

T1 REPORT

CLIENT & SITE INFORMATION

CLIENT NAME

John & Jane Rider.

BUYER'S AGENT

Shawn Hunter Huntsman Realty.

DATE/TIME OF INSPECTION

12/15/2006 at 10:00 AM.

LOCATION

10 Horse Farm Drive, Clifton VA 20124.

STRUCTURE



Colonial Style Home. Approximately 2347 Sq. Ft. 29 Years Old; 2 Stories with finished basement apartment. 3 Car Garage. Swimming Pool.

INSPECTION DAY CONDITIONS

WEATHER

Clear, 55-65 degrees. The ground was dry.

UTILITIES

All utilities on, Gas Fuel Supply = Natural gas.

WATER & SEWER

Well and Septic.

IN ATTENDANCE

Mr. & Mrs. Rider, Shawn Hunter (buyer's agent)

BUILDING STATUS

Occupied. Full access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors was limited by furniture and other personal belongings.

INSPECTED BY

John Woods, Virginia Certified Home Inspector #3380-000319.

HOW TO READ THIS REPORT

Material defects and other significant observations can be found in the body of the report preceded by color codes which are defined below. We also include a brief summary at the report conclusion. Both are for your convenience. It is your responsibility as our client to read the report in its entirety, and to promptly call our office with any questions you may have. We strongly recommend that all evaluations, repairs, and corrections



be performed by specialists from the appropriate trades, PRIOR to closing.

SAFETY CONCERNS

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

FURTHER EVALUATION

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

CORRECTIONS RECOMMENDED

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

RECOMMENDED UPGRADE

[RU] **Recommended Upgrades:** Upgrades to systems and/or components, that may not have been available when the building was constructed, or have been improved upon since then. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

MAINTENANCE REMINDER

[MR] **Maintenance Reminder:** Less severe repair/maintenance issues that most homeowners should be able to handle for themselves; as well as simple suggestions to help maximize the life of the systems in the home.

TERMINOLOGY & DEFINITIONS

DIRECTIONS

Any statements made in the body of this inspection report pertaining to left, right, front or rear are to be referenced by standing in front of and facing the building.

PHOTOS

Photographs, when used, are a tool to help convey our findings, and are not intended to enhance those findings or diminish any findings not photographed.

DURABLE

On the day of the inspection, the component was operating within its designed lifespan.

FUNCTIONAL

On the day of the inspection, the component or system was performing its normal, proper and characteristic action.

GOOD

Appears DURABLE and FUNCTIONAL. This means that on the day of the inspection, the system or component was both working and within its designed lifespan.

SPECIALIST

As defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "Specialist", as well as qualified state licensed contractors in specific occupations.

ELECTRICAL SYSTEMS

The visible areas of the service entrance, main and sub panels, grounding system and branch wiring were examined to determine their current condition. Areas concealed from view by any means were excluded from the report. Lights, ceiling fans and accessible receptacles were checked for basic operation. The operation of time control devices is not verified.

SERVICE

Underground. The service lateral was not visible to inspect.

MAIN PANEL

Location: Basement

The electrical service is a 120/240 volt system, rated at 200 amperes

The disconnect type = Circuit breakers.

The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.

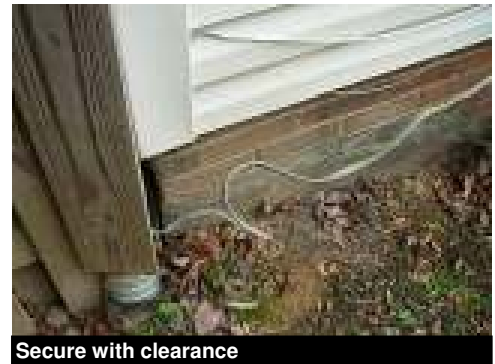
GROUNDING

The outdoor connections indicate that the electrical system is grounded using a grounding electrode that has been driven into the earth. We recommend taking care not to damage the grounding conductor (wire) during yard maintenance activities, gardening etc. Condition: Visible connections appeared acceptable.



WORKMANSHIP

The condition of the wiring within the panel was good.

**BRANCH WIRING**

Copper and aluminum. Non-metallic sheathed cable. The branch circuit wiring appeared functional with the following exceptions.

[SC] Safety Concern The conduit enclosing the 240V pool equipment conductors was broken exposing those wires to possible mechanical damage. The UF cable next to it also needs to be protected where it comes out of the ground. (See report photo)

The circuit providing power to the gazebo, the low voltage transformers (beneath deck) and a deck GFCI receptacle was not functional. (The GFI devices would not trip and the tester indicated open ground). We recommend having an electrician evaluate further and make repairs as needed.

Cables were not secured in the attic or at the exterior (the SE cable for the steam appliance - at least every 4.5 feet). Cables are required to be secured in a way that protects them from damage. See photo above. We recommend correcting this condition.

Conductors routed within 6 feet of the hatch were unsecured/unprotected. A nearby junction box was noted to be missing wire clamps for all its cables. We recommend correcting these conditions to meet current safety standards. See photos in attic section of this report.

**ELECTRICAL COMPONENTS****GFCI DEVICES**

GFCI is an acronym for "ground fault circuit interrupter". The technology was developed in the early 70's to provide additional safety protection from electrical shock. Local building codes vary as to where GFCI protection devices are required and when the requirement began. We have identified areas that are appropriate for GFCI installation as a recommended upgrade in the body of this report. More detailed information about GFCI technology, and how it works can be found in the Inspector's Guide, found in your T1 Factbook binder.

