

# INSPECTION REPORT



For the Property at:  
**12 LAZY RIVER ROAD**  
GREEN SPRING, WV

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Prepared for: DEBORAH MILLER  
Inspection Date: Tuesday, September 10, 2013  
Prepared by: David Wingenbach



Home Inspection Services LLC.  
P.O. Box 725  
Winchester, VA 22604  
540-665-2900  
[www.homeinspectionsservicesllc.com](http://www.homeinspectionsservicesllc.com)

The best home inspection experience available.



September 11, 2013

Dear Deborah Miller,

RE: Report No. 1370  
12 Lazy River Road  
Green Spring, WV

Thank you for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the American Society of Home Inspectors. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice ( <http://www.homeinspector.org/docs/standards.pdf> ) so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

David Wingenbach  
on behalf of  
Home Inspection Services LLC.

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## INVOICE

September 11, 2013

Client: Deborah Miller, WVU Foundation

Report No. 1370

For inspection at:

12 Lazy River Road

Green Spring, WV

on: Tuesday, September 10, 2013

Home inspection

\$425.00

Total

\$425.00

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# AGREEMENT

12 Lazy River Road, Green Spring, WV September 10, 2013

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## PARTIES TO THE AGREEMENT

### Company

Home Inspection Services LLC.  
P.O. Box 725  
Winchester, VA 22604

### Client

Deborah Miller  
WVU Foundation

This is an agreement between Deborah Miller and Home Inspection Services LLC..

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.  
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors ([click here](#)).

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not

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remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

### 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

### 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

### 7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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## 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

## 10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

## 11) INSPECTOR CERTIFICATION:

David Wingenbach is a Certified Home Inspector by the Board of Asbestos, Lead, and Home Inspectors of the Commonwealth of Virginia. Number: 3380 000477

David Wingenbach is a Certified Home Inspector by the State Fire Marshal of the State of West Virginia.  
Number: HI6670386-0511

**I, Deborah Miller (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### RECOMMENDATIONS \ Overview

**Condition:** • The roofing on this 6 year old house appears to be in good condition. No roofing recommendations are made as a result of this inspection.

## Exterior

### RECOMMENDATIONS \ Overview

**Condition:** • Of the several maintenance and repair recommendations made relative to the exterior, priority should be assigned to confirming the discharge location of the downspouts and seeing that they discharge to a surface grade that slopes away from the house.

## Structure

### RECOMMENDATIONS \ Overview

**Condition:** • No structure recommendations are offered as a result of this inspection.

## Electrical

### RECOMMENDATIONS \ Overview

**Condition:** • Relative to the electrical system there is a recommendation to service the smoke detection system, it is not currently functional. In addition, carbon monoxide detectors should be installed. And finally there is a minor bonding issue in the silo sub panel that will need to be corrected.

## Heating

### RECOMMENDATIONS \ Overview

**Condition:** • No heating recommendations are offered as a result of this inspection.

## Cooling & Heat Pump

### RECOMMENDATIONS \ Overview

**Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

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## Insulation and Ventilation

### RECOMMENDATIONS \ Overview

**Condition:** • There is a recommendation to install access hatches to the attic spaces.

## Plumbing

### RECOMMENDATIONS \ Overview

**Condition:** • The primary plumbing systems recommendation is to repair the loose toilet in the left side hall bathroom.

## Interior

### RECOMMENDATIONS \ Overview

**Condition:** • Of the maintenance and repair recommendations made for the interior, priority should be assigned to personal safety issues. That would include buckling in the carpeting (trip hazard), and missing handrail to the second floor (fall hazard).

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)



# ROOFING

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## Description

**Sloped roofing material:** • Composition shingles

**Probability of leakage:** • Low

## Limitations

**Inspection performed:** • From the ground

## Recommendations

### RECOMMENDATIONS \ Overview

**1. Condition:** • The roofing on this 6 year old house appears to be in good condition. No roofing recommendations are made as a result of this inspection.

# EXTERIOR

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## Description

**General:** • Photo record of the exterior.



1.



2.



3.

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout type:** • [Eave mounted](#)

**Gutter & downspout discharge:** • [Below grade](#)

**Lot slope:**

• [Away from house](#)

At sides and back.

• [Flat](#)

At the front of the house.

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**Wall surfaces :** • [Vinyl siding](#)

**Soffit and fascia:**

• [Aluminum](#)

Fascia

• [Vinyl](#)

Vinyl vented soffit

**Driveway:** • Gravel

**Walkway:** • Concrete

**Porch:** • Concrete

**Balcony:** • Wood • Synthetic wood

**Garage:** • There is a silo associated with the property. The silo was in the process of being finished on the interior (construction is suspended). The wood walls and fixed windows are in place, the floors are plywood sub floor and the stairs are incomplete. The only utility in the silo is electricity. There is no apparent (or roughed in) water, bathroom, heat, or cooling.



4.



5.

