Yes ☐ No

DRYER VENTS: ☒ Yes ☐ No FUNCTIONAL: ☒ Yes ☐ No

WALLS & CEILING MATERIAL: ☒ Sheetrock ☐ Plaster ☐ Paneling ☐ Ceiling tile ☐ Wood
☐ Other

FINISHED FLOORS: ☐ Hardwood flooring ☐ Wood plank ☒ Wall to wall ☒ Vinyl ☐ Tile
☒ Laminate ☐ Other

OBSERVATIONS:

WALLS: TYPICAL

CEILINGS: SEE COMMENT PAGE

FLOORS: SEE COMMENT PAGE

CABINETS: TYPICAL

COUNTERTOPS: TYPICAL

INTERIOR DOORS: SEE COMMENT PAGE



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SECTION IX ADDITIONAL COMMENTS

1. THE SOUTH SIDE HAS A SHUTTER MISSING ON THE SIDING.
 2. THE SIDING NEEDS TO BE POWER WASHED TO CLEAN THE MILDEW OFF.
 3. THE OUTSIDE FAUCET WAS LEAKING ON THE DAY OF THE INSPECTION.
 4. THERE WAS A FOUNDATION CRACK IN THE BLOCKS ON THE SOUTH/WEST CORNER. IT APPEARS THIS CORNER HAS DROPPED APPROXIMATELY 1/4 TO 1/2 OF AN INCH. A SIMILAR CRACK CAN BE SEEN IN THE SAME LOCATION ON THE OTHER SIDE, BUT NOT AS BAD.
 5. THERE ARE SEVERAL WINDOWS WITH BROKEN SEALS BETWEEN THE GLASS, THIS CAUSES MOISTURE TO GET BETWEEN THE GLASS AND LEAVES A STAIN.
 6. THERE WERE SEVERAL WINDOWS WITH ROT DAMAGE ON THE SILLS AND EXTERIOR MOLDING, MAINLY ON THE NORTH SIDE OF THE HOUSE.
 7. THERE WERE A FEW RAISED NAIL HEADS POPPING UP ON THE FRONT PORCH, THESE NEED TO BE NAILED DOWN. IN ADDITION THE FRONT PORCH FLOOR BOARDS ARE WORN BADLY IN FRONT OF THE STEPS.
 8. THE FLEX DUCT GOING TO THE REGISTER IN THE BATHROOM HAS BEEN REMOVED, THE REGISTER IS THERE BUT NO DUCT GOING TO THE MAIN TRUNK LINE.
 9. THE FRONT STORM DOOR CLOSURE IS BENT AND WILL NEED REPLACING. THE STORM DOOR ALSO MIGHT NEED SOME ADJUSTMENT SO IT WILL CLOSE PROPERLY.
 10. BOTH ATTIC END WINDOWS HAVE ROT DAMAGE TO THE WINDOW SILLS AND MOISTURE BETWEEN THE GLASS.
- THE FRONT VINYL SOUTH WINDOW HAS A CRACKED PANE ON THE OUTSIDE.
11. THERE IS MOLD ON THE WALL UNDER THE NORTH WINDOW WHERE WATER IS COMING IN THROUGH THE DAMAGED WINDOW SILL.
 12. THERE NEEDS TO BE A HANDRAIL COMING DOWN THE ATTIC STAIRS FOR SAFETY.

13. THE VINYL IN THE KITCHEN UNDER THE SINK AREA NEEDS TO BE SECURED DOWN ON THE FLOOR, IT IS CURLING UP AT THIS TIME.

14. THE HEAT PUMP ONLY RAISED THE TEMPERATURE COMING OUT OF THE REGISTER BY APPROXIMATELY TWO DEGREES IN 15 MINUTES. WHEN THE AUX HEAT WAS TURNED ON THE TEMPERATURE OUT OF THE REGISTERS DID NOT GET ANY WARMER. THE UNIT IS APPROXIMATELY 23 YEARS OLD AND SHOULD BE REPLACED WITH A NEW MORE EFFICIENT ONE.

15. THERE WAS A STAIN ON THE LIVING ROOM CEILING IN THE AREA OF THE FRONT DOOR, THIS APPEARED TO BE FROM A PRIOR LEAK, POSSIBLY BEFORE THE NEW ROOFING SHINGLES GOT PUT ON.

16. THE RETURN FILTER WAS MISSING ON THE DAY OF THE INSPECTION.

17. THERE WAS AN EXISTING SLOW WATER LEAK UNDER THE WASHER WHERE THE WATER AND DRAIN PIPES COME THROUGH THE FLOOR.

18. THERE IS A HAIRLINE SETTLEMENT CRACK ALONG THE WALL TO THE LEFT WHEN GOING UPSTAIRS.

19. THERE WAS A SMALL AMOUNT OF SETTLEMENT SEEN ACROSS THE TOP OF THE BEDROOM DOOR, THIS IS BETWEEN THE DOOR JAMB AND THE DOOR

20. THE GUTTERING NEEDS TO BE INSTALLED AROUND THE HOUSE WITH THE DOWNSPOUTS INSTALLED TO CARRY THE WATER AWAY FROM THE FOUNDATION.

21. THERE WERE SOME OPEN JUNCTION BOXES UNDER THE HOUSE, THESE NEED TO HAVE COVERS.



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SECTION X PICTURES





















