

MOORE

CONSTRUCTION GROUP

WHAT TO LOOK FOR...

Initial Home Inspection Findings to Consider Before Buying a House



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Revision 3: 04 | 16

As a licensed contractor in DC, Maryland and Virginia which has renovated hundreds of distressed properties across the DMV, we have experienced a plethora of undesirable existing conditions that have been costly and time consuming to overcome. We have compiled this guide to help you identify problems before closing on a property (and preferably before even making an offer).

Moore Construction Group is a full service design build company with licenses for plumbing, electrical and HVAC. We renovate between 15-25 properties per month, ranging in scope from bathroom remodels to whole-house renovations with additions. Our specialty is large-scale efficient remodels which deliver exceptional value. When you work with Moore Construction Group, you work with a team of professionals dedicated to enhancing your construction experience.

In addition to the packages in this book, please look to us for:

- Architectural design
- Interior design
- Licensed Plumbing service
- Licensed Electrical service
- Licensed HVAC service
- Investor Deal Analytic service
- Handyman service

Our mission is to provide exceptional service and value to each and every client. We strive to exceed expectations by adhering to our company's core principles: delivering extraordinary service and quality workmanship with the highest degree of integrity, understanding and respect. We will maintain the highest level of professionalism while ensuring that our employees have a safe, honest, and healthy work environment.

- Nate Moore, Moore Construction Group



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Structural Issues

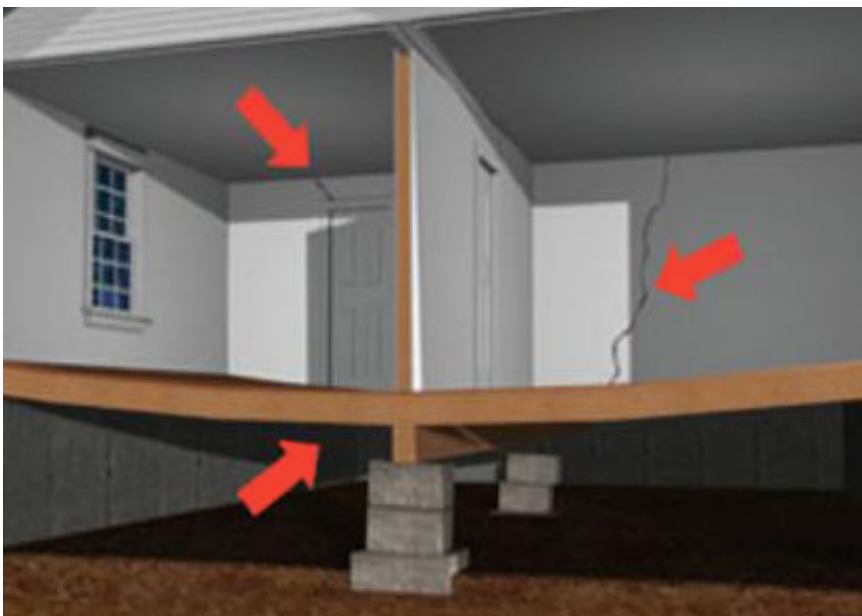
- Uneven / sloped floors
- Deflecting cinderblock walls
- Sheered cinderblock walls
- Out of square door frames
- Substantial cracking at interior drywall / plaster
- Improperly placed/installed columns
- Termite Damage
- Floor/ceiling joists with holes, notches – Poorly placed drill holes for wire, pipe, or ducts. Large notches in joists.
- Unpermitted additions
- Check listing / tax record finished square footage and room quantities / types



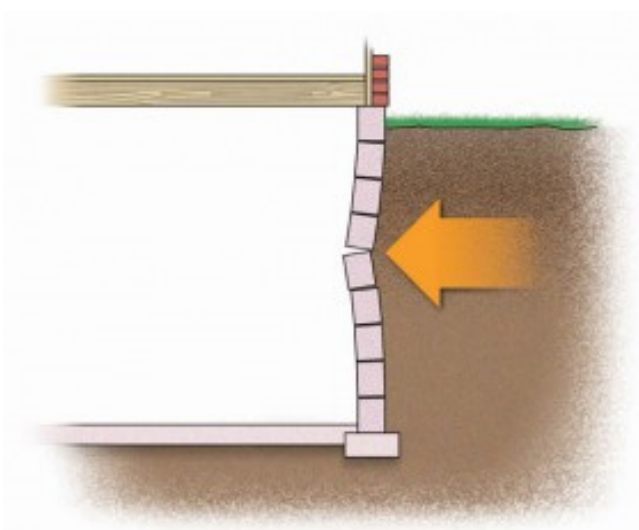
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Sloping Floors



