



# YOUR INSPECTION REPORT

*The best home inspection experience available.*

**PREPARED BY:**

Flynn and Allen Townsend



**FOR THE PROPERTY AT:**

321 S. Pine St  
Richmond, VA 23220

**PREPARED FOR:**  
STROTHER KLOTZ

**INSPECTION DATE:**  
Thursday, January 8, 2015



Home Inspections of Virginia LLC.  
319 1/2 South Pine St.  
Richmond, VA 23220

804-869-4760  
Fax: 1-866-823-3116

[www.homeinspectionsofva.com](http://www.homeinspectionsofva.com)  
[HomespectVA@gmail.com](mailto:HomespectVA@gmail.com)



January 20, 2015

Dear Strother Klotz,

RE: Report No. 1004  
321 S. Pine St  
Richmond, VA  
23220

Thanks very much 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 our national Association. 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 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,

Flynn and Allen Townsend  
on behalf of  
Home Inspections of Virginia LLC.

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# SUMMARY

321 S. Pine St, Richmond, VA January 8, 2015

Report No. 1004

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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](#)

## Exterior

### WALLS \ Vinyl siding

**Condition:** • [Mechanical damage](#)

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

**Location:** Exterior

**Task:** Repair Correct

**Cost:** \$100 - \$200

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

**Condition:** • [Masonry or concrete cracking](#)

Mortar needs to be repointed in brick step in front of house.

**Implication(s):** Weakened structure

**Location:** Front Porch

**Task:** Repair

**Time:** Less than 1 year

**Cost:** \$300

### PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Spindles too far apart](#)

Install spindles/balusters so they are less than 4 inches apart. You should not be able to get a ball 4 inches in diameter to go between the spindles/balusters.

The estimate is for resetting or replacing these on the steps and the deck.

**Location:** Rear Deck

**Task:** Correct

**Time:** Immediate

**Cost:** \$200 - \$300

## Structure

### FOUNDATIONS \ Foundation

**Condition:** • [Mortar deteriorating or missing](#)

The estimate includes the following, repointing brick piers where mortar is missing, replacing wood piers with block/brick piers, filling openings in the blocks laid on their side to prevent water, air and animals from getting into the crawl space, properly supporting joists that are on the ledger that is not supported well.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Crawl Space

**Task:** Repair

**Cost:** \$2,500 - \$3,000

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## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**Condition:** • [Unprotected openings](#)

**Implication(s):** Electric shock

**Time:** Immediate

**Cost:** \$100

## Cooling & Heat Pump

### AIR CONDITIONING \ Condensate drain line

**Condition:** • [Improper discharge point](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter building air

**Location:** Crawl Space

**Task:** Correct

**Time:** Less than 1 year

**Cost:** \$100 - \$200

## Plumbing

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • [Leak](#)

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

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate

**Cost:** \$200 - \$300

**Condition:** • [Floor damage suspected](#)

Vinyl is discolored around the toilet. In the crawl space there is a little water around the drain pipe. This cast iron joint is not done properly and has begun to leak. The wood around the joint shows evidence of water damage. The vinyl floor needs to be replaced after repair of wood under the toilet.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Bathroom

**Task:** Repair

**Time:** Immediate

**Cost:** \$700 - \$800

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## Interior

### CEILINGS \ Fan

**Condition:** • Inoperative

**Location:** First Floor Bedroom

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** \$100 - \$200

### WINDOWS \ Sashes

**Condition:** • [Rot](#)

The window in the downstairs right side of the house has a window that needs the glass sealed and wood repairs so water can not further damage the wood sash.

**Implication(s):** Cosmetic defects | Chance of damage to finishes and structure

**Task:** Correct

**Time:** Less than 1 year

**Cost:** \$100

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:

- [Asphalt shingles](#)

Direct TV dish mounted on rear roof.



1. Asphalt shingles



2. Plumbing vent



3. Roof vent

- Composition shingles



4. Dir TV dish

Sloped roof flashing material: • Metal

Probability of leakage: • Low

## Description

### Wall surfaces:

- [Vinyl siding](#)

Broken siding



5. Vinyl siding

- [Vinyl siding](#)

Soffit vent pushed up. Pull down into channel.