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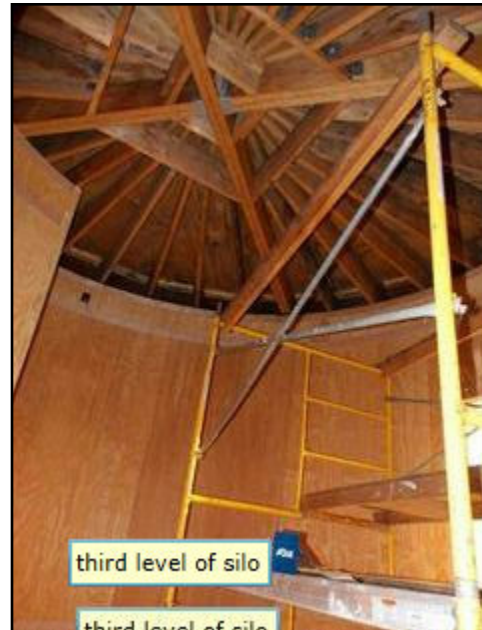
6.



7.



8.



9.

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10.

## Garage:

- General

There is a two car attached garage.

## Limitations

Exterior inspected from: • Ground level

## Recommendations

### RECOMMENDATIONS \ Overview

**2. Condition:** • Of the several maintenance and repair recommendations made relative to the exterior, priority should be assigned to confirming the discharge location of the downspouts and seeing that they discharge to a surface grade that slopes away from the house.

### ROOF DRAINAGE \ Downspouts

**3. Condition:** • [Downspouts discharging below grade](#)

The downspouts are connected to extensions that go below grade. This is satisfactory as long as they eventually discharge to the surface. That surface discharge point was not located. Confirm the discharge point or redirect the downspouts to a surface discharge flowing away from the house.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior

**Task:** Further evaluation Correct

**Time:** Regular maintenance



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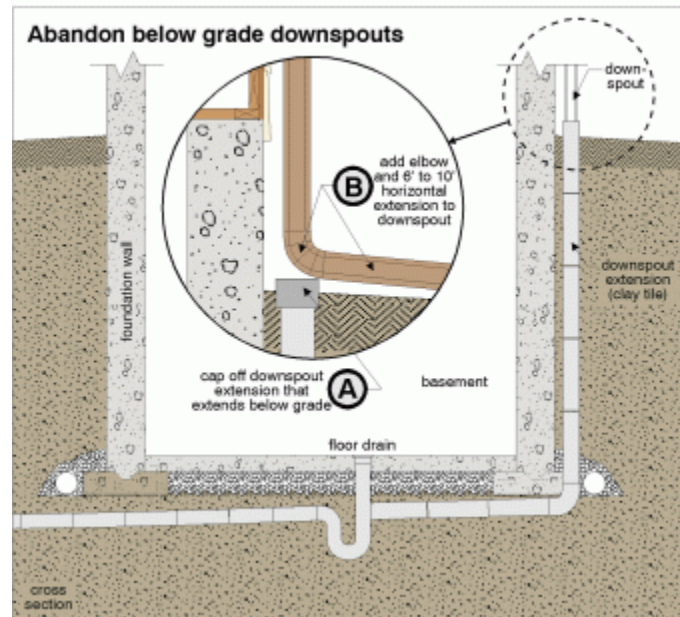
HEATING

COOLING

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[Click on image to enlarge.](#)



11.



12.

## WALLS \ Brick, stone and concrete

### 4. Condition: • [Cracked](#)

There is minor cracking in the exterior silo wall to the left of the entrance.

**Location:** Exterior Wall Silo

**Task:** Repair

**Time:** If necessary

# EXTERIOR

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13.

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

### 5. Condition: • [Stair rise too big or not uniform](#)

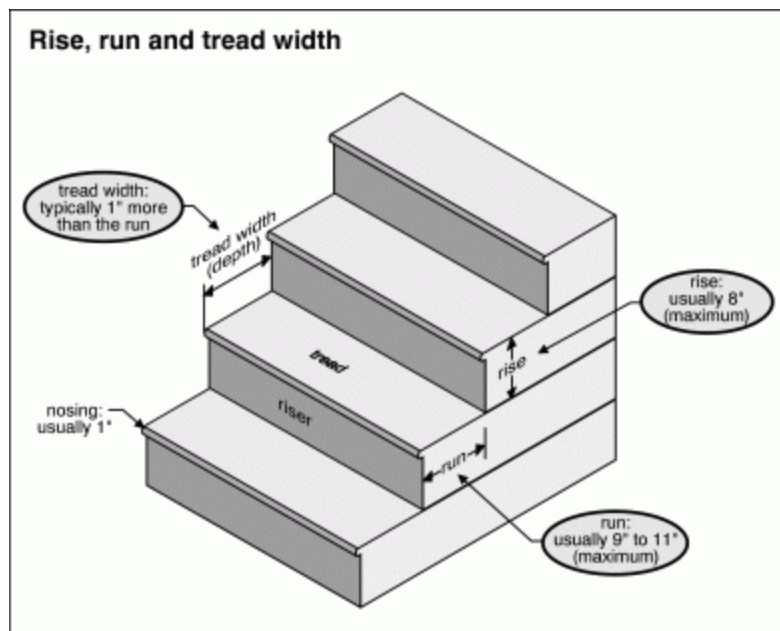
The riser opening at the silo steps is 7 1/2". The maximum allowable by current building standards is 4". Also noted is the absence of spindles at the porch rail. When installed, these spindles should also have spacing between them that does not exceed 4"

