

# T1 REPORT

## CLIENT & SITE INFORMATION

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**CLIENT NAME**

Sample Client.

**WEB USER NAME & PASSWORD**

User name = Clientname Password = golf.

**DATE/TIME OF INSPECTION**

12/08/2004 at Noon.

**LOCATION**

91 Fairway Road, Haymarket VA 20169.

**STRUCTURE**

Colonial Style Home. Approximately 3950 Sq. Ft. 1 Year Old; 2 Story; Finished Basement.

## INSPECTION DAY CONDITIONS

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**WEATHER**

50-60 degrees. The ground was dry.

**UTILITIES**

All utilities on.

**WATER & SEWER**

Public.

**GAS**

Yes. Natural gas.

**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, AII Certified Inspector #01469.



## ***HOW TO READ THIS REPORT***

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We include color coded action flags within the body of this report and a brief overall summary at its conclusion, 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.

## ***TERMINOLOGY & DEFINITIONS***

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### ***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 simply a tool to 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.

## ***COLOR CODED "ACTION" DESCRIPTIONS***

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Material defects and other significant observations can be found in the body of the report preceded by color codes which are defined below. 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:** Simple suggestions to help maximize the life of the systems in the home, and tips for avoiding serious problems with just a small amount of maintenance.



# GROUNDS & EXTERIOR

## TOPOGRAPHY

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### LOT TYPE

Sloped lot.

### LOT DRAINAGE

Acceptable.

### ROOF DRAINAGE

Appears acceptable.

### FOUNDATION DRAINAGE

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

## LANDSCAPING

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### TREES AND SHRUBS

General condition is good.

### LAWN

The turf grass was well manicured.

## DRIVEWAYS & WALKWAYS

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### DRIVEWAY

The asphalt driveway was functional.

### WALKWAYS

The general condition is good.

## EXTERIOR STRUCTURE

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### STONE EXTERIOR

The general condition was good.

### VINYL SIDING CONDITION

The general condition was good.

### PAINT/STAIN CONDITION

Good.

### MOLDING & TRIM CONDITION

The general condition was good.

[CR] A section of rake trim is loose/out of place. It appears that the area does not have an adequate nailer. Recommend installing nailer and secure again. See photo.

[MR] The trim board is a composite material that requires paint (especially along the lower drip edge). It was noted that some of the paint in this important area is "thin". This is a reminder to perform proper maintenance as needed according to the manufacturer's specifications.



### EAVES/OVERHANG CONDITION

General condition was good.

### WINDOWS CONDITION

The general condition is good. Some of the windows were difficult to open, particularly in garage.

**SCREENS CONDITIONS**

Did not evaluate.

[CR] Noted one damaged screen in front second floor window (guest room).

**FLASHING**

The visible areas of the flashings appeared functional.

**CAULKING**

[MR] Fair condition. Some re-caulking is needed for proper weather sealing.

**HOSE BIBS**

Hose bibs were turned on and off again.

**FRONT PORCH**

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**MATERIAL**

Masonry.

**FRONT DOOR**

Good condition.

**LIGHTING/FIXTURES**

The light(s) were functional.

**GFCI OUTLETS**

Installed and working as designed.

**STEPS/ STAIRS**

The stairs were functional.

**PATIO**

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**MATERIAL**

Grass.

**LIGHTING/FIXTURES**

The light(s) were functional.

**GFCI OUTLETS**

Installed and working as designed.

**HOUSE DOOR**

Good condition.

**DECK**

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**MATERIAL**

Composite decking.

**LIGHTING/FIXTURES**

The light(s) were functional.

**GFCI OUTLETS**

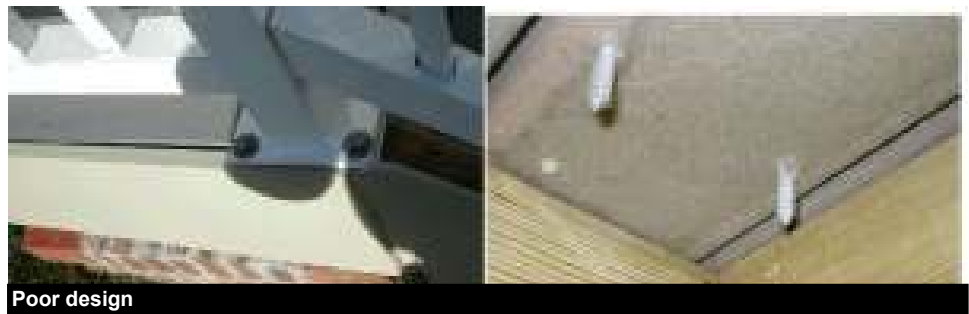
Installed and working as designed.

