

T1 REPORT

CLIENT & SITE INFORMATION

CLIENT NAME

Sample buyer.

WEB USER NAME & PASSWORD

User name = Sample Password = blue.

BUYER'S AGENT

Top Sales Real Estate 703-333-3000.

DATE/TIME OF INSPECTION

April 2006 at 11:00 AM.

LOCATION

200 Main Street Court, Manassas VA 20110.

STRUCTURE



Colonial Style Home. Approximately 3500 Sq. Ft. 20 Years Old; 2 Story; Finished Basement.

LISTING AGENT

ReMax 703-444-5000.

INSPECTION DAY CONDITIONS

WEATHER

Drizzling, 45-55 degrees. The ground was wet.

UTILITIES

All utilities on, Gas Fuel Supply = Natural gas.

WATER & SEWER

Public.

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



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

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

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:** 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.



EXTERIOR

TOPOGRAPHY

LOT TYPE

Mostly flat 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.

LANDSCAPING

TREES AND SHRUBS

General condition was good.

LAWN

The turf grass was well manicured.

SPRINKLERS

A sprinkler system is installed. Did Not Test. The inspection of sprinkler systems is beyond the scope of this evaluation. It is recommended that instructions and/or demonstration be obtained from the seller.



Cutoffs: outside, inside (basement)

DRIVEWAYS & WALKWAYS

DRIVEWAY

The asphalt driveway was functional with a few cracks noted.

WALKWAYS

The general condition was good.

FENCING

REAR YARD FENCE

The general condition was good.

REAR YARD GATES

Functional.

EXTERIOR STRUCTURE

VINYL SIDING CONDITION

The general condition was good.

HARDBOARD SIDING CONDITION

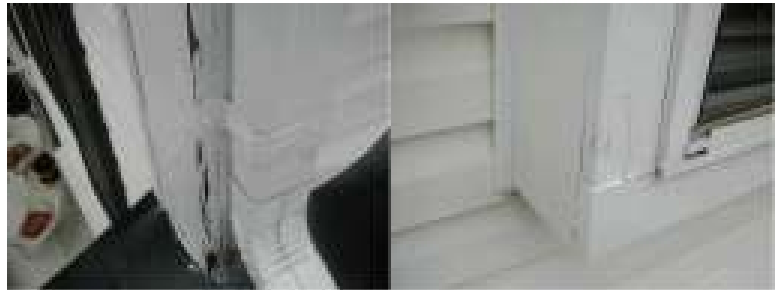
Manufactured hardboard siding is made from wood byproducts bound together with resins/adhesives and formed using heat and pressure. As a wood product, hardboard siding requires regular painting to protect it from moisture damage. Generally, two brush applied coats is required on all exposed surfaces including the bottom drip edge of each course of lap siding. Manufacturers typically recommend repainting the surface every 3-5 years.

PAINT/STAIN CONDITION

Much of the exterior wood and hardboard is currently in need of paint.

MOLDING & TRIM CONDITION

[CR] Varying amounts of moisture deterioration/rot were noted on the homes molding and trim. Some damage can be covered with paint - Some should be replaced. See report photo.

**MORE PHOTOS****EAVES/OVERHANG CONDITION**

General condition was good.

WINDOW FRAMES

[FE] The windows on the front side of the house had wooden exteriors. A varying amount of moisture damage/rot was found. See report photos. We recommend consulting with a window professional as to the scope of service recommended at this time.



Moisture damage

WINDOWS- GLAZING

The general condition was good. Some light condensation was noted between the glass panes in two of the double pane (thermal) windows on the back side of the house (dining room, family room). 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

[MR] Fair condition. Regular caulking maintenance is recommended for proper weather sealing.

HOSE BIBS

Hose bibs were turned on and off again.

FRONT PORCH**MATERIAL**

Concrete.

FRONT DOOR

Good condition.

LIGHTING/FIXTURES

The lights were functional.

GFCI OUTLETS

Installed and working as designed.

DECK**MATERIAL**

Pressure treated lumber. The surface was painted.

LIGHTING/FIXTURES

The deck lighting was functional.

GFCI OUTLETS

Installed and working as designed.

STEPS/ STAIRS

The stairs were functional.

GUARDRAILS

The railings appeared functional.

HOUSE SLIDER DOOR

Good condition.

COMMENTS

An electrical disconnect was noted, probably for a past deck hot tub installation. The hot tub circuit breaker in the main panel was off. No hot tub was installed.