**Implication(s):** Trip or fall hazard

**Location:** Exterior Silo

**Task:** Improve

**Time:** Regular maintenance



[Click on image to enlarge.](#)

# EXTERIOR

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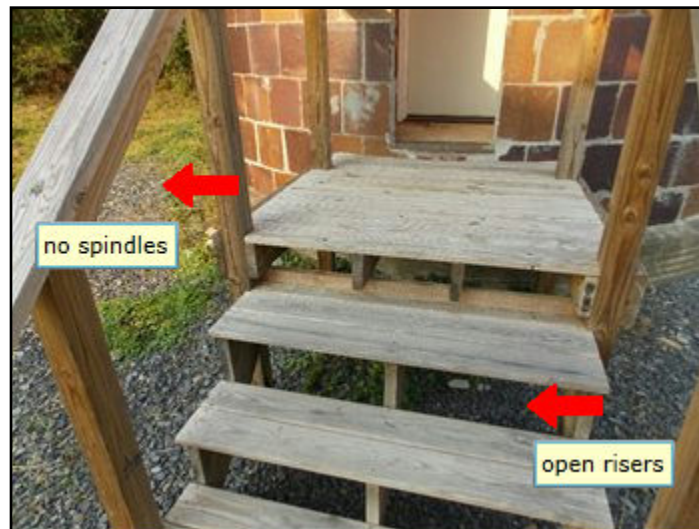
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14.

## LANDSCAPING \ Driveway

### 6. Condition: • [Cracked or damaged surfaces](#)

There is a minor cosmetic crack in the front corner of the garage concrete apron.

**Implication(s):** Trip or fall hazard

**Location:** Left Side Exterior

**Task:** Monitor

**Time:** Ongoing



15.



# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Wood I-joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Not visible

## Limitations

**Attic/roof space:** • No access

**Not included as part of a building inspection:** • Visible mold evaluation is not included in the home inspection report

## Recommendations

### RECOMMENDATIONS \ Overview

**7. Condition:** • No structure recommendations are offered as a result of this inspection.

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## Description

**Service entrance cable and location:** • [Underground copper](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:**

• [Breakers - garage](#)

Square D panel

**Number of circuits installed:** • 3

**System grounding material and type:** • [Copper - other](#)

**Distribution panel type and location:**

• [Breakers - first floor](#)

The main disconnect is in the basement garage. There are two distribution sub panels in the left front bedroom of the first floor. They are both Square D panels. There are 23 circuits in the large panel and 5 in the smaller panel.

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • No AFCI • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - basement](#) • [GFCI - garage](#) • [GFCI - kitchen](#)

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:**

• Present

There was one carbon monoxide detector located in the great room. It is loose and had been placed on top of the television.

## Recommendations

### RECOMMENDATIONS \ Overview

**8. Condition:** • Relative to the electrical system there is a recommendation to service the smoke detection system, it is not currently functional. In addition, carbon monoxide detectors should be installed. And finally there is a minor bonding issue in the silo sub panel that will need to be corrected.

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**9. Condition:** • [Neutral and ground wires bonded at subpanel](#)

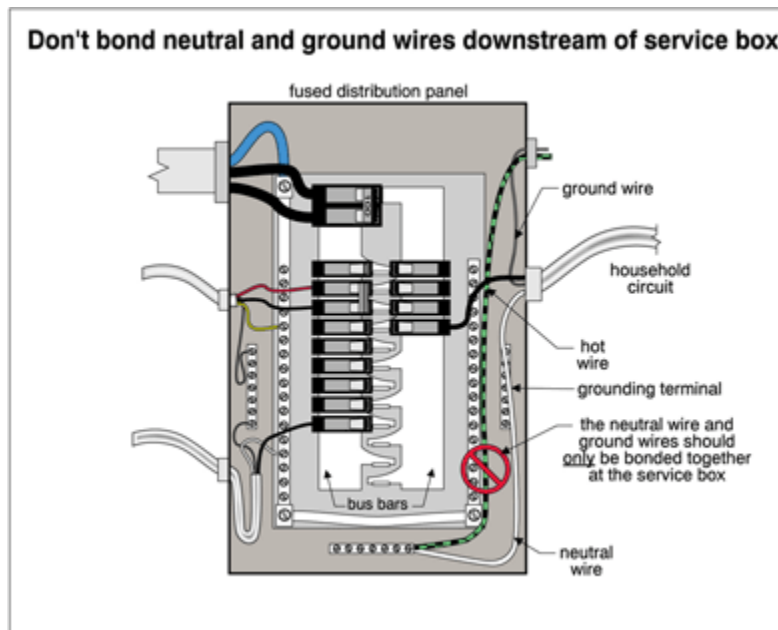
There is an electrical sub panel in the silo. The grounded and neutral wires are bonded in this panel.

