

PROPERTY INSPECTION REPORT



**12345 Main Street
Fairfax, VA 22030**

**This Report is the Exclusive Property of:
John & Jane Doe**

Prepared by: My EstatePro Inspector

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This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was conducted, we wish to CAUTION you that conditions will change and deficiencies may become apparent that were not apparent during the inspection. This report is not a guarantee or warranty of the premises, property, equipment or other components. We recommend you obtain both insurance and a home warranty.

Your service agreement provides details for the limitations of this inspection including the Standards of Practice that this inspection was performed within. **PLEASE RE-READ IT CAREFULLY** to refresh your understanding of the guidelines for this report.

THIS IS A VISUAL INSPECTION. NO DESTRUCTIVE DISCOVERY IS PERFORMED. IN OTHER WORDS, YOUR INSPECTOR DOES NOT HAVE X-RAY VISION AND CAN NOT SEE HIDDEN, BLOCKED OR OTHERWISE CONCEALED DEFECTS.

Though they are sometimes mentioned as a courtesy, cosmetic issues are not generally addressed in this report. Cosmetic issues are subjective in nature and generally do not affect the serviceability or functionality of the component. It is recommended that if you are concerned about cosmetic issues, you perform a complete visual inspection of the property specifically for cosmetic deficiencies.

A real estate inspector is similar to a general practitioner physician in that they are not specialists in any one field. Because a real estate inspection is a general inspection, there may be conditions mentioned in the report calling for further review by specific trades-people (repair technicians), specialty contractors (electricians, plumbers, heating and air conditioning contractors, etc.) or other specialists (engineers, environmental consultants, etc.) These reviews will potentially reveal additional items or concerns other than those in this report. Consequently, it is strongly advised that the recommended reviews be completed prior to the removal of your deposit contingency period and especially close of escrow.

Some comments are bolded in the report body to highlight a specific condition. However, there are many comments in the report that may be important to you that are not in bold type. Please read your entire report. For your convenience, Health & Safety Items, Corrections and/or Repair Items, and Minor Repairs, Heads-Up Items, Deferred Maintenance, Preventative Maintenance and Considerations for Future Upgrading are color coded in the body of the report.

A representative sample of digital images may be included as a part of the inspection report. The Images, when provided, are intended to augment the description in the report, and not as a replacement of the narrative of the findings. Additionally, it should be noted that images are provided as a representation of the finding and are not intended to be a comprehensive photographic documentation of the inspection.

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GENERAL PROPERTY INFORMATION

AREA AND OCCUPANCY:

- 2.1 AREA: Suburbs.
- 2.2 PROPERTY OCCUPIED? **Yes, Due to the presence of furniture, paintings, floor coverings, personal property, etc., not all areas or components were accessible to be inspected. It is your responsibility to check all these areas during your final walk through for any concerns or conditions; including but not limited to damage, stains, mold, water intrusion or leaks, and any other negative condition that concerns you.**
- 2.3 CLIENT PRESENT: Yes.
- 2.4 PEOPLE PRESENT: Purchaser, Buyer's Agent.
- 2.5 PROPERTY OPENED BY: Buyer's Agent.

CLIMATIC CONDITIONS:

- 2.6 TEMPERATURE: The approximate temperature at the time of inspection: 85.
- 2.7 CONDITIONS: Sunny, Partly Cloudy.
- 2.8 SOIL CONDITIONS: Damp, Moist, Rain w/ in the last 24 hours.
- 2.9 DATE OF INSPECTION: July 20, 2014.
- 2.10 START TIME OF INSPECTION: 2:30 PM.

BUILDING CHARACTERISTICS:

- 2.11 ESTIMATED AGE OF BUILDING: Estimated Original Construction Date is: 1988
- 2.12 BUILDING TYPE: Single Family Dwelling.
- 2.13 STORIES: 2
- 2.14 FOUNDATION TYPE: Basement.

UTILITY SERVICES:

- 2.15 MAIN ELECTRICAL DISCONNECT LOCATION: Meter Location, Exterior, The main disconnect is located at the left side of the building.
- 2.16 WATER SOURCE/SHUTOFF LOCATION: Public. This is not verified by your Home Inspector. Please see your listing, or consult with your Agent to confirm this.
- Utility shut off location, The main UTILITY water shutoff is located at the front of the building.
- 2.17 GAS OR OIL SOURCE/SHUTOFF LOCATION: No gas.
- 2.18 SEWAGE DISPOSAL: Public. See your listing, or ask your agent for more details. We do not confirm this information.
- 2.19 UTILITIES STATUS: All utilities on.

GROUNDS

TOPOGRAPHY:

3.1 BUILDING SITE TYPE:

Your inspector does not research your soil type and is not qualified to determine the makeup of the soil. If soil stability or expansive soil conditions are a concern, please consult a Geo-technical Engineer.

Flat lot.

3.2 RETAINING WALLS:

Retaining wall is made of: cement blocks. Location Rear, General condition: The retaining wall(s) are serviceable and functional.

3.3 ROOF DRAINAGE:

The downspouts appear serviceable and functional.

Suggest addition flexible pipe to ends of downspouts, where they do not exist, to lead water away from the foundation and avoid water intrusion.

3.4 FOUNDATION DRAINAGE:



To aid in keeping moisture away from the foundation, it is recommended that the gutters and downspouts are kept clean and free of debris and that downspouts and a combination of splash blocks, extensions or underground drainage be employed to lead water away from the foundation to avoid water intrusion.

It is important that positive drainage be maintained at least 6' away from the foundation at all locations. Maintain a 6" slope over the first 10' from the foundation.

Reverse or Marginal grade noted. Grading should be altered or underground drainage installed in order to lead water away from the foundation. Locations include but may not be limited to: rear front and sides.



3.5 UNDERGROUND DRAINAGE:



Underground drainage found at A drain is located at the exterior entrance.. The testing of underground drainage systems is beyond the scope of this inspection. Please ask owner about condition and/or perform your own testing before the close of escrow. It is further recommended that any underground drainage system be flushed at least once a year.

The rear stair drain is not draining. Inquire with the seller as to the condition or have the drain repaired. The roof may not protect you from all weather conditions.

3.6 TOPOGRAPHY REMARKS:

There is no substitute for living in a structure through a variety of seasonal conditions. We make no guarantees as to the adequacy of the drainage. Please ask sellers to disclose any known drainage issues.

LANDSCAPING:

3.7 YARD LIGHTS:

Yard lights, security lights and low voltage lights are beyond the scope of a whole-house inspection. Have sellers demonstrate operation if concerned, and they are present.



DRIVEWAYS/WALKWAYS:

3.8 DRIVEWAY:

Seal cracks as they show up. An application of asphalt seal coat will prolong the life of the driveway.

3.9 WALKWAYS:

Walkways are serviceable and functional.

EXTERIOR

EXTERIOR

4.1 GENERAL FEATURES

4.2 SIDING CONDITION:

Wood frame construction, Exterior finish, Vinyl Siding.



Holes noted in the siding. We recommend sealing any holes or other penetrations in the siding to prevent future moisture intrusion. Locations include: right.

The siding has become loose or detached in one or more areas. This condition can allow moisture to enter the structure. Recommend re-securing and sealing all siding to prevent moisture damage. Locations include right. Hidden damage is not reportable. Remove the lowest siding and add trim at the right by the chimney. Siding should not be this close to the ground and is not attached to the house. This can lead to deterioration and pest infestation.

Some siding has been replaced on the right. Inquire with the seller about the condition. The siding does not match.

4.3 BRICK CONDITION:



Intact. General condition serviceable. Paint the metal window or garage lintels. Do not caulk above them. This space acts as a natural weep hole for trapped moisture.

Cracking along or around the lintel noted. re-grout with mortar to seal it. Front window.

4.4 MOLDINGS & TRIM
CONDITION:



carpenter bees?

Appears serviceable and functional.

Some of the trim is metal or plastic wrapped to reduce on going maintenance of wood products. Monitor the caulking to keep a good seal. Usually the wrap is installed to eliminate ongoing maintenance of the underlying material, usually wood. Often you find that the underlying material has some form of deterioration if added later, or with poorly maintained caulking. Evaluation of these hidden materials is beyond the scope of our inspection.