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**CONFIGURATION**

Foundation types: Finished Basement.

MATERIAL

Poured Concrete.

STRUCTURAL/BASEMENT CONDITIONS**BASEMENT WALLS**

The visible foundation areas of the structure appeared functional. The concrete had a hairline crack in the center of the left side. This type of cracking is often a result of shrinkage of materials and/or settlement and typically will not affect the strength of the foundation. No action needed.



FLOOR JOISTS & SUBFLOOR

The visible floor joists were spaced mostly 16" on center. Although only a small section of the floor system was exposed for observation, that area was in good condition.

BASEMENT FLOOR

Concrete. General condition was good.

INSULATION

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

REMARKS

We were unable to observe much 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 basement was dry. No water damage or other evidence indicating incidents of flooding in the past were found. When asked, the owner, Mr. Seller, had no knowledge of any basement flooding or other problems with water intrusion into the area.

DRAINAGE SYSTEM

The visible areas of the floor and drainage appeared functional. The sump pump was checked and functioned properly.

RECEPTACLES

The accessible receptacles were functional.

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**SERVICE**

Underground. The service lateral was not visible to inspect.

MAIN PANEL

Location: Garage

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.

BONDING

[FE] Gas piping is required to be bonded to the other metal piping in the house (including air ducts). A loose bonding jumper was found on the gas supply pipe near the furnace. The inspector could not confirm why this jumper was disconnected and whether the "bonding requirement" was made elsewhere in the system. We recommend having an electrician evaluate further and make any additional connections that may be required.

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 exceptions mentioned below, and the GFCI device section below.

[SC] Some electrical connections in the power supply line to the furnace were not enclosed within a junction box as required. See report photo in the Heat section of the report. We recommend correcting this condition.

[RU] Most of the garage receptacles were not GFCI protected, as required since 1978. We recommend installing one GFCI device per circuit in the interest of increased safety.

[SC] Two garage receptacles (inspector marked with blue tape) on the left wall tested to show an open



ground.

[CR] Two garage receptacles (blue tape) on right wall tested to have reversed polarity - which means the hot and neutral conductors are reversed. We recommend having an electrician correct these conditions.

COMMENTS

[FE] The plastic junction box next to the panel contained spliced conductors (black found to be "hot") with multiple wires appearing to be sharing wire nuts (an unusual condition). The purpose of this wiring was unknown. Tracing the source of these wires is beyond the scope of this inspection. We recommend that an electrician evaluate and approve this condition for safety.



ELECTRICAL COMPONENTS

GFCI DEVICES

GFCI protection devices were located and found to be working as designed in the following areas: Main level half bath, master bedroom wall, master bathroom spa (behind access panel) garage wall (sprinkler), basement bathroom, basement bar sink area.

[CR] The GFCI device in the second floor hall bathroom was tripped by the tester from the front exterior outlet, shutting off power to the upstairs bathrooms, exterior receptacles and one garage receptacle. The inspector was unable to restore power, finding the GFCI device in that bathroom faulty. We recommend replacing this device.

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.

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

Front of house. Not visible to inspect.

MAIN WATER SHUTOFF

Basement guest bedroom wall, front side of house. The main water shutoff and water supply line appeared to be in good condition. We do not close the main valve completely.

PRESSURE REGULATOR

We were unable to confirm the presence of a pressure regulator, as the supply piping was not open for observation.

WATER SUPPLY PIPING

Materials: Copper piping. 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

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

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.

NATURAL GAS***GAS SHUTOFF***

Where: Exterior meter. Additional shutoffs are located at each of the gas appliances, as required. (Actually the cutoff for the kitchen range was found in the basement ceiling directly beneath the range- in the furnace room).

GAS SUPPLY PIPING

Black iron. The general condition was good.

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***MODEL***

Craftmaster, 50 Gallon; manufactured in 2001.

LOCATION:

Basement.

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

[SC] The temperature and pressure (T&P) relief valve's discharge line was missing. We recommend installing an approved discharge line that extends to within 6 inches from the floor. Many home centers now offer a threaded pipe just for this application. This is a simple repair for any homeowner.



potential scalding hazard

CONTROLS

[MR] The temperature control was set to the high position, probably to better serve the needs of the seller's large family. Reducing the temperature to the normal 110-120 degree setting should provide your family with sufficient supply while saving energy.

TANK

Good condition; no leakage noted.

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 INFORMATION

LOCATION

Basement.