**Implication(s):** Electric shock

**Location:** First Floor Silo

**Task:** Correct

**Time:** Regular maintenance



[Click on image to enlarge.](#)

## **DISTRIBUTION SYSTEM \ Smoke detectors**

**10. Condition:** • Service

The smoke detectors were not operating. Service is recommended.

**Location:** Throughout

**Task:** Service

**Time:** Regular maintenance

## **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

**11. Condition:** • None

There was one loose CO monitor on the TV in the great room. Provide one CO monitor per floor of the house.

**Location:** Throughout

**Task:** Provide

**Time:** Regular maintenance

# HEATING

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## Description

**General:** • The heating system is a heat pump with a gas furnace back up.

**Fuel/energy source:** • Propane

**System type:** • Heat Pump

**Furnace manufacturer:** • Armstrong Air-ease

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • 125,000 BTU/hr

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [6 years](#)

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Failure probability:** • [Low](#)

**Main fuel shut off at:** • Basement

**Exhaust pipe (vent connector):** • PVC plastic

## Limitations

**Safety devices:** • Not tested as part of a home inspection

**Warm weather:**

• Prevents testing heating effectiveness

The heat pump was operated in both standard heat mode and emergency heat mode. Both appeared to operate normally but due to the warm temperature they were only run for a short period of time.

## Recommendations

### RECOMMENDATIONS \ Overview

**12. Condition:** • No heating recommendations are offered as a result of this inspection.

# COOLING & HEAT PUMP

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## Description

**Heat pump type:** • [Air source](#)

**Manufacturer:** • Armstrong Air

**Cooling capacity:** • [5 Tons](#)

**Compressor type:**

• Electric

Armstrong Air

*Model number:* 2SHP13LE160P-1 *Serial number:* 1607D02954

**Compressor approximate age:** • 6 years

**Typical life expectancy:** • 10 to 15 years

**Failure probability:** • [Low](#)

**Temperature difference:** • 18° • Acceptable temperature difference: 14° to 22°

## Recommendations

### RECOMMENDATIONS \ Overview

**13. Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

# INSULATION AND VENTILATION

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## Description

**General:** • Note that there are vents in the foundation walls at the ground floor. The current owner's caretaker, Ron Gould, reported that since the property is in a flood plane that these vents provide pressure equalization in the event of a flood.



16.

**Attic/roof insulation amount/value:** • [Not visible](#)

**Attic/roof ventilation:** • [Soffit vent](#) • [Ridge vent](#)

**Floor above porch/garage insulation material:** • [Glass fiber](#)

## Limitations

**Inspection prevented by no access to:**

- Attic

The ceiling over the "great room" at the center of the house is a cathedral type. However, there is attic space over the bedrooms to either side but that attic space did not have an access hatch.

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Recommendations

### RECOMMENDATIONS \ Overview

**14. Condition:** • There is a recommendation to install access hatches to the attic spaces.

# INSULATION AND VENTILATION

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## ATTIC/ROOF \ Hatch

### 15. Condition: • [Missing](#)

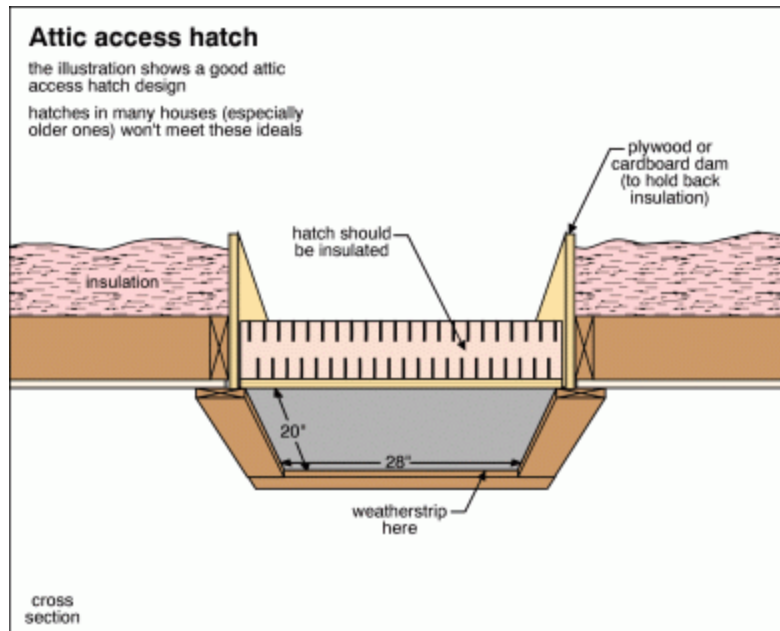
There is no attic access hatch to the attic space over the bedrooms.

