Virginia home inspection report

18VAC15-40-130

Inspection	
Client Derek and Paige Holloway	**Client contact** (540) 555-0126
Property address 4310 Brambleton Avenue SW, Roanoke, VA 24018	
Inspection date November 5, 2026	**Weather** Overcast, 54°F
Start time 9:10 a.m.	**Finish time** 12:40 p.m.

Inspector	
Inspector Colin Thacker	**License number** 3380002285
License expires June 30, 2027	**NRS** No

Components

Component	Description	Method or limits	Condition
Structure	Block crawl space	Entered crawl space	Efflorescence on block
Roof	Asphalt shingle	Walked	Worn granules, south slope
Exterior	Brick and vinyl	From grade	Loose gutter, rear
Interior	Drywall, hardwood	Garage door reverse worked	No issues
Plumbing	Copper supply, PVC drain	Ran all fixtures	Slow tub drain
Electrical	150 A panel	Cover removed	Double tap, breaker 12
Heating	Gas furnace, 2009	Normal controls	Operated
Air conditioning	Split system	Normal controls	Operated

Virginia home inspection report • Alarms and statements

18VAC15-40-130(F) and (G)

Smoke alarms

Location	Securely attached	Damaged	Alarm sounded
Hallway	Yes	No	Yes
Primary bedroom	Yes	No	Yes
Bedroom 2	Yes	Cover cracked	No
Basement	Yes	No	Yes

Smoke alarms should be on every level and in every bedroom. Replace any that do not work. This check reflects only the time of the inspection and is not a guarantee. Follow the manufacturer’s instructions.

Electrical notes

CO detectors
Present, hallway

AFCI protection
Not present

Aluminum branch wiring
None seen

Gas piping

Yellow CSST seen
Yes, attic to furnace

Statement included
Yes

Not inspected

Item	Reason
Outdoor spigot	Winterized by owner
Living room alarm	14 ft ceiling, out of reach