6. Vinyl siding

### Soffit and fascia:

- [Aluminum](#)

Gap between fascia and siding that could allow water to leak into walls. Needs to be sealed. Estimate \$100 - 200 to do this and repair other defects in vinyl. Estimate included in summary.

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7. Gap between aluminum and vinyl

**Driveway:** • Gravel

## Deck:

• Pressure-treated wood

Spindles/balusters on handrail and deck are spaced more than 4 inches apart. This creates a hazard because children can get their head between these and potentially choke.

Spindles/balusters should be removed and spaces less than 4 inches. Use link in the recommendation section to view more information about this.



8. Railings

## Exterior steps:

• Brick

Bricks need to be repointed to stabilize. Estimate \$300



# EXTERIOR

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9. Brick front steps



10. Brick front steps

## Recommendations

### WALLS \ Vinyl siding

1. Condition: • [Mechanical damage](#)

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

Location: Exterior

Task: Repair Correct

Cost: \$100 - \$200

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

2. Condition: • [Masonry or concrete cracking](#)

Mortar needs to be repointed in brick step in front of house.

Implication(s): Weakened structure

Location: Front Porch

Task: Repair

Time: Less than 1 year

Cost: \$300

### PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

3. Condition: • [Spindles too far apart](#)

Install spindles/balusters so they are less than 4 inches apart. You should not be able to get a ball 4 inches in diameter to go between the spindles/balusters.

The estimate is for resetting or replacing these on the steps and the deck.

Location: Rear Deck

Task: Correct

Time: Immediate

Cost: \$200 - \$300

# EXTERIOR

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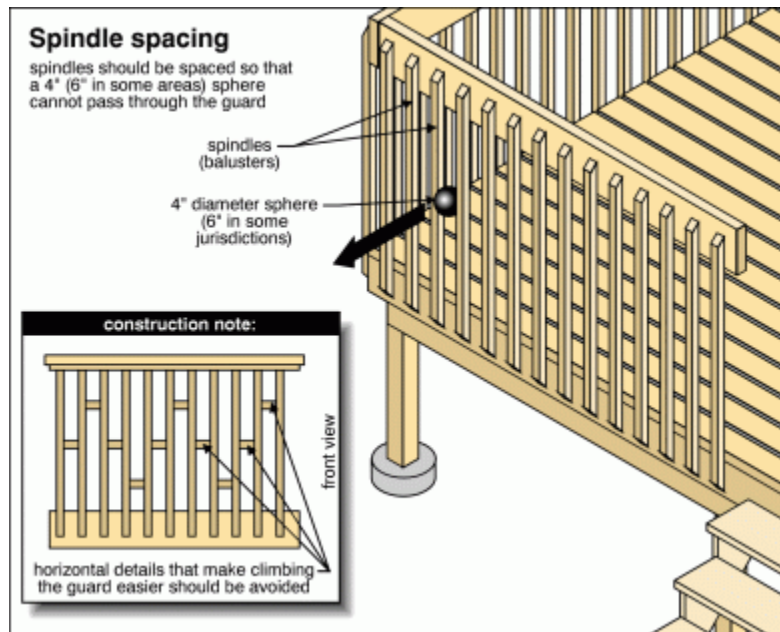
HEATING

COOLING

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[Click on image to enlarge.](#)

## Description

**Configuration:** • [Crawl space](#) • [Piers](#)

**Foundation material:**

• [Masonry block](#)

Most of the house is built on brick piers and then the open spaces between were filled with block. The blocks closest to the ground were laid on their side with the opening horizontal to the outside. This could allow water to get under the house. Recommend filling these with mortar to prevent water from entering the crawl space. These opening could also allow small animals to get under the house. It is also not good in the winter when cold air could cause pipes to freeze.



11. Masonry block



12. Masonry block

• [Brick](#)

Some brick piers need some repointing to prevent deterioration.



