INTRODUCTION

CLIENT & SITE INFORMATION

CLIENT NAME
John B. Owner.

BUYER'S AGENT
Julie Jones, Virginia Realtors Inc.

DATE OF INSPECTION
Sample Date, 2003 at 3:00 PM.

LOCATION
1406 Anywhere Court, Leesburg, VA 20176.

STRUCTURE

Colonial Style Home.
Approximately 2400 Sq. Ft.
3 Years Old; 2 Story;
Full Unfinished Basement.

LISTING AGENT
Gene Richrath Richrath Real Estate Co. 800.343.3000.

INSPECTION DAY CONDITIONS

WEATHER
60-70 degrees. The ground was wet.

UTILITIES
All utilities on. Gas = Natural Gas.

WATER & SEWER
Public.

IN ATTENDANCE
Client.

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 repairs, alterations, and key maintenance be performed by specialists in the appropriate trade using approved procedures.

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

MAINTENANCE REMINDER

[MR] Maintenance Reminder: Simple suggestions to help maximize the life of the systems in the home, and tips for avoiding serious problems with just a small amount of maintenance.

GROUNDS & EXTERIOR

TOPOGRAPHY

LOT TYPE

Hillside Lot.

LOT DRAINAGE

The "natural" grade of the lot would be problematic if not for the builder's grade which currently provides for adequate lot drainage. The rear of the lot slopes towards the house and will bring lots of moisture down into the area. Swale in backyard is critical for catching hill runoff and diverting it toward the property line. Swales at propertly lines on both sides drain toward the street.

These swales are "man-made", and need to be maintained. Any future landscaping and/or fence/ yard construction should be done in a way that accomodates the existing lot drainage, or if altered, accomodates the lot's drainage requirements.

FOUNDATION DRAINAGE

Mostly acceptable. Ideally you want to have a 6 inch drop within the first ten feet from the foundation. [CR] Some settlement has occurred on the right side where runoff from a very small section of roof falls. This depression should be filled in to prevent ponding near the foundation. Should settling in this area continue, we would recommend that the small roof above be fitted with a gutter and downspout to carry roof runoff further away from the house.

Settling from Roof Runoff

LANDSCAPING

TREES AND SHRUBS

General condition is good.

FRONT LAWN

The turf grass was well manicured.

DRIVEWAYS & WALKWAYS

DRIVEWAY

The asphalt driveway appeared functional.

WALKWAYS

Good.

EXTERIOR STRUCTURE

MANUFACTURED SIDING CONDITION

Vinyl Siding. General condition was good.

CONCRETE WALL EXTERIOR

The concrete walls are the exposed area of the poured foundation. There are minor air bubble holes and common cracks which are normal for poured walls like these.

PAINT/STAIN CONDITION

[CR] Small area of wood siding needs paint. Wood is currently exposed. We recommend referring to a trade specialist for further evaluation and corrections as required.

Exposed Wood

MOLDING & TRIM CONDITION

Good, except as noted above.

EAVES/OVERHANG CONDITION

Good.

WINDOWS CONDITION

The general condition is good.

SCREENS CONDITIONS

Did not evaluate.

FLASHING

The visible areas of the flashings appeared functional.

HOSE BIBS

Hose bibs were turned on and off again.

FRONT PORCH

MATERIAL

Concrete.

FRONT DOOR

Good condition.

LIGHTING/FIXTURES

The lights were functional.

STEPS/ STAIRS

The stairs were functional.

GUARDRAILS

The railings appeared functional.

DECK

MATERIAL

Pressure treated lumber.

LIGHTING/FIXTURES

The lights were functional.

GFCI OUTLETS

Installed and working as designed.

STEPS/ STAIRS

The stairs were functional.

GUARDRAILS

The railings appeared functional.

HOUSE DOOR

Good condition.

SCREEN/STORM DOOR

Functional.

