



Inspection Report

Randy Gibson

Property Address:

555 My New Home Road, Lexington, VA 23456

**Rockbridge Inspections
LLC**



Inspector: Randy & Jeannette Gibson VA-3380001560
230 Tall Wood Trail
Rockbridge Baths, VA 22473
10/22/2019

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Date: 8/22/2019	Time: 12:00 PM	Report ID: 111Gibson
Property: 555 My New Home Road Lexington VA 23456	Customer: Randy Gibson	Real Estate Professional:

Dear Client,

Thank you for choosing Rockbridge Inspections LLC to perform your home inspection. This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspectors, based upon our visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available at [InterNACHI](#). In the case of a pre-listing inspection-Rockbridge Inspections LLC speaks only to the conditions at the time of inspection, and is not responsible for any changes/alterations/repairs after inspection date. If repairs are completed, please have all sub-contractors to provide proof of work that was performed, this will need to be turned over to the buyer in the event of closing. Each subcontractor is responsible for the quality and warranty on the work that they performed at the property.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; privately provided water/sewage systems (including wells), cosmetics or building code conformity. Due to standards currently set forth, we are unable to do "invasive testing" which includes (but is not limited to) removal of covers from HVAC systems to view internal components and puncturing wood to test for moisture/insect damage. A moisture termite inspection is always recommended, as we are not experts and can only speak to the conditions viewed at time of inspection. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Again, thanks very much for the opportunity of conducting this inspection for you. Should you have any questions, please call or email us.

Rockbridge Inspections LLC

540-335-5185

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.

Inspected (IN) = 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 Present (NP) = 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.

(Summary items) = 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.

GREEN represents general comments and items that are preventative maintenance.

YELLOW represents general maintenance or service items.

RED represents items of deficiency.

Red items need relatively quick attention, repair or replacement to prevent damage or further damage depending on the situation. We recommend a licensed expert to further evaluate, make recommendations/needed repairs. These items will also show up on the summary page.

In Attendance:

Customer

Type of building:

2 Story

Style of Home:

Traditional

Approximate age of building:

Under 5 Years

Temperature:

65-80(F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

1. Roof System / Chimneys and Attic

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable to do this for any reason, we take great care in evaluating the system thoroughly through every aspect available to us at time of inspection. Every roof will wear differently relative to its age, number of layers, quality of material, method of application and exposure to weather conditions. We can only offer an opinion of the general quality and condition of the roofing material. Maintenance and general repairs can be performed and may prolong the life of the existing materials, however larger repairs or replacement maybe necessary at any time. The inspector cannot offer a warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of ASHI standards. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. The sellers or occupants of a residence will generally have the best knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

<p>Roof Covering: Architectural</p>	<p>Gutters/Down spouts: Seamless Aluminum</p>	<p>Viewed roof covering from: Ladder</p>
<p>Sky Light(s): None</p>	<p>Chimney (exterior): None</p>	<p>Attic Insulation: Batt R-30 or better</p>
<p>Ventilation: Gable vents Ridge vents Soffit Vents</p>	<p>Roof Structure: 2 X 8 Rafters</p>	<p>Roof-Type: Gable Hip</p>
<p>Attic Access: Pull Down stairs</p>	<p>Method used to observe attic: Walked</p>	

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Ventilation of Roof/Attic	•			
1.4	Roof Drainage Systems (Gutters/Downspouts)	•			
1.5	Roof Structure and Attic (report leak signs or condensation)	•			
1.6	Ventilation Fans and Thermostatic Controls in Attic	•			
1.7	Insulation in Attic	•			
1.8	Visible Electric Wiring in Attic	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The chimney should be cleaned/evaluated by a licensed chimney expert before first use to insure proper operation.

2. 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.