**Implication(s):** Difficult to service

**Location:** Left Side Right Side Second Floor

**Task:** Provide

**Time:** Regular maintenance



[Click on image to enlarge.](#)

## Description

**Water supply source:** • Private

**Service piping into building:** • PE (polyethylene)

**Supply piping in building:** • PEX

**Main water shut off valve at the:**

• Basement

The ground floor is an unoccupiable space also serving as the garage.

**Water flow and pressure:**

• [Functional](#)

The Goulds pump and pressure tank was holding 53 psi at the time of the inspection.

*Model number: V60 Serial number: GC0806*

**Water heater fuel/energy source:** • [Electric](#)

**Water heater type:** • [Conventional](#)

**Water heater manufacturer:** • Bradford White

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 6 years

**Typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [Low](#)

**Hot water circulating system:** • [Present](#)

**Waste disposal system:** • [Septic system](#)

**Waste piping in building:** • [PVC plastic](#)

**Gas piping:** • CSST (Corrugated Stainless Steel Tubing)

## Limitations

**Items excluded from a home inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

## Recommendations

### RECOMMENDATIONS \ Overview

**16. Condition:** • The primary plumbing systems recommendation is to repair the loose toilet in the left side hall bathroom.



## FIXTURES AND FAUCETS \ Toilet

### 17. Condition: • [Loose](#)

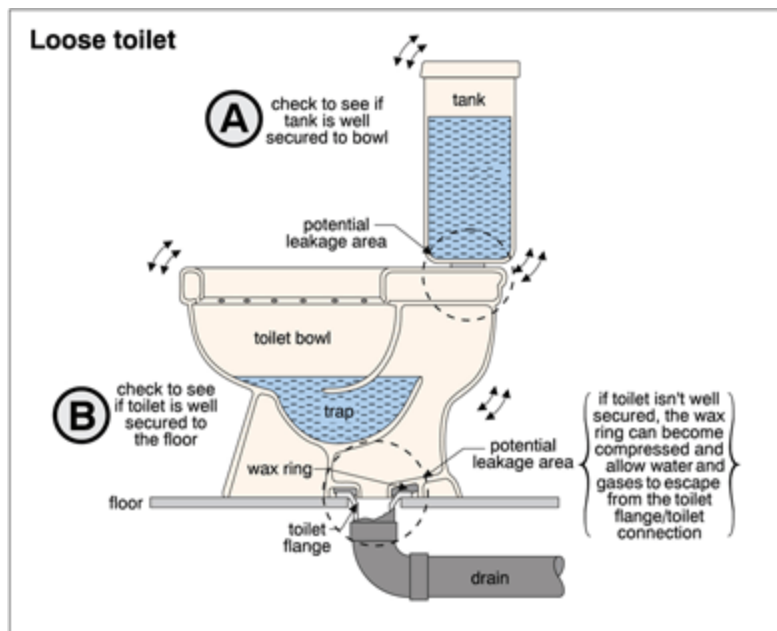
The toilet in the hall bathroom is loose.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the house

**Location:** Left Side Hallway Bathroom

**Task:** Repair

**Time:** Immediate



[Click on image to enlarge.](#)

## FIXTURES AND FAUCETS \ Shower stall enclosure

### 18. Condition: • There is an open hole in the drywall above the shower head.

**Implication(s):** Water leaking into the wall structure.

**Location:** First Floor Master Bathroom

**Task:** Repair

**Time:** Regular maintenance



17.

# INTERIOR

12 Lazy River Road, Green Spring, WV September 10, 2013

Report No. 1370

[www.homeinspectionsservicesllc.com](http://www.homeinspectionsservicesllc.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