MODEL

Goodman. Forced air natural gas-fired system. The unit was manufactured in 1999. Approximate BTU's/ Hour = 100,000.

FILTER TYPES

Disposable, found inside the air handler cabinet. [MR] No clips or slot were found to secure the filter in place, allowing air flow to bypass the filter. We recommend correcting this condition.



unsecured air filter

VENTING SYSTEMS

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

DUCTWORK

Type: Metal ducts with fiberglass insulation. The general condition was good.

FURNACE

The furnace was functional.

COMBUSTION AIR

[SC] The combustion air supply to the mechanical room should be improved to increase safety. We recommend replacing the room door with one that is louvered.

ENERGY SUPPLY

Corrections needed, as described in the Electrical section of this report.

**BURNERS**

The burner flame appeared typical for this type of unit.

HEAT EXCHANGERS

The visible parts of the heat exchanger appeared normal. 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

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 INFORMATION

MODEL

Goodman, Cooling Capacity Rating = 4 tons. The outdoor condensing unit was manufactured in 2002, making it about 4 years old.

CONDENSING UNIT

The visible condition of the exterior unit was good. We did not "hear" it operate, as these units are not safe to be turned on 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

General condition was good.

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

WALLS & CEILING

General condition was good.

FLOORING

Wood floor. The general condition was good.

DOORS & WINDOWS

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

HEAT & COOL

There was air movement from the air registers.

LIGHTS/FIXTURES

The lights were 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.

COOKTOP

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

OVEN

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

MICROWAVE

Installed. DID NOT TEST. The evaluation of built-in microwave ovens is beyond the scope of this inspection. Recommend testing during final walkthrough (heat a glass of water).

EXHAUST VENT

The exhaust vent fan and lighting built into the microwave 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 are excluded from this report.

MASTER BATH

LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

The circuit was GFCI protected, and will be functional when the GFCI device in the hall bath is replaced.

SINK/PLUMBING

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

[MR] Bath basin overflow drains were slow/blocked. We recommend clearing the overflow drains, which should also improve the performance of the main drains (particularly the left basin drain was slow).

CABINETS

The cabinets and countertops were in good condition.

TOILET

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

HYDROMASSAGE 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 were in good condition.

SHOWER STALL

The tile surround was intact, and water tight. We recommend monitoring/maintaining the grout/caulk for this shower regularly as needed. Shower door was approved safety glass and was functional.

FLOORING

Laminate. Good.

WINDOWS

The general condition was good.

HEAT & COOL

There was adequate air movement from the air registers.

VENTILATION

The exhaust vent fan functioned.

SECOND FLOOR HALL BATH

LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

[CR] As stated in the electrical section, the GFCI device was faulty and should be replaced.

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

The tub/shower plumbing was functional.



TUB/SHOWER SURROUND

General condition was good. Monitor and maintain grout and caulk as needed. A shower curtain and rod were present.

HEAT & COOL

There was adequate air movement from the air registers.

MAIN FLOOR HALF BATH

LIGHTS/FIXTURES

The lights 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.

WINDOWS

The general condition was good.

HEAT & COOL

There was adequate air movement from the air registers.

VENTILATION

The ventilation was provided by a window which appeared adequate.

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.

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. 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

WALLS/CEILINGS MATERIAL

Sheetrock.



WINDOWS

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

FLOORS

The floor surfaces are mostly hardwood and carpet, with laminate and vinyl in some bathrooms.

SMOKE DETECTORS

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

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.

BEDROOM #2 REAR LEFT

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

WINDOWS

It was noted that the window on the left would not close enough for the latches to click. You may want to consider making corrections; we don't consider this to be much of a security risk for a window this high off the ground.

BEDROOM #3 FRONT LEFT

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

BEDROOM #4 FRONT MIDDLE

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

BEDROOM #5 FRONT RIGHT

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

FAMILY ROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

LIVING ROOM



LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

DINING ROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

OFFICE/STUDY/DEN

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

FINISHED BASEMENT - REC & EXERCISE ROOMS

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.

BASEMENT BACK BEDROOM

TYPE:

This room is not really a bedroom as it has no closet and no fire egress.

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

FRONT "GUEST" BEDROOM

This room also is not really a bedroom as it has no closet or fire egress.

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

FRONT ENTRY/HALLWAY

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

UPPER HALLWAY

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

GUARDRAILS

Hallway guardrails were checked and meet current standards for safety;

STAIRWAYS



STAIRS AND STEPS

The stairs were functional.

