7411 Snow Hill Drive Spotsylvania, VA 22551
fredericksburg@hometeam.com http://hometeam-fredericksburg.com
(540) 621-2218

Bill Smith
123 Sample Drive
Anytown, VA 55555

Dear Bill,

On 4/13/2018, HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

We trust the enclosed information will help you make an informed decision. If I can be of any assistance, please feel free to call me at (540) 621-2218. Enjoy your new home!

Sincerely,

Scott Harvey
HomeTeam Inspection Service
Virginia Commonwealth 338-000-0883, exp. 6/30/2019

HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.

FAST

TRUSTED

ACCURATE

PREFACE:

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any **major visual defects*** noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

> **Major Visual Defect:** A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

GENERAL DESCRIPTION

All conditions are reported as they existed at the time of the inspection.

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than $1,000.

When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

SUMMARY:

This summary provides a simplified overview of the results of the Friday, April 13, 2018 inspection at 123 Sample Drive*, Woodbridge, VA 22191. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

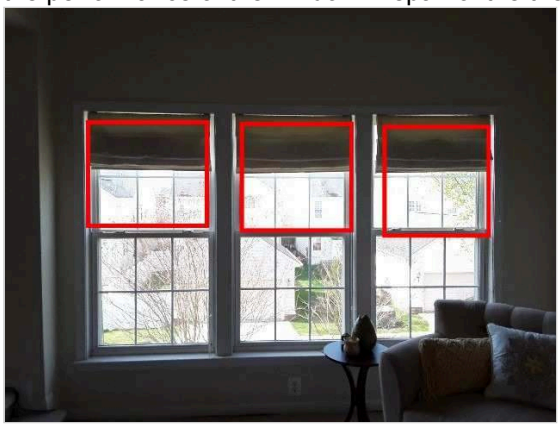
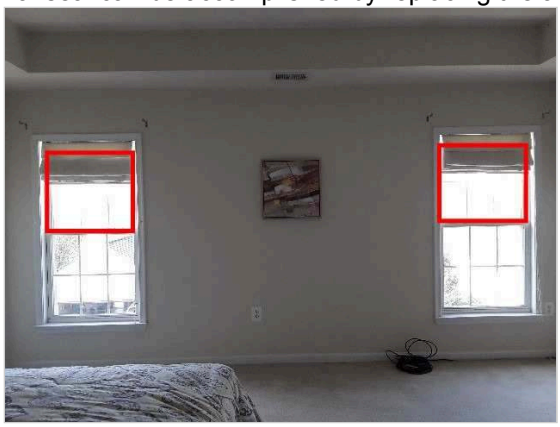
Roof

1. All of the downspouts were draining at or too close to the base of the foundation. All roof drainage should be directed at least six feet from the base of the foundation.

Structural

1. There was corrosion noted at the base of the guard rails on the exterior basement stairs. The corrosion should be treated to prevent further corrosion and damage to the rails.


2. One or more of the insulated window panes in the master bedroom had a defective thermal seal. A defective thermal seal can be identified when fogging is observed between the panes of glass. A defective thermal seal does not affect the performance of the window. Repair of the thermal seal can be accomplished by replacing the affected glass panel.