Possible carpenter Bee activity noted at: the rear soffit. Not conclusive. Have the Bug professional further review the condition.

4.5 TRIM AND PAINT
CONDITION:



Minor localized peeling/flaking noted. Suggest painting to preserve wood.

Areas of the trim were found to be unpainted. Recommend painting the soffit at the front and the trim at the garage door opening to preserve the wood and prevent deterioration.



4.6 EAVES/OVERHANGS
CONDITION:

Serviceable and functional.

4.7 WINDOW FRAME
CONDITION:

Intact. Note: It is impossible to determine the existence of waterproof flashings or their proper installation as they are hidden within the structure of the wall. It is the sellers responsibility to disclose any known past or present water intrusion conditions. Unless otherwise stated, there was no evidence of problems.

4.8 CAULKING CONDITION:



As a preventative maintenance item, we recommend caulking/sealing all voids between siding, trim, window/door frames, brick, stone, other facade materials to avoid the possibility of water intrusion on a regular basis, and as needed.





**4.9 EXTERIOR OTHER
CONDITIONS:**



An exhaust vent back draft damper is broken, stuck open or damaged. Suggest repair or replacement to prevent pests and cold air from entering the house. Rear.

DECKS:

4.10 LOCATION:

Rear.

4.11 EXTERIOR DOOR:

Serviceable and functional.

4.12 EXTERIOR LIGHT(S):

Serviceable and functional.

4.13 EXTERIOR ELECTRICAL:

The required GFCI protection is not provided at this location. All exterior outlets are required to be GFCI. this is a potential safety concern. Outlet(s) Location: rear deck.

4.14 GENERAL CONDITION:

This is an older deck design which does not incorporate many of the newer safety features.

For current codes and design go to the Fairfax county government web site and view the "standard deck detail" which is used across the country as an exceptional standard to

build by.

4.15 ATTACHED



The framing around the bay window or chimney is not in accordance with the standard deck detail calling for a double header frame. Update for increased safety. This portion of the deck is only nailed to the house.





4.16 POSTS AND BEAMS

Appears serviceable.

4.17 FLASHING

Flashing is missing, or partially missing where the deck is attached to the house. It is usually wrapped under the siding on top, under the floor, and over the ledger board to keep moisture from entering behind the ledger board. This condition could allow water to migrate to the interior. Additionally, over time water will deteriorate the bolts where they won't be visible. There is no evidence of water intrusion today.

We recommend you install flashing, or monitor the interior for signs of water intrusion; and if the deck is not free standing, add posts so you are not relying on the bolts for safety.

4.18 FASTENERS

Exposed fasteners appeared serviceable.

4.19 DECKING

Appears serviceable and functional.

4.20 DECK RAILINGS:

The railings appear to be serviceable and functional. **For increased safety, upgrade the picket installation by ensuring there are two screws or nails at the top and bottom to firmly secure them. This is the current safest and best practice.**

4.21 STAIRS:

Serviceable and functional.

4.22 STAIR RAILINGS:

The railings appear to be serviceable and functional. **Hand rails are supposed to be fashioned and installed in such a manner that they provide a graspable rail. You are missing this rail. The local building department can provide you with guidelines. Consideration should be given to this safety upgrade.**

4.23 EARTH CONTACT

Earth/wood contact was found. This is a common condition found at decks that can invite pests and accelerate deterioration.

PATIOS AND PORCHES- FRONT

4.24 LOCATION:

Front.

4.25 GENERAL DESCRIPTION

COVERED PORCH.

4.26 GENERAL CONDITION:

Serviceable and functional.

4.27 DOOR BELL

Functional.

4.28 EXTERIOR DOOR:

Serviceable and functional.

4.29 EXTERIOR LIGHT(S):

Serviceable and functional.

4.30 EXTERIOR ELECTRICAL:

An outlet was not located. We recommend installing one For convenience.



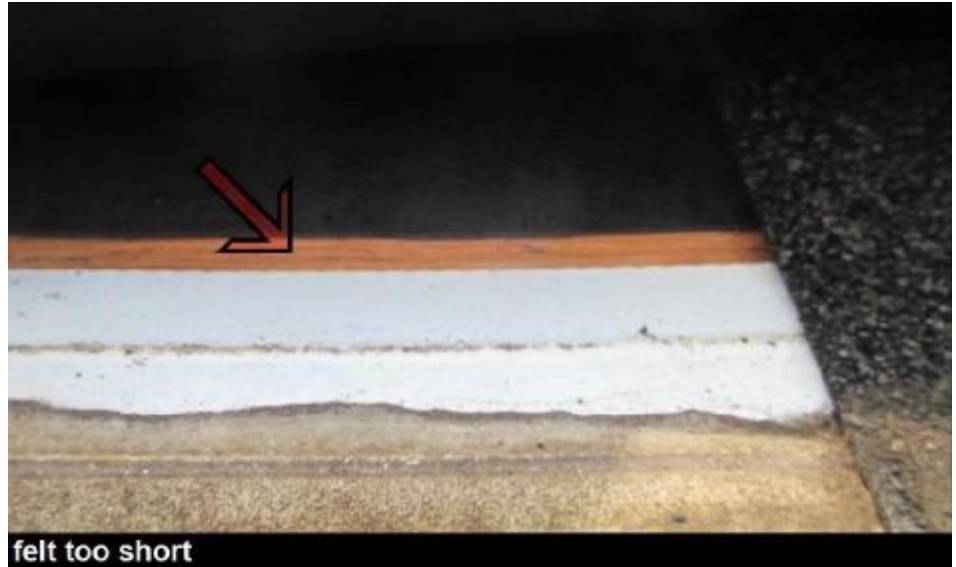
OTHER ENTRANCES: Rear basement

- | | |
|-------------------------|---|
| 4.31 LOCATION: | Rear basement. |
| 4.32 GENERAL CONDITION: | Covered stairs. |
| 4.33 EXTERIOR DOOR: | Serviceable and functional. |
| 4.34 WALL RAILINGS: | The railings appear to be serviceable and functional. |
| 4.35 STAIRS: | Serviceable and functional. |
| 4.36 STAIR RAILINGS: | The railing is loose. This is a safety concern. Properly secure the railing. |

ROOFING

GENERAL ROOFING CONDITION

5.1 INSPECTION METHOD:



The 2nd or 3rd story of roofs are not walked due to limitations of safety, physical restrictions or limited access. We assess the general condition and readily visible defects of the roof using a variety of methods. When safe and possible, we walk the 1st story roof. We use binoculars to inspect the second story and above, or areas not readily accessible. Rarely can we access the second story or above safely under insurance and OSHA recommendations. When the upper roofs are accessible via windows, doors, decks, other roofs, etc, we will walk those as well, at the inspectors discretion. The interior and attic space offer additional information about the condition of the roof. Common reasons for not walking a roof include: Too steep, Loose granules, Type of roof should not be walked, Rain, Snow, Dew, Too hot, Poor or Unsafe access. If a more extensive examination is deemed necessary by you, a licensed roofing contractor with additional personnel and specialized safety equipment should be engaged.

Walked on the roof. Some of the roof was walked, but not all of it was easily accessible.

The roof was viewed from a ladder at the eaves.

The drip edge does not fit under the felt and in some areas the felt is too short to go over the edge of the roof sheathing or drip edge. Monitor or repair as needed.

5.2 ROOFING MATERIAL:

Asphalt shingle.

5.3 ROOFING CONDITION:



Typical maintenance recommended. This usually consists of a thorough inspection and the repair/replacement of damaged/missing roofing material and sealants. This maintenance will help to insure the weather tightness of the building and should be performed on a regular basis.

The roof is serviceable and functional. The roof appears to be in fair condition.

The rear roof areas are weathering faster than the front.

Some minor damage noted.



5.4 RIDGES:

Serviceable and functional.

5.5 ROOF PITCH (slope):

Pitch is adequate for the type of roofing installed.

5.6 ESTIMATED AGE:

The age of this roof is difficult to determine. Older roof, No signs of shingle tips lifting, which would indicate advancing aging and replacement may be needed in the next few years.