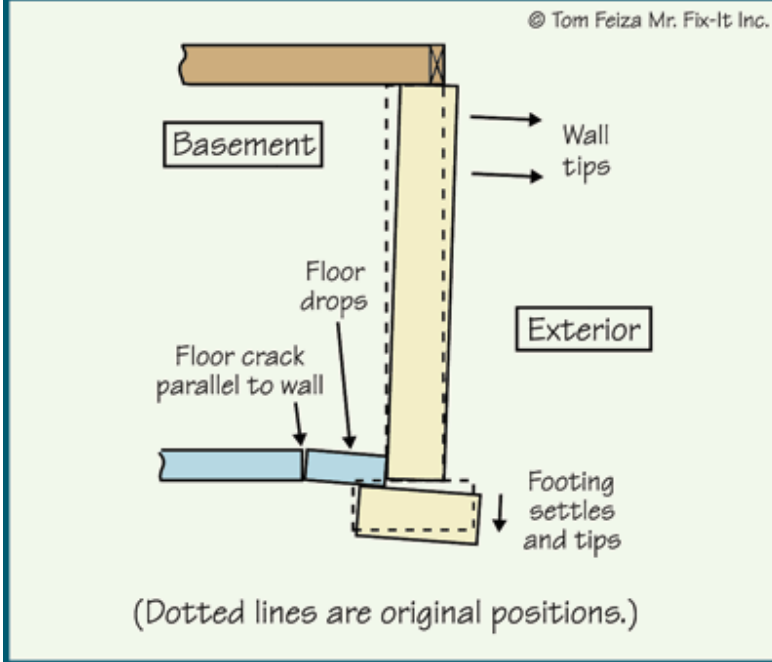
Sinking Footing



Deflecting Cinderblock walls

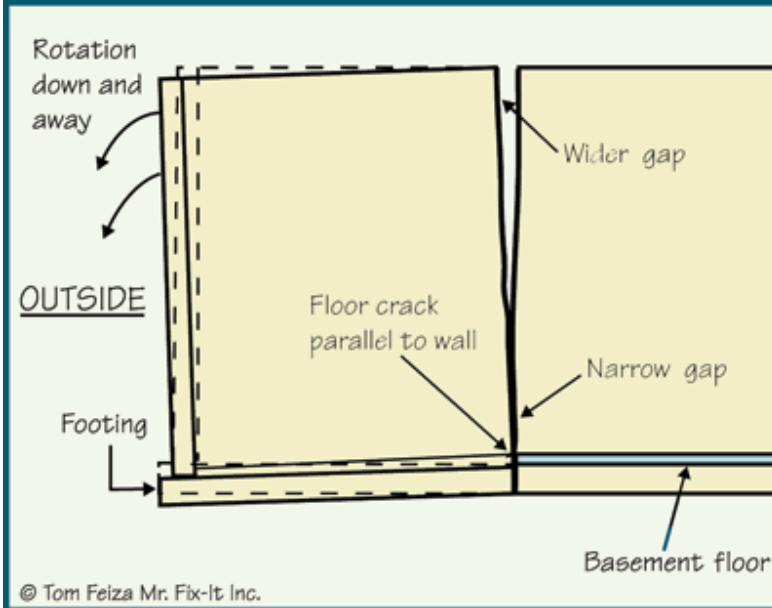


Footing Settlement, Wall Movement



Foundation / Footing Settlement

Serious Settlement Cracks in Wall and Floor



Foundation / Footing Settlement

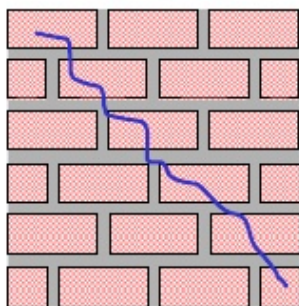




**Sheared
Cinderblock Wall**

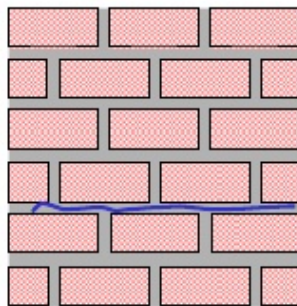
Possible shear cracking modes.