**STEPS/ STAIRS**

The stairs were functional.

**GUARDRAILS**

[CR] While the guardrail configuration was functional at the time of inspection, the technique for anchoring the guardrail posts is outside generally accepted carpentry standards. See photo's. Many of the bolts are being held in place in the seam of the frame and the trim (which has also created cosmetic irregularities).



Composite decking boards are not designed to provide structural support as shown here. We recommend having a licensed decking contractor evaluate further and make repairs in the interest of the long term integrity of this railing system.

**HOUSE DOOR**

Good condition.

**SCREEN/STORM DOOR**

Functional.

## 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 are excluded from this report. All concrete will experience some degree of cracking due to shrinkage in the drying process. If large cracks are present along with 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.

### **FOUNDATION INFORMATION**

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**CONFIGURATION**

Foundation types:

**MATERIAL**

Poured Concrete.

**BOLTS & BRACING**

Foundation anchor bolting was observed to be present in unconcealed areas, and appeared functional.

### **FOUNDATION CONDITIONS**

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**BASEMENT WALLS**

Note: Most of the basement walls were covered from view by interior finishing.

**FLOOR JOISTS & SUBFLOOR**

The visible floor joists are spaced mostly 24" on center, and the subflooring is listed for 24" o.c. The general condition of the floor system was good.

**FLOOR BEAMS**

The visible areas of the support beams appeared functional.

**COLUMNS**

The visible areas of the columns/supports appeared functional.

**INSULATION**

Insulation was installed along sections of the foundation wall, and in the joist cavities. No signs of moisture buildup in or around the insulation were evident.

**REMARKS**

Most floors are designed to carry loads of 30 to 40 pounds per square foot. Greater loads can cause the floor to deflect excessively, and individual components to sag. Special consideration should be given to the placement of pianos, water beds, large aquariums, and other heavy equipment and storage items.

***MOISTURE***

The basement was dry. No water damage or other evidence indicating incidents of flooding in the past were found.

***DRAINAGE SYSTEM***

The visible areas of the floor and drainage appeared functional. The sump pump appears to be working properly. The sump was not filling with water at the time of inspection, so actual operation of the pump was not observed.

***RECEPTACLES***

The accessible receptacles were functional and GFCI protected where required.

## 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 are excluded from the report. Lights, ceiling fans and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs are considered nonfunctional. GFCI circuit protection devices are located and tested when present. The operation of time control devices is not verified.

### ***ELECTRICAL SYSTEM***

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***SERVICE***

Underground. The service lateral was not visible to inspect.

***MAIN PANEL***

Location: Basement

The electrical service consists of dual 200 amp service panels. Each panel has its own main disconnect. Both main disconnects must be thrown in order to cut power to all circuits in the home. The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified.

***GROUNDING***

Driven electrode rod into the earth. Condition: Visible connections appeared acceptable.

***BRANCH WIRING***

Copper and aluminum. Non-metallic sheathed cable. The branch circuit wiring appeared functional.

***WORKMANSHIP***

The condition of the wiring within the panel is good.

### ***ELECTRICAL COMPONENTS***

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***GFCI DEVICES***

GFCI protection devices were located and found to be working as designed in the following areas: master bathroom, bathroom(s), kitchen, whirlpool tub, unfinished basement, and basement bar counter.

***ALARM SYSTEM***

An alarm system is installed. These systems are outside the scope of the inspection and are not evaluated. We recommend consulting with the manufacturer/service provider regarding the system's operation and maintenance.



**COMMENTS**

Two exterior electrical outlets were noted in the front of the home under the eaves.

[SC] Modern standards call for GFCI protection for ALL exterior outlets (except for those dedicated to de-icing equipment). If these outlets are intended for exterior lighting, GFCI protection would be highly recommended.



## 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 by any means are excluded from this report. The accessible 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. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We do not operate equipment water shutoff valves. In this part of the country, they are commonly blocked with mineral deposits and often do not close completely, and may leak when turned. Replacement when necessary is a minor, inexpensive repair.

### ***PLUMBING SYSTEM***

#### ***GENERAL CONDITION***

Good.

#### ***WATER SUPPLY***

Public Water.