STAIRWELLS

Meet current fire egress standards.

HANDRAILS

The handrails appear functional, although the securing of the basement stairs handrail could be improved to increase safety.

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

A radon test screening is being conducted as part of this evaluation. Test results will be documented and provided through an additional report separate from this document.

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**

Master bedroom closet.

METHOD OF INSPECTION

Entered inside attic and inspected all of the accessible areas.

STRUCTURE

The visible condition was good.

FRAMING

Type: Conventional framing. Condition: Good. The OSB sheathing was in good condition.

VENTILATION

Vent types: Soffit/Ridge, and two roof vents. Adequate.

Two powered attic vent fans were installed, but did not turn on when the thermostat was manipulated. It may have been too cool. It was noted that the fans turned normally (bearings fine) but did contact the screening designed to keep out bees. When working properly, these fans do a nice job moderating attic temperatures on hot summer days.

INSULATION

Materials: Fiberglass batts.

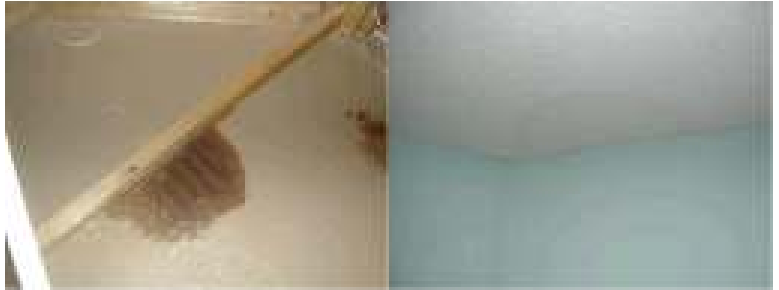


LEAK EVIDENCE

[CR] Yes. The attic roof vent closest to the hatch was allowing water to drip in. See report photo for area of leak and its result. We recommend correcting this condition.

**MORE PHOTOS**

No real damage to sheetrock yet. Cosmetic remedy = paint.



L to R: from above, below

MAIN ATTIC COMPONENTS**ATTIC FLOOR**

None.

ATTIC LIGHTS/RECEPTACLE(S)

A light was present and operational.

EXHAUST VENT(S)

The vent pipes appear to be working as designed.

GARAGE ATTIC**METHOD OF INSPECTION**

Entered inside attic and inspected all of the accessible areas.

STRUCTURE

The visible condition was good.

FRAMING

Type: Conventional framing, Condition: Good. The OSB sheathing was in good condition.

VENTILATION

Vent types: Soffit/Ridge, Adequate.

INSULATION

Good. Batts that fall away from original position can be held in place with wire stays.

LEAK EVIDENCE

[CR] Yes. There was some minor dripping into the soffit at the front side of the garage roof. See report photos. Some moisture staining was noted on some framing rafters, but no real deterioration was present. We recommend correcting this condition to avoid moisture damage to structural components.



ADDITIONAL ATTIC COMPONENTS

ATTIC FLOOR

None.

EXHAUST VENT(S)

The vent pipes appear to be working as designed.

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

INSPECTION METHOD

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

ROOF COVERING(S)

Fiberglass/asphalt composition shingles.

AGE OF SURFACE

The roofing surface appeared to be the original, which would make it about 20 years old.

ROOF LAYERS

1 layer.

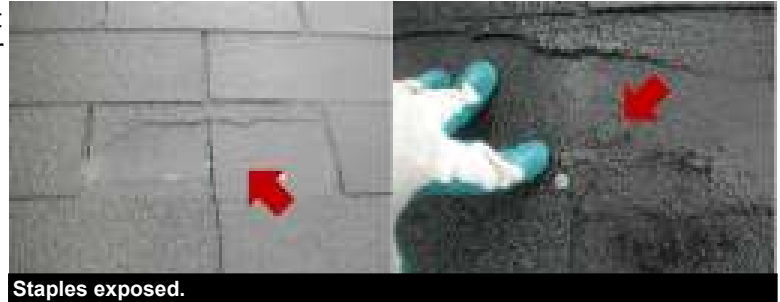


Past repairs

ROOF CONDITIONS

COMP. SHINGLE

Even though a previous owner had indicated that the roof surface had been replaced, the inspector found no evidence to confirm that this is not the original roof. With that in mind, it would appear that the materials are "older". The condition of the comp shingle's surface aggregate was good. A moderate amount of wind damage, where parts of shingles were partially or completely torn was noted. The seller indicated that some wind damage was repaired. Some face nailing was noted.