Plumbing

1. The left hose bib and the hose bib in the garage leaked when tested. Consult with a qualified contractor for repair.

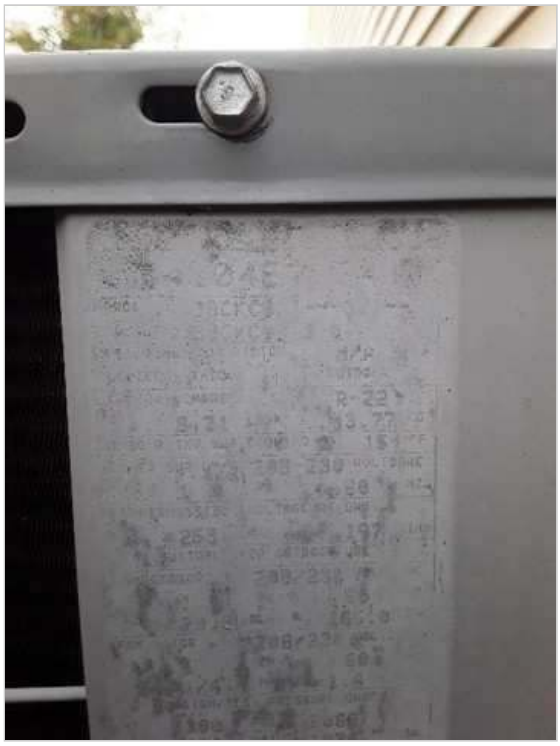
2. The faucet assembly located in the basement wet bar was loose.

3. There was a leaky fill valve in the toilet located in the 2nd floor hallway bathroom. Consult with a qualified plumber or handyman for repairs.

HVAC

1. The insulation on the exterior air conditioning line set is dry-rotted. This could affect the efficiency of the system and should be replaced.

2. Outdoor air conditioner condensing units will typically last approximately 12-15 years before needing to be replaced. An outdoor condensing unit will last longer by doing regular maintenance. The subject condensing unit has been in service for approximately 13 years and was functioning at the time of inspection. The label on the unit was not legible due to wear and therefore the model and serial numbers were not available. The unit may potentially be at or nearing the end of its usable life.

3. The average gas furnace will last about 15 years before needing to be replaced. A gas furnace will last longer by doing regular maintenance. The subject gas furnace has been in service for approximately 13 years and may be at or nearing the end of it's usable life.

Material Defects

1. The earth beneath the cement paver patio in the rear of the home over time has started to erode away causing the pavers to shift creating several trip hazards found on the walkways around the house. In order to remedy the safety concern it will take extensive landscaping to relevel all of the pavers and the earth beneath them. Consult with a qualified contractor for estimates on repairs.


2. Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years. The age of the water heater was approximately 14 years old and was most likely at or nearing the end of its useful life.

Electrical

1. The GFCI outlet located in the kitchen is defective and should be replaced by a qualified electrician.

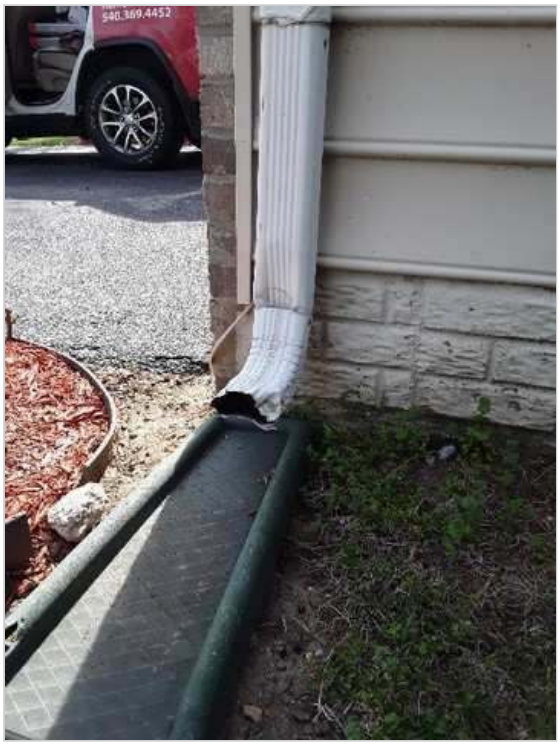
2. A broken switch was noted in the main level half bath. This could be a shock hazard due to exposed electrical contacts. The affected outlet(s) should be replaced by a qualified contractor.

3. One or more devices were missing a switch/junction box/outlet cover in the mechanical/plumbing room. All switch/outlet boxes should be properly covered to avoid a shock hazard. Electrical related repairs should be performed by a qualified electrician.

Other

1. The lineset needs to be resealed where it passes through the exterior wall of the home to prevent water and/or insects from entering the home.