Styles & Materials

Siding Style:

- Brick
- Dutch Lap

Siding Material:

- Brick veneer
- Cement-Fiber

Exterior Entry Doors:

- Steel
- Insulated glass

Appurtenance:

- Covered porch
- Deck
- Concrete Walkway

Driveway:

- Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks/Balconies				•
2.4	Stoops, Steps, Areaways, Porches, Patios	•			
2.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.6	Eaves, Soffits and Fascias	•			
2.7	Water faucets (hose bibs)				•
2.8	Light fixtures and electrical outlets (exterior)	•			

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IN NI NP RR

Comments:

2.3 Left side deck post anchor is missing lag bolt. Recommend general handy man repair to keep post and railing from breaking away from deck.

This is a safety hazard for anyone leaning on the railing.



2.3 Item 1(Picture)

2.7 Outside hose bib pressure reading is 100 PSI. Recommend a pressure reducing valve as water pressure shouldn't exceed 80 PSI due to strain on plumbing fittings.



2.7 Item 1(Picture)

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

GENIE

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Garage window (s)	•			
3.5	Occupant Door (from garage to inside of home)	•			
3.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.7	Outlets, Switches and Fixtures	•			

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IN NI NP RR

4. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
KITCHENAID

Disposer Brand:
BADGER

Exhaust/Range hood:
KITCHENAID

Range/Oven:
KITCHENAID

Built in Microwave:
KITCHENAID

Cabinetry:
Wood

Countertop:
Granite

Refrigerator:
KITCHENAID

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Doors	•			
4.4	Windows	•			
4.5	Counters and Cabinets (representative number)	•			
4.6	Plumbing Drain, Waste and Vent Systems	•			
4.7	Plumbing Water Supply, Distribution System and Fixtures	•			
4.8	Outlets, Switches and Fixtures	•			
4.9	Dishwasher	•			
4.10	Ranges/Ovens/Cooktops	•			
4.11	Range Hood (s)	•			
4.12	Trash Compactor			•	
4.13	Food Waste Disposer	•			
4.14	Microwave Cooking Equipment	•			

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IN NI NP RR

Appliances were tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing and electrical repairs. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.

5. Master Bedroom

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Hardwood T&G

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

		IN	NI	NP	RR
5.0	Ceilings	•			
5.1	Walls	•			
5.2	Floors	•			
5.3	Doors (representative number)	•			
5.4	Windows (representative number)	•			
5.5	Outlets, Switches and Fixtures	•			
5.6	Smoke Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

5.6 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Smoke Detectors; If not already installed, should be placed in each bedroom and in both upper and lower hallways for maximum safety, test units regularly as per standard-install new batteries and replace older/broken units as needed. Smoke Detectors should be replaced every 10 years regardless of their working condition.

6. Bedroom 1

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Hardwood T&G

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

		IN	NI	NP	RR
6.0	Ceilings	•			
6.1	Walls	•			
6.2	Floors	•			
6.3	Doors (representative number)	•			
6.4	Windows (representative number)	•			
6.5	Outlets, Switches and Fixtures	•			
6.6	Smoke Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

6.6 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Smoke Detectors; If not already installed, should be placed in each bedroom and in both upper and lower hallways for maximum safety, test units regularly as per standard-install new batteries and replace older/broken units as needed. Smoke Detectors should be replaced every 10 years regardless of their working condition.

7. Bedroom 2

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Hardwood T&G

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

		IN	NI	NP	RR
7.0	Ceilings	•			
7.1	Walls	•			
7.2	Floors	•			
7.3	Doors (representative number)	•			
7.4	Windows (representative number)	•			
7.5	Outlets, Switches and Fixtures	•			
7.6	Smoke Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

7.6 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Smoke Detectors; If not already installed, should be placed in each bedroom and in both upper and lower hallways for maximum safety, test units regularly as per standard-install new batteries and replace older/broken units as needed. Smoke Detectors should be replaced every 10 years regardless of their working condition.

8. Master Bathroom

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Tile

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

Exhaust Fans:

Fan/Heat/Light

Tub/Shower:

Tile Surround
Whirlpool Tub

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors	•			
8.3	Doors (representative number)	•			
8.4	Windows (representative number)				•
8.5	Outlets, Switches and Fixtures	•			
8.6	Plumbing Drain, Waste and Vent Systems	•			
8.7	Plumbing Water Supply, Distribution System and Fixtures	•			
8.8	Ehaust fan	•			
8.9	Tub/Shower	•			
8.10	Toilet	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

8.4 Master bathroom window over tub needs to be tempered glass for safety reasons. Recommend a licensed carpenter to replace window.