GFCI protection devices were located and found to be working as designed in the following areas: main electric panel (bathrooms), garage shop, garage walls.

[SC] Safety Concern [RU] Recommended Upgrade It was noted that the front exterior receptacle did not trip when tested for GFCI. The requirement for exterior receptacles was put in place in 1973, so it would appear that this outlet should be protected. We recommend making this inexpensive safety upgrade.

INTERCOM

There is an intercom system installed. These systems are outside the scope of the inspection and are not evaluated. We recommend obtaining operating instruction and/or demonstration of the system before closing.

PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view were excluded from this report. Only permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination - some corrosion is common. Older fixtures or components should be budgeted for replacement. We do not operate the local equipment water shutoff valves (beneath sinks and toilets). These valves are commonly blocked with mineral deposits and no longer close completely; so may leak when turned. Replacing one is a minor, inexpensive repair.

GENERAL CONDITION

Good.

WATER SUPPLY

This property has its own private well.

MAIN WATER LINE

Materials: Plastic piping.

PRESSURE REGULATOR

Water supply pressure is determined/controlled by the pressure switch (gray), which signals the well pump to add water to the pressure tank (blue) as needed.



WATER PRESSURE

It appeared that the pressure is set to range between 30 - 50 psi. A tank pressure gauge is installed. This gauge does not affect the systems functionality in any way. It is the pressure switch that controls the pump cycle. The system was functional.

WATER SUPPLY PIPING

Materials: Copper piping with some CPVC. Condition: Good.

WATER VOLUME

Good.

WATER SUPPLY LEAKS

We found no current evidence of leaking on this system. If leaking does occur, immediately have it repaired by a plumber. We cannot predict if/when your system will develop leaks. Homeowner should monitor.

WASTE LINES

Materials: White PVC plastic piping. Condition: Good.

VENT PIPING

[CR] Corrections Recommended A white PVC vent piping connection in the attic had come undone. See report photo in the attic section of this report. We recommend having a plumber make repairs both to stop sewer gases from entering the attic, and to prevent rain from entering the exterior opening and draining into the attic.



DRAIN FLOW

Good. A number of drains were emptied simultaneously and appeared functional.

SEWAGE EJECTOR

A sewage ejector was installed to pump basement waste up to the main sewer line. The interior of the tank and pump were not inspected. The system was found to be functional during the inspection.

[CR] **Corrections Recommended** The sewage ejector tank was not tightly sealed, leaving sewage gases open to the environment. We recommend sealing the small opening.

NATURAL GAS

GAS SHUTOFF

Where: Exterior meter. Additional shutoffs are located at each of the gas appliances, as required.

GAS SUPPLY PIPING

Copper. General condition was good.

SEPTIC SYSTEM

These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the system's operation and maintenance.

WATER HEATER

Water heaters and their related components were examined to determine their current condition. Areas concealed from view were excluded from this report. Water heaters that are shut down, or inactive are not powered up or activated. Heater settings higher than 125 degrees are generally considered hazardous due to a risk of scalding.

MODEL

More-Flo, 50 Gallon; about 9 years old.

LOCATION:

Basement mechanical room.

ENERGY SUPPLY

Electric. The electrical connection appeared functional.

SUPPLY PIPING

The shutoff valve and the water supply piping appeared to be in good condition. We do not operate these valves.

T&P VALVE

A temperature and pressure relief valve and discharge line were installed as required.

CONTROLS

The temperature control was set within the normal range, and the water at the faucets was hot.

TANK

Good condition; no leakage noted.

HVAC SYSTEMS

The visible areas of the heating and cooling systems and related components were examined to determine their current condition. Areas concealed from view were excluded from this report. Only permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended according to the manufacturer's specifications and operating conditions.

HEATING

LOCATION

Basement.

MODEL

Carrier. Forced air natural gas-fired system. The system was manufactured in 1997. Approximate BTU's/ Hour = 80,000.



FILTER TYPES

There was no filter installed. We recommend installing a filter and changing frequently as needed.

VENTING SYSTEMS

Condensing furnaces like this use regular PVC piping to vent products of combustion to the exterior. Drain lines are attached to drain condensation that occurs when the exhaust cools. General condition was good.

DUCTWORK

Type: Metal ducts with fiberglass insulation.

FURNACE

The furnace was functional.

COMBUSTION AIR

This system has a sealed combustion chamber which draws combustion air from the exterior.

ENERGY SUPPLY

The gas shutoff valve and supply line appeared functional. The electrical connections appeared normal and functional.

BURNERS

High efficiency systems like this have sealed combustion chambers preventing visual inspection of the burner flames.

HEAT EXCHANGERS

NOTE: The condition of a furnace heat exchanger cannot be conclusively evaluated without the dismantling of the unit. Evaluating its condition is outside the scope of this inspection, as stated in our service agreement. We observed areas that were visible through normal owner access points, and did not detect any evidence to indicate that further evaluation would be required.

AIR HANDLER/BLOWER

The general condition was good.

THERMOSTAT

The evaluation of a programmable thermostat device is beyond the scope of this investigation. Using the system bypass, we put the heating system through a cycle. Comments: Programmable thermostats allow homeowners to regulate home comfort levels throughout the day, automatically. The devices can be difficult to figure out without instructions. We recommend obtaining written instructions if available, or a getting a comprehensive demonstration to be recorded in some way (video, audio, or in writing).