OTHER ENTRANCES

LOCATION
Rear basement stairs.
MATERIAL
Concrete.
DOOR
Good condition.
LIGHTING/FIXTURES
The lights were functional.
STEPS/ STAIRS
The stairs were functional.
GUARDRAILS
The railings appeared functional.
COMMENTS
Stairwell drain noted and appears functional. Drainage appears good.

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
Poured concrete foundation with full basement.

BASEMENT CONDITIONS

FLOOR JOISTS
The visible floor joists are spaced 24" on center or less, and the subflooring is listed for 24" o.c. Condition is good.

I-Joists and Steel Beam

FLOOR BEAMS
The visible areas of the support beams appeared functional.
COLUMNS
The visible areas of the columns/supports appeared functional.
INSULATION
Insulation was properly installed along the basement walls and in the open joist spaces.
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. Owner, claimed 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.


Sump

RECEPTACLES

The accessible receptacles were functional and GFCI protected where required.

COMMENTS

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.

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 are checked for basic operation. Light fixtures that have missing or dead bulbs are considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified.

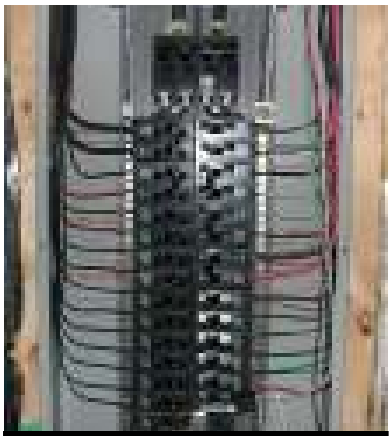
ELECTRICAL SYSTEM

SERVICE TYPE

Underground service lateral. Aluminum cable.

SERVICE RATING

Main Panel location: basement. 120/240 volt system, rated at 200 amperes.


Main Panel

DISCONNECT TYPE

Circuit breakers.

GROUNDING

Type: Driven electrode rod into the earth.

BRANCH WIRING

Materials: Copper. Aluminum.

WORKMANSHIP

The condition of the wiring within the panel is good.

ELECTRICAL COMPONENTS

GFCI DEVICES

GFCI protection devices were located and found to be working as designed in the following areas: main electric panel (spa), master bathroom, bathroom(s), exterior, garage, kitchen, basement/crawlspace.

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 easy and inexpensive.

PLUMBING SYSTEM

GENERAL CONDITION

Good.

WATER SUPPLY

Public Water.

MAIN WATER LINE

Materials: Plastic piping.

MAIN WATER SHUTOFF

Where: 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).

Main Shutoff - Blue Handle

PRESSURE REGULATOR

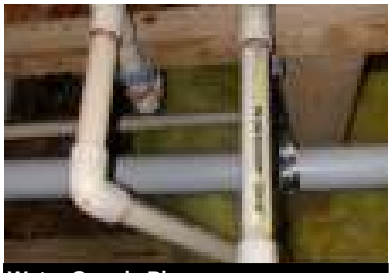
Yes. A pressure regulator was identified on the interior water supply system. Full testing of this device is beyond the scope of this evaluation.

WATER PRESSURE

65 psi. Good.

WATER SUPPLY PIPING

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



Water Supply Pipe

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.

VENT PIPING

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

DRAIN FLOW

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

NATURAL GAS

GAS SHUTOFF

Where: The gas meter and shutoff valve are located at the left of the building. The supply shutoff appeared functional. We do not operate these devices.

Main Gas Shutoff

GAS SUPPLY PIPING

The general condition is 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

HEATER:

Location: Basement

Brand: Rheem, 3 years old; 50 gallon, natural gas.

ENERGY SUPPLY

The gas shutoff valve 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. The shutoff valve and visible water supply connectors appeared functional and were insulated to minimize heat loss. 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.

COMMENTS

[RU] No drip pan. All water heaters fail eventually and can cause extensive water damage to finished spaces. We recommend that all new water heater installations that are in or near finished spaces or storage spaces have a drip pan installed. A drain line from the pan should be run to a floor drain or sump. The pan should be kept free of any debris, dust, lint etc., that could block the drain line in the event of a leak.

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

System A: Basement. This system serves: First Floor and Basement.