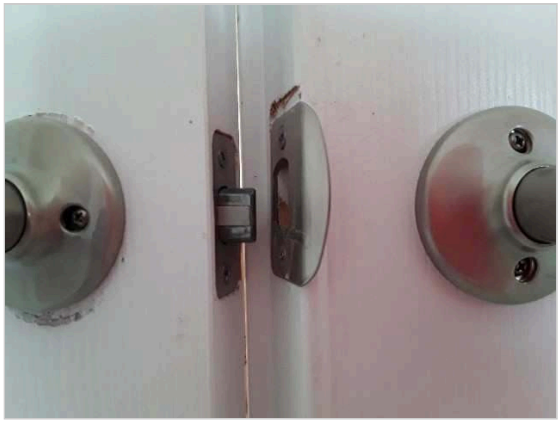
2. The right front and the right rear downspouts were damaged. This may restrict or improperly flow the water away from the foundation and should be corrected.




3. The drawer slides were bent on one of the kitchen drawers.

4. The latch was missing hardware on one of the door leading to the office on the main floor.

5. The french doors leading to the master bedroom did not latch properly,. This is normally easily corrected by a slight adjustment in the striker plate.



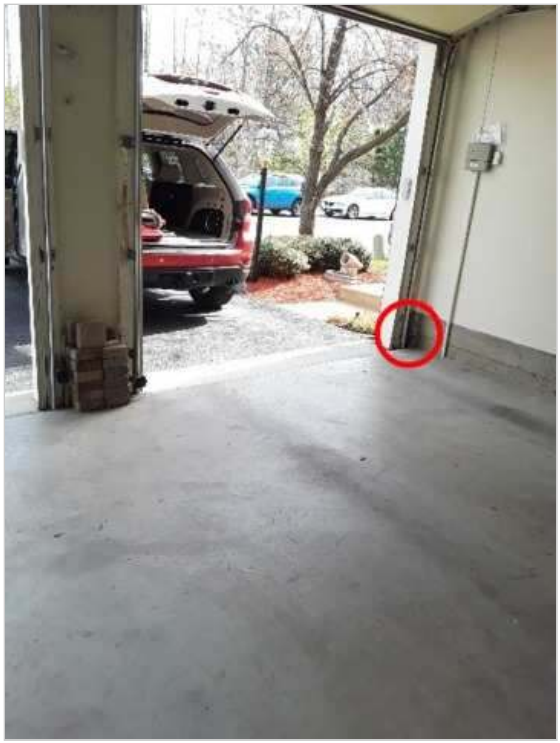
6. The supply grill located in the basement level ceiling was not properly fastened.

7. There was a hole in the drywall located in the 2nd level bedroom behind the bedroom door.

Safety Concerns

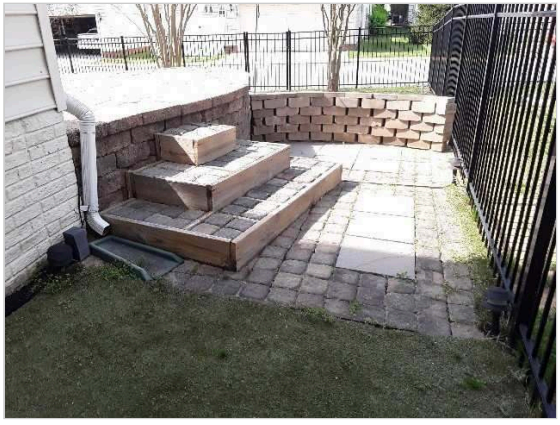
1. There was no handrail on the stairs leading to the garage. This can be a safety concern.

2. One of the laser eyes at the base of the door was not properly secured to the bracket. The safety reverse will not properly function if the eyes are not properly aligned.



3. The pull-down ladder was not mounted with proper nails. Standard 16d penny nails or ¼" x 3" lag screws should be used in mounting the ladders Nails and screws that are intended for other purposes such as drywall or deck screws are not an approved fastener when mounting pull-down ladders because they may have reduced shear strength and may not support the ladders.