COOLING***MODEL***

Carrier, Cooling Capacity Rating = 3 tons. The condenser unit was manufactured in 1997.

CONDENSING UNIT

The visible condition of the exterior unit was good. We did not "hear" it working, as these units are not meant to operate when outside temperatures are below 65 degrees (refrigerant in a liquid state will damage the compressor). We recommend inquiring with the seller about the operability of the system, and whether it has been trouble free, prior to closing. You might consider investing in an appliance warranty for additional protection.

ENERGY SUPPLY

An electrical disconnect for providing power to the condensing unit was present and "in sight of the work area" as required.

CONDENSATE DRAIN LINE

The visible area of the condensate drain line appeared functional. The line terminates into a pump which was NOT tested.

DUCTWORK

The air-conditioning system uses the same ductwork as the heating system.



ROOFING

The visible areas of the roof and its components were examined to determine their current condition. Areas concealed from view were excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is outside the scope of this report.

INSPECTION METHOD

The inspector walked on the roof and viewed the accessible roofing components.

ROOF COVERING(S)

Dimensional fiberglass composition shingles.

AGE OF SURFACE

Unknown. This looked like a fairly new installation.

ROOF LAYERS

1 layer.

ROOF CONDITIONS

COMP. SHINGLE

The visible areas of the roof surface appeared functional. Roofing materials of this type can be expected to last in the range of 15-20 years in this climate. Regular maintenance and inspections are advised so you can make reinforcements as needed to prolong roof life.

RIDGES

Structure: Good.

FLASHINGS

The visible flashings appeared functional. Recommend regular inspection/maintenance, especially around the chimney.

FLUE & VENT PIPE(S)

The visible exhaust flue pipes, weather caps, and vent pipes appeared functional (except as discussed in the plumbing section).

CHIMNEY

Type: Brick chimney with tile flues. The visible areas of the chimney looked good. Flue caps were installed (looked new).



ROOF DRAINAGE

[MR] **Maintenance Reminder** The gutters were filled with debris which restricts proper drainage. We recommend correcting this condition. (Number one cause of moisture related issues in basements!)



DOWNSPOUTS

It was not raining at the time of the inspection. The downspout configuration appeared adequate for routing rainwater effectively away from the building.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means were excluded from this report.

MAIN ATTIC

ACCESS LOCATION

Upper hall.

METHOD OF INSPECTION

Entered inside attic and inspected all of the accessible areas.

STRUCTURE

The visible condition was good.

FRAMING

Type: Truss System. Condition: Good. The plywood sheathing was in good condition.



VENTILATION

Vent types: Soffit/Ridge, Roof, Adequate. A powered attic vent was installed. The fan is regulated by a thermostat located next to the assembly. Power vents like this do a nice job moderating attic temperatures on hot summer days.

INSULATION

Materials: Cellulose fiber. R rating is about 3.5 per inch. Approximate thickness in inches: 5 inches. Modern standards now call for a thicker insulating barrier in attics (R30) in response to significantly increased energy costs in the past few decades. You should consider investing in more insulation - to be installed right on top of what is already there. The investment will pay for itself in a few years, and provide increased comfort levels at the same time.

[RU] **Recommended Upgrade** Hatch to attic had little/no insulating properties. This opening should be treated as a door to the outside (in fact this door faces higher temperatures than outside doors). Suggest blanketing the opening with a square of fiberglass insulation to save energy and decrease utility bills.

LEAK EVIDENCE

There was no visible evidence of leakage into the attic area.

MAIN ATTIC COMPONENTS

ATTIC FLOOR

None.

ATTIC LIGHTS/RECEPTACLE(S)

A light was present and operational.

ADDITIONAL ATTIC

ACCESS LOCATION

Garage (blocked) and entryway ceiling.

METHOD OF INSPECTION

Entered inside attic and inspected all of the accessible areas.

STRUCTURE

The visible condition was good.

FRAMING

Type: Truss System, Condition: Good. The plywood and OSB sheathing was in good condition.

VENTILATION

Vent types: Soffit/Ridge, Gable, Adequate.

INSULATION

Much of the attic area sharing common walls with the house were insulated (new fiberglass). A small section was found with no insulation. We adding more insulation to complete the insulating barrier between this attic and the house.

**LEAK EVIDENCE**

There was no visible evidence of leakage into the attic area.

ADDITIONAL ATTIC COMPONENTS**ATTIC FLOOR**

Some floorboards had been installed in the newest area of the attic closest to the barn.

ATTIC LIGHTS/RECEPTACLE(S)

A lights plugged into an attic receptacle were present and operational.

OTHER OBSERVATIONS

As mentioned in the electrical section of the report, there were cables within 6 feet of the laundry room hatch that were not protected. No action would be needed if that hatch was closed off, with the opening next to the chimney becoming the main entrance point (which is also more convenient to the floored section available for limited storage.

FOUNDATION/STRUCTURE

The visible areas of the foundation system and structural components were examined to determine their current condition. Some of the foundation and structural components of the building were inaccessible because they were installed at or below grade level, and behind walls. Areas concealed from view by any means were excluded from this report. All concrete will experience some degree of cracking due to shrinkage in the drying process. If large cracks are ever noted along with evidence of movement, we recommend further evaluation by a structural engineer. All exterior grades should allow for surface water and roof runoff to be directed away from the foundation system.

CONFIGURATION

Foundation types: Full Basement.

MATERIAL

Concrete Block.