**strong mortar
weak units**



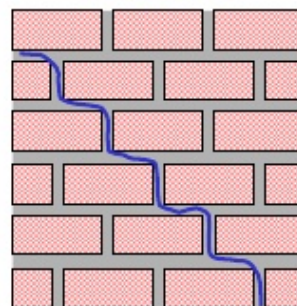
through masonry units

**low vertical
compressive stress**



sliding along bed joints

**weak mortar
strong units**



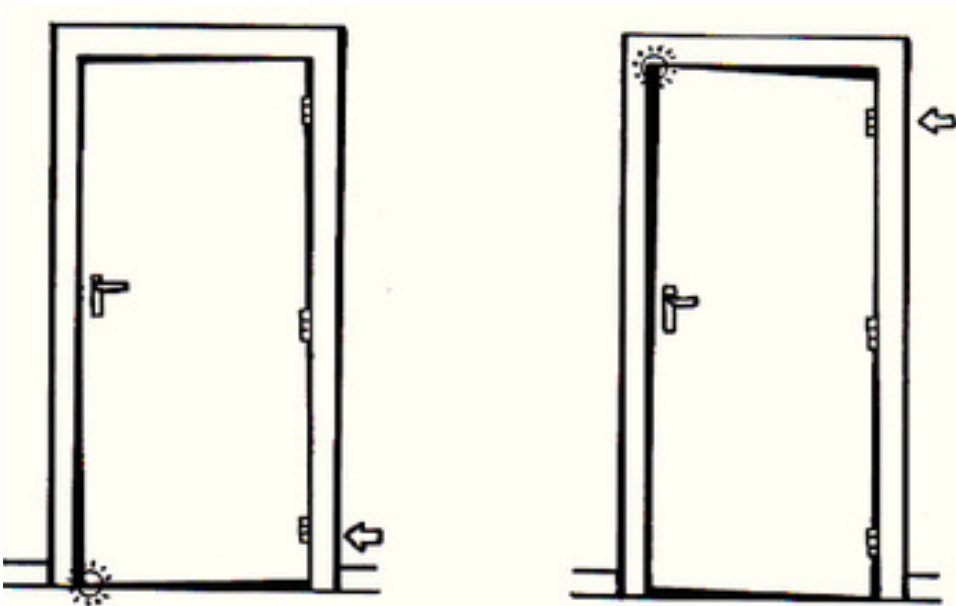
**stair step through bed
and head joints**

**Sheared
Cinderblock
Wall**





**Door Frame
Out of Square**



**Door Frame
Out of Square**



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Cracking Drywall / Plaster



Cracking Drywall / Plaster





**Improperly Placed/
Installed Columns**



**Improperly Placed/
Installed Columns**



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Termite damage at floor joist / beam



Termite damage at stud wall / ceiling joists





**Not Acceptable
- Notch greater
than 1/6 of joist**



**Acceptable - Bored
holes less than
than 1/3 of joist**



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HVAC, Electrical, Plumbing

- Elevated toilets & tubs
- White asbestos wrapped pipes
- Electrical Panel - size / availability cloth insulated wires, fuses / bulbs, open circuits, height from floor, panel location (36" clearance all sides)
- Ungrounded electrical receptacles will often result in rewiring the whole house if the renovation is substantial, especially if a heavy up needs to occur
- Water damage / mold / mildew
- Flooding – need for perimeter drain / sump pump
- Septic / Well – present? Check tax records, call water company
- Unpermitted bathrooms (check tax record number of bathrooms against actual)
- Oil heaters- check for oil tank. See that tank / connections are in good shape. If you can't find a tank, alert Greg to order inspection for an underground oil tank.



