

T1 REPORT

CLIENT & SITE INFORMATION

CLIENT NAME

Sample Client.

WEB USER NAME & PASSWORD

User name = Report Password = blue.

BUYER'S AGENT

Top Sales Real Estate 703-618-6000.

DATE/TIME OF INSPECTION

February 2006 at 02:00 PM.

LOCATION

20100 Pembroke Court, Sterling VA 20165.

STRUCTURE



Colonial Style Home. Approximately 2700 Sq. Ft. 13 Years Old; 2 Story;

LISTING AGENT

ReMax 703-444-5900.

INSPECTION DAY CONDITIONS

WEATHER

Clear, 30-40 degrees. The ground was covered with snow.

UTILITIES

All utilities on.

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

Sloped lot.

LOT DRAINAGE

Acceptable.

FOUNDATION DRAINAGE

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

LANDSCAPING

TREES AND SHRUBS

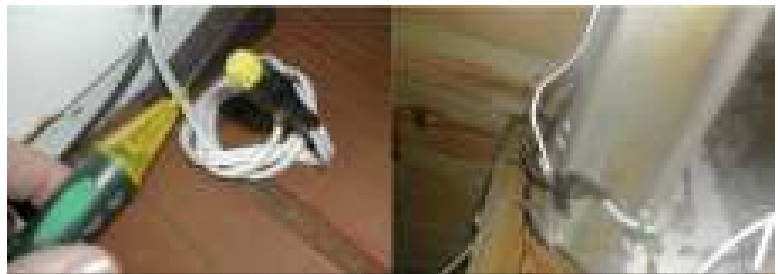
General condition was good.

LAWN

The turf grass was well manicured.

EXTERIOR LIGHTING

[SC] A set of exterior lights were installed and powered by a plug in cord. The wiring appears to be amateurish and is potentially hazardous (an exposed live termination, an exposed splice). We recommend removing this lighting, or having a licensed electrician rewire it according to current safety standards.



Incorrect wiring

DRIVEWAYS & WALKWAYS

DRIVEWAY

The asphalt driveway was functional.

WALKWAYS

The general condition was good.

YARD LIGHT

Installed. The light had a photo electric sensor and could not be checked in the day time. We recommend that its functionality be confirmed to buyer prior to closing.

FENCING

REAR YARD FENCE

The general condition was good.

REAR YARD GATES

Although snow impeded the full swing of the gates, both gates appeared to be well balanced and functional.

EXTERIOR STRUCTURE

ALUMINUM SIDING CONDITION

The general condition was good.

COMPOSITE SIDING CONDITION

The composite rim board and trim around the covered porch/deck was in good condition.

CONCRETE WALL EXTERIOR

Functional.

PAINT/STAIN CONDITION

[MR] Parts of the windows, eaves and trim on this home are made from wood. Some of the paint that protects these areas was cracked or flaking off. See report photos. It is important that a weather tight seal is maintained on exterior wood components. We recommend protecting your investment by hiring a painter this summer to repaint all exterior wood with a good quality brushed on exterior paint, which should provide you with years of worry-free weather protection.

MOLDING & TRIM CONDITION

Most of the wood molding/trim was in good condition. There were a few places found to have some deterioration/rot:

-the lower front door frame on both sides. See report photos.

-A few inches of window trim on the lower left side - second floor middle bedroom.

We recommend replacing damaged wood prior to the next painting.



Top/Down- front door; window trim

WINDOWS CONDITION

[FE] Condensation was noted between the glass panes in one or more of the double pane (thermal) windows. While this condition is mostly cosmetic, the staining between the panes is likely to increase over time. When this happens, the only way to correct the appearance of the window 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. [MR] A couple of holes were noted in the concrete. See report photo. To protect against spalling from freeze/thaw forces, we recommend filling these holes with using materials designed for this purpose.



Fill these

FRONT DOOR

Good condition. See comments about door frame and photos in the exterior section of this report.

LIGHTING/FIXTURES

The front porch light was functional.

GFCI OUTLETS

Installed and working as designed.

STEPS/ STAIRS

The stairs were functional.

GUARDRAILS

Good.

SCREEN/STORM DOOR

Functional.

EXTERIOR DECK**MATERIAL**

Pressure treated lumber.