4. There were no handrails on the steps leading to the patio. This can pose as a safety concern for falling.



5. The pilot light was tested on the basement fireplace. The fireplace would not light after the pilot was lit. Consult with a gas company for further evaluation.

Switch for fireplace

6. There was no bonding on the CSST gas plumbing found within the home. Manufacturers believe that this product is safer if properly bonded and grounded by the manufacturer's installation instructions. Proper bonding and grounding of

the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia.

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The full inspection report follows this blank page, including the items noted in the report summary section.

INSPECTION REPORT & CONDITIONS

At the time of the inspection, the approximate temperature was 70-75 degrees Fahrenheit, and the weather was sunny and clear. The buyers and their agent were present. The utilities were on. According to the Zillow web site the home was built in 2005. The inspection started at 10:00 am and was finished by 1:00 pm.

The inspected property consisted of a two story wood-framed structure with brick veneer and vinyl that was occupied at the time of the inspection. There were no material defects on the visible portions of the siding.

LOT AND GRADE

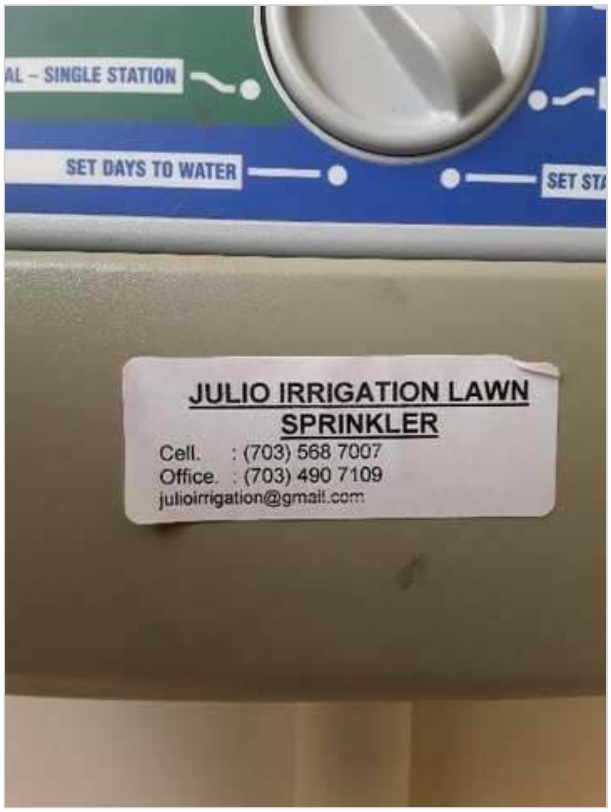
The home was situated on a lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

The fencing was in serviceable condition and the gating was functional at the time of the inspection.

LAWN IRRIGATION

The home was equipped with a lawn irrigation system. The system did activate when turned on in the manual mode.

The structural integrity or condition of the underground and other non-visual plumbing was not determined. The Buyer is advised to become familiar with all City, County, and any Association regulations regarding sprinkler usage. Testing of timers and control devices are not within the scope of the inspection. Adequacy of the system coverage is not evaluated in this inspection. Sprinkler systems should be maintained on a regular basis to ensure proper coverage and check for broken heads.