STRUCTURAL/BASEMENT CONDITIONS**BASEMENT WALLS**

The visible foundation areas of the structure appeared functional.

FLOOR JOISTS & SUBFLOOR

The visible areas of the floor joists appeared functional.

FLOOR BEAMS & COLUMNS

The visible areas of the support beams and columns appeared functional.

BASEMENT FLOOR

Most of the basement slab was covered with floor coverings, which was walked upon. No abnormalities were found.

INSULATION

Insulation was installed in the joist cavities. No signs of moisture buildup in or around the insulation were evident.

REMARKS

We were unable to observe much of the structural components (columns, beams, joists, insulation, etc.) as they were concealed behind finished walls and ceilings. The floors were firm and the ceilings and walls were plumb, with no cracking noted.

MOISTURE

The seller had indicated that some basement flooding problems from the walk up entrance drain had been addressed. Silt marks were noted under the dryer. The framing in the area did NOT show evidence of water damage.

DRAINAGE SYSTEM

The visible areas of the floor and drainage appeared functional. The sump pump was checked and functioned properly. The battery back up pump system was functional (alarm sounded when the float ball was manipulated).

RECEPTACLES

The accessible receptacles were functional.

FIREPLACES AND SOLID FUEL APPLIANCES

The comprehensive evaluation of fireplace systems, including burning and draft characteristics is beyond the scope of this visual inspection. For homes with chimneys, we recommend that buyers seek a "Level 2" chimney and flue evaluation performed by a certified Chimney Sweep. This level of service provides the home buyer with a higher level of assurance by ruling out the presence of fireplace safety hazards including a past occurrence of a chimney fire. Such a fire would typically inflict serious damage to the interior structure of the chimney, requiring extensive repairs.

BASEMENT FIREPLACE**LOCATION**

Basement.

FIREPLACE TYPE:

Masonry fireplace and fire chamber. Fire bricks are present in the fire chamber.

CHIMNEY TYPE:

Chimney is lined.

HEARTH EXTENSION

Adequately sized. Guidelines call for a minimum frontal extension of 16" from the firebox; with a side extension of at least 8" from the opening. For proper safety, never place combustible materials upon the hearth within this clearance area while the fireplace is in use.

OTHER CLEARANCES

Clearances to combustibles were sufficient according to current safety standards.

OBSERVATIONS

The fireplace and visible areas of the flue appeared functional.

FAMILY ROOM FIREPLACE**FIREPLACE TYPE:**

Masonry fireplace and fire chamber. Fire bricks are present in the fire chamber.

CHIMNEY TYPE:

Chimney is lined.



HEARTH EXTENSION

Adequately sized. Guidelines call for a minimum frontal extension of 16" from the firebox; with a side extension of at least 8" to each side. For proper safety, never place combustible materials upon the hearth within this clearance area while the fireplace is in use.

OTHER CLEARANCES

Clearances to combustibles were sufficient according to current safety standards.

GAS/LOG ASSEMBLY

An artificial log/gas flame appliance was installed. The pilot light was not lit. The control knob handle was loose in its housing. We did not attempt to operate. It appears it may need repair or replacement. A gas shutoff valve was located nearby as required. We recommend considering replacing the gas log assembly with a log fire starter for real wood fires. This is a nice large fireplace. In the meantime, we recommend inquiring with the seller if the gas log system works and if so ask for a demonstration/instructions for operation.

EXTERIOR

TOPOGRAPHY

LOT TYPE

Sloped lot.

LOT DRAINAGE

Acceptable.

FOUNDATION DRAINAGE

Appears acceptable. Ideally you want to have a 6 inch drop within the first ten feet from the foundation.

WINDOW WELLS

Good.

LANDSCAPING

TREES AND SHRUBS

General condition was good.

LAWN

The turf grass was well manicured.

LOW VOLT LIGHTS

Parts of a low voltage system were found on the deck. The system was not intact, and was not tested.

DRIVEWAYS & WALKWAYS

DRIVEWAY

Gravel driveway was functional.

WALKWAYS

The general condition was good.

YARD LIGHT

This is one of many exterior lights that did not light during the inspection. We recommend bringing new bulbs to the final walkthrough and testing at that time.

FENCING

REAR YARD FENCE

[MR] Maintenance Reminder Some repairs are needed to meet pool barrier requirements.

REAR YARD GATE

[MR] Maintenance Reminder Some adjustments are required so all gates latch.

EXTERIOR STRUCTURE

BRICK EXTERIOR

The general condition was good.



VINYL SIDING CONDITION

The general condition was good.

PAINT/STAIN CONDITION

[MR] Maintenance Reminder [MR] Maintenance Reminder Parts of the windows, doors and trim around the doors on this home are made from wood. Some of the paint that protects these areas was cracked or flaking off. Most was good. It is important that a weather tight seal is maintained on exterior wood components. We recommend protecting your investment by painting exterior wood on a regular basis as needed.

MOLDING & TRIM CONDITION

The general condition was good.

EAVES/OVERHANG CONDITION

General condition was good.

WINDOWS CONDITION

The general condition was good.

[FE] Further Evaluation As discussed, some light condensation was noted between the glass panes in some of the double pane (thermal) windows on the front side of the house. The presence of condensation between glass panes indicates that the thermal seal to a window is no longer completely intact. When this happens windows may develop staining between the panes over time. Should such staining eventually become unsightly, the only way to correct the appearance is to replace the panes. For more information about thermal window seals and window replacement, refer to the windows section of The Inspector's Guide, found in your T1 Factbook.

