

Mr. & Mrs. Client
2000 Roanoke Way
Roanoke, VA 24000

Re 1000 Roanoke Way
Roanoke, VA 24000

Dear Mr. & Mrs Client:

At your request, and in your presence, a visual inspection of the above referenced property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However the following items should be addressed:

FOUNDATION

Foundation:

Visible Foundation Wall Cracks Noted From Exterior:

1. Yes - Cracking in the vertical foundation walls was noted from the exterior. **Attention Needed** - Cracks less than 1/4" were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a Professional Structural Engineer and/or a Qualified Licensed Foundation Contractor will be needed to determine the cause and course of action.

Interior View of Basement:

Electrical Service to Basement Level:

2. Newer wiring not GFCI protected.

STRUCTURAL

Structural:

Windows Condition:

3. **Action Necessary** - Broken Glass - One or more broken window panes need to be replaced. Brick needs repointing above window on left side front.

PLUMBING SYSTEM

Plumbing:

Supply/Waste Piping Supports:

4. **Attention Needed** - Of the existing support straps and hangers, at least one loose or broken support exists and needs to be repaired or replaced. Tub leaking at trap.

ELECTRICAL SYSTEMS

Main Power Panel and Circuitry:

Condition of Wiring in Panel:

5. **Action Necessary** - Electrical circuitry wiring in the power panel shows some condition that calls for the immediate action of a Qualified Licensed Electrician. There are two wires to a breaker or fuse. These need to be separated so that each wire will have its own breaker or fuse.

Doorbell:

6. Front door bell button doesn't work.

BATHROOM

Bathroom No: 2

Basin and Drain Fixture:

7. **Action Necessary** - The basin or drainage fixture is damaged or deteriorated to the point that action is necessary. There is an active leak. Sink drain improperly installed.

BEDROOM

Bedroom 1:

Electrical Outlets:

8. **Attention Needed** - At least one outlet noted needs a new outlet cover.

Bedroom 2:

Closet:

9. **Attention Needed** - The closet doors or fixtures need some adjustment or repair. Slides or sliding hardware.

Electrical Outlets:

10. **Attention Needed** - At least one outlet noted needs a new outlet cover.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit No. 1:

Comments:

11. Air Handler door will not latch.

KITCHEN

Kitchen:

Electrical Outlets:

12. This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed in all areas of the kitchen.

Living Room

Electrical Outlets:

13. **Attention Needed** - At least one outlet noted needs a new outlet cover.

DEN

Closet:

14. Action Needed - Closet light has no junction box, Open wiring above door.

BREAKFAST NOOK

Electrical Outlets:

15. **Attention Needed** - At least one outlet noted needs a new outlet cover.

Blue Ridge Home Inspection, LLC
6330 Virginia Byway
Bedford, VA 24513



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ROOF & ATTIC

Roofing:

Roof Gutter System:

16. Attention Needed - Gutters need cleaning.

Attic & Ventilation:

Electrical:

17. There is one or more open splices in the attic that need to be corrected by an electrician.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

BLUE RIDGE HOME INSPECTION, LLC

Timothy D. Gettier
Inspector