#### ***MAIN WATER LINE***

Materials: Plastic piping.

#### ***MAIN WATER SHUTOFF***

Where: The main water shutoff valve was found in the basement. The main water shutoff and water supply line appeared to be in good condition. We do not close the main valve completely, but found that the valve handle turned normally (not frozen).

#### ***PRESSURE REGULATOR***

Yes. A pressure regulator was identified on the interior water supply system. Full testing of this device is beyond the scope of this evaluation.

#### ***WATER PRESSURE***

Good.

#### ***WATER SUPPLY PIPING***

Materials: CPVC - Chlorinated polyvinyl chloride, Condition: Good.

#### ***WATER VOLUME***

Good.

#### ***WASTE LINES***

Materials: White PVC plastic piping. Condition: Good.

#### ***VENT PIPING***

The visible areas of the venting system appear functional and in good condition.

#### ***DRAIN FLOW***

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

## ***NATURAL GAS***

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### ***GAS SHUTOFF***

Where: The gas meter and shutoff valve are located at the left of the building.

### ***GAS SUPPLY PIPING***

The general condition is good.

### ***COMMENTS***

[SC] The line/valve assembly supplying gas to the deck barbeque should be secured. This stainless steel supply line is designed to be flexible for ease of installation; but should be secured once set in place.



## **WATER HEATERS**

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

### ***WATER HEATER INFORMATION***

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#### ***MODEL***

Rheem, 75 Gallon; original with the house (1 years old);

#### ***LOCATION:***

Basement.

#### ***ENERGY SUPPLY***

Natural gas, 75,000 BTU's/hour.

#### ***COMBUSTION AIR***

Adequate.

#### ***VENTING***

The visible areas of the flue vent piping were intact and secured at the connections.

#### ***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.

# HEATING SYSTEMS

The visible areas of the heating system and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturer's specifications and operating conditions.

## **HEATING SYSTEM - LOWER ZONE**

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### **LOCATION**

Basement. This system serves: First Floor and Basement.

### **MODEL**

Goodman. Forced air natural gas-fired system. The system appears to be original equipment with the building, which would make it 1 years old. Approximate BTU's/Hour = 100,000.

### **FILTER TYPES**

Washable. Location: filter slot in return duct next to furnace.

### **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. The general condition is good.

### **FURNACE**

The furnace was functional.

### **COMBUSTION AIR**

Adequate.

### **ENERGY SUPPLY**

The gas shutoff valve and supply line appeared functional, The electrical connections appeared 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 is 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 complete cycle. Comments: Programmable thermostats allow homeowners to regulate home comfort levels throughout the day, automatically. The devices can be difficult to operate without detailed instructions. We strongly recommend obtaining detailed operational instructions, or a comprehensive demonstration to be recorded in some way (video, audio, or in writing).

## **HEATING SYSTEM - UPPER ZONE**

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### **LOCATION**

Attic.

### **MODEL**

Goodman. Forced air natural gas-fired system. The system appears to be original equipment with the building, which would make it 1 years old. Approximate BTU's/Hour = 80,000.

### **FILTER TYPES**

Disposables. Location: behind return air grills.

### **DUCTWORK**

Type: Plastic covered and insulated flexible ducting. The general condition is good.



**FURNACE**

The furnace was functional.

**COMBUSTION AIR**

Adequate.

**ENERGY SUPPLY**

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

**BURNERS**

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

**AIR HANDLER/BLOWER**

The general condition is good.

**THERMOSTAT**

Manual model. Operated and functional.

## CENTRAL COOLING SYSTEMS

The visible areas of the central cooling system(s) and related components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. Routine maintenance is recommended per the manufacturer's specifications and operating conditions.

### **COOLING SYSTEM - LOWER ZONE**

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**MODEL**

Goodman, 4 ton; The unit appeared to be original equipment with the building, which would make it 1 years old.

**ENERGY SUPPLY**

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

**SYSTEM CONDITIONS**

[FE] The outside air temperature was below 65 degrees. It is not possible to accurately evaluate the cooling system in these conditions without using specialized equipment; something that is beyond the scope of this evaluation.

**CONDENSATE DRAIN LINE**

The visible areas of the condensate drain line appeared functional.

### **COOLING SYSTEM - UPPER ZONE**

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**MODEL**

Goodman, 3 ton. Together with the second system, the house has a cooling system capacity of 7 tons. This is sufficient for a home of this size and style.