8.4 Item 1(Picture)

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Chose a PVA (poly vinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

9. Bathroom 1

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Tile

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

Exhaust Fans:

Fan/Heat/Light

Tub/Shower:

Fiberglass
Tile

		IN	NI	NP	RR
9.0	Ceilings	•			
9.1	Walls	•			
9.2	Floors	•			
9.3	Doors (representative number)	•			
9.4	Windows (representative number)	•			
9.5	Outlets, Switches and Fixtures	•			
9.6	Plumbing Drain, Waste and Vent Systems	•			
9.7	Plumbing Water Supply, Distribution System and Fixtures	•			
9.8	Ehaust fan	•			
9.9	Tub/Shower	•			
9.10	Toilet				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.10 Loose toilet base. Recommend a general handyman replace wax ring and tighten securely to floor.



9.10 Item 1(Picture)

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Chose a PVA (poly vinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

10. Bathroom 2

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Tile

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

Exhaust Fans:

Fan/Heat/Light

Tub/Shower:

Fiberglass
Tile

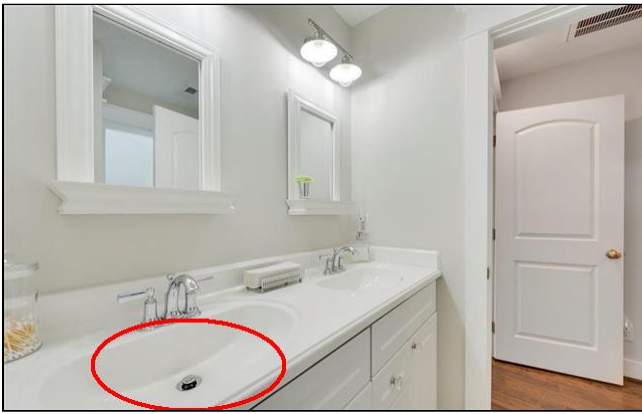
		IN	NI	NP	RR
10.0	Ceilings	•			
10.1	Walls	•			
10.2	Floors	•			
10.3	Doors (representative number)	•			
10.4	Windows (representative number)	•			
10.5	Outlets, Switches and Fixtures	•			
10.6	Plumbing Drain, Waste and Vent Systems	•			
10.7	Plumbing Water Supply, Distribution System and Fixtures	•			
10.8	Ehaust fan	•			
10.9	Tub/Shower	•			
10.10	Toilet	•			

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IN NI NP RR

Comments:

10.0 Left sink in bathroom 2 drains slowly. Recommend trying a drain cleaner to see if clog is hair build up in drain.



10.0 Item 1(Picture)

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Chose a PVA (poly vinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

11. Family Room/ Living Room/ Dining Room

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Hardwood T&G

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

		IN	NI	NP	RR
11.0	Ceilings	•			
11.1	Walls	•			
11.2	Floors	•			
11.3	Steps, Stairways, Balconies and Railings	•			
11.4	Doors (representative number)	•			
11.5	Windows (representative number)	•			
11.6	Outlets, Switches and Fixtures	•			
11.7	Carbon Monoxide Detectors				•

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IN NI NP RR

Comments:

11.0 Recommend installing carbon monoxide detectors over all gas fireplaces.



11.0 Item 1(Picture)

12. Office/Den

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Hardwood T&G

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

		IN	NI	NP	RR
12.0	Ceilings	•			
12.1	Walls	•			
12.2	Floors	•			
12.3	Doors (representative number)	•			
12.4	Windows (representative number)	•			
12.5	Outlets, Switches and Fixtures	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