Inquire with seller, This appears to be the original roof.

The shingles are still pliable, not brittle. in most areas, but getting stiffer at the rear. The granules are thinning on the shingles. The granules add UV protection to the shingle.

The roof appears to be serviceable for the next few to several years.

5.7 LIFESPAN:

5.8 ROOFING LAYERS:

One, The roofing layers were viewed from the edge to estimate the number of layers and may not be conclusive.

5.9 ROOF COVERING STATUS:



The roof covering does not extend over the gable ends or rake boards at all sides. This will allow water under the roof material and lead to premature deterioration of the wood structure underneath. Possibly the roofing material, metal, wood or vinyl can be secured under the shingles, or new shingle material will be required. We recommend a roofing contractor further review and repair as needed or monitor for water intrusion.

5.10 ROOF PENETRATIONS:

Plumbing vents were noted, Number of plumbing vents, 2.

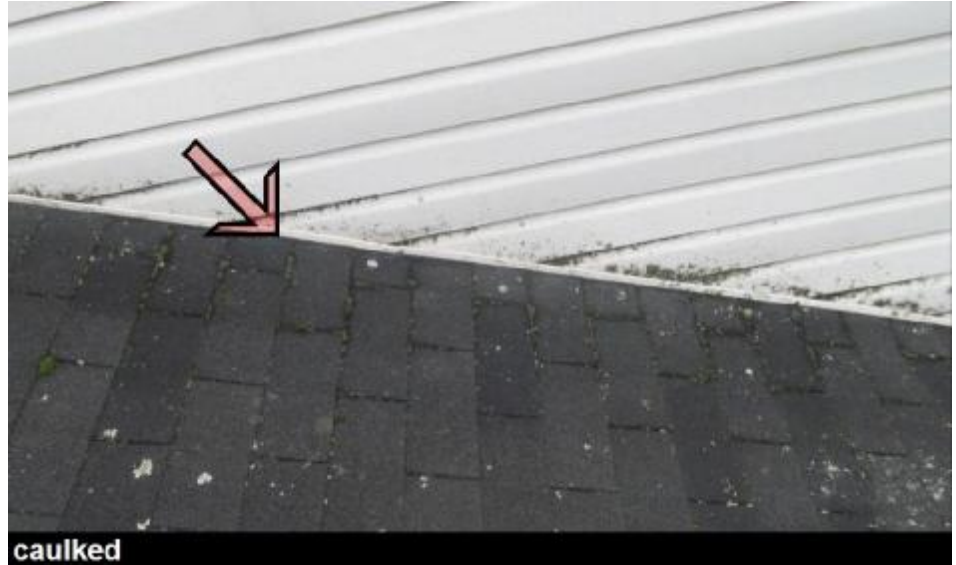
5.11 ATTIC VENTS:

Yes. Roof vents noted. Gable vents noted.

5.12 SKYLIGHTS:

None.

5.13 ROOF METAL/FLASHINGS:



Caulking or sealant is installed along the roof and siding in some areas. If flashed properly you should not need caulk. Inquire with the seller about the need.

Usually a metal flashing is installed where the garage roof attaches to the brick front. Caulk or add flashing to seal the area.



5.14 RAIN GUTTERS:

Most gutters are not perfectly sloped towards the down spouts and some standing water is common. Keeping the gutters free of leaves and debris will prolong their life.

Appears serviceable and functional.

5.15 OTHER CONDITIONS

Replace the missing bricks at the chimney near the bottom.

5.16 ROOF REPAIRS:

There is evidence of past repairs. Ask sellers about the history of these conditions.

CHIMNEYS:

5.17 GENERAL CONDITION:

Appears serviceable and functional.

5.18 SPECIFIC CONDITIONS:



Install the missing bricks.

5.19 RAIN HOOD/SPARK
ARRESTOR:

A rain hood has not been installed. Consideration should be given to installing a combination rain hood/spark arrestor for safety and chimney longevity. Damper parts can deteriorate from rust.

5.20 CHIMNEY CROWN:



A mortar chimney crown is installed. Monitor the crown every few years for cracks which typically appear. These cracks can easily be repaired or caulked. Thin or flat crown noted. They usually start at about 2" thick and wear over time. This crown is thin as viewed from the ground and should be further reviewed by a qualified contractor for repair needs.

5.21 FLUE LINER:

Appears serviceable and functional.

5.22 CHIMNEY CLEAN:

The flu appears to be clean at this time. Recommend regular maintenance cleaning by a certified chimney sweep.

5.23 ROOF JOINT:



The following conditions were noted: **The chimney/roof joint shows deferred maintenance separation cracks. Recommend sealing with the appropriate sealant.**



GARAGE - CARPORT

GARAGE:

6.1 GENERAL CONDITION:

Attached.

6.2 SIZE

Two car. Garages, garage door openings, and vehicles vary in size, and you may wish to measure to ensure that there is sufficient clearance as well as sufficient depth and width to accommodate your vehicles. It is also recommended that you take into consideration any work benches, cabinetry, shelving, laundry facilities, appliances or other factors that may restrict the parking space that will be required by your vehicle(s).

6.3 FLOOR CONDITION

Concrete appears serviceable and functional. **Normal shrinkage cracks were noted.**

6.4 WALL & CEILING
FINISH/CONDITION:

The general condition is intact. Cosmetic blemishes (if evident) are a non-reportable condition.

6.5 FIREWALL CONDITION:



The firewall integrity is compromised by, There is a non-fire rated access hatch into the attic.

Drywall seam tape is loose/missing. holes in the sheetrock.

GARAGE DOOR(S):

6.6 HOUSE DOOR:

Serviceable and functional, Fire rated door.

6.7 MAIN GARAGE DOOR(S):

Appears serviceable and functional.

6.8 AUTO-DOOR OPENER(S):

Automatic door opener(s) is operational. Testing of the remote sender is beyond the scope of this evaluation. 1 garage door opener was evaluated.

6.9 AUTO-REVERSE FEATURE:

There is an electric eye safety beam installed and working.

GARAGE ELECTRICAL:

6.10 ELECTRICAL WIRING:

Appears serviceable and functional.

GARAGE GFCI I & OUTLETS:

6.11 GFCI OUTLETS

GFCI protection is provided to this location.

LIGHTING:

6.12 INTERIOR LIGHTING:

Appears serviceable and functional.



GARAGE SINK/TUB PLUMBING:

6.13 SINK/TUB:

None.

LAUNDRY

LAUNDRY ROOM:

7.1 GFCI OUTLETS:

GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to upgrading with GFCI protected outlets to meet modern safety standards.

7.2 CABINETS:

Serviceable and functional.

7.3 LAUNDRY VENTILATION:

Make up air is crucial in maintaining the air flow velocity required to transport lint to, and through the duct to the discharge terminal. Reduced air velocity will cause lint buildup in the vent, creating a fire hazard and reduced appliance performance.

The dryer is installed in a closet and there is limited make up air. This is a potential safety concern but is easily corrected by adding a louvered area in the door to the closet or a vent in a wall or above the door.

7.4 SINK:

None.

LAUNDRY WASHER/DRYER ASSOCIATED FIXTURES:

7.5 WASHER HOOKUPS:

For increased safety, if you do not already have them, upgrade the water supply lines to burst resistant lines that are stainless steel. Not installed.

7.6 WASHER DRAIN:

The washer and dryer do not convey. No testes were performed.

7.7 DRIP PAN:

A drip pan has not been installed under the washing machine. The installation of an emergency drip pan is recommended for main floor and upstairs laundry rooms.

7.8 FLOOR DRAIN:

None visible.

7.9 DRYER VENTING:

Dryer vents are usually dirty beyond industry standards. If there is lint present at the dryer connection, we recommend that the entire length of the vent be cleaned and inspected. Additionally, dryer vents should be cleaned annually. Detection of blockage in the dryer vent system is beyond the scope of this inspection.

The dryer appears to be vented to the outside.

7.10 WASHER/DRYER SPACE:

Side by side, or close to each other.

7.11 WASHING MACHINE:

The unit does not convey and was not tested.