Staples exposed.

Overall, we found the roof surface functional with the exceptions described in the Attic section of this report. [MR] We recommend localized repairs as needed. However, as we believe the roof is advancing in age, we recommend budgeting for its eventual replacement sometime within the next few years.

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.

SKYLIGHTS

The skylight was observed from above and below. There was no evidence of prior leaking. Flashing and drainage looked good.



CHIMNEY

Type: Chimney is a framed chase with siding exterior, and with a metal flue. It was noted that the metal cap had surface rust, a common condition. We recommend addressing this at the time of the next roof replacement.



ROOF DRAINAGE

The visible areas of the roof drainage system looked good.

GUTTERS

Good. [CR] One corner seam was leaking and should be repaired by sealing over the area with gutter cement. See report photo.

**DOWNSPOUTS**

Good.

FIREPLACES AND SOLID FUEL APPLIANCES

The full 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 a higher level of assurance for the transaction by ruling out the presence of fireplace 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**LOCATION**

Family room.

FIREPLACE TYPE:

Metal Prefabricated model.

CHIMNEY TYPE:

Prefabricated system - metal pipe.

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

An artificial log/gas flame appliance was installed and functional. A gas shutoff valve is located outside of the fireplace as required.

OBSERVATIONS

The fireplace and visible areas of the flue appeared functional.

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.

LAUNDRY

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

The dryer hookup was provided for an electric unit with a 240 volt 3 Prong Receptacle. A new or existing electric dryer with a 4 prong plug can be readily retrofitted with a 3 prong receptacle by a qualified professional. (Warning for Do-It-Yourselfers - Do not attempt this yourself unless you are familiar with equipment grounding procedures for dryers!) A new 3 prong cord should cost between \$10 - \$15.

DRYER VENT(S)

Dryer venting was provided and terminated at the exterior. It was noted that the exterior vent was protruding more than normal, causing the siding to appear to be bulging out. It appeared that the wall vent was too long creating this mostly cosmetic issue. You should consider making corrections at the time a new dryer is installed.

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**

2 Car Attached.

INTERIOR WALLS

Wood paneling.

RECEPTACLES

Two general purpose receptacles were present that were GFCI protected as required. (One was on back wall and shared the protected circuit with the exterior and upstairs bathroom receptacles. The other provides power to the sprinkler system - and was in need of a cover plate).

[RU] The rest of the receptacles in the garage were not GFCI protected. We recommend installing one GFCI device per circuit in the interest of increased safety- there were at least two additional circuits serving the garage.

[SC] Two receptacles (inspector marked with blue tape) on the left wall tested to show an open ground.

[CR] Two receptacle (blue tape) on right wall tested to have reversed polarity - which means the hot and neutral conductors are reversed. We recommend having an electrician correct these conditions.

FLOOR CONDITION

Concrete.

FIRE SEPARATION

Good.

GARAGE DOORS**HOUSE DOOR**

The house door is an approved 20 minute fire protection rating door.



YARD DOOR

The door and locks were functional.

[CR] The wood trim above and around the door had evidence of moisture damage. See report photos. We recommend correcting this condition. See report photos.



Damaged frame molding

**MAIN DOOR**

Good.

AUTO DOOR OPENERS

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

[RU] Screwshell lamp holders are not approved for powering anything except light bulbs. We recommend upgrading to a tradition 3 prong receptacle.



Motor not grounded

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.

HOME WARRANTY

If expenses arising from an unexpected failure of a mechanical system or other major component is a concern, we strongly recommend investing in a home warranty policy designed to offset the repair/replacement costs in such instances. Our service is not a home warranty. Home warranties are available from a variety of companies, at prices that range from \$250 - \$500 per year.

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:

Good condition. Some deferred maintenance to exterior wood needs addressing, as well as attention to the roof. Please refer to the structural areas of the report, especially the areas highlighted by [CR] and [FE] to review our findings.

MECHANICAL CONDITION:

The mechanical systems were in good condition. Some repairs are needed. Please refer to the mechanical areas of the report, especially the areas highlighted by [CR] and [FE] to review our findings.

HEALTH & SAFETY:

The health and safety systems were found to be in good working order, except where stated. The safety conditions were good. Please review the 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
Cell: 703.304.4827