13. Laundry Room

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Hardwood T&G

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

		IN	NI	NP	RR
13.0	Ceilings	•			
13.1	Walls	•			
13.2	Floors	•			
13.3	Doors (representative number)	•			
13.4	Windows (representative number)	•			
13.5	Outlets, Switches and Fixtures	•			

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IN NI NP RR

14. Basement/Crawlspace

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, 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 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.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Hardwood T&G

Interior Doors:

Raised panel

Window Types:

Double-hung
Thermal/Insulated

		IN	NI	NP	RR
14.0	Ceilings	•			
14.1	Walls	•			
14.2	Floors	•			
14.3	Stairways	•			
14.4	Doors (representative number)	•			
14.5	Windows (representative number)	•			
14.6	Outlets, Switches and Fixtures	•			
14.7	Smoke Detectors				•
14.8	Carbon Monoxide Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

14.7 Recommend installing carbon monoxide detectors over all gas fireplaces.



14.7 Item 1(Picture)

15. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, 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 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.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable or may expand with the influx of water, moving structures with relative easy and fracturing slabs and other hard surfaces. In accordance with ASHI standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified Class A contractor or structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be inspected. We will alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we will not recommend that you consult with a foundation contractor or a structural engineer, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Not visible

Wall Structure:

2 X 6 Wood

Columns or Piers:

Not Visible

Ceiling Structure:

2X6

Floor System Insulation:

Not Visible

		IN	NI	NP	RR
15.0	Basement	•			
15.1	Crawlspace			•	
15.2	Slab			•	
15.3	Walls (Structural)	•			
15.4	Columns or Piers		•		
15.5	Floors (Structural)		•		
15.6	Ceilings (Structural)		•		
15.7	Insulation Under Floor System		•		
15.8	Vapor Retarders (in Crawlspace or basement)		•		
15.9	Ventilation of Foundation Areas			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

16. Plumbing System

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. Older shower pans/enclosures are known to have issues and should be carefully monitored/evaluated to prevent future issues. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever public water pressure exceeds 80 psi. Regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, while the more modern ABS pipes are virtually impervious to damage. Older homes with galvanized or cast iron supply or waste lines can be obstructed and working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time, rust or deposits within the piping can further clog the system. Blockages can occur in the life of any system.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Water Distribution Pipes:

PEX

Wash Machine Drain Pipe:

2" Diameter

Plumbing Waste Lines:

PVC

Water Heater Power Source:

Propane

Water Heater Capacity:

50 Gallon

Water Heater Location:

Basement

Utility Room

WH Manufacturer:

A.O. SMITH

		IN	NI	NP	RR
16.0	Plumbing Drain, Waste and Vent Systems	•			
16.1	Plumbing Water Supply, Distribution System and Fixtures	•			
16.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
16.3	Main Water Shut-off Device (Describe location)	•			
16.4	Fuel Storage and Distribution Systems	•			
16.5	Main Fuel Shut-off (Describe Location)	•			
16.6	Sump Pump			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

16.3 The main shut off is located outside in the ground.

16.5 The main fuel shut off is at propane tank outside.

17. Electrical System

Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

Styles & Materials

Electrical Service Conductors:

Below ground

Main Panel Capacity:

(2) 200 AMP

Panel Type:

Circuit breakers
GFCI Breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
17.0	Service Entrance Conductors	•			
17.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
17.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
17.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•			
17.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
17.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
17.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
17.7	Location of Main and Distribution Panels	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

18. Heating / Central Air Conditioning

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Temperatures of 65 degrees or lower are unsuitable for testing A/C units, recommend having fully tested/evaluated before first use (in the spring). The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and dehumidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. If the outside temperature is below 65 degrees, the A/C unit is unable to be tested at time of inspection and should be properly maintained/evaluated before first use. If your system is a heat pump type, then we are unable to determine if heat is due to electric coils or charge. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Any time a unit is more than 13 years old (most manufacturers recommended system life) we recommend having it evaluated by a licensed HVAC contractor due to the fact that it is considered "end of life/advanced age" and may need repair/replacement in the near future.