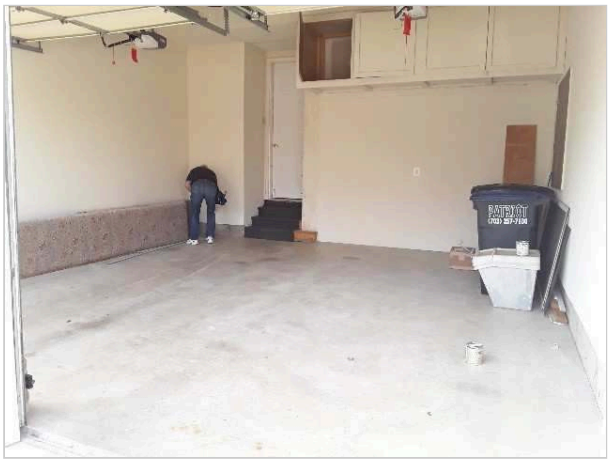


DRIVEWAY

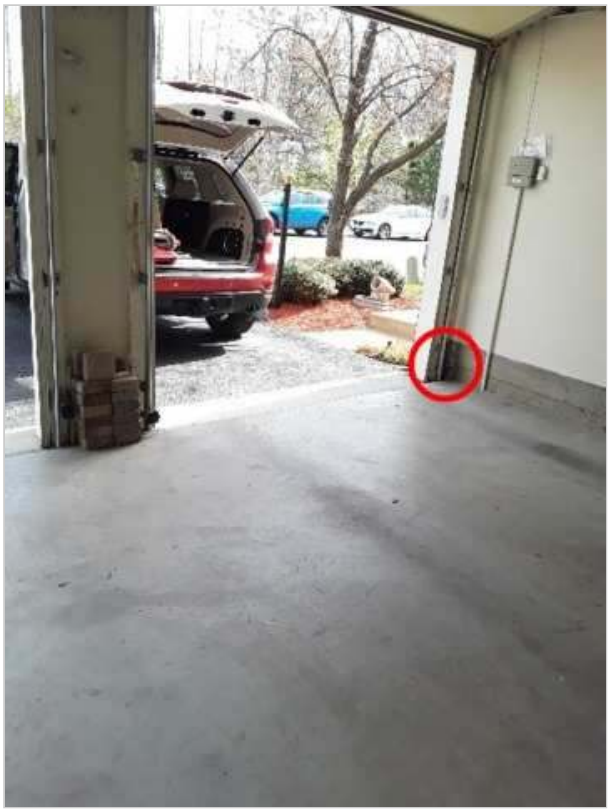
There was an asphalt driveway in the front of the home which led to the attached garage. There were minor cracks noted on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the driveway.

GARAGE

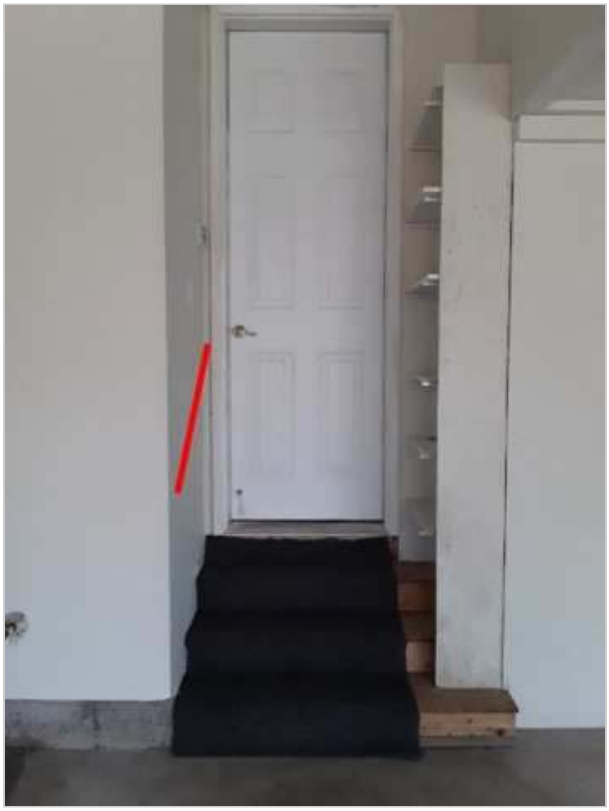
The attached garage was designed for two cars with access provided by two overhead-style doors. Safety cables were installed inside the door springs.. The fire separation walls and ceiling were inspected and did appear to be adequate. The concrete garage floor was in good condition. The Genie brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors was tested and found to be non functional. The automatic safety reverse on the garage right door was tested and found to be functional. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection. There were no material defects observed in the garage.