13. Brick repoint

**Floor construction:**

• [Joists](#)

Only spot we saw that has evidence of insects in the past.





14. Insect evidence

- Wood columns

Wood columns are more prone to deteriorate than using brick or block piers.



15. Wood columns



16. Wood columns

- Wood beams

Log used as a beam to support some floor joists. Another set of joists are not supported properly. A ledger strip is not adequately secure that a number of joists are resting on.

The ledger is partially supported by a small block on top of a pier. This should be corrected with a ledger that is wide enough to support the bottoms of the joists and also rest on top of the pier.



# STRUCTURE

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17. Log beam

- Subfloor - plank



18. Wood joist not supported properly

Exterior wall construction: • [Wood frame](#) • [Insulating Concrete Forms](#)

Roof and ceiling framing:

- [Rafters/roof joists](#)

2 x 6s have been sistered onto rafters to increase their strength.



19. Rafters/roof joists

- [Plank sheathing](#)

## Recommendations

### **FOUNDATIONS \ Foundation**

#### **4. Condition:** • [Mortar deteriorating or missing](#)

The estimate includes the following, repointing brick piers where mortar is missing, replacing wood piers with block/brick piers, filling openings in the blocks laid on their side to prevent water, air and animals from getting into the crawl space, properly supporting joists that are on the ledger that is not supported well.

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Crawl Space

**Task:** Repair

**Cost:** \$2,500 - \$3,000

## Description

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

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

**Main disconnect/service box rating:**

• [200 Amps](#)

There are three breaker spaces in panel that are not covered - pic 12. Conduit to meter base is not secure to the metal base pic 13. Call Dominion Power to look at this. It should be their responsibility and expense to correct.



20. 200 Amps



21. 200 amp panel -util rm.



22. Supply to meter base- conduit not secure

**Main disconnect/service box type and location:** • [Breakers -exterior wall](#)

**System grounding material and type:** • [Copper - water pipe and ground rod](#)

## Distribution wire material and type:

- [Copper - non-metallic sheathed](#)
- [Copper - knob and tube](#)

Knob and tube wire was tested and current was not detected.



23. Copper - knob and tube



24. Copper - knob and tube

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

## Smoke detectors:

- [Present](#)

There was one smoke detector in the house. Recommend adding additional in all bedrooms and living areas of house.

## Recommendations

### **SERVICE BOX, GROUNDING AND PANEL \ Service box**

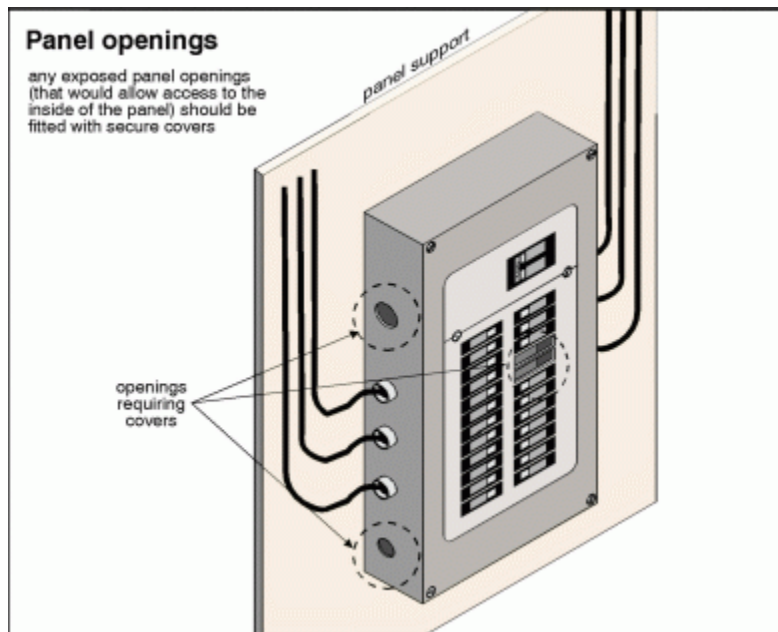
5. Condition: • [Unprotected openings](#)

Implication(s): Electric shock

Time: Immediate

Cost: \$100





[Click on image to enlarge.](#)

# HEATING

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## Description

**Fuel/energy source:** • [Electricity](#)

**System type:** • [Heat pump](#)

**Furnace manufacturer:**

• Ruud

*Model number:* UHSA-HM2417JA

**Heat distribution:**

• [Ducts and registers](#)

Ductwork in attic was insulated and the attic floor was insulated with blown in insulation approx. 10 inches deep which is adequate.