7.12 DRYER:

The unit does not convey and was not tested.

KITCHEN

KITCHEN

8.1 OTHER INCLUDED AREAS:

An eating area is included with the kitchen.

8.2 FLOORING:

General condition: Intact, Fair installation.

8.3 KITCHEN OUTLETS:

GFCI protection is provided to this location. GFCI outlet(s) is installed and appears to be working properly. Suggest operating monthly to ensure reliability.

8.4 CABINETS:

Serviceable and functional. This test is primarily to check to ensure they are safely attached to the walls. We are not looking at shelving or shelving pins here.

8.5 CABINET HARDWARE:



Serviceable and functional, Some of the door handles are broken or missing.

8.6 COUNTERTOPS:

One drawer floor is loose and is bellying under weight. Minor repair needed.

The general condition is: Serviceable and functional, Specific conditions: chips along the front edges.

8.7 SINK:



General condition is: Serviceable and Functional.

8.8 FAUCET:

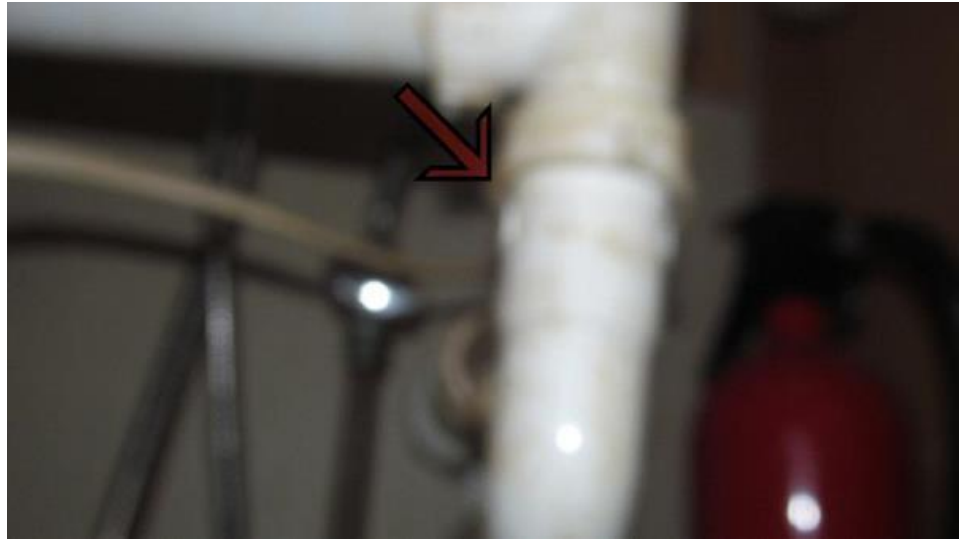
The following specific conditions were noted. Loose at the counter top. Install the missing clamps and caulk around the lip.

Appears serviceable and functional.

8.9 SPRAYER

Appears serviceable and functional.

8.10 SINK DRAIN:



The sink drain is currently leaking below the sink. Drip at one of the joints.

8.11 DISHWASHER:

The unit appears serviceable and functional. Only the basic operations are performed.

The unit is started, we check for filling, leaks, does it operate, does it drain properly, it is attached properly, and other obvious defects. Full cycles are not run. Complete testing of all cycles is beyond the scope of this inspection. This would take hours and is considered technically exhaustive and cost prohibitive.

These tests are done as a courtesy, as household appliances are not required to be inspected as part of the standards of practice. **Perform your own test at the final walkthrough. You must be satisfied with their operation. We accept no responsibility for their condition.**

The discharge hose is not installed with the required anti-siphon loop under the sink. This is a potential water contamination/health issue should the sewer or drain ever back up, or if the sink fills because of it, water could drain backwards into the dishwasher. Water siphoning or draining backwards into the dishwasher can be avoided with the "high loop" configuration of the drain hose. The dishwasher drain hose should be secured up around the sink to within 1" of the counter top before it enters the drain or disposer. This is a redundant system since there should be a back flow preventer valve at the dishwasher. However we have no way of testing the valve so this is recommended as a precaution.

8.12 GARBAGE DISPOSAL:

The disposer was functioning at the time of the inspection.

Add a zip tie, or otherwise secure the romex wire to the plumbing so that it is not moved. This wire can break or short with repeated movement. This is a safety upgrade.

8.13 STOVE (or Cook Top):



Electric, **Properly secure the loose 240 outlet on the floor, or the wall.**

The required anti-tip safety device has not been installed on the freestanding stove. We suggest that this inexpensive device be installed for child safety. Instructions for installing this device were included with the appliance. If not included, these devices are generally available from appliance stores.

8.14 OVEN:

Electric: Serviceable and functional.

The unit energizes. The testing of temperature accuracy or timer functions is beyond the scope of this inspection.

Only basic operations are performed. Full cycles not verified. This would take hours and is considered technically exhaustive and cost prohibitive. Complete testing of all cycles is beyond the scope of this inspection.

These tests are done as a courtesy, as household appliances are not required to be inspected as part of the standards of practice. Perform your own test at the final walkthrough. You should be satisfied and verify their operation, and we accept no responsibility for their condition.

8.15 BUILT-IN MICROWAVE:



Separate circuits required for new installations at or after 2005. The appliance is plugged into an extension cord. Permanent or semi- permanent appliances shall not be powered via extension cords for safety. Run a new outlet for this device.

8.16 REFRIGERATOR:

We do not move refrigerators over hard wood floors because they are highly susceptible to damage. You may do this at your own risk.

The unit is on and is cooling and freezing.

A good working range for the refrigerator is 35 to 40 for food.

Only the basic operations are reviewed. These tests are done as a courtesy, as household appliances are not required to be inspected as part of the standards of practice.

You should perform your own test at the final walkthrough inspection. You should be satisfied and verify its operation. We accept no responsibility for their condition.

8.17 REFRIGERATOR WATER SUPPLY:

Water Supply, A water supply is provided at the refrigerator opening.

Water dispenser, There is no water dispenser.

Ice Maker, There is an ice maker in the freezer compartment. We saw ice in the ice maker. Since the ice maker is apparently operational, we assume it is working properly. Enquire with the seller or perform your own test.

Ice Dispenser, There is no external ice dispenser.

8.18 TRASH COMPACTOR:

None.

8.19 INSTANT HOT WATER DISPENSER:

None.

BATHROOMS

BATHROOMS: Master

- 9.1 LOCATION: Master.
- 9.2 CEILINGS: No adverse conditions were observed at the time of the inspection.
- 9.3 WALL FINISH/CONDITION: The general condition is intact. Cosmetic blemishes (if evident) are a non-reportable condition.
- 9.4 FLOORING: General condition: Intact.
- 9.5 GFCI /RECEPTACLES: GFCI protection is provided to the bathrooms. **GFCI outlet(s) is installed and appears to be working properly. Suggest operating monthly to ensure reliability.**
- 9.6 BATH VENTILATION: The fan is operational.
- 9.7 BATH FIXTURE: Shower only.
- 9.8 SHOWER PAN: Appears serviceable and functional. **Note: The waterproof integrity of a ceramic tub/shower pan is beyond the scope of this inspection. Resealing of the grout or re-caulking is considered normal maintenance.**
- 9.9 TUB/SHOWER SURROUND: Material is: Ceramic tile. Note: The waterproof integrity of a ceramic tub/shower surround is beyond the scope of this inspection, as leaks are typically hidden in the wall cavities which would require destructive investigation. Resealing of the grout or re-caulking is considered normal maintenance.
- 9.10 SHOWER ENCLOSURE: The general condition is: Serviceable and functional. The glass door/panels are operational. The shower enclosure and/or door are constructed of tempered glass. The tempered glass engraving stamps were visible.
- 9.11 TUB/SHOWER PLUMBING: Appears serviceable and functional.
- 9.12 TUB/SHOWER DRAIN: (not the stopper) Appears to be serviceable and functional.
- 9.13 TOWEL BARS/ PAPER HOLDERS: Towel bar(s) are intact.
- 9.14 VANITY: Serviceable and functional.
- 9.15 SINK: **Left sink: Right sink:** Serviceable and functional.
- 9.16 SINK DRAIN: Appears to be serviceable and functional.
- 9.17 FAUCET: **Left sink: Right sink:** Serviceable and functional. **Small supply lines noted and affect the flow of water to the faucets.**
- 9.18 SINK PLUMBING LEAKS: None apparent at this time.
- 9.19 TOILET: **Our test for toilets is to flush it once. We check for leaks at the tank, the supply line and at the floor. We check for the appearance of proper flushing operation and determine if, in our opinion, the toilet is secure to the floor. Additional flushing and adding solids is considered technically exhaustive. is not part of a general home inspection, and may produce different results for you.**

Serviceable and functional.