One of the laser eyes at the base of the door was not properly secured to the bracket. The safety reverse will not properly function if the eyes are not properly aligned.



There was no handrail on the stairs leading to the garage. This can be a safety concern.



WALKWAY AND MAIN ENTRY WAY

There was a concrete walkway leading to a concrete porch in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the walkway or the porch.

The porch was covered with a hip roof. There were no material defects observed on the porch cover.

There was a patio of cement pavers located in the back of the home. There were no material defects observed to the patio.

The earth beneath the cement paver patio in the rear of the home over time has started to erode away causing the pavers to shift creating several trip hazards found on the walkways around the house. In order to remedy the safety concern it will take extensive landscaping to relevel all of the pavers and the earth beneath them. Consult with a qualified contractor for estimates on repairs.

There were no handrails on the steps leading to the patio. This can pose as a safety concern for falling.

ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed from the ground level with the aid of binoculars.

The aluminum and vinyl soffits and fascia were inspected and found to be in good condition.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

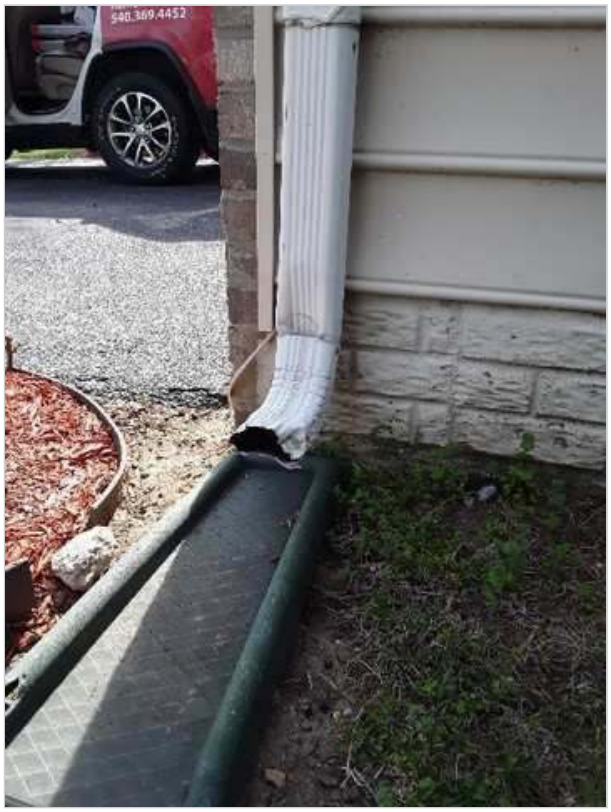
The roof covering appeared to be the original and was approximately 13 years old.

There was one layer of shingles on the roof at the time of the inspection. There was light curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were near the middle of their useful life.

There were no material defects detected on the exterior of the roof.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no material defects observed on the visible portions of the gutters or downspouts.

The right front and the right rear downspouts were damaged. This may restrict or improperly flow the water away from the foundation and should be corrected.



All of the downspouts were draining at or too close to the base of the foundation. All roof drainage should be directed at least six feet from the base of the foundation.

ATTIC STRUCTURE

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

The attic was accessed through a pull down steps in the second floor hallway.

The attic above the living space was insulated with loose-fill insulation, approximately four-inches in depth.

Ventilation throughout the attic was provided by soffit and ridge vents. The attic ventilation appeared to be adequate. A thermostatically controlled attic fan was not installed. Attic fans are not tested as part of the home inspection.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing.

The ceiling structure consisted of two-inch by four-inch rafters spaced 24-inches on center.

There was no moisture visible in the attic space.

There were no material defects observed in the attic or roof structure.

The pull-down ladder was not mounted with proper nails. Standard 16d penny nails or ¼" x 3" lag screws should be used in mounting the ladders Nails and screws that are intended for other purposes such as drywall or deck screws are not an approved fastener when mounting pull-down ladders because they may have reduced shear strength and may not support the ladders.