25. Register in living rm.



26. Ductwork insulated in attic

**Efficiency:** • [Conventional](#)

**Approximate age:**

• [7 years](#)

HVAC unit in attic was manufactured in 2008. It has a drain pan under it with a main drain to outside and a back-up that drains into the crawl space (correcting this is included in the cooling recommendations/summary).

HEATING

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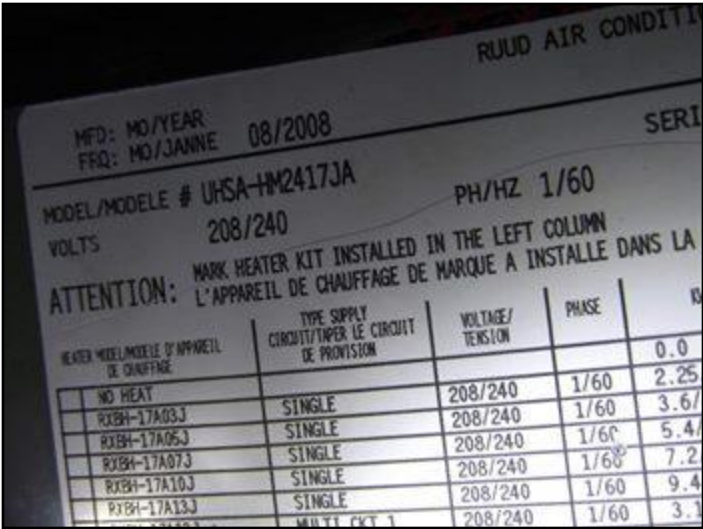
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- PLUMBING
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27. Hvac attic unit drains into crawl.



28. Rudd



29. 7 years



30. Air handler pan and drains

Temperature difference: • 35°

# COOLING & HEAT PUMP

321 S. Pine St, Richmond, VA January 8, 2015

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## Description

### Manufacturer:

- Rheem

Reduced temp by 15 degrees which is adequate for a system.

Model number: RPKA-025JAZ Serial number: 6388 M1601 17830



31. 14 years since manufacture

Compressor approximate age: • 14 years

Temperature difference: • 15° • This suggests good performance.

## Recommendations

### AIR CONDITIONING \ Condensate drain line

6. Condition: • [Improper discharge point](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment | Contaminants may enter building air

Location: Crawl Space

Task: Correct

Time: Less than 1 year

Cost: \$100 - \$200



# COOLING & HEAT PUMP

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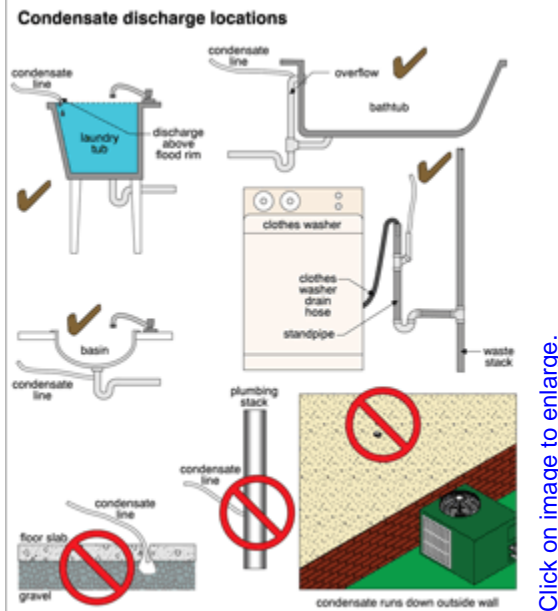
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[Click on image to enlarge.](#)