BATHROOMS: Basement

- 9.20 LOCATION: Downstairs.
- 9.21 CEILINGS: **Acoustical Tile: Before 1980 some forms of the acoustical ceiling tile have been known to contain asbestos. Government reports state that if left undisturbed asbestos is not a health concern. Testing for hazardous materials is beyond the scope of this inspection. There may be other asbestos containing components in this or any building of which your home inspector is unaware of and unqualified to report on. If you have further concerns please consult a hazardous materials**

- expert.**
- 9.22 FLOORING: General condition: Raised Throne style. No access to plumbing.
- 9.23 GFCI /RECEPTACLES: GFCI protection is provided to the bathrooms.
- 9.24 BATH VENTILATION: **No ventilation or inadequate ventilation noted. A bathroom is required to have an operable window or mechanical ventilation to the exterior.**
- 9.25 BATH FIXTURE: Shower only.
- 9.26 SHOWER PAN: Appears serviceable and functional.
- 9.27 TUB/SHOWER SURROUND: The general condition is: Serviceable and functional.
- 9.28 TUB/SHOWER PLUMBING: Appears serviceable and functional.
- 9.29 VANITY: Serviceable and functional.
- 9.30 SINK: Serviceable and functional.
- 9.31 SINK DRAIN: **Appears to be serviceable and functional. Small drain pipe diameter. May clog easier.**
- 9.32 FAUCET: Serviceable and functional.
- 9.33 SINK PLUMBING LEAKS: None apparent at this time.
- 9.34 TOILET:



Serviceable and functional.

The toilet tank filler device in the tank leaks at the seams. This is a sign of failure and should be replaced now before water leaks out over the lid.

BATHROOMS:Upper Level Hall Bath

- 9.35 LOCATION: Upstairs.
- 9.36 CEILINGS: No adverse conditions were observed at the time of the inspection.
- 9.37 WALL FINISH/CONDITION: The general condition is intact. Cosmetic blemishes (if evident) are a non-reportable condition.
- 9.38 FLOORING: General condition: Fair.
- 9.39 GFCI /RECEPTACLES: **The GFCI outlet is redundant. Building standards require that certain circuits be GFCI protected. Many builders either install a GFCI circuit breaker at the beginning of the circuit, or a GFCI outlet at the first "stop" on the circuit which then protects all outlets "downstream". The GFCI outlet at this location is unnecessary and, if tripped could potentially cause the other(s) to trip causing confusion about the reset process. Recommend removal of all GFCI protection**

- 9.40 BATH VENTILATION:** The fan is operational.
- 9.41 BATH FIXTURE:** A combination tub and shower is installed.
- 9.42 TUB:** Appears serviceable and functional.
- 9.43 TUB/SHOWER SURROUND:** Material is: Fiberglass. The waterproof integrity depends upon the proper sealing of the joints, if present. The determination of the water proof integrity is beyond the scope of this report, as it would require destructive investigation. The general condition is: Serviceable and functional.
- 9.44 TUB/SHOWER PLUMBING:** Appears serviceable and functional.
- 9.45 TUB/SHOWER DRAIN: (not the stopper)** Appears to be serviceable and functional.
- 9.46 TOWEL BARS/ PAPER HOLDERS:** Towel bar(s) are intact.
- 9.47 VANITY:** **Serviceable and functional. The under sink area is warped/deteriorated from leaks under the sink.**
- 9.48 SINK:** Serviceable and functional.
- 9.49 SINK DRAIN:** Appears to be serviceable and functional.
- 9.50 FAUCET:** Appears Serviceable and functional.
- 9.51 SINK PLUMBING LEAKS:**



There is evidence of a past leak under the sink. Monitor.

- 9.52 TOILET:** Serviceable and functional.

BATHROOMS: Main Level bath

- 9.53 LOCATION:** Main level.
- 9.54 CEILINGS:** No adverse conditions were observed at the time of the inspection.
- 9.55 WALL FINISH/CONDITION:** The general condition is intact. Cosmetic blemishes (if evident) are a non-reportable condition.

9.56 FLOORING:



Wood floor stained at the toilet. The wood is damaged. Repair the floor. See toilet for more details.

9.57 GFCI /RECEPTACLES

GFCI outlet(s) is installed and appears to be working properly. Suggest operating monthly to ensure reliability.

9.58 BATH VENTILATION:

The fan is operational.

9.59 BATH FIXTURE:

No shower or tub is present in this bathroom. It is a half bath.

9.60 TOWEL BARS/ PAPER HOLDERS:

Towel bar(s) are intact.

9.61 VANITY:

Serviceable and functional.

9.62 SINK:

Serviceable and functional.

9.63 SINK DRAIN:

Appears to be serviceable and functional.

9.64 FAUCET:

Serviceable and functional.

9.65 SINK PLUMBING LEAKS:



There is evidence of a past leak under the sink. Monitor.



9.66 TOILET:

The toilet is loose and appears to be leaking from the discharge seal. The typical repair requires unbolting and lifting toilet, inspecting floor (if wood) for possible damage, installing a new wax seal and replacing toilet. This task can be performed by a qualified, licensed plumber and/or other licensed trades persons.

INTERIOR ELEMENTS

COMMON INTERIOR ELEMENTS

10.1 WINDOWS:



Screens are not inspected as part of a general home inspection.

Window type is: dual pane, Newer or replacement windows noted at some locations.

Wood, Vinyl

General condition: Appears serviceable and functional.

Specific conditions: Lubricate the windows with spray pledge to help free them up. Some are sticky, and hard to operate.

There are cracks or small holes in the window pane(s). Locations include: 2 sashes in the dining room, two in the master bedroom.

Some emergency exit windows are caulked shut in the bedrooms. This is a safety hazard and should be repaired now. Repair and re-test.



10.2 WINDOW(s) REMARKS:

The top window panels were not checked for operation.

10.3 LIGHTING:

We do not check to ensure the bulb size is correct in each of the lighting fixtures. This however, would be an important measure by you to ensure you are within the recommended limits of the fixture. Bulbs which are too large can be a fire hazard.

10.4 RECEPTACLES:



We test all readily accessible outlets. Many outlets may be inaccessible due to personal items and would not be tested.

Additionally, we test with a three prong hand held tester to identify basic wiring deficiencies. In doing so we are not able to identify outlets that may be worn out and may not have a good connection, especially as you may experience with your two prong cords. Older homes will have receptacle replacement needs over time as part of your regular maintenance and upkeep. Replace as needed.

Noted missing cover plate. This is a potential safety concern but is easily and inexpensively corrected with a new cover plate. Locations include: Behind the



10.5 SMOKE DETECTOR:

refrigerator and a couple other locations.

We recommend you replace all batteries and retest when you move in. Batteries often die when we test them, so please ensure they are operational when you move in.

ATTIC

ATTIC:

11.1 METHOD OF INSPECTION: Access was limited to observation from the hatch with a high powered light due to inadequate clearance around duct work/framing or unsure footing under insulation.

The hatch is not an proper firestop. Replace with drywall or an approved firestop material for increased fire safety.

11.2 ATTIC ACCESS
LOCATION(S):

Attic access is located in the master bedroom closet. Attic access is located in the garage.

11.3 STRUCTURE:

Appears serviceable and functional.

11.4 TRUSS SYSTEM:

Yes.

11.5 ROOF SHEATHING:

Plywood.

11.6 ATTIC FLOOR:

None.