BRAND NAME

Carrier 3 years old. Forced air natural gas fired system. 66,000 BTU's hour.

FILTER TYPES

Disposable.

HEATING SYSTEM CONDITIONS

VENTING SYSTEMS

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

DUCTWORK

Type: Metal ducts with fiberglass insulation. Uninsulated metal ducts. Plastic covered and insulated flexible ducting. The general condition is good.

COMBUSTION AIR

Adequate. Comments: Air for combustion is critical for safe operation of this appliance. Do not subdivide the space around fuel combustion appliances without assuring that an adequate air supply remains available for combustion. Never block off or close ducts to correct a "draft" without consulting a HVAC specialist, as they may be providing combustion air from the outside or attic, and are critical to safe operation of the installed system.

ENERGY SUPPLY

The gas shutoff valve appeared functional.

BURNERS

The burner flame appeared typical for this type of unit.

HEAT EXCHANGERS

The visible parts of the heat exchanger appeared normal. Observed burner flame patterns were consistent with normal operation.

NOTE:The condition of heat exchangers cannot be adequately guaged without dismantling the unit. Thereby the inspection of heat exchangers is outside the scope of this inspection, as stated in our service agreement. We do, however, make an effort to observe what we can through normal owner access panels, and look for conditions that confirm or suggest a faulty heat exchanger.

AIR HANDLER/BLOWER

General condition was good.

THERMOSTAT

Manual model. Operated and functional.

HEATING SYSTEM INFORMATION

SYSTEM NUMBER

System "B"

LOCATION

System B. Attic. This system serves: Second Floor.

BRAND NAME

Carrier. 3 Years old. Electric Heat Pump. 24,000 btu's hour.

FILTER TYPES

Disposable.

HEATING SYSTEM CONDITIONS

DUCTWORK

Type: Plastic covered and insulated flexible ducting.

ENERGY SUPPLY

The electrical connections appeared functional.

HEAT PUMP HEATING ELEMENTS

Not checked. System was running in a/c mode.

AIR HANDLER/BLOWER

The general condition is good.

THERMOSTAT

Manual model. Operated and functional.

CENTRAL COOLING SYSTEMS

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

AIR CONDITIONING SYSTEM INFORMATION

SYSTEM NUMBER

System "A"

SYSTEM TYPE

Split system. The condensing unit and evaporator coils were at different locations.

LOCATION - OUTDOOR

Right Side - Unit closest to the backyard.

BRAND NAME

Carrier.

APPROX. AGE

The unit appeared to be original equipment with the building, which would make it 3 years old.

COOLING CAPACITY

2.5 ton.

SEER EFFICIENCY RATING

10.0.

AIR CONDITIONING SYSTEM CONDITIONS

ENERGY SUPPLY

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

CONDENSING UNIT

The condensing unit was functional.

SYSTEM CONDITIONS

The system responded to normal operating controls and the temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees.

CONDENSATE DRAIN LINE

The condensate line drained into the sump. Condition: Good.

THERMOSTAT

Manual model. Operated and functional.

DUCTWORK

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

AIR CONDITIONING SYSTEM INFORMATION

SYSTEM NUMBER

System "B"

SYSTEM TYPE

Heat Pump, as described earlier in the Heating Systems section of this report.

LOCATION - OUTDOOR

Right Side. Closest to the street. This system serves: second floor.

BRAND NAME

Carrier.

APPROX. AGE

The unit appeared to be original equipment with the building, which would make it 3 years old.

COOLING CAPACITY

2 ton.

SEER EFFICIENCY RATING

10.0.

AIR CONDITIONING SYSTEM CONDITIONS

ENERGY SUPPLY

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

CONDENSING UNIT

The condensing unit was functional.

SYSTEM CONDITIONS

The system responded to normal operating controls and the temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees.

CONDENSATE DRAIN LINE

The condensate drain line appeared functional, and drains from the attic into the sump in the basement.