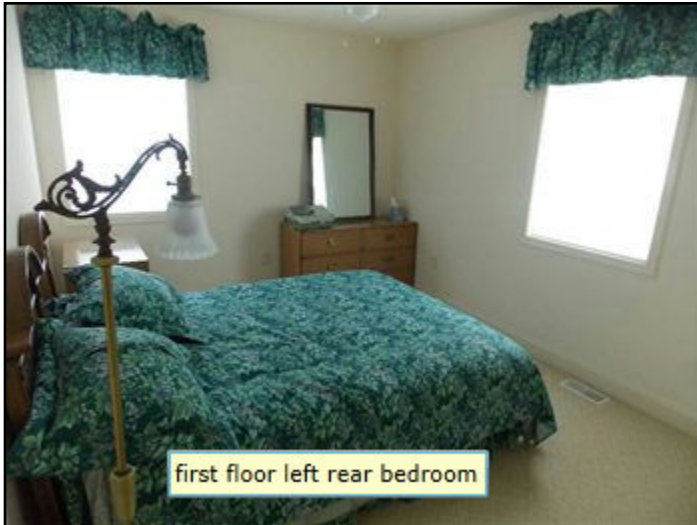
INSULATION

PLUMBING

INTERIOR

## Description

**General:** • Photographic record of interior.



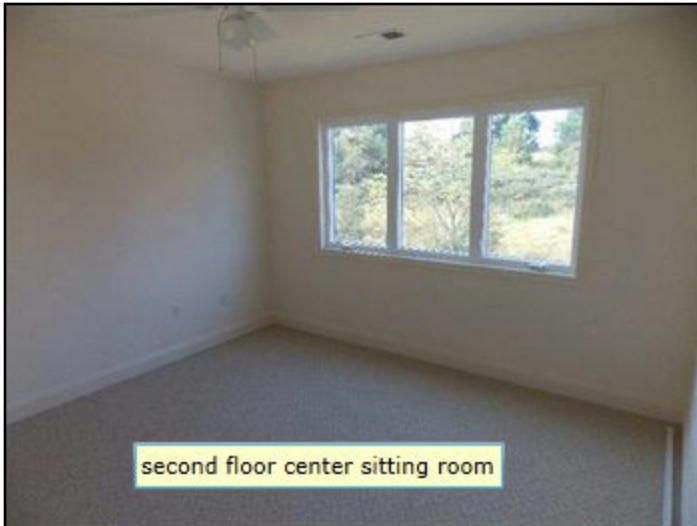
first floor left rear bedroom

18.



master bedroom

19.



second floor center sitting room

20.



master bathroom

21.

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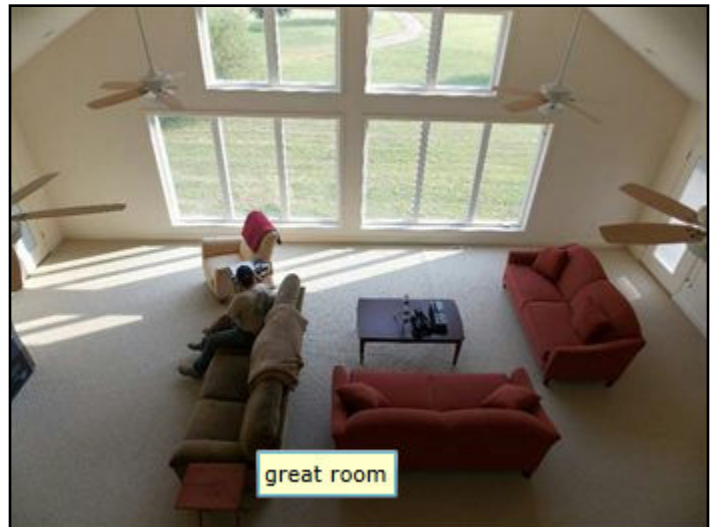
PLUMBING

INTERIOR



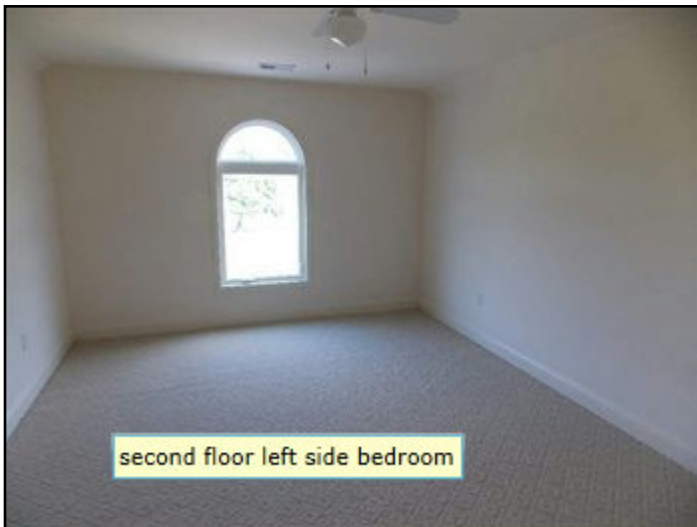
kitchen / dining

22.



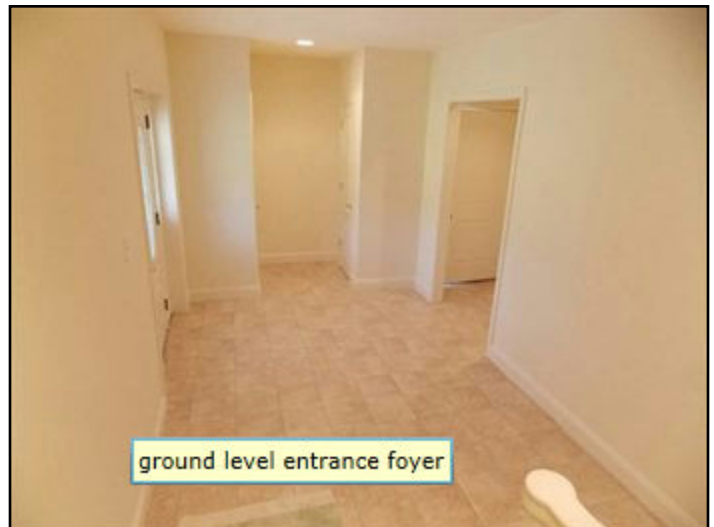
great room

23.