STEPS/ STAIRS

The stairs were functional.

GUARDRAILS

The railings appeared 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**CONFIGURATION**

Foundation types: Basement.

MATERIAL

Poured Concrete.

STRUCTURAL/BASEMENT CONDITIONS**BASEMENT WALLS**

Hairline cracks in the foundation were noted. The cracks were vertical, less than 1/8 " thick and had no vertical or lateral displacement. No action needed. We always recommend that all foundation cracks be monitored. If ongoing movement is ever observed (a change in appearance), then further evaluation by a foundation specialist should be sought.

**FLOOR JOISTS & SUBFLOOR**

The visible areas of the floor joists appeared functional. The visible floor joists were spaced mostly 24" on center, and the subflooring was listed for 24" o.c.

FLOOR BEAMS & COLUMNS

The visible areas of the support beams and columns 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.

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.

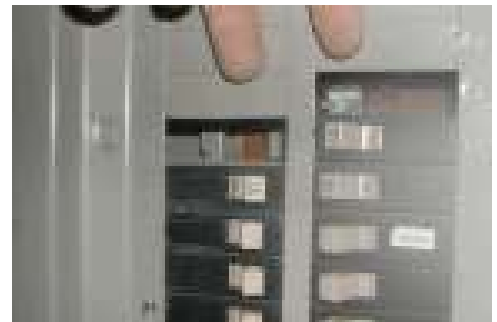
ELECTRICAL SYSTEM**SERVICE**

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. [SC] There were missing twist-outs/unused breaker slots in the panel. This is a potential safety hazard. We recommend that an electrician install fill plugs designed to cover such openings.

**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. [SC] A few receptacles were found to have improper wiring in the form of:

- open ground connections in the basement next to the stairs (see report photo);
- reversed polarity in dining room receptacle
- basement bathroom receptacle listed below in GFCI Device section was incorrectly wired as well as lacking GFCI protection

[SC] The master bedroom ceiling fan junction box (in attic) was missing a cable clamp. We recommend correcting this condition.



WORKMANSHIP

The condition of the wiring within the panel was good.

ELECTRICAL COMPONENTS**GFCI DEVICES**

GFCI protection devices were located and found to be working as designed in the following areas: master bathroom. (circuit protects 1st and second floor bathrooms, exterior and garage outlets;

[SC] A basement bathroom device was functional, but the other receptacle over the sink was not. We recommend correcting this condition.

[SC] The GFCI device in the kitchen was providing power but failed to trip when tested for GFCI protection. We recommend replacing the 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

Materials: Copper 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 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.



NATURAL GAS

GAS SHUTOFF

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

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

Rheem, 50 Gallon; original with the house (14 years old);

LOCATION:

Basement.

ENERGY SUPPLY

Natural gas. 36,000 BTU's/hour. The gas shutoff valve and supply line appeared functional.

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.

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

Bryant. Forced air natural gas-fired system. The system was manufactured in 2003. Approximate BTU's/ Hour = 88,000.

FILTER TYPES

Disposable.



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

Adequate.

ENERGY SUPPLY

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

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

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

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

Carrier, Cooling Capacity Rating = 3.5 tons. The outdoor condensing unit was manufactured in 1999. The indoor evaporator coil (and air handler) was manufactured in 2003.

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 troublefree, 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. The disconnect box was locked. **NOTE: We recommend getting the key from the sellers at closing.**

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

[CR] Moisture/stains were noted on the ceiling beneath the master bathroom. We recommend painting the ceiling once the plumbing in the bathroom above is repaired.

FLOORING

Wood floor. The general condition was good.

HEAT & COOL

There was air movement from the air registers.

LIGHTS/FIXTURES

The main ceiling light was wet during the inspection. We recommend checking the operation of the light during final walkthrough.

RECEPTACLES

See comments in the electrical section of this report.

CABINET & COUNTERS

The general condition of cabinets and counters was good. It was noted that the interior of the cabinet beneath the kitchen sink had evidence of moisture damage from a past leak, but was dry at the time of the inspection.

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.

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

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

EXHAUST VENT

Type: Up draft vented. The exhaust fan and light were functional.