The secondary drain line discharge is shown in the picture here. Water should never drip from this discharge. If it does, the primary condensate line is blocked and should be repaired at once. Blocked condensate lines can cause considerable water damage to interior spaces.

Backup Condensate Line

THERMOSTAT

Manual model. Operated and functional.

DUCTWORK

Type: Plastic covered and insulated flexible ducting. The air-conditioning system uses the same ductwork as the heating system "B".

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

Paint condition is intact.

FLOORING

Wood floor. The general condition is good.

DOORS & WINDOWS

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

WINDOWS

The general condition was good.

HEAT & COOL

There was air movement from the air registers.

LIGHTS/FIXTURES

The light(s) were functional.

RECEPTACLES

The accessible receptacles were functional and GFCI protected where required.

CABINET & COUNTERS

The general condition of cabinets and counters was good.

SINK

General condition is good.

PLUMBING LEAKS:

None apparent at this time.

KITCHEN APPLIANCES

DISHWASHER

The dishwasher functioned through the "Normal Cycle", and no leakage was detected. There was an air gap device present at the sink, no leakage noted.

GARBAGE DISPOSAL

Functioning: Yes.

COOKTOP

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

OVEN

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

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.

LAUNDRY

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

LOCATION

2nd floor closet.

WASHER SERVICE

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

DRYER SERVICE

The dryer hookup was provided for an electric unit with a 240 volt 4 prong receptacle. An existing electric dryer having a 3 prong plug can be readily upgraded with a 4 prong plug and cord by a qualified individual. Typical 4 prong replacement cord cost is $20.

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.

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 accessible receptacles were functional and GFCI protected as required.

SINK/PLUMBING

The faucet(s), sink(s) and piping were functional with no signs of leakage.

CABINETS

The cabinets and countertops were in good condition.

TOILET

The toilet flushed and refilled as designed.

WHIRLPOOL TUB

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

SHOWER

The shower and faucet(s) were functional. The shower pan and drain are in good condition.

SHOWER STALL

[CR] The grout and/or caulking was cracked, damaged or missing. These compounds are necessary to keep bathroom moisture from entering into the structure's interior spaces, and should be repaired and properly maintained as needed. Shower door is approved safety glass and is functional.

Mildew? Cracks in Grout.

COMMENTS

[CR] The grout in the floor tile closest to the shower has a tiny crack. Moisture meter readings indicate that the subfloor moisture in NOT elevated at this time. Recommend that this crack be sealed or otherwise repaired when the shower stall grout is fixed.

Moisture staining - wall floor

UPPER HALL BATH:

LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

The accessible receptacles were functional and GFCI protected as required.

SINK/PLUMBING

The faucet(s), sink(s) and piping were functional with no signs of leakage.

CABINETS

The cabinets and countertops were in good condition.

TOILET

The toilet flushed and refilled as designed.

TUB/SHOWER

The tub/shower and faucet(s) were functional.

TUB/SHOWER SURROUND

General condition is good.

LOWER HALL/GUEST BATH:

LIGHTS/FIXTURES

The lights and exhaust fan were functional.

RECEPTACLES

The accessible receptacles were functional and GFCI protected as required.

SINK/PLUMBING

The faucet(s), sink(s) and piping were functional with no signs of leakage.

TOILET

The toilet flushed and refilled as designed.

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

ROOMS INSPECTED

Bedrooms #: 4, Front Entry, Living Room, Dining Room, Family Room, Stairwells.

WALLS/CEILINGS

Materials: Materials: Sheetrock.

WINDOWS

Types: Types: Vertical Sliding, Fixed (Picture), Double-Pane (thermal) windows were present, Vinyl/Plastic Sashes; Metal Casings.

FLOORS

Materials: The floor surfaces are mostly wood and carpet, with tile in the bathrooms.

SMOKE DETECTORS

Smoke detectors were noted at; Main Floor Hallway, 2nd Floor Hall, Basement, All Bedrooms.

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.

FRONT ENTRY/HALLWAY:

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

LIVING/DINING ROOM:

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

WALLS/CEILING

General condition is good. Minor blemish on the ceiling underneath the master bathroom shower, from previous leak that has been repaired. Moisture meter readings indicate that the blemish is currently dry.