**ENERGY SUPPLY**

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

**SYSTEM CONDITIONS**

Did not test. The outside air temperature was below the 65 degree "Do Not Operate" temperature.

**CONDENSATE DRAIN LINE**

The visible areas of the condensate drain line appeared functional. [CR] The secondary drain system installation was not completed. The line connection to the pan needs to have a water tight seal. As currently configured, should the primary drain line become blocked, water filling the pan could leak out and cause damage to interior spaces. See report photo. We recommend correcting this condition.



## KITCHEN

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 by any means are 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***

#### ***HEAT & COOL***

There was air movement from the air registers.

#### ***LIGHTS/FIXTURES***

The lights were functional.

#### ***RECEPTACLES***

The accessible receptacles were functional and GFCI protected where required.

#### ***CABINET & COUNTERS***

The general condition of cabinets and counters was good. Cabinet trim over refrigerator is not secured. Recommend installing a "nailer" to properly secure.

#### ***SINK***

The sink and fixtures were functional.

#### ***PLUMBING LEAKS:***

None apparent at this time.

### ***KITCHEN APPLIANCES***

#### ***GARBAGE DISPOSAL***

Functioning: Yes.

#### ***COOKTOP***

Did not evaluate.

#### ***OVEN***

Did not evaluate.

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 are excluded from this report.

## ***MASTER BATH***

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### ***LIGHTS/FIXTURES***

The lights and exhaust fan were functional.

### ***RECEPTACLES***

Receptacles were functional and GFCI protected as required.

### ***SINK/PLUMBING***

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

### ***CABINETS***

The cabinets and countertops were in good condition.

### ***TOILET***

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

### ***WHIRLPOOL TUB***

The whirlpool pump and jets were functional. GFCI circuit protection was installed and operational. Faucet and drain equipment were fine.

### ***SHOWER***

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

### ***SHOWER STALL***

General condition is good.

[MR] A small amount of grout was missing in one wall. These compounds are necessary to keep bathroom moisture from entering into the structure's interior spaces, and should be repaired and properly maintained as needed. Shower door is approved safety glass and is functional.

Note: Light did not flicker during inspection. The light is IC rated, and can be covered with insulation (in attic) but was not at the time of inspection. If the light continues to flicker, you may need to replace the bulb with one of lower wattage, or replace the light itself (defective thermal protection device).

### ***WALLS & CEILING***

The general condition was good.

### ***FLOORING***

General condition was good.

### ***HEAT & COOL***

There was adequate air movement from the air registers.

## ***UPPER FULL JACK N JILL BATH***

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### ***LIGHTS/FIXTURES***

The lights and exhaust fan were functional.

### ***RECEPTACLES***

Receptacles were functional and GFCI protected as required.

### ***SINK/PLUMBING***

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

### ***CABINETS***

The cabinets and countertops were in good condition.

### ***TOILET***

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

### ***TUB/SHOWER***

The tub/shower plumbing was functional.

### ***TUB/SHOWER SURROUND***

General condition is good. A shower curtain and rod were present.

### ***WALLS & CEILING***

The general condition was good.



**FLOORING**

General condition was good.

[CR] The water tight nature of the seam along the floor has been compromised. See report photo. This is a critical seam for moisture control, and it is important that it remain intact. We recommend regular maintenance as needed. We recommend caulking between bathtub and floor, and re-grout along the wall.



ReCaulk at tub; Re-grout Wall

**HEAT & COOL**

There was adequate air movement from the air registers.

**MAIN FLOOR HALF BATH**

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**LIGHTS/FIXTURES**

The lights and exhaust fan were functional.

**RECEPTACLES**

Receptacles were functional and GFCI protected as required.

**SINK/PLUMBING**

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

**CABINETS**

The cabinets and countertops were in good condition.

**TOILET**

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

**WALLS & CEILING**

The general condition was good.

**FLOORING**

General condition was good.

**HEAT & COOL**

There was adequate air movement from the air registers.

**LOWER LEVEL FULL BATH**

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**LIGHTS/FIXTURES**

The lights and exhaust fan were functional.

**RECEPTACLES**

Receptacles were functional and GFCI protected as required.

**SINK/PLUMBING**

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

**CABINETS**

The cabinets and countertops were in good condition.

**TOILET**

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

**TUB/SHOWER**

The tub/shower plumbing was functional.

**TUB/SHOWER SURROUND**

General condition is good. A shower curtain and rod were present.