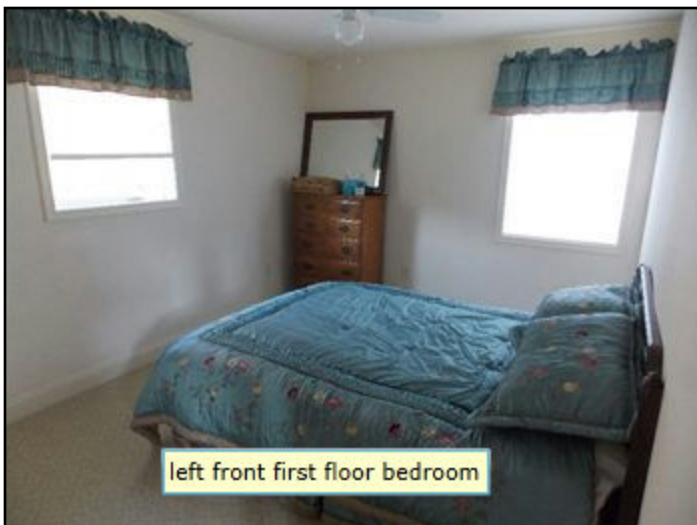
second floor left side bedroom

24.



ground level entrance foyer

25.



left front first floor bedroom

26.



ground level "basement"

27.



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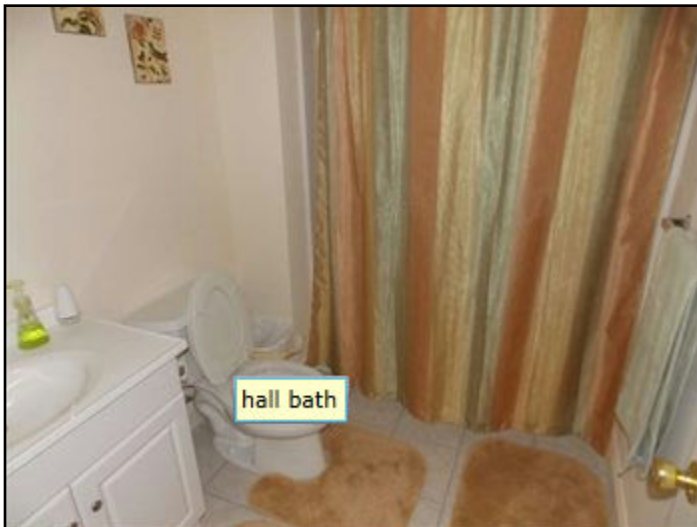
HEATING

COOLING

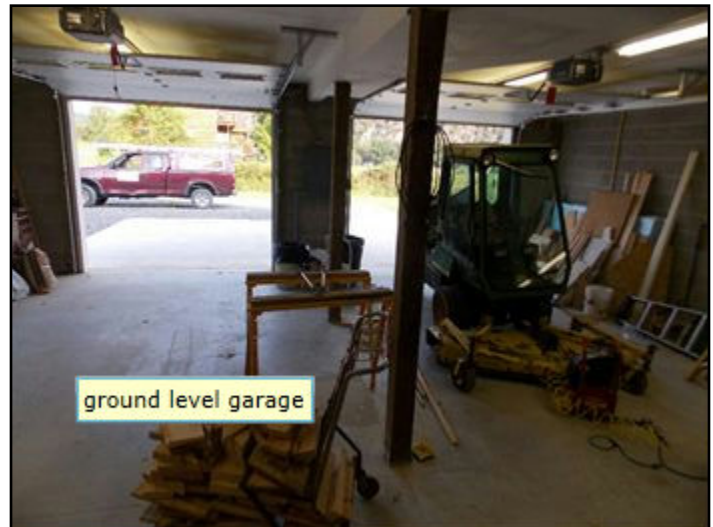
INSULATION

PLUMBING

INTERIOR



28.



29.

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Sliders](#) • [Casement](#) • Vinyl

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Plastic/fiberglass](#) • Garage door - metal

**Oven type:** • Conventional

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:**

- Refrigerator
- Range hood
- Dishwasher
- Trash compactor

Whirlpool. (The appliance had tape covering the opener with the word "no" written on it. It appears to have never been used.)