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**Elevated Toilet /
Plumbing**



**Asbestos Wrapped
Plumbing Pipes**





Not Adequate - Panel with old fuse knobs



Not Adequate - Panel with no open available circuits



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Adequate - Upgraded panel with open circuits and inspection sticker from county



Ungrounded outlets will often need to be replaced with grounded outlets which requires rewiring all the way to panel





**Water damage at ceiling
from roof or plumbing leak**



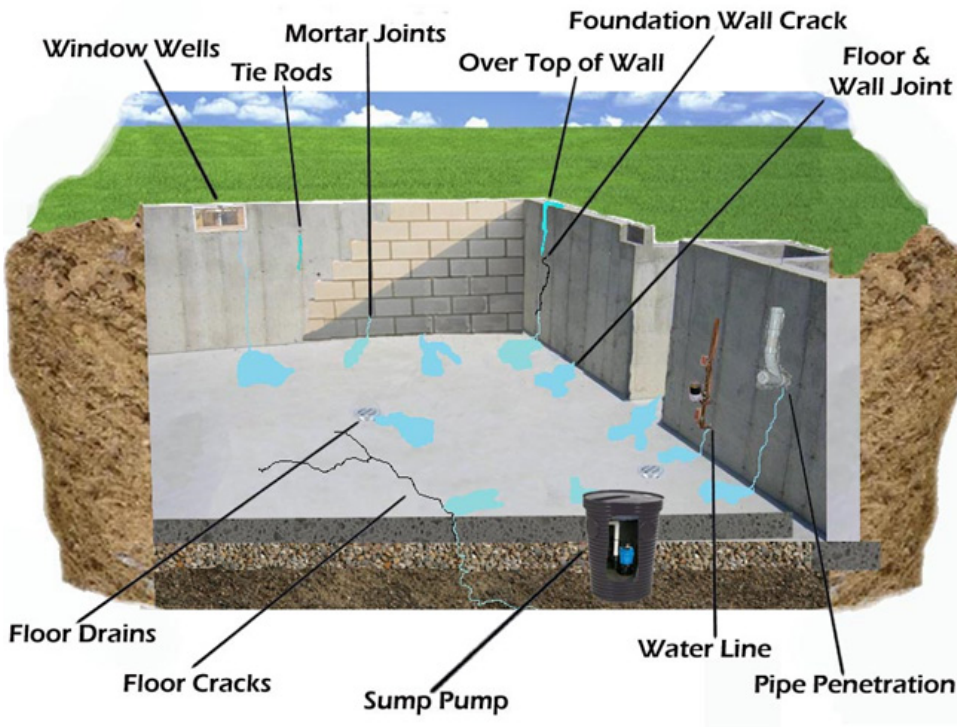
**Rotten wood bottom plate at
basement water infiltration**



**Mold / Mildew at
damp CMU wall**



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Flooding - Need for perimeter drain / sump pump



Oil Tank

Mech Elec Plmb



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Oil Tank



Oil Tank



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Clearance Issues

- NOTE:: Egress is a means of exiting the space. A door qualifies, or a special window as shown in the example.
- Fairfax/Montgomery/PG finished basements require egress regardless of bedroom.
- All basement bedrooms must have egress
- Stair landing if present must be 36" x 36"
- Stairs must be 34"-36" wide with treads 8.25" maximum riser & 9" minimum depth
- Stairwell head clearance – 6'8"
- Ceiling height minimum 7' *
- Bulkhead height minimum 6' 6" *
- * Montgomery County- built before 2008 can have 6'8" CH with 6'4" bulkheads
- Bathroom Ceiling Height – 6'8" above plumbing fixtures
- Bathroom Fixture Clearances - 21" in front of toilet



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**Egress Window -
Minimum operable 5.7 sqft.
Minimum operable height 24".
Maximum Sill Height 44"**