REFRIGERATOR

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

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



BATHROOMS

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

MASTER BATH

LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

Receptacles were functional and GFCI protected as required.

SINK/PLUMBING

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

[CR] The stopper mechanism for the sink closest to the tub did not function. The inspector manually operated the pivot rod, but it did not raise/lower the stopper. We recommend having a plumber correct this condition.

[CR] The basin (right side) overflow drain was slow/blocked, and did not prevent water from flooding over the rim. We recommend correcting this condition.



Needs repair

CABINETS

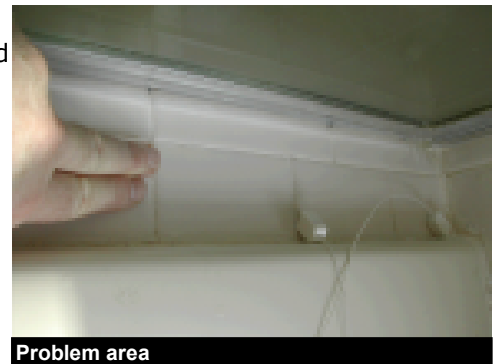
The cabinets and countertops were in good condition.

TOILET

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

SOAKING TUB SURROUND

[MR] Some tiles sounded hollow when tapped upon, indicating they are no longer bonded to the top deck. See report photo. We recommend re-attaching loose tiles and resealing with grout/caulk so that moisture cannot intrude into interior spaces (and/or keeping the top deck reasonably dry).



Problem area

SOAKING TUB

[CR] The tub leaked significantly, causing water to drip from the ceiling below. We recommend that a licensed plumber evaluate further (both the main drain and the overflow drain), and make repairs as needed.

SHOWER

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

SHOWER STALL

General condition was functional.

[MR] Some of the grout/caulk was older - cracked, damaged or missing. These compounds are important for keeping 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 was functional.

FLOORING

The general condition of the carpet was good. The original vinyl surface was in place beneath the carpet.

WINDOWS

[CR] This room has one window with broken or damaged seals, which was obvious. Another window over the tub appeared to have stains starting to develop between the panes. We recommend having a window professional evaluate and replace the damaged panes.

**HEAT & COOL**

There was adequate air movement from the air registers.

SECOND FLOOR HALL 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. [CR] The basin overflow drain was slow/blocked, and did not prevent water from flooding over the rim. We recommend correcting this condition.

CABINETS

The cabinets and countertops were in good condition.

TOILET

The toilet flushed and refilled as designed, and was in good condition. [CR] It was noted that the toilet was loose on the floor. Toilet movement can loosen the wax seal and lead to leaking. We recommend having a plumber secure the toilet to the floor.

TUB/SHOWER

The tub/shower plumbing was functional. Some "cosmetic" damage (chipped enamel) was noted.

TUB/SHOWER SURROUND

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

HEAT & COOL

There was adequate air movement from the air registers.

DOOR

[CR] The side door leading into the middle bedroom did not latch properly and is in need of adjustment.

MAIN LEVEL HALF BATH

LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

Receptacles were functional and GFCI protected as required.

SINK/PLUMBING

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

TOILET

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

HEAT & COOL

There was adequate air movement from the air registers.

BASEMENT FULL BATH



LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

See comments in the electrical section of this report. The outlet shown in the photo was incorrectly wired. We recommend correcting this condition.

**SINK/PLUMBING**

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

TOILET

[MR] It was noted that the toilet flapper would not stay "open" to flush unless the handle was held down - and is need of adjustment to work as designed. Toilet was functional.

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

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

FLOORS

The floor surfaces are mostly hardwood and carpet, with marble tile 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.

UPPER MIDDLE BEDROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

UPPER LEFT BEDROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

WINDOWS

[CR] The window (front side) would not latch, and is in need of adjustment.

BASEMENT BEDROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

FAMILY ROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

EXTERIOR DOORS

The door leading to the covered porch was in good condition.

WINDOWS

[CR] Both double hung windows looking out to the covered porch failed to remain in the up position due to faulty/damaged/unconnected springs (or balances). This condition is a potential safety hazard as well as a nuisance. We recommend repairing this condition.

LIVING ROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

WALLS/CEILING

Moisture stains were noted in the ceiling in the area beneath the upstairs bathroom. Moisture meter readings taken after the fixtures above were run indicated that the stains were dry. No action needed.