FOUNDATION

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no material defects observed on the visible portions of the foundation.

There was corrosion noted at the base of the guard rails on the exterior basement stairs. The corrosion should be treated to prevent further corrosion and damage to the rails.

There were several minor, settlement cracks observed on the foundation. The cracks were 1/16-inch or less in width. These cracks are common and usually insignificant. All buildings experience some settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. However, the significance of cracks cannot always be judged by a single inspection. All cracks should be monitored for significant changes in characteristics. Consult with a company specializing in foundation repair if there is a marked change in the size or dimension of a crack.

FLOOR STRUCTURE

The visible floor structure consisted of an OSB sub-floor, supported by twelve-inch wood I-joists spaced sixteen inches on center. The center beam and posts or piers for load bearing support were not visible. There were no material defects observed in the visible portions of the floor structure.

BASEMENT

The full basement was finished, and contained the following mechanical systems: furnace, water heater and sump pump.

The basement stairway was inspected and there were no visual defects or visual safety concerns observed with the steps, stairways or handrails.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing.

The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support. There were no material defects observed in the basement.

The finished basement area included recreational room, a wet bar, a theater room, an office, a 3/4 bathroom, and a mechanical/ plumbing room. The interior walls of the basement were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no material defects observed on the visible portions of the foundation.

MAIN LEVEL

The main floor consisted of an eat-in kitchen, a family room, a formal dining room an office and a half bathroom. There were no material defects observed on this floor.

stairway

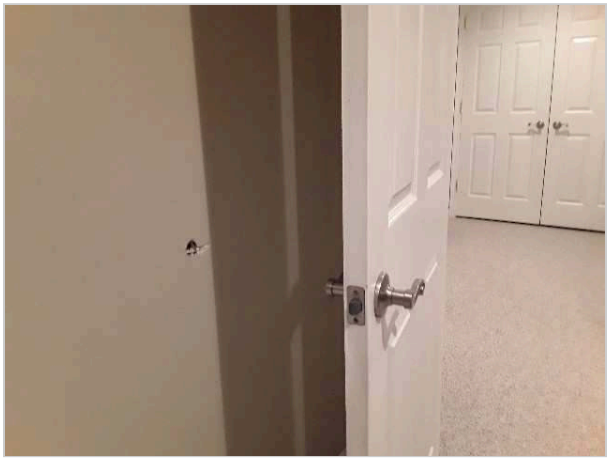
The main stairway was inspected and there were no material defects or visual safety concerns observed with the steps, stairways or handrails.

2ND LEVEL

The second level consisted of a master bedroom with his and her walk-in closets, three additional bedrooms, three full bathrooms, a laundry room and a linen closet. There were no material defects observed on this floor.

HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. The interior wall and ceiling surfaces were finished with drywall. There were no material defects observed in the interior walls or ceilings.

There was a hole in the drywall located in the 2nd level bedroom behind the bedroom door.

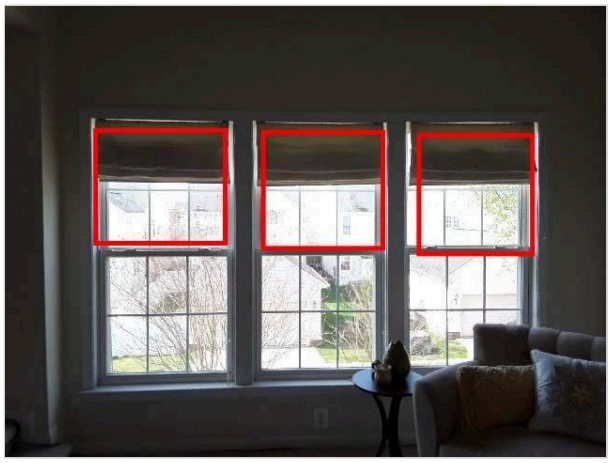