**Proper Egress
Window Well**

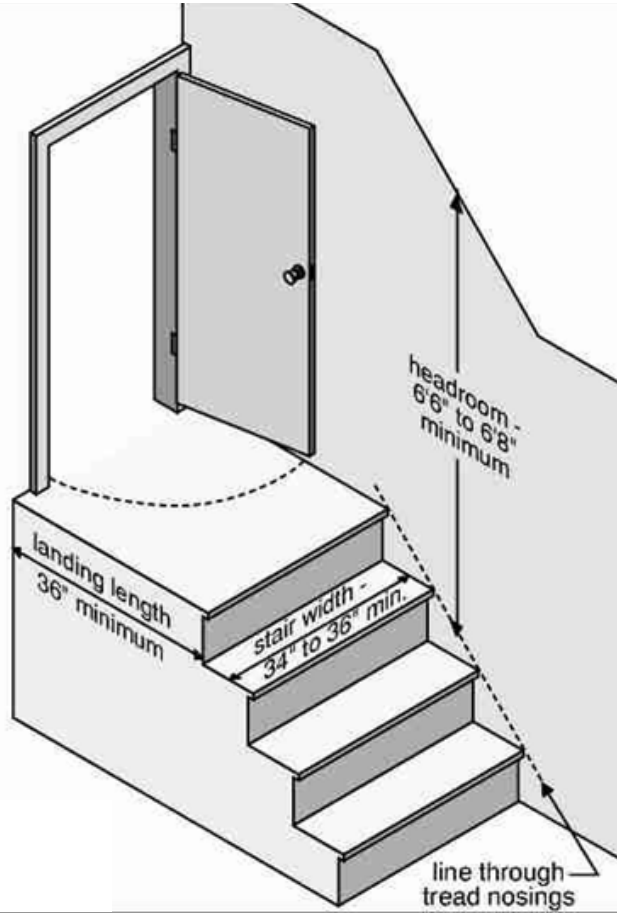
CLEARANCES



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Stairwell width

note:
a landing is not required if the door at the top of the stairs opens away from the stairs



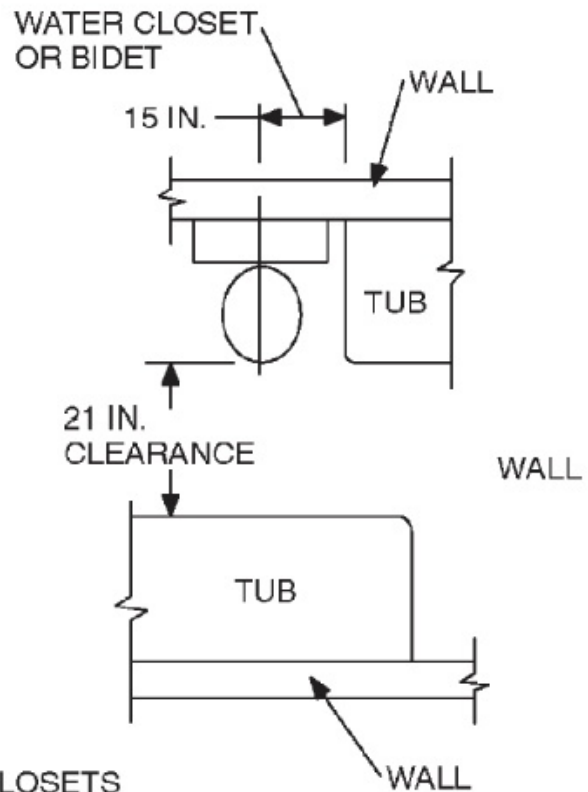
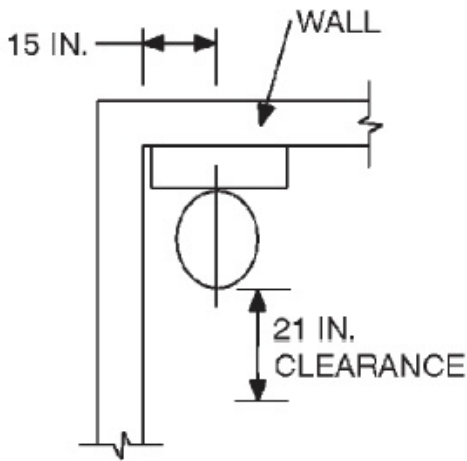
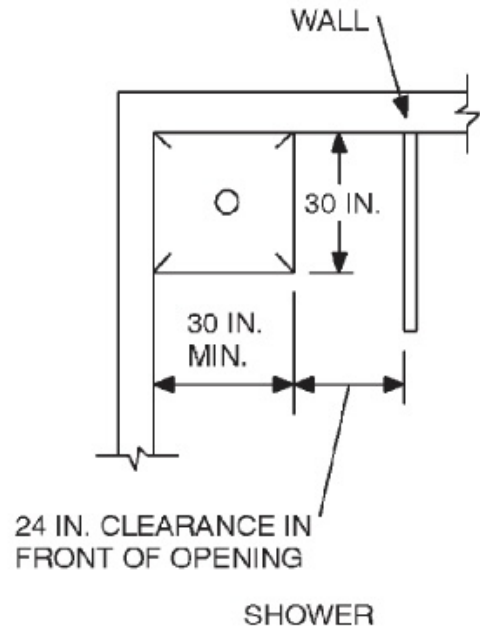
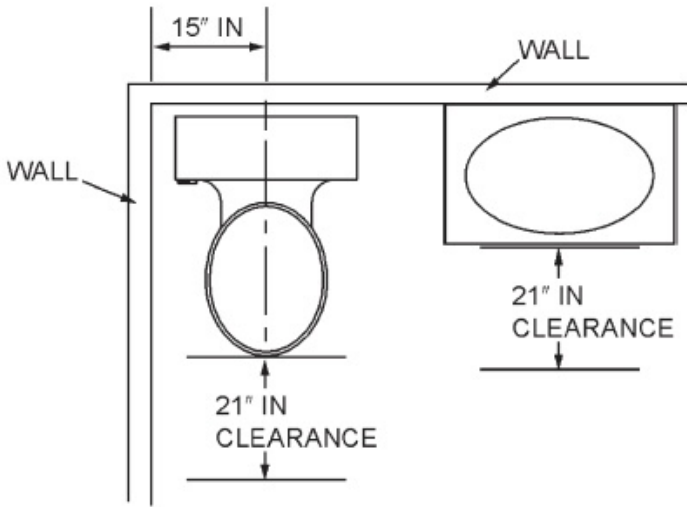
Landing / Stair Width Requirements