WINDOWS

[CR] One of the double hung windows (left) was missing the lock mechanism. We recommend correcting this condition.

DINING ROOM

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

SUN ROOM



LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

WINDOWS

All of the casement windows were functional with the following exceptions:

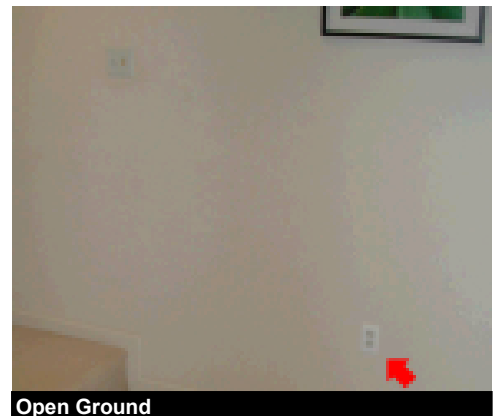
[CR] The casement window (right interior side) closest to the exterior door was inoperable. We recommend having a window professional correct this condition.

[CR] The window on the left -kitchen side had a broken thermal seal. We recommend replacing the damaged pane.

[FE] It was noted that a small part of the wood frame to one of the windows facing the rear yard (right) was broken away/missing. We recommend having the damage evaluated further by a window professional, with repairs made as needed.

FINISHED BASEMENT**LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good, with the exception noted in electrical section. See photo.

**HEAT & COOLING**

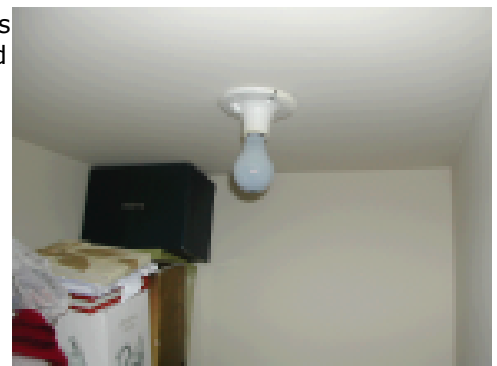
Air flow: Adequate.

WALLS/CEILING

Evidence of moisture damage from kitchen above was noted. Moisture meter readings indicated that the area was dry at the time of the inspection. The seller indicated that the icemaker supply line leak had wet the area. No action needed.

CLOSETS

[RU] [SC] There was an exposed incandescent light bulb in the clothes closet. Building codes now require that these bulbs need to be enclosed as a precaution against fire. We recommend upgrading the light fixture in this closet (to a recessed, or enclosed light) for increased safety. If not, a cooler burning fluorescent bulb would be preferred to the incandescent bulb.

**COVERED PORCH****LIGHTS, FIXTURES, RECEPTACLES**

Condition: Good.

WALLS/CEILING

General condition was good.

WOOD FLOORING

General condition was good.

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.

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 was conducted as part of this evaluation. Test results are 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: Condition: Good. The OSB sheathing was in good condition.

VENTILATION

Vent types: Soffit/Ridge, Adequate.

INSULATION

Materials: Blown in fiberglass. R Rating is about 3 per inch of thickness. Total thickness: Mostly between 8-14 inches on average. Note: Insulation in some areas has been disturbed in a way that has lowered the R value in those areas. We recommend repositioning the piled up insulation into low areas to restore a uniform insulating barrier.

**LEAK EVIDENCE**

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

MAIN ATTIC COMPONENTS

ATTIC FLOOR

None.

EXHAUST VENT(S)

The vent pipes appear to be working as designed.

ADDITIONAL ATTIC

ACCESS LOCATION

Garage.

METHOD OF INSPECTION

Entered inside attic and inspected all of the accessible areas.

STRUCTURE

The visible condition was good.

FRAMING

Some unusual framing was noted around the fireplace flue. It appears that the original truss framing was altered during construction to accommodate both the fireplace flue and the gas appliance flue. Additional support framing around the altered area was in place and appeared to be functional.

**ROOF SHEATHING**

Type: Oriented strand board (OSB)/(wafer board), Condition: Good.

VENTILATION

Vent types: Soffit/Ridge, Adequate.