# INSULATION AND VENTILATION

321 S. Pine St, Richmond, VA January 8, 2015

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## Description

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:** • [R-32](#)

**Attic/roof ventilation:**

- [Roof and soffit vents](#)
- [Gable vent](#)

Gable vents have flaking paint and exposed wood. They should be painted to prevent rot

**Floor above basement/crawlspace insulation material:** • [Glass fiber](#)

## Description

**Water supply source:** • Public

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

**Supply piping in building:**

• [Copper](#)

A considerable amount of the copper pipe in the crawl space has old newspaper for insulation. You can see on the one picture a date that appears to be October 10, 1939.

In areas where it is deteriorated it should be replaced with foam insulation.



32. Copper



33. Copper

• [Copper](#)

Under the kitchen there is a pipe that has a slow leak. If it continues it will cause damage to the wood floor structure. Estimate it will cost between \$200 - 300.



34. leaking pipe under kitchen



35. Leaking pipe under kitchen

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

• Crawlspace

Main water shut-off just inside crawl space door.



36. Crawlspace

Water flow and pressure: • [Typical for neighborhood](#)

Water heater fuel/energy source:

• [Electric](#)

Made by Craftmaster Water Heater Company

Model number: E 1F50RD045V Serial number: 0542101271



37. Electric

Water heater type: • [Conventional](#)

Tank capacity: • 50 gallons

Waste disposal system: • [Public](#)

Waste piping in building:

• [ABS plastic](#)

Part of the joist has been cut to get the drain pipe into this tight area. Since the joist is on a pier then it has minimal effect



on the support structure.



38. ABS plastic drain



39. ABS plastic

• [Cast Iron](#)

## Recommendations

### FIXTURES AND FAUCETS \ Toilet

7. Condition: • [Leak](#)

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

Location: Crawl Space

Task: Repair

Time: Immediate

Cost: \$200 - \$300

8. Condition: • [Floor damage suspected](#)

Vinyl is discolored around the toilet. In the crawl space there is a little water around the drain pipe. This cast iron joint is not done properly and has begun to leak. The wood around the joint shows evidence of water damage. The vinyl floor needs to be replaced after repair of wood under the toilet.