WINDOW SCREENS/STORMS

Did not evaluate.

FLASHING

The visible areas of the flashings appeared functional.

CAULKING

Good.

HOSE BIBS

Hose bibs were turned on and off again.

FRONT PORCH

MATERIAL

Masonry.

FRONT DOOR

Good condition.

LIGHTING/FIXTURES

The front porch lighting did not light during the inspection. We recommend changing the bulbs and testing during your final walk through.

GFCI OUTLETS

[RU] Recommended Upgrade The receptacle was providing power, but failed to trip when tested for GFI. This is a potential safety hazard that can be easily remedied with an inexpensive upgrade to a GFCI receptacle.

SCREEN/STORM DOOR

Functional.

DECK

MATERIAL

Pressure treated lumber.

GFCI OUTLETS

There was no power outlet on the rear side of the house. The deck lighting circuit needs further evaluation as discussed in the electrical section of this report.

STEPS/ STAIRS

The stairs were functional.

GUARDRAILS

The railings felt firm when pressure was applied.

GAZEBO

The structure was good. A ceiling fan was installed with a live power supply. The remote control in the gazebo appeared broken. No manual switch for the fan was located. We could not determine if the fan was functional.



GAZEBO DOORS

Good.

OTHER ENTRANCES

LOCATION

Side walk up.

MATERIAL

Concrete.

DOOR

Good condition.

LIGHTING/FIXTURES

The stairwell light appeared to have photo-electric (light/dark) and motion detection properties. It did not light during the inspection. We recommend inquiring with the seller for more information about this light.

**STEPS/ STAIRS**

[RU] **Recommended Upgrade** The stairs were functional. No handrails/guardrails were installed. We recommend installing in the interest of increased safety.

STAIRWELL DRAIN

The stairwell drain was functional at the time of inspection. These drains are prone to becoming blocked with debris that blows or otherwise becomes trapped in the stairwell. We recommend taking extra effort to keep the base of the stairs swept of debris.

OUTDOOR POOL

BARRIERS

We were going to CPSC info, but found we were out of copies. You can get the latest Consumer Products Safety Commission recommendations online: www.cpsc.gov/cpsc.gov/cpscpub/pubs/pool.pdf.

ELECTRICAL SAFETY

Good, with the exceptions discussed in the electrical section of this report and below.

[SC] **Safety Concern** The electrical box shown in the picture is deteriorating and missing its deadfront cover so that live wiring/lugs are exposed to the touch. We recommend installing a cover or replacing the box.



KITCHEN - MAIN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined and determined to be functional unless stated otherwise. Areas concealed from view were excluded from this report. Doors, windows, and a representative number of lights and receptacles were checked for basic operation. Permanently installed equipment was checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection.

KITCHEN CONDITIONS

FLOORING

Wood floor. The general condition was good.

WINDOWS

[CR] **Corrections Recommended** Two double hung windows were missing latch hardware. We recommend installing in the interest of security.

HEAT & COOL

There was air movement from the air registers.

LIGHTS/FIXTURES

The lights were functional, The ceiling fan was functional.

RECEPTACLES

The accessible receptacles were functional. [RU] Building codes now call for all kitchen counter receptacles to be GFCI protected (for new construction since 1996). The counter receptacles in this kitchen area are not GFCI protected; and replacing them is not required. However, we like to recommend that clients consider upgrading areas like this to GFCI receptacles for the increased safety properties they provide.

CABINET & COUNTERS

The general condition of cabinets and counters was good.

SINK

The sink and fixtures were functional.

PLUMBING LEAKS:

None apparent at this time.

KITCHEN APPLIANCES

DISHWASHER

The dishwasher functioned through the "Normal Cycle", and no leakage was detected. The dishwasher was connected directly to the garbage disposal via the high-loop method instead of through an air-gap. When a disposal installed this way becomes blocked or backs-up, it is possible to contaminate the dishwasher. In such cases, it is important to allow the dishwasher to run through another cycle at recommended temperatures.

GARBAGE DISPOSAL

Functioning: Yes,

[SC] **Safety Concern** The power cord/wiring was not clamped to the disposal as required. We recommend installing a clamp.

COOKTOP

Electric: General condition was good. The burners were tested for operation. Heating properties and timing functions were not evaluated.

OVEN

Electric: The general condition is good. The burners/heating elements were tested for operation. Heating properties, timer and other oven functions were not evaluated.

MICROWAVE

[CR] **Corrections Recommended** The unit did not heat a cup of water, and was making odd sounds. We recommend repair or replacement.

EXHAUST VENT

Type: Up draft vented. The blower worked well.

[FE] **Further Evaluation** Check for disconnected duct (air is blowing back into the space).

REFRIGERATOR

Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection.



NOTE: If the future operation of the kitchen appliances is a concern, we recommend investing in a home warranty policy, which is designed to cover the costs of repair/replacement should one or more of these items fail unexpectedly. Our service is not a home warranty. The appliance evaluation found in this report refers to testing for functionality at the time of the inspection, and should not be considered technically exhaustive. We recommend that buyers acquaint themselves with the operation of the appliances before closing, to determine whether such operation is to their liking.

KITCHEN LOWER LEVEL

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined and determined to be functional unless stated otherwise. Areas concealed from view were excluded from this report. Doors, windows, and a representative number of lights and receptacles were checked for basic operation. Permanently installed equipment was checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection.