INSULATION

The attic located above the house was adequately insulated.

LEAK EVIDENCE

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

ADDITIONAL ATTIC COMPONENTS

ATTIC FLOOR

None.

EXHAUST VENT(S)

The vent pipes appear to be working as designed.

FIREPLACE FLUES

The general condition of the visible flue pipe was good.



Looking up

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

Due to snow covering the roof at the time of the inspection, the inspector viewed the roof surface from the top of a ladder, through windows, and from the ground with binoculars. This was a limited visual examination.

ROOF COVERING(S)

Fiberglass/asphalt composition shingles.

AGE OF SURFACE

The roofing surface is the original, and is about 13 years old.

ROOF LAYERS

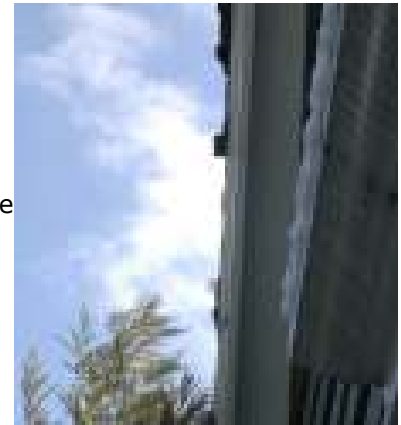
1 layer.

ROOF CONDITIONS

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.

[CR] Some contact damage from nearby trees was noted to overhanging roof shingles. See report photo. Due to snow cover, we could not assess the impact of this damage to the roof system, but suspect minor damage if any. We recommend monitoring the area once warmer weather arrives. If any wood or roofing paper is exposed, make repairs by either replacing damaged shingles, or placing aluminum flashing between/beneath shingles where needed. The tree branches near the roof should be trimmed back so that they will no longer contact the roof during high winds.



RIDGES

Structure: Good.

FLASHINGS

The flashing themselves were not visible, but appeared to be functional based on observations from the attic.

FLUE & VENT PIPE(S)

Appeared functional from the ground.

SKYLIGHTS

Three skylights were observed from below. There was no evidence of prior leaking.

CHIMNEY

Type: Chimney is a framed chase with siding exterior, and with a metal flues.

ROOF DRAINAGE

The visible areas of the roof drainage system looked good. Some dripping was noted from a gutter seam over the deck. The seam may not leak when the gutters are not filled with snow. We recommend observing during rainy weather, and make corrections if/as needed.

DOWNSPOUTS

General condition was good.

COMMENTS

The husband of Reena Bhatia expressed no knowledge of any current roof deficiencies or leaking problems when asked.

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 is installed.

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

LOCATION

Garage entryway.

WASHER SERVICE

The laundry faucets were functional; a machine was connected. We do not operate the faucets.

[CR] The cold supply faucet/hoseconnection had a small leak that appears to have been active for some time. See report photo of moisture staining seen from below in the basement. We recommend correcting the leak (strongly suggest replacing both supply hoses with stainless steel hoses).

The visible areas of the drain piping appeared functional.



Minor damage

DRYER SERVICE

The dryer hookup was provided for an electric unit with a 240 volt 3 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

2 Car Attached.

INTERIOR WALLS

Materials: Sheetrock.

RECEPTACLES

At least one general purpose receptacle was present and GFCI protected as required.

FLOOR CONDITION

Concrete, General condition was good.

FIRE SEPARATION

Good.

GARAGE DOORS**HOUSE DOOR**

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

MAIN DOOR(S)

Good. [MR] Some moisture deterioration was noted in a few places on the exterior of the door. We recommend keeping the door sealed with a good coat of paint, and equally important, keeping the gutters above clear (to avoid flowing over the top keeping the door reasonably dry).

AUTO DOOR OPENERS

The automatic garage door opener was operational. Testing of remote opener switches is beyond the scope of this inspection. The automatic reversing system functioned when the door encountered resistance.

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:**

The overall structural condition of the property is good.

MECHANICAL CONDITION:

The mechanical systems appear to be in good condition.



HEALTH & SAFETY:

There are a few health and safety issues noted in the report. Please refer to the safety concerns we have documented, indicated by [SC] , and consider the upgrades we suggest 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