FAMILY ROOM:

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING

Air flow: Adequate.

MASTER BEDROOM:

LIGHTS, FIXTURES, RECEPTACLES

Condition: Good.

HEAT & COOLING
Air flow: Adequate.

REAR MIDDLE BEDROOM:

LIGHTS, FIXTURES, RECEPTACLES
Condition: Good.
HEAT & COOLING
Air flow: Adequate.

UPPER RIGHT MIDDLE BEDROOM:

LIGHTS, FIXTURES, RECEPTACLES
Condition: Good.
HEAT & COOLING
Air flow: Adequate.

UPPER RIGHT FRONT BEDROOM:

LIGHTS, FIXTURES, RECEPTACLES
Condition: Good.
HEAT & COOLING
Air flow: Adequate.

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.
RADON
Radon testing was not included in the service contract for this inspection. Radon is the largest contributor to indoor air pollution, and has been deemed the second leading cause of lung cancer in the USA. The EPA recommends that all residences less than 3 stories off the ground be tested for the presence of this gas. Our firm is fully certified (NRSB) to investigate and mitigate to protect you from elevated levels of radon exposure. For more information or a service estimate, call 703.335.0007. Mention this report for preferred client discount.

ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

MAIN ATTIC

ACCESS LOCATION
Upper middle bedroom.

METHOD OF INSPECTION
Entered inside attic and inspected all of the accessible areas.

STRUCTURE
The visible condition is good.

FRAMING
Type: Truss System.

ROOF SHEATHING
Type: Oriented strand board (OSB)/(wafer board)

VENTILATION
Vent types: Soffit, Ridge.

INSULATION
Materials: Blown in figerglass. Total thickness: Between 6-12 inches on average.

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

MAIN ATTIC COMPONENTS

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

ATTIC LIGHT/RECEPTACLE(S)
A light was present and operational.

HVAC EQUIPMENT
Yes. Worker access area is present. See photo.


Air Handler in Attic

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)

Materials: fiberglass/asphalt composition shingles.

AGE OF SURFACE

The roofing surface is the original, and is about 3 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.

Some repairs are now needed.

a. [CR] There were a few shingles out of place that need to be set back in the proper position. ☐

RIDGES

Structure: Good.

FLASHINGS

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

FLUE & VENT PIPE(S)

The visible exhaust flue pipes, weather caps, and vent pipes appeared functional.

CHIMNEY

Siding Chimney.

ROOF DRAINAGE

The visible areas of the roof drainage system appeared functional.

DOWNSPOUTS

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

COMMENTS

The owner, Rob Kaplan , expressed no knowledge of any current roof deficiencies or leaking problems when asked.

FIREPLACES AND SOLID FUEL APPLIANCES

Fires are neither ignited or extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel burning appliances or to move fireplace inserts, stoves, or firebox contents. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion make-up air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection. Some fireplaces emit smoke into the house during use. If this occurs, a qualified chimney sweep should be contacted for remedy.

FIREPLACE

LOCATION

Family room.

FIREPLACE TYPE:

Metal Prefabricated model.

CHIMNEY TYPE:

Prefabricated system - metal pipe.

HEARTH

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

OTHER CLEARANCES

Clearances to combustibles were sufficient according to current safety standards.

OBSERVATIONS

The fireplace and visible areas of the flue appeared functional.

GARAGE AREAS

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

GARAGE

TYPE & LOCATION(S)

two car.

INTERIOR WALL(S)

Sheetrock.

RECEPTACLES

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

FLOOR CONDITION

Concrete, General condition is good.

FIRE SEPARATION

Good.

GARAGE DOOR(S)

HOUSE DOOR

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

MAIN DOOR(S)

Good.

AUTO DOOR OPENERS

The automatic garage door opener(s) were operational. Testing of the remote opener switches is beyond the scope of this inspection.

AUTO REVERSE

The automatic reversing system functioned when the door encountered resistance.