**WALLS & CEILING**

The general condition was good.

**FLOORING**

General condition was good.

**HEAT & COOL**

There was adequate air movement from the air registers.

**SECOND FLOOR GUEST ROOM BATH**

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**LIGHTS/FIXTURES**

The lights and exhaust fan were functional.

**RECEPTACLES**

Receptacles were functional and GFCI protected as required.

**SINK/PLUMBING**

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

**CABINETS**

The cabinets and countertops were in good condition.

**TOILET**

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

**TUB/SHOWER**

The tub/shower plumbing was functional.

**TUB/SHOWER SURROUND**

General condition is good. A shower curtain and rod were present.

## INTERIOR

The visible areas interior rooms are examined to determine their current condition. Areas concealed from view by any means are excluded from this report. 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, and 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.

**BUILDING INTERIOR GENERAL INFORMATION**

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**ROOMS INSPECTED**

Bedrooms #: 4.

**WALLS/CEILINGS**

Materials: Sheetrock.

**WINDOWS**

Types: Double Hung, double-pane (thermal) windows, with wood composite sashes and casings.

**FLOORS**

The floor surfaces are mostly carpet and hardwood, with tile in the kitchen and bathroom areas.

**SMOKE DETECTORS**

Smoke detectors were noted at: main floor hallway, 2nd floor hall and, basement, and all bedrooms.

**ROOM BY ROOM FINDINGS**

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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**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.



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**FRONT LEFT BEDROOM**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.

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**REAR RIGHT BEDROOM**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.

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**FRONT MIDDLE BEDROOM**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.

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**FAMILY ROOM**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.

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**LIVING ROOM**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.

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**DINING ROOM**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.

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**OFFICE/STUDY**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.

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**SUN ROOM**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.

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**FINISHED BASEMENT**

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**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

**HEAT & COOLING**

Air flow: Adequate.



**WET BAR AREA**

Cabinets and Counters: General condition was good. Bar Sink and Plumbing: General condition was good. The lights and electrical outlets were functional, and GFCI protected where required.

**HAZARDOUS MATERIALS TESTING/IDENTIFICATION****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. Radon is the largest contributor to indoor air pollution, and has been deemed the second leading cause of lung cancer in the USA. The EPA recommends that all residences less than 3 stories off the ground be tested for the presence of this gas. Our firm is fully certified (NRSB) to investigate and mitigate to protect you from elevated levels of radon exposure. For more information or a service estimate, call 703.335.0007. Mention this report for preferred client discount.

**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 are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

**MAIN ATTIC****ACCESS LOCATION**

Bedroom.

**METHOD OF INSPECTION**

Entered inside attic and inspected all of the accessible areas.

**STRUCTURE**

The visible condition is good.

**FRAMING**

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

**VENTILATION**

Vent types: Soffit/Ridge, Adequate.

**INSULATION**

Materials: Blown in fiberglass. R Rating is about 2.5 per inch of thickness. Total thickness: Between 12-14 inches on average.

[RU] The door to attic itself has little/no insulating properties. An insulation batt was resting next to the attic hatch, intended to cover the attic steps. A more practical solution to insulate the hatch would be to piece together and adhere insulation board to the inside of the hatch around the ladder.

**LEAK EVIDENCE**

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

**MAIN ATTIC COMPONENTS****ATTIC FLOOR**

None installed. Some plank/plywood walkways were in place.

**ATTIC LIGHTS/RECEPTACLE(S)**

A light was present and operational.

**HVAC EQUIPMENT**

Yes. See the Heating and Air Conditioning for inspection information.



**EXHAUST VENT(S)**

The vent pipes appear to be working as designed.

**FIREPLACE FLUES**

The general condition of the visible flue pipe(s) appear to be good.

## ROOFING

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are 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.

### **ROOF INFORMATION**

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**INSPECTION METHOD**

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

**ROOF COVERING(S)**

Materials: fiberglass/asphalt composition shingles.

**AGE OF SURFACE**

The roofing surface is the original, and is about 1 years old.

**ROOF LAYERS**

1 layer.

### **ROOF CONDITIONS**

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**COMP. SHINGLE**

The visible areas of the roof surface appeared functional. Roofing materials of this type usually last 15-20 years in this part of the country. 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.

**CHIMNEY**

Type: Brick chimney with tile flue(s).

**DOWNSPOUTS**

It was not raining at the time of the inspection. The downspout(s) appear to discharge rainwater effectively away from the building.