Styles & Materials

<p>Heat Type: Heat Pump Forced Air (also provides cool air)</p>	<p>Energy Source: Electric</p>	<p>Number of Heat Systems (excluding wood): Two</p>
<p>Heat System Brand: TRANE</p>	<p>Ductwork: Insulated</p>	<p>Filter Type: Disposable</p>
<p>Filter Size: (Two filters) 20x25</p>	<p>Types of Fireplaces: Propane gas logs non-vented</p>	<p>Operable Fireplaces: Two</p>
<p>Number of Woodstoves: None</p>	<p>Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)</p>	<p>Cooling Equipment Energy Source: Electricity</p>
<p>Number of AC Only Units: None</p>	<p>Central Air Brand: TRANE</p>	<p>Delta T: 21</p>

		IN	NI	NP	RR
18.0	Heating Equipment	•			
18.1	Normal Operating Controls	•			
18.2	Automatic Safety Controls	•			
18.3	Distribution Systems (including fans, pumps, ducts, piping, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
18.4	Presence of Installed Heat Source in Each Room	•			
18.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
18.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
18.7	Gas/LP Firelogs and Fireplaces	•			
18.8	Cooling and Air Handler Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

		IN	NI	NP	RR
18.9	Normal Operating Controls	•			
18.10	Presence of Installed Cooling Source in Each Room	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Summary



Rockbridge Inspections LLC

230 Tall Wood Trail
Rockbridge Baths, VA 22473

Customer
Randy Gibson

Address
555 My New Home Road
Lexington VA 23456

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.

General Summary

2.3 Decks/Balconies

Repair or Replace

Left side deck post anchor is missing lag bolt. Recommend general handy man repair to keep post and railing from breaking away from deck.

This is a safety hazard for anyone leaning on the railing.



2.3 Item 1(Picture)

8.4 Windows (representative number)

Repair or Replace

Master bathroom window over tub needs to be tempered glass for safety reasons. Recommend a licensed carpenter to replace window.



8.4 Item 1(Picture)

11.0 Ceilings

Inspected

Recommend installing carbon monoxide detectors over all gas fireplaces.



11.0 Item 1(Picture)

14.7 Smoke Detectors

Repair or Replace

Recommend installing carbon monoxide detectors over all gas fireplaces.



14.7 Item 1(Picture)

16.3 Main Water Shut-off Device (Describe location)

Inspected

The main shut off is located outside in the ground.

16.5 Main Fuel Shut-off (Describe Location)

Inspected

The main fuel shut off is at propane tank outside.

Plumbing Issues

2.7 Water faucets (hose bibs)

Repair or Replace

Outside hose bib pressure reading is 100 PSI. Recommend a pressure reducing valve as water pressure shouldn't exceed 80 PSI due to strain on plumbing fittings.



2.7 Item 1(Picture)

9.10 Toilet

Repair or Replace

Loose toilet base. Recommend a general handyman replace wax ring and tighten securely to floor.

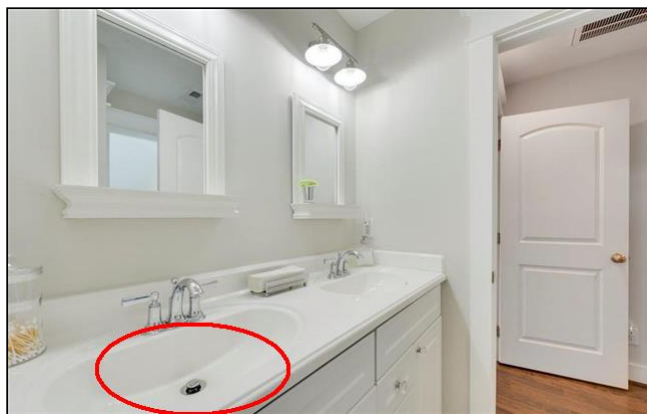


9.10 Item 1(Picture)

10.0 Ceilings

Inspected

Left sink in bathroom 2 drains slowly. Recommend trying a drain cleaner to see if clog is hair build up in drain.



10.0 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.

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