KITCHEN CONDITIONS

WALLS & CEILING

General condition was good.

DOORS & WINDOWS

Accessible windows and doors were inspected and found to be functional.

WINDOWS

The general condition was good.

HEAT & COOL

There was air movement from the air registers.

LIGHTS/FIXTURES

The lights were functional when incandescent bulbs were used.

RECEPTACLES

The accessible receptacles were functional and GFCI protected where required.

CABINET & COUNTERS

The general condition of cabinets and counters was good.

SINK

Left sink was tested and ok. **NOTE:** Right sink was not since the disposer was not connected during the inspection. We recommend testing it and the disposer during final walkthrough.

PLUMBING LEAKS:

None apparent at this time.

KITCHEN APPLIANCES

DISHWASHER

Did not run since the disposer was not connected. We recommend running during final walkthrough.

GARBAGE DISPOSAL

Not connected at the time of the inspection.

COOKTOP

Electric: General condition was good. The burners were tested for operation. Heating properties and timing functions were not evaluated.

OVEN

The general condition is good. The burners/heating elements were tested for operation. Heating properties, timer and other oven functions were not evaluated.

[CR] **Corrections Recommended** It was noted that the lower element was making direct contact with the floor of the oven. We recommend installing element clips designed to lift the burner for better heat distribution (and safety).

MICROWAVE

The microwave oven functioned and heated a glass of water.

EXHAUST VENT

Type: Recirculating system. The exhaust fan and light were functional.



REFRIGERATOR

Did Not Evaluate. The evaluation of refrigerator/freezer is beyond the scope of this inspection.

NOTE: If the future operation of the kitchen appliances is a concern, we recommend investing in a home warranty policy, which is designed to cover the costs of repair/replacement should one or more of these items fail unexpectedly. Our service is not a home warranty. The appliance evaluation found in this report refers to testing for functionality at the time of the inspection, and should not be considered technically exhaustive. We recommend that buyers acquaint themselves with the operation of the appliances before closing, to determine whether such operation is to their liking.

BATHROOMS

The visible areas of the bathroom walls, ceilings, floors, cabinets and counters were examined; and the accessible doors, windows, and conditioned air vents were checked. All were found to be functional unless stated otherwise in the sections below. Areas concealed from view by any means were excluded from this report.

MASTER BATH**LIGHTS/FIXTURES**

The lights and exhaust fan were functional.

RECEPTACLES

Receptacles were functional and GFCI protected as required.

SINK/PLUMBING

The general condition was good, with no signs of leakage.

CABINETS

The cabinets and countertops were in good condition.

TOILET

The toilet flushed and refilled as designed, and was in good condition.

SHOWER

The shower/faucets were functional. The shower pan and drain were in good condition.

SHOWER STALL

General condition was good.

HEAT & COOL

There was adequate air movement from the air registers.

STEAM BATH

A steam bath system is installed. Steam baths are outside the scope of this evaluation. But we did turn it on and it was functional. We recommend obtaining operating instructions.

SECOND FLOOR HALL BATH**LIGHTS/FIXTURES**

The lights were functional.

[CR] **Corrections Recommended** The ceiling fan did not turn on even when the wall switch provided power. We recommend repair/replacement.

RECEPTACLES

Receptacles were functional and GFCI protected as required.

SINK/PLUMBING

The general condition was good, with no signs of leakage.

CABINETS

The cabinets and countertops were in good condition.

TOILET

The toilet flushed and refilled as designed, and was in good condition.



TUB/SHOWER

[CR] **Corrections Recommended** The tub and shower plumbing were functional, but as you can see in the photograph, the tub spout was not installed correctly (it should be flush to the wall). We recommend correcting this condition.

**TUB/SHOWER SURROUND**

General condition was good. A cloth shower curtain was in place. We recommend purchasing a new shower curtain before using this shower.

HEAT & COOL

There was adequate air movement from the air registers.

MAIN FLOOR HALF BATH

LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

Receptacles were functional and GFCI protected as required.

SINK/PLUMBING

The general condition was good, with no signs of leakage.

CABINETS

The cabinets and countertops were in good condition.

TOILET

The toilet flushed and refilled as designed, and was in good condition. It was noted that the wood floor around the rear of the toilet appears as if the toilet has leaked sometime in the past. We checked the area (after several flush cycles) with a moisture meter, which showed the area was dry. No action needed, but it is a good idea to monitor the area around a toilet base for signs of moisture.

HEAT & COOL

There was adequate air movement from the air registers.

BASEMENT FULL BATH

LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

Receptacles were functional and GFCI protected as required.

SINK/PLUMBING

The general condition was good, with no signs of leakage. [MR] **Maintenance Reminder** The basin overflow drain was slow/blocked, and did not prevent water from flooding over the rim. Overflow drains protect a home against careless/accidental flooding, and should be cleared if you want to take advantage of this protective feature.

CABINETS

The cabinets and countertops were in good condition.

TOILET

The toilet flushed and refilled as designed, and was in good condition.

TUB/SHOWER

The tub/shower plumbing was functional.

TUB/SHOWER SURROUND

General condition was good. No shower curtain/rod or glass doors were present.

HEAT & COOL

There was adequate air movement from the air registers.

LAUNDRY - MAIN

The visible areas of the walls, ceilings, floors, cabinets and counters were determined to be functional unless otherwise stated in the section below. Areas concealed from view by any means were excluded from this report. Accessible doors, windows, lights, receptacles, and installed equipment were checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines were not operated during the inspection. Often these supply valves sit unused for long periods of time and will no longer close completely. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow.