Implication(s): Weakened structure | Chance of structural movement

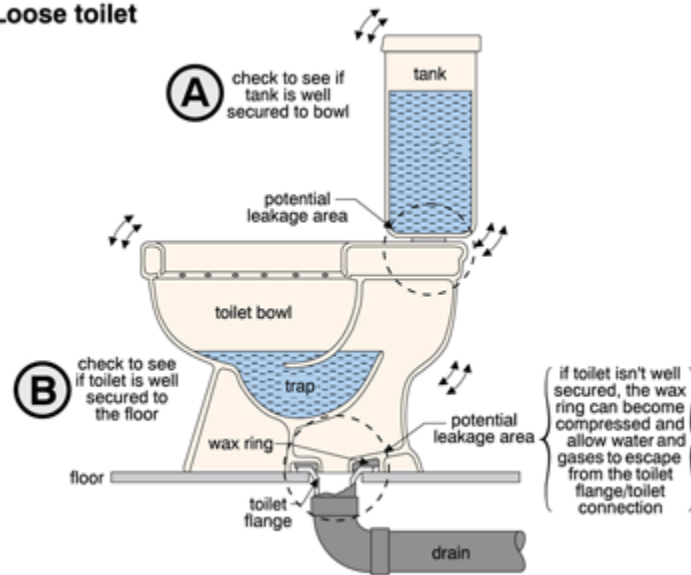
Location: Bathroom

Task: Repair

Time: Immediate

Cost: \$700 - \$800

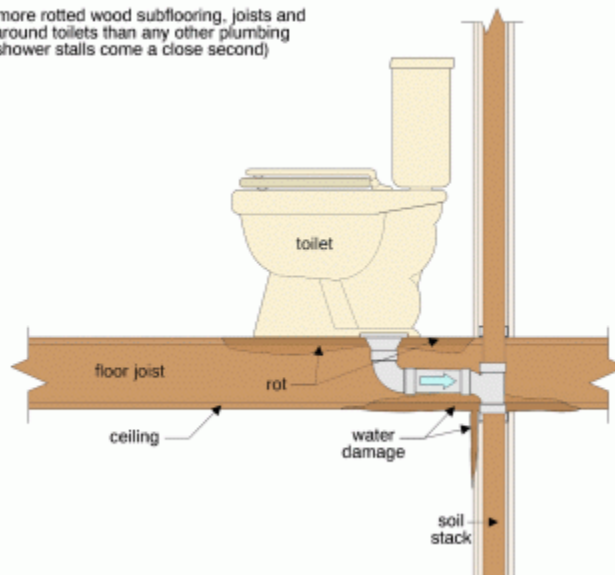
## Loose toilet



[Click on image to enlarge.](#)

## Rot around plumbing fixtures

we find more rotted wood subflooring, joists and beams around toilets than any other plumbing fixture (shower stalls come a close second)



[Click on image to enlarge.](#)

# PLUMBING

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40. Area under toilet showing some leakage.



41. Floor damage suspected

## Description

**General:** • Fan in downstairs right side bedroom did not work when the switch or chain was activated. Have an electrician evaluate and fix.



42.

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

**Windows:**

• [Single/double hung](#)

Water has been getting into the joint on this wood sash. Seal the exterior and keep sash painted to prevent water infiltration.



43. Water damage

• Wood



44. Water damage

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • Metal-clad



# INTERIOR

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**Appliances:** • Refrigerator • Range hood • Dishwasher

**Kitchen ventilation:** • Exhaust fan

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

## Recommendations

### CEILING \ Fan

**9. Condition:** • Inoperative

**Location:** First Floor Bedroom

**Task:** Repair or replace

**Time:** Discretionary

**Cost:** \$100 - \$200

### WINDOWS \ Sashes

**10. Condition:** • [Rot](#)

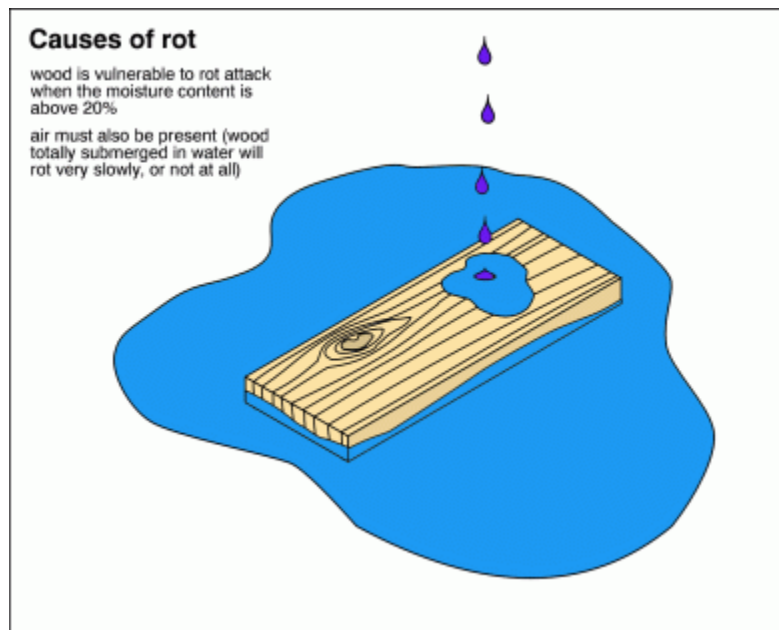
The window in the downstairs right side of the house has a window that needs the glass sealed and wood repairs so water can not further damage the wood sash.

**Implication(s):** Cosmetic defects | Chance of damage to finishes and structure

**Task:** Correct

**Time:** Less than 1 year

**Cost:** \$100



END OF REPORT