Stairwell head height clearance minimum 6'8"



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CLEARANCES

Bath Fixture Clearance Requirements



Finishes

- Lead based paint- use test kit
- 9x9 Asbestos Tile
- Nicotine Discoloration / Smoke Smell
- Pet Damage - Urine Saturation at Floors



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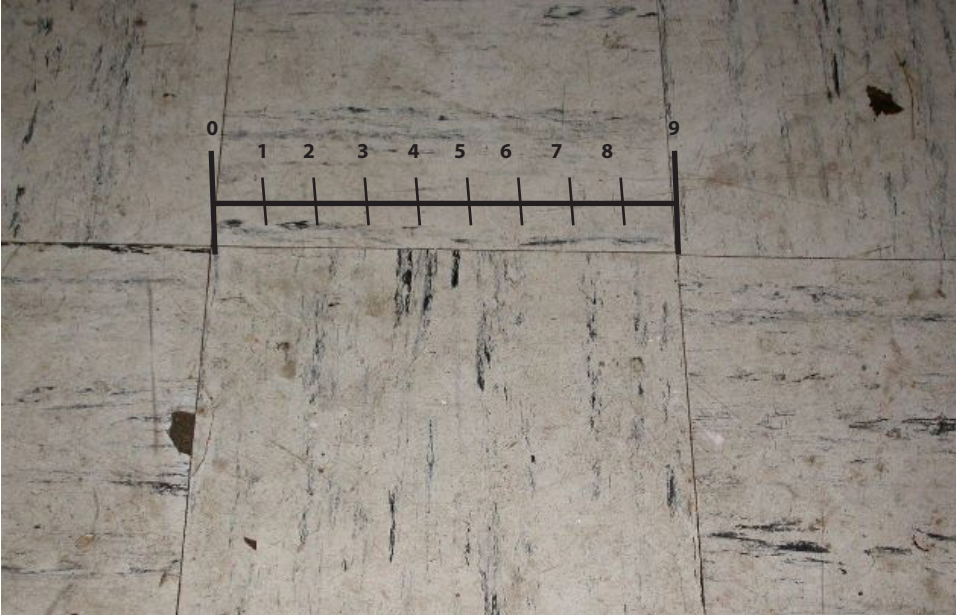
**Flaking Lead Paint on
Wood Siding**



9" x 9" Asbestos Tile



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9" x 9" Asbestos Tile



**Sticky Nicotine Residue
on Windows**



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Nicotine Damage to Interior Walls



Pet / Animal Damage at Subfloor

