



HOME INSPECTION REPORT

305 Carnaby St., Stafford, VA 22554

Inspection Date:

Prepared For:

Prepared By:
Consumer Resources

7036908484
stevefriday@Cox.net

Report Number:

Inspector:
Steve Friday

License/Certification #:
3380000800

Inspector Signature:

A handwritten signature in black ink, appearing to be 'S Friday', is written over a solid horizontal line.

Report Summary

Punch List

Roofing: A. Roof truss deflection is visible.

B. Ask about the age of the shingles. Sheathing is stained and discolored appears to be an active leak from attic view. Have a roofer check and estimate cost for roof repairs.

Exterior: A. Front steps pulling away from the house, repair as needed.

B. Louver vent broken front of house, needs to be replaced.

C. Window sill front basement rotted and needs to be replaced along with the window.

D. Siding missing right side of front door. Repair as needed.

E. Portico above front door is rotted needs repair and paint.

F. Stairs back of house need to be replace with railing. The steps have dropped below the 8 1/4 max riser height.

G. Repair fence as needed, missing pickets.

Structure: No problem found.

Electrical: A. The electrical meter base is pulling away from the house and needs to be repaired.

B. Have the electrician check the wires next to water heater not inside a junction box coming off outlet on wall.

C. The microwave needs to be on a dedicated circuit back to the panel.

HVAC: A. The heat pump was installed circa 2004 the service life is 15 years. Budget for replacement. Due to age. Consider a home warranty.

B. The HVAC ducts need to be cleaned and the unit serviced.

Insulation: Improve in attic to an average depth of 14 inches.

Plumbing: A. The water heater is a 50 gallon electric type installed circa 2002 the service life is 12 years. Budget for replacement and add an expansion tank and tray.

Note: No access to water heater.

B. There is a sump pump well but no pump or discharge line. Budget for improvement.

C. Toilet running on basement level bathroom.

D. Water pressure low at kitchen sink, needs faucet set.

E. Waste pipe under kitchen sink is not to code, slip joint needs to be extended.

F. Water pressure low throughout the house. Could be a clogged filter at main, pressure regulator or something outside. Have a plumber check and repair as needed.

Interior: A. Check the county records to be sure the basement was finished with permits and that the bathroom also shows in record.

Appliances: A. Microwave not working. Repair or replace as needed.

B. Budget for replacement of washer and dryer. Consider a combination stackable type.

Miscellaneous: A. Replace smoke detectors on all levels.
Consider a home warranty.

Receipt/Invoice

Consumer Resources

7036908484

Date: Fri. Sep. 14, 2018 10:45

Inspected By: Steve Friday

Client: Jake Day

Property Address

305 Carnaby St.
Stafford, VA 22554

Inspection Number: S091418B

Payment Method:

Inspection

Fee

Total

\$0.00

Structure

Description

- Foundation**
 - Poured Concrete
 - Basement Configuration
- Columns**
 - Steel
- Floor**
 - Wood Joist
- Wall**
 - Wood Frame
- Ceiling**
 - Joist
- Roof**
 - Trusses
 - Plywood Sheathing

Roofing

Description

Roof covering •Asphalt Shingle

Roof flashings•Metal

•Roofing Material (Shingles)

Chimneys •None

Roof drainage system Aluminum

Downspouts discharge above grade

Skylight •None

Method of inspection •Viewed with binoculars

Photos



Sheathing discoloration and stained



Sheathing discoloration

Exterior

Description

Wall covering •Metal Siding

Eaves / soffits / fascias •Aluminum

Doors •Metal
•Sliding Glass

Window/door frames and trim •Vinyl-Covered

Entry driveways •None

Entry walkways and patios •Concrete

Porch / deck / steps / railings •Concrete

Overhead garage door(s) •None

Surface drainage •Level Grade
•Graded Away From House
•Graded Towards House

Retaining walls •None

Fencing •Wood

Photos





Electrical

Description

Size of service •200 Amp 120/240v Main Service

Service drop •Underground

Service entrance conductors •Conductors Not Visible

Service equip / main disconnect •Main Service Rating 200 Amps
•Breakers

Service grounding N/A

Serv. panel / current protect. N/A

Sub-panel(s) N/A

Distribution wiring •Copper

Wiring method •Non-Metallic Cable "Romex"

Switches / receptacles •Grounded

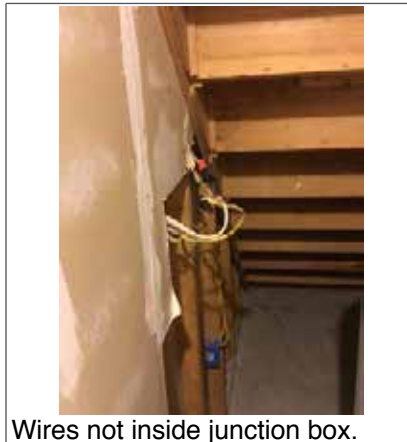
Ground fault circuit interrupter •Bathroom(s)
•Kitchen

Smoke detector(s) •Present

Photos



Meter base pulling away



Wires not inside junction box.

Heating

Description

Energy source •Electricity

System type •Forced Air Furnace

Vents / flues / chimneys N/A

Heat distribution methods •Ductwork

Other components N/A

Cooling

Description

Energy source •Electricity

•240 Volt Power Supply

Central system type •Air Source Heat Pump System

Through wall equipment N/A

Other components N/A

Insulation

Description

Attic •R30 Fiberglass in Main Attic
Roof cavity N/A
Exterior wall •Not Visible
Basement wall•Not Visible
Crawl space N/A
Floor cavity N/A
Vapor retarders N/A
Roof ventilation •Ridge Vents
•Soffit Vents
Crawl space ventilation N/A
Exhaust fan/vent locations •Bathroom
•Kitchen
•Dryer

Plumbing

Description

Water supply source •Public Water Supply

Service pipe to house •Plastic

Main water valve location •Laundry Room

Interior supply piping •Plastic

Waste system •Public Sewer System

Drain / waste / vent piping •Plastic

Water heater •Electric

Fuel storage / distribution N/A

Fuel shut-off valves N/A

Other components •well only no pump or discharge line

Photos



Trap needs improvement

Interior

Description

Wall/ceiling materials •Drywall

Floor surfaces •Carpet

- Tile
- Vinyl/Resilient
- Wood

Window type(s) / glazing •Double/Single Hung

Doors •Wood-Hollow Core
•Sliding Glass

Appliance

Description

- Appliances tested**
- Electric Range
 - Microwave Oven
 - Dishwasher
 - Waste Disposer
 - Refrigerator
 - Clothes Washer
 - Clothes Dryer
- Laundry facility**
- 240 Volt Circuit for Dryer
 - Dryer Vented to Building Exterior
- Other components tested**
- None

Fireplace

House in Perspective

Description

Description Low Quality/Numerous Repairs