*Model number:* TU800SPPQ2 *Serial number:* SW1270245

**Laundry facilities:** • Washer • Dryer • Vented to outside

**Kitchen ventilation :** • Recirculating type

**Bathroom ventilation :** • Exhaust fan

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## Inventory Dishwasher:

- Whirlpool

Model number: DU1055XTSQ3 Serial number: FW1001573

## Inventory Garage Door Opener: • Legacy

Model number: 696CD/B

## Inventory Heat Pump: • Armstrong Air

Model number: G1D91BT125D20C-2A Serial number: 1607B11001

## Inventory Range:

- GE

Data plate not visible.

## Inventory Refrigerator:

- Maytag

The refrigerator had been turned off.

Model number: MF112266AEW Serial number: 11462608NE

## Inventory Wall Oven:

- GE

Model number: JTP30WM1WW Serial number: DR618365Q

## Inventory Washing Machine:

- Kenmore

Stacked washer dryer. Not hooked up and never used.

Model number: 110.88752796 Serial number: MU4921247

## Inventory Water Heater:

- Bradford White

Model number: M250T6DS-1NCWW Serial number: DD9037523D/N

## Limitations

**Not included as part of a building inspection:** • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

## Recommendations

### RECOMMENDATIONS \ Overview

**19. Condition:** • Of the maintenance and repair recommendations made for the interior, priority should be assigned to personal safety issues. That would include buckling in the carpeting (trip hazard), and missing handrail to the second floor (fall hazard).

# INTERIOR

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## FLOORS \ Carpet on floors

### **20. Condition:** • [Buckled](#)

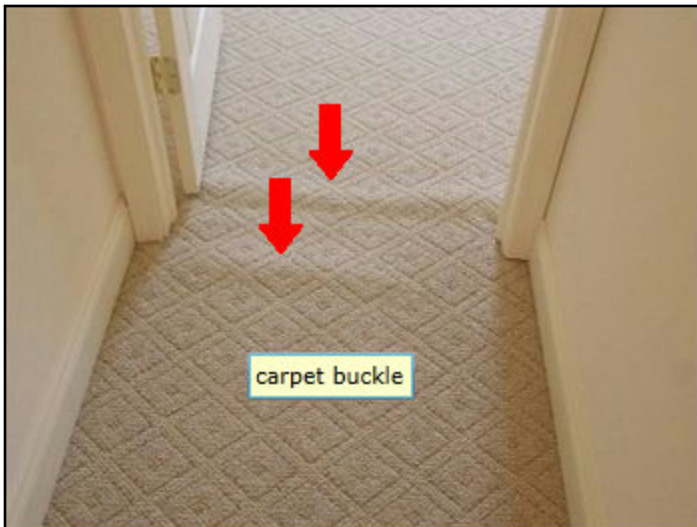
There is buckled carpet at the window wall of the great room and at the entrance to the second floor bedroom.

**Implication(s):** Cosmetic defects | Trip or fall hazard

**Location:** First Floor Great Room Second Floor Bedroom

**Task:** Repair

**Time:** Regular maintenance



30.



31.

## DOORS \ Doors and frames

**21. Condition:** • The passage door to the master bedroom is swollen and will not completely close. Also noted was that the strike plate for the door jamb on this door is missing.

**Location:** Right Side First Floor Master Bedroom

**Task:** Repair

**Time:** Regular maintenance

## DOORS \ Hardware

### **22. Condition:** • [Missing](#)

There are no dead bolts in the passage doors to the balconies.

**Implication(s):** System inoperative or difficult to operate

**Location:** Rear First Floor Great Room

**Task:** Provide

**Time:** Regular maintenance

## STAIRS \ Handrails

### **23. Condition:** • [Missing](#)

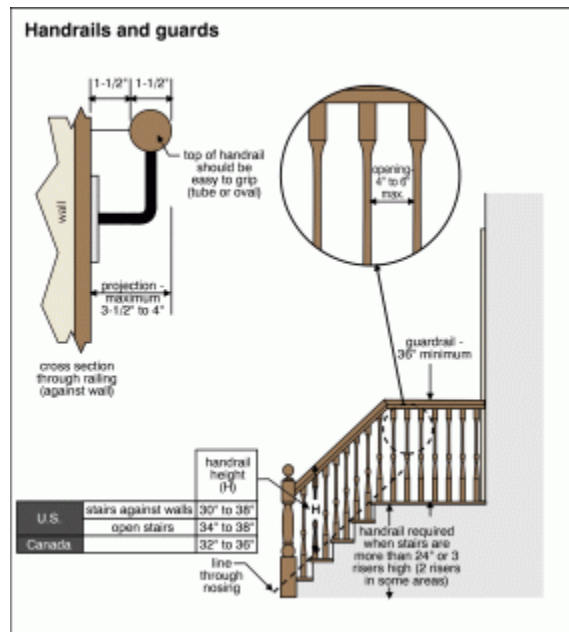
The handrail is available but not installed in the stairwell to the second floor.

**Implication(s):** Fall hazard

**Location:** Second Floor

**Task:** Install

**Time:** As soon as possible



[Click on image to enlarge.](#)

END OF REPORT