# FIREPLACES AND SOLID FUEL APPLIANCES

The full evaluation of fireplace systems, including burning and draft characteristics is beyond the scope of this visual inspection. We recommend that a "Level 2" chimney and flue evaluation be performed by a certified Chimney Sweep. This level of service provides adequate protection for the real estate transaction by ruling out the presence of safety hazards including the past occurrence of a chimney fire. Such a fire would typically inflict serious damage to the interior structure of the chimney, requiring extensive repairs.

## ***FIREPLACE***

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### ***LOCATION***

Family room.

### ***FIREPLACE TYPE:***

Masonry fireplace and 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***

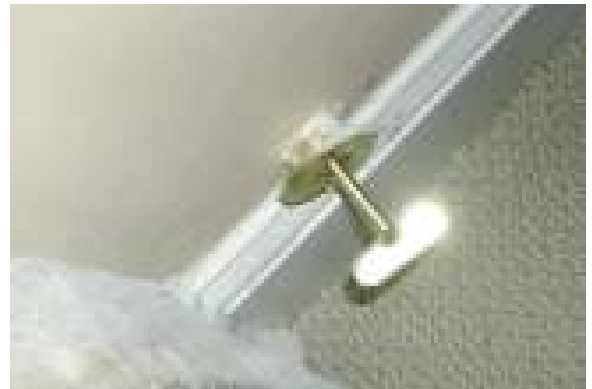
Clearances to combustibles were sufficient according to current safety standards.

### ***GAS/LOG ASSEMBLY***

Did not test, per owner.

### ***OBSERVATIONS***

[CR] The wall gas valve flange is not installed as designed. Should be flush with the wall. We recommend correcting this condition.



## ***B VENT GAS FIREPLACE SYSTEM***

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### ***LOCATION***

Master bedroom.

### ***FIREPLACE TYPE:***

This is a gas burning appliance which uses artificial logs to look like a traditional wood burning fireplace. It is not suitable for burning solid fuel.

### ***CHIMNEY TYPE:***

B-vent with draft hood designed for gas appliances. This system uses room air for combustion/drafting.

### ***OTHER CLEARANCES***

Clearances to combustibles were sufficient according to current safety standards.

### ***OBSERVATIONS***

The fireplace and visible areas of the flue appeared functional.

## ***DIRECT VENT GAS FIREPLACE SYSTEM***

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This is a gas burning appliance which uses artificial logs to look like a traditional wood burning fireplace. The system draws utilizes a direct vent located on the exterior wall to provide the combustion chamber with "combustion" air from the exterior, and to expel products of combustion to the exterior.  
25,000 btu.

**LOCATION**

Basement.

**HEARTH EXTENSION**

Decorative.

**OTHER CLEARANCES**

Clearances observed were within manufacturer's guidelines.

## LAUNDRY

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 are 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 are 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**

2nd floor closet.

**WASHER SERVICE**

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

**DRYER SERVICE**

The dryer hookup was provided for an electric unit with a 240 volt 4 prong receptacle.

**DRYER VENT(S)**

Dryer venting was provided and terminated at the exterior.

**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.

## 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 are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are 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.

**GARAGE****TYPE & LOCATION(S)**

3 Car Attached.

**INTERIOR WALL(S)**

Materials: Sheetrock. Two of three lights did not light. Check bulbs.

**RECEPTACLES**

At least one general purpose receptacle was present and GFCI protected as required. It was noted that the GFCI reset for the garage outlet(s) was in the basement. The refrigerator/freezer in the garage is on the GFI circuit and will lose power if tripped elsewhere.

**FLOOR CONDITION**

Materials: Concrete, General condition is good.



***FIRE SEPARATION***

Good.

***GARAGE DOOR(S)******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).

***EXTERIOR LIGHTING***

One of the lamps did not light. Check bulb?

***MAIN DOOR(S)***

Good.

***AUTO DOOR OPENERS***

The automatic garage door opener(s) were operational. Testing of the remote opener switches is beyond the scope of this inspection. The secondary safety system (electric eyes) functioned.

## SUMMARY & TIPS

***SUMMARY******STRUCTURAL CONDITION:***

The overall structural condition of the property is good.

***MECHANICAL CONDITION:***

The mechanical systems appear to be in good condition.

***HEALTH & SAFETY:***

The health and safety systems were found to be in good working order. The safety conditions are 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  
AII Certified Inspector, Badge #01469