LOCATION

Garage entryway.

WASHER SERVICE

The laundry faucets were functional, no visible leaks, a machine was connected. We do not operate the faucets. The visible areas of the drain piping appeared functional.

DRYER SERVICE

There was both a gas hookup (in use) and 220-volt 3 prong electrical outlet (available but dead) for a dryer.

DRYER VENT

[CR] **Corrections Recommended** The duct disconnected just inside the wall at the time of this inspection. We recommend re-connecting. If you use tape, use foil tape designed for "heating" applications.

RECEPTACLES

The accessible receptacles were functional.

CABINETS

The cabinets and counters were functional.

SINK/PLUMBING

The faucet, sink and piping were functional, with no signs of leakage found.

T1 TIP: We advise the replacement of automatic washer supply hoses with fine quality replacement hoses (rubber or stainless) at least once every five years. Washer supply hoses are subjected to irregular pressure surges created by the washer's rapidly closing electronic valves, and can fail without warning. Regular replacement of these hoses is an economical way to avoid what can be significant and costly flood damage from hose failure. Typical replacement cost for a pair of hoses is between \$15 - \$30.

LAUNDRY - BASEMENT

The visible areas of the walls, ceilings, floors, cabinets and counters were determined to be functional unless otherwise stated in the section below. Areas concealed from view by any means were excluded from this report. Accessible doors, windows, lights, receptacles, and installed equipment were checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines were not operated during the inspection. Often these supply valves sit unused for long periods of time and will no longer close completely. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow.

WASHER SERVICE

The laundry faucets were functional, no visible leaks, a machine was connected. We did not operate the faucets or the washer.

DRYER SERVICE

The dryer hookup was provided for an electric unit with a 240 volt 3 Prong Receptacle. The installed dryer did not function when tested. We do not evaluate the condition of laundry appliances.



DRYER VENT

[CR] **Corrections Recommended** The dryer vent was routed in the wall with a flex-type material. The vent termination was not found or known. This type of material is not rated as a duct for passing through or behind walls. We recommend installing metal dryer ducting, and seal the connections with foil tape designed for "heated" applications.

**RECEPTACLES**

The accessible receptacles were functional.

T1 TIP: We advise the replacement of automatic washer supply hoses with fine quality replacement hoses (rubber or stainless) at least once every five years. Washer supply hoses are subjected to irregular pressure surges created by the washer's rapidly closing electronic valves, and can fail without warning. Regular replacement of these hoses is an economical way to avoid what can be significant and costly flood damage from hose failure. Typical replacement cost for a pair of hoses is between \$15 - \$30.

INTERIOR

Determining the condition of insulated windows is not always possible due to the temperature, weather and lighting conditions at the time of inspection. In general, all insulated windows may lose a seal eventually. Determining when and where such failure will occur is not possible.

Smoke detectors should be installed on every level and within 15 feet of all sleeping rooms. Some jurisdictions require smoke detectors to be installed in every sleeping room for new construction. To examine or test smoke detectors is beyond the scope of this inspection. In the interest of safety, we recommend that older homes be upgraded to meet current smoke detector installation standards.

WALLS/CEILINGS MATERIAL

Sheetrock.

WINDOWS

Double Hung, The windows are double-pane (thermal), with wood sashes and casings.

FLOORS

Hardwood, carpet, tile and vinyl.

SMOKE DETECTORS

[SC] **Safety Concern** Smoke detectors were noted at: 2nd floor hall and the basement. The smoke detector in the kitchen was missing (some were found in the laundry cabinets).

ROOM BY ROOM FINDINGS

The sleeping and general interior spaces were inspected on a room by room basis, including closets. All visible areas of the walls, ceilings, floors, cabinets and counters, as well as a representative number of the doors and windows were examined and determined to be functional unless stated otherwise in the following pages.

MASTER BEDROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

WINDOWS

NOTE: This room has one or more thermal windows with broken or damaged seals.

BEDROOM #2 FRONT LEFT

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good. As discussed during the inspection, some receptacle testing was prevented by paint on the receptacle. A representative sample of receptacles were tested in all rooms.

HEAT & COOLING

Air flow: Adequate.

WINDOWS

NOTE: This room has one or more thermal windows with broken or damaged seals.

BEDROOM REAR LEFT

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

BEDROOM REAR MIDDLE

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

FAMILY ROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

EXTERIOR DOORS

[MR] **Maintenance Reminder** The french door closest to the fireplace would not open due to contact with the carpet, and needs adjustment or modification to work as designed.

[CR] **Corrections Recommended** One of the storm doors to the french doors closest to the kitchen was functional with some damage noted, causing it to appear out of square. To correct, the door may need to be replaced.

LIVING ROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

[MR] **Maintenance Reminder** A receptacle cover plate was noted to be missing. We recommend installing one in the interest of safety.

HEAT & COOLING

Air flow: Adequate.

DINING ROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

OFFICE/STUDY

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

FINISHED BASEMENT



LIGHTS, FIXTURES, RECEPTACLES

Condition: Good

As discussed, the lights were found to function with regular incandescent bulbs. The slider dimmer switch was missing handle and should be replaced so that the fluorescent bulbs work properly.

HEAT & COOLING

Air flow: Adequate. The electric baseboard wall heater and thermostat were functional (missing knob noted).