11.7 ATTIC VENTILATION:

Attic ventilation is Fair.

11.8 ATTIC INSULATION:

Insulation material: Blown-in Fiberglass, Depth of insulation: 8"-12" average depth. Appears to comply with current energy standards.

11.9 LEAK EVIDENCE:

There is no current visible evidence of leakage into the attic area.

11.10 ATTIC ELECTRICAL:



The electrical junction box does not have a cover and the wires are exposed. This condition may be easily corrected with the installation of an inexpensive cover.

Some of the electrical connections are not properly installed in the safety of the electrical boxes as required. Repair at the attic fan and verify the fan thermostat is working and the fan functions as intended.



11.11 EXHAUST FAN DUCTING: The kitchen and/or bathroom exhaust fans appear to be ducted through the roof and/or sidewalls. In many cases the ducting is hidden under insulation and is beyond the scope of our inspection.

FOUNDATION

SLAB

12.1 CONDITION: Description, Block, No readily visible adverse conditions were noted.

RAISED FOUNDATION OR CRAWLSPACE

12.2 METHOD OF INSPECTION: Viewed the crawl area from the entry hatch with a high powered light.

12.3 FOUNDATION CONDITION:



Appears serviceable and functional.

12.4 FOUNDATION CRACKS: No cracks noted.

12.5 WOOD SEPARATION FROM SOIL: Earth to wood separation appears to be adequate. Please refer to your pest report for further information regarding this condition and other possible related items. Your pest inspector is the authority on this condition.

12.6 MATERIAL DETERIORATION: None was identified by visual examination. Please refer to your pest report for further information regarding this condition and other possible related items. Your pest inspector is the authority on this condition.

12.7 SUBFLOOR: Not visible.

12.8 UNDER FLOOR INSULATION: Yes.

12.9 VENTILATION: **Ventilation is fair. vent visible.**

12.10 SOIL CONDITION: **Moist along one area. Add or adjust a plastic vapor barrier to cover 100% of the ground area. This will greatly reduce the water vapor.**

Follow the recommendations in the grounds section.

12.11 MOISTURE: **Efflorescence noted at the exterior walls indicating increased moisture that has evaporated.**

BASEMENT:

12.12 BASEMENT: **Finished areas block the view of the basement foundation.**

12.13 SLAB CONDITION: Unable to observe the concrete slab in all areas.

12.14 EXTERIOR WALL INSULATION: **Yes. We were able to see at least one area behind the wall with insulation. Area location. Main water shut off.**

12.15 SUMP PUMP CONDITION:



Sump pump condition: Replace the leaking drain hose and seal the crack to deter mold under the floor.

Appears functional.

12.16 OTHER BASEMENT
CONDITIONS:



Bolt or weld the support post to the overhead beam.

HEATING & COOLING SYSTEMS

HEATING SYSTEM: Main

13.1 LOCATION/TYPE:

Forced air, The heating system is located in the sub-area or basement. A heat pump has been installed for both heating and cooling. See also: "Air Conditioning" below.

13.2 ENERGY:

Electric, There is a functioning emergency heat strip that activates when the thermostat is set on emergency heat.

13.3 HEATING AREA:

All floors.

13.4 VISUAL CONDITION:

Appears serviceable and functional.

13.5 APPROXIMATE AGE:

Unit appears to have been recently upgraded. 2010.

13.6 ESTIMATED LIFESPAN:

According to industry experts, the average life of a heat pump in the U.S. is 15 years.

13.7 FILTER LOCATION:

The filter(s) is located in the sheet metal intake plenum.

13.8 FILTER TYPE:

There is a Filtrete disposable filter installed. The continued use of a Filtrete disposable filter helps to maintain duct and HVAC components. Keeping the system clean reduces the need for maintenance and allows the system to run efficiently. Change monthly or as directed.

13.9 THERMOSTAT:

Setback programmable model.

13.10 RETURN AIR DUCTS

Less than one return air vent was noted per floor or open floor area. This is not the current standard. Inquire with the seller about any HVAC inadequacies, have a qualified contractor further review the condition, or understand that additional return venting may be of benefit. Our limited time in the home may not provide adequate opportunity for experiencing poor air flow. We are not qualified to determine air flow as part of a general home inspection. None in basement.

13.11 SUPPLY AIR DUCTS:

Evaluating the cleanliness of the insides of the ducts is beyond the scope of this inspection. If duct cleanliness is a concern, please contact a duct cleaning company.

If the duct work is not filtered. The ducts will collect dirt over time.

13.12 HEATING SYSTEM
RECOMMENDATION:

Humidifiers, if they exist, must be properly maintained or you may introduce mold into the ductwork and breathing air.

HEATING SYSTEM: Upper Levels

13.13 HEAT DUCTS:

Evaluating the cleanliness of the insides of the ducts is beyond the scope of this inspection. If duct cleanliness is a concern, please contact a duct cleaning company.

AIR CONDITIONING: Main

13.14 LOCATION/TYPE:

The condenser unit is located on the left side of the building.

13.15 VISUAL CONDITION IS:

Appears serviceable.

13.16 COOLING ZONE:

All Floors.

13.17 SUPPLY AIR
TEMPERATURE:

Degrees Fahrenheit: 59.

13.18 RETURN AIR
TEMPERATURE:

The temperature spread is within acceptable norms. Degrees Fahrenheit: 77.

FIREPLACE: Living room

13.19 LOCATION:

Living Room.

13.20 TYPE OF UNIT:



Standard brick and mortar fireplace. **The handle or damper is broken or not working. Repair needed.**

13.21 TYPE OF FUEL:

The unit is wood burning.

13.22 FIREBOX CONDITION:

Appears serviceable and functional.

13.23 FIREPLACE DOOR:

None. There is no door or spark screen present. Recommend installing either to prevent sparks from exiting the firebox prior to any usage of the fireplace.

13.24 CIRCULATION FAN:

None.

13.25 HEARTH EXTENSION:

Appears serviceable.

13.26 FLUE:

We do not inspect the flue, just the easily viewed areas of the fire box. We strongly recommend you have a qualified contractor perform a level 2 chimney evaluation with a camera and have any defects repaired before use.

13.27 FLUE CLEANING:

Chimney appears to be clean. Flue cowlings are not removed during the course of your inspection and the height of many fireplaces make inspecting the flue impossible. The inspection of your fireplace is best performed by a certified chimney sweep that is properly equipped to perform the task. Your inspector has made every effort to visually inspect your fireplace at the accessible areas. A certified chimney sweep or contractor specializing in fireplaces can make a more thorough examination.

ELECTRICAL

ENTRANCE PANEL:

14.1 SERVICE
AREA/CONDITION:



Service Panel Location, There is a gap at the entrance conduit by the meter. The electrical cable is exposed. This is a serious safety hazard that should be corrected. Have the electric company repair the defect.

14.2 SERVICE DROP:

14.3 MAIN PANEL SIZE:

Underground System.



200 amps.

14.4 MAIN GROUND
CONNECTION:

14.5 BONDING

14.6 DISCONNECT SERVICE:

14.7 CIRCUIT
DISCONNECTS/TERMINALS

The system ground wire was found connected in the panel but its termination was not discovered.

The neutral bar is bonded to the panel in such a way that no other connection is necessary, and there is no way for it NOT to be bonded.

Aluminum incoming service cable.

Circuit Breakers: Appear serviceable

Terminals conditions: An equipment ground wire and a neutral wire were connected under a single grounding bar screw. This is not permitted and is a safety hazard. This condition should be corrected.

Two or more neutral wires were found connected to one terminal screw at the grounding bar. This is considered a safety concern. Recommend each neutral wire being attached to it's own dedicated terminal as required. Newer requirement.

Analyzing electrical overloads is technically exhaustive beyond the scope of a typical home inspection. Ask sellers about any known overload conditions such as frequent breaker tripping. Alternatively, the services of a licensed electrical contractor may be engaged.