DOORS & WINDOWS

Accessible windows and doors were inspected and found to be functional. No egress windows were noted in side room. Main room windows provide adequate egress.

FRONT ENTRY/HALLWAY

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

UPPER HALLWAY

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

STAIRWAYS

STAIRS AND STEPS

The stairs were functional.

STAIRWELLS

Meet current fire egress standards.

HANDRAILS

The handrails appear functional.

GUARDRAILS

Stairway guardrails were checked and meet current standards for safety.

HAZARDOUS MATERIALS TESTING/IDENTIFICATION

SCOPE

Reporting on the presence of hazardous materials is beyond the scope of this inspection. Concerns involving known hazardous substances and conditions including asbestos, lead, formaldehyde, radon, mold, electromagnetic fields; as well as soil, air and water quality should be addressed with a qualified expert in the field.

MOISTURE EQUALS MOLD

Moisture may be found in the structure during our visual inspection. If moisture is found, then it is scientifically known that moisture and mold are inter-related. We are not trained to formulate an opinion as to the existence or non-existence of mold. If moisture is listed in any portion of the report, then the client should understand that mold may also be present and that they should confer with a recognized authority with expertise in mold for guidance with prevention and/or clean-up.

RADON

Radon testing was not included in the service contract for this inspection. The EPA recommends that all residences less than 3 stories off the ground be tested for the presence of this gas. You can purchase self-test kits at your local home center. We are certified radon professionals and will be happy to answer any questions/concerns you may have about radon. You can reach us at 703-335-0007.



GARAGE AREAS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means were excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment were checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety.

TYPE & LOCATION

3 Car Attached.

INTERIOR WALLS

Materials: Sheetrock, General condition was good.

RECEPTACLES

Most were GFCI as recommended.

[RU] **Recommended Upgrade** We located one next to the entrance to the house that was not. Garage receptacles were not required to be GFCI protected when the house was built. But upgrading this receptacle is recommended.

FLOOR CONDITION

Concrete.

FIRE SEPARATION

[SC] **Safety Concern** As discussed during the inspection, the fire wall is incomplete. In order to complete it, the following areas need to be sealed with sheetrock: the crawl opening beneath the laundry area, that attic hatch next to chimney, three ceiling holes. We recommend making these changes in the interest of fire safety.



GARAGE DOORS

HOUSE DOOR

Although no label was present to confirm its listing, the house door was characteristic of doors approved for fire rating requirements (20 minutes).

YARD DOOR

Condition: Good.

MAIN DOOR(S)

Good. The main double door and its automatic opener were functional. The safety reverse system was tested and the door reversed. The single door was manually operated and was functional.

[CR] **Corrections Recommended** [MR] **Maintenance Reminder** It was noted that the security latch was not working as designed. We recommend making the minor adjustment to correct this condition. See photo.



SUMMARY & TIPS

DON'T FORGET!

*Collect all the documentation you can get from the seller about the home, its systems and components, including operating manuals and documentation; warranties, warranty information and receipts; and any available maintenance/improvement history documentation including contact names and phone numbers.

*Change the locks of all exterior doors upon taking possession of the building. Homeowners commonly lose track of keys that have been given to neighbors, friends and relatives. Re-keying is a sensible and inexpensive way to preserve the security of your new home and property.

FINAL INSPECTION

The "Final Walkthrough" is a very important last step before concluding your real estate transaction. It is best performed after the building has become vacant, prior to closing. Your home inspector does not address cosmetic conditions in this report, and the final walkthrough is the best time for you to document any conditions that you feel are deficient cosmetically. You should also look for any other deficiencies that your inspector was unable to identify due to visual obstructions, or restricted views.

BUYER'S RIGHTS

Under the common law doctrine of *caveat emptor*, an owner may not conceal any known defect, or divert the purchaser from further scrutiny by knowingly giving false answers to questions. In the event that fundamental defects that exist prior to closing go undetected due to concealment or other duplicity, claims can and should be made against the seller.

FURTHER CONDITIONS

Your T1 Inspector can be a valuable resource should disputes arise relating to the condition of this property. Documentation by a properly certified inspector can be a valuable legal resource. Should a dispute arise concerning this property, please call our offices at 703.335.0007 and we will return to the property to assess and document any newly revealed defects or challenges.

SUMMARY

STRUCTURAL CONDITION:

The overall structural condition of the property was good.

MECHANICAL CONDITION:

The mechanical systems were in overall good condition.

HEALTH & SAFETY:

The health and safety systems were found to be in good working order. The safety conditions are mostly good. Please review any safety concerns we have, indicated by [SC], and consider the upgrades we suggested in the report, indicated by [RU].

REMARKS:

This home is in GOOD overall condition for its age. Please refer to the report in its entirety. Good Luck in your new home!

PLEASE NOTE: This service is provided to help identify and document the key conditions of the property. This inspection report is not intended to be an all inclusive list of every condition, but rather to identify major deficiencies or challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to this inspection report to reflect these items. Cosmetic conditions are subjective in nature and are beyond the scope of our evaluations.

THIS REPORT IS INTENDED AS A CHECKLIST OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS PRESENT ON THE DAY OF THE INSPECTION.

Our service is NOT a warranty of the integrity of the systems of the property. No maintenance services, dismantling, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED ACCORDING TO THE TERMS OF THE INSPECTION AGREEMENT.

John J. Woods
State Certified Home Inspector, VA #3380-000319



Cell: 703.304.4827