ELECTRICAL SYSTEM:

- | | |
|---------------------------|---|
| 14.8 SYSTEM TYPE: | 3 Wire System. |
| 14.9 VOLTAGE: | 120-240 Volts. |
| 14.10 WIRING TYPE: | NM- Non-metallic sheathed cable. (e.g. Romex) |
| 14.11 MAIN BRANCH WIRING: | Copper. |
| 14.12 OUTLET TESTING: | All of the accessible outlets were tested. Some outlets were missed due to furniture. |

PLUMBING SYSTEM

PLUMBING SYSTEM:

- 15.1 GENERAL CONDITION:** Appears serviceable and functional except for specific items mentioned elsewhere in the report.
- 15.2 WATER SUPPLY:** Public water. This is not verified by your Home Inspector. Please see your listing, or consult with your Agent to confirm this.
- 15.3 MAIN WATER SHUT OFF:** Basement, Front wall.
- 15.4 WATER MAIN TYPE (STREET OR WELL TO STRUCTURE) :** Copper Supply Lines. Note: Supply lines which are not visible are not part of these conclusions. This may be due to the location of the pipes which are typically buried underground, under walkways and driveways or hidden by walls.
- 15.5 WATER PIPE TYPE (INSIDE STRUCTURE):** Copper. Note: Pipes which are not visible are not part of these conclusions. This may be due to the location of the pipes inside walls, hidden by insulation, ducts or other materials.
- 15.6 WATER PRESSURE AND VOLUME:** A pressure regulator is not installed. This may not have been a standard feature when this unit was built. High water pressure can cause premature failure of valves and faucets.
- 15.7 BONDING:** **All interior metal piping that have the potential to be energized should be bonded together to protect against a shock hazard. Unless your house is new, these bonding points may not be up to date. This includes gas lines, both solid pipe and flexible pipe, around water pressure regulators, hot to cold water lines that are metal, etc. As a safety upgrade we recommend having your plumber, heating and air conditioning specialists, or electrician further review for possible safety upgrades. You may be required to upgrade during routine repairs.**
- 15.8 WATER HEATER LIFESPAN:** According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. However, many factors are involved with the aging of a water heater.
- Water Pipes, The NEC requires that connections to water pipe electrodes be no further than 5' from the point where the water pipe enters the building when a metal water service pipe is used. A grounding conductor to the service panel should also originate from this point.**

15.9 SUPPLY PIPE LEAKS:



Evidence of supply pipe leaks. Water is leaking from the basement cold water shut off valve for the old washer hook up. Repair the leak and replace the drywall in the cove. it will be moldy on the back side.



15.10 WASTE PIPE LEAKS:

All drain traps are tested by filling a sink or adding a few inches to a tub. This will tax the drain and in most cases leak if a leak is present. However, we know not all leaks will surface during our inspection. Some are so small, or if hidden, they will not show themselves to us during our inspection process.

If the device has not been in use for some time, or if lines or drains are hit or moved during the moving process, leaks can begin. We try very hard to catch all conditions, but because we know these situations can come up, we ask that you perform a simple test at each plumbing device as soon as you move in to ensure a latent condition has not surfaced.

15.11 OTHER PLUMBING
CONDITIONS



Properly secure the basement laundry water supply faucets. They may have to be replaced with another type of faucet.

15.12 PLUMBING REMARKS:

Please ask owners for information about the general leakage and drain clog history. Drain pipes between the house and the street or septic system are not visible and therefore not inspected. Tree roots can infiltrate sewer lines and cause blockage. Also it is not uncommon for sewer lines to have separations from earth movement or original construction defects. Sewer lines can be viewed with a camera by a specialist to determine their condition.

WATER HEATER:

15.13 VISUAL CONDITION:

Almost all water heaters eventually run out of hot water when running hot water in the house. Determining how long or how hot the water is supplied to the system is considered technically exhaustive and beyond the scope of this home inspection. Our test is simply to test each plumbing device to see if hot water is supplied, and that it is supplied to the correct side of the fixture. We check the condition of the flame spreader and the general condition of the heater. If hot water reaches each device, then the water heater is functioning at the time of the inspection, and is considered functional and serviceable. We run the water at each device until hot water is supplied. Older devices may deliver less hot water than newer devices.

GENERAL INTERIOR

HEALTH & SAFETY COMPONENTS:

16.1 SMOKE DETECTORS:

All smoke detectors should be located throughout the structure according to the manufacturer's recommendations, and each unit should be tested for proper operation monthly. In addition, batteries should be replaced every 6 months and smoke detectors over 10 years old should be replaced. Check for any recommended upgrades.

16.2 FIRE EXTINGUISHERS:

It is recommended that a fire extinguisher be located on each floor of the property.

WINDOWS:

16.3 STYLE:

The upper window panels are not checked for operation.

16.4 FUNCTION:

Some of the windows may not be operated due to inaccessibility.

16.5 WINDOWS GENERAL REMARKS:

Due to daily changes in humidity and temperatures, it is beyond the scope of this inspection to verify, with total certainty, the integrity of all of the thermo-seals. Every effort was made to identify them when possible. If solar screens were installed, or the windows were dirty, the evaluation becomes nearly impossible.

STAIRWAYS:

16.6 RAILINGS:

The railing(s) are loose. This is a potential safety concern.

Recommend the addition of the required safety handrail(s) at basement.

OTHER GENERAL INTERIOR

16.7 OTHER GENERAL INTERIOR REMARKS:

Determining adequate draft of a fireplace is beyond the scope of a home inspection. If there is a fireplace in the building, check with sellers to determine if there is a history of draft issues with the fireplace. Additionally, there is no way for your inspector to determine the condition of the inaccessible sections of the fireplace flue. Should this be a concern, further review by a CERTIFIED chimney sweep or a qualified, licensed contractor specializing in fireplaces is recommended and a NFPA (National Fire Protection Association) level 2 inspection of the fireplace system.

DATE OF INSPECTION:	July 20, 2014
CLIENT:	John & Jane Doe
SUBJECT PROPERTY:	12345 Main Street

SUMMARY REPORT

Action Items

SECTION 1. Not in use

[Sum1]

SECTION 2. CORRECTIONS AND/OR REPAIRS ITEMS

These items can be found in the body of the main inspection report in blue.

GENERAL PROPERTY INFORMATION

AREA AND OCCUPANCY:

2.2 PROPERTY OCCUPIED?

Yes, Due to the presence of furniture, paintings, floor coverings, personal property, etc., not all areas or components were accessible to be inspected. It is your responsibility to check all these areas during your final walk through for any concerns or conditions; including but not limited to damage, stains, mold, water intrusion or leaks, and any other negative condition that concerns you.

GROUNDS

TOPOGRAPHY:

3.4 FOUNDATION DRAINAGE:

Reverse or Marginal grade noted. Grading should be altered or underground drainage installed in order to lead water away from the foundation. Locations include but may not be limited to: rear front and sides.

3.5 UNDERGROUND DRAINAGE:

The rear stair drain is not draining. Inquire with the seller as to the condition or have the drain repaired. The roof may not protect you from all weather conditions.

EXTERIOR

EXTERIOR

4.2 SIDING CONDITION:

The siding has become loose or detached in one or more areas. This condition can allow moisture to enter the structure. Recommend re-securing and sealing all siding to prevent moisture damage. Locations include right. Hidden damage is not reportable. Remove the lowest

siding and add trim at the right by the chimney. Siding should not be this close to the ground and is not attached to the house. This can lead to deterioration and pest infestation.

4.4 MOLDINGS & TRIM CONDITION:

Possible carpenter Bee activity noted at: the rear soffit. Not conclusive. Have the Bug professional further review the condition.

4.5 TRIM AND PAINT CONDITION:

DECKS:

4.13 EXTERIOR ELECTRICAL:

The required GFCI protection is not provided at this location. All exterior outlets are required to be GFCI. this is a potential safety concern. Outlet(s) Location: rear deck.

4.17 FLASHING

Flashing is missing, or partially missing where the deck is attached to the house. It is usually wrapped under the siding on top, under the floor, and over the ledger board to keep moisture from entering behind the ledger board. This condition could allow water to migrate to the interior. Additionally, over time water will deteriorate the bolts where they won't be visible. There is no evidence of water intrusion today.

We recommend you install flashing, or monitor the interior for signs of water intrusion; and if the deck is not free standing, add posts so you are not relying on the bolts for safety.

OTHER ENTRANCES: Rear basement

4.36 STAIR RAILINGS:

The railing is loose. This is a safety concern. Properly secure the railing.

ROOFING

GENERAL ROOFING CONDITION

5.1 INSPECTION METHOD:

The drip edge does not fit under the felt and in some areas the felt is too short to go over the edge of the roof sheathing or drip edge. Monitor or repair as needed.

5.9 ROOF COVERING STATUS:

The roof covering does not extend over the gable ends or rake boards at all sides. This will allow water under the roof material and lead to premature deterioration of the wood structure underneath. Possibly the roofing material, metal, wood or vinyl can be secured under the shingles, or new shingle material will be required. We recommend a roofing contractor further review and repair as needed or monitor for water intrusion.

5.13 ROOF METAL/FLASHINGS:

Caulking or sealant is installed along the roof and siding in some areas. If flashed properly you should not need caulk. Inquire with the seller about the need.

5.15 OTHER CONDITIONS

Replace the missing bricks at the chimney near the bottom.

5.16 ROOF REPAIRS:

There is evidence of past repairs. Ask sellers about the history of these conditions.

CHIMNEYS:

5.20 CHIMNEY CROWN:

A mortar chimney crown is installed. Monitor the crown every few years for cracks which typically appear. These cracks can easily be repaired or caulked. Thin or flat crown noted. They usually start at about 2" thick and wear over time. This crown is thin as viewed from the ground and should be further reviewed by a qualified contractor for repair needs.

5.23 ROOF JOINT:

The chimney/roof joint shows deferred maintenance separation cracks. Recommend sealing with the appropriate sealant.

GARAGE - CARPORT

GARAGE:

6.5 FIREWALL CONDITION:

The firewall integrity is compromised by, There is a non-fire rated access hatch into the attic.

KITCHEN

KITCHEN

8.7 SINK:

The following specific conditions were noted. Loose at the counter top. Install the missing clamps and caulk around the lip.

8.10 SINK DRAIN:

The sink drain is currently leaking below the sink. Drip at one of the joints.

8.13 STOVE (or Cook Top):

Properly secure the loose 240 outlet on the floor, or the wall. The required anti-tip safety device has not been installed on the freestanding stove. We suggest that this inexpensive device be installed for child safety. Instructions for installing this device were included with the appliance. If not included, these devices are generally available from appliance stores.

8.15 BUILT-IN MICROWAVE:

Separate circuits required for new installations at or after 2005. The appliance is plugged into an extension cord. Permanent or semi- permanent appliances shall not be powered via extension cords for safety. Run a new outlet for this device.

BATHROOMS

BATHROOMS: Basement

9.24 BATH VENTILATION:

No ventilation or inadequate ventilation noted. A bathroom is required to have an operable window or mechanical ventilation to the exterior.

BATHROOMS: Upper Level Hall Bath

9.39 GFCI /RECEPTACLES

The GFCI outlet is redundant. Building standards require that certain circuits be GFCI protected. Many builders either install a GFCI circuit breaker at the beginning of the circuit, or a GFCI outlet at the first "stop" on the circuit which then protects all outlets "downstream". The GFCI outlet at this location is unnecessary and, if tripped could potentially cause the other(s) to trip causing confusion about the reset process. Recommend removal of all GFCI protection devices on this circuit other than the initial protection device, or have the device wired to work independently of all others. (as intended)

BATHROOMS: Main Level bath

9.56 FLOORING:

Wood floor stained at the toilet. The wood is damaged. Repair the floor. See toilet for more details.

9.66 TOILET:

The toilet is loose and appears to be leaking from the discharge seal. The typical repair requires unbolting and lifting toilet, inspecting floor (if wood) for possible damage, installing a new wax seal and replacing toilet. This task can be performed by a qualified, licensed plumber and/or other licensed trades persons.

INTERIOR ELEMENTS

COMMON INTERIOR ELEMENTS

10.1 WINDOWS:

There are cracks or small holes in the window pane(s). Locations include: 2 sashes in the dining room, two in the master bedroom.

Some emergency exit windows are caulked shut in the bedrooms. This is a safety hazard and should be repaired now. Repair and re-test.

ATTIC

ATTIC:

11.10 ATTIC ELECTRICAL:

The electrical junction box does not have a cover and the wires are exposed. This condition may be easily corrected with the installation of an inexpensive cover. Some of the electrical connections are not properly installed in the safety of the electrical boxes as required. Repair at the attic fan and verify the fan thermostat is working and the fan functions as intended.

FOUNDATION

BASEMENT:

12.15 SUMP PUMP CONDITION:

Sump pump condition: Replace the leaking drain hose and seal the crack to deter mold under the floor.

HEATING & COOLING SYSTEMS

FIREPLACE: Living room

13.20 TYPE OF UNIT:

The handle or damper is broken or not working. Repair needed.

ELECTRICAL

ENTRANCE PANEL:

14.1 SERVICE AREA/CONDITION:

There is a gap at the entrance conduit by the meter. The electrical cable is exposed. This is a serious safety hazard that should be corrected. Have the electric company repair the defect.

14.7 CIRCUIT DISCONNECTS/TERMINALS

Terminals conditions: An equipment ground wire and a neutral wire were connected under a single grounding bar screw. This is not permitted and is a safety hazard. This condition should be corrected.

PLUMBING SYSTEM

PLUMBING SYSTEM:

15.9 SUPPLY PIPE LEAKS:

Evidence of supply pipe leaks. Water is leaking from the basement cold water shut off valve for the old washer hook up. Repair the leak and replace the drywall in the cove. it will be moldy on the back side.

15.11 OTHER PLUMBING CONDITIONS

Properly secure the basement laundry water supply faucets. They may have to be replaced with another type of faucet.



GENERAL INTERIOR

STAIRWAYS:

16.6 RAILINGS:

The railing(s) are loose. This is a potential safety concern. Recommend the addition of the required safety handrail(s) at basement.

SECTION 3. MINOR REPAIRS, HEADS-UP ITEMS, DEFERRED MAINTENANCE, PREVENTATIVE MAINTENANCE AND CONSIDERATIONS FOR FUTURE UPGRADING.

These items can be found in the body of the main report in green.

Not applicable for this property.



Dear John & Jane Doe,

At your request, a visual inspection of the above referenced property was performed. This inspection report reflects the visual conditions of the property at the time of the inspection only. Obviously hidden or concealed defects cannot be included in this report and cosmetic items are not addressed as they are subjective. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. **We highly recommend not just a home warrantee but a home maintenance program.**

An earnest effort was made on your behalf to discover all VISIBLE reportable conditions. However, in the event of an oversight, please contact our office at 703-378-5944 so we can further investigate. The following is an opinion summary report, expressed as a result of the VISUAL inspection. Please take time to review limitations contained in the inspection report and the service agreement that you read and signed prior to the inspection.

The role of the inspector is not intended to identify a repair list for the seller. Potential buyers often incorrectly view a property inspection report as a mandatory repair list for every condition discovered. Private Real Estate Inspectors, unlike city and county inspectors, are not code enforcement officers. Our primary objective is to educate the buyer about the working components of the structure along with the discovery of any VISIBLE conditions that might require repairs and/or maintenance. Most building structures have conditions that need addressing, some major and some minor. It is not possible to acquire one that is perfect. Please realize that ownership verses leasing or renting comes with certain responsibilities including on going maintenance and the repair and replacement of components as they age and wear out.

The following items are solely a summary of the findings within your inspection report including Health and Safety issues provided for you as a quick reference. You should not rely solely on this summary but rather review and read your report in it's entirety to completely understand all of the inspector's findings, as there may be some items that are important to you that are not included in this summary.

Consideration should be given to resolving all reportable conditions by licensed trade people, especially on electrical or health/life safety items, prior to close of escrow. Read your entire report as other items may also be reported on that may be a concern to you that did not show up on the summary. Also some reportable and non reportable conditions are the result on normal wear and tear.

Thank you for selecting our firm for your inspection needs. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Michelle Henry
Owner
EstatePro Inspection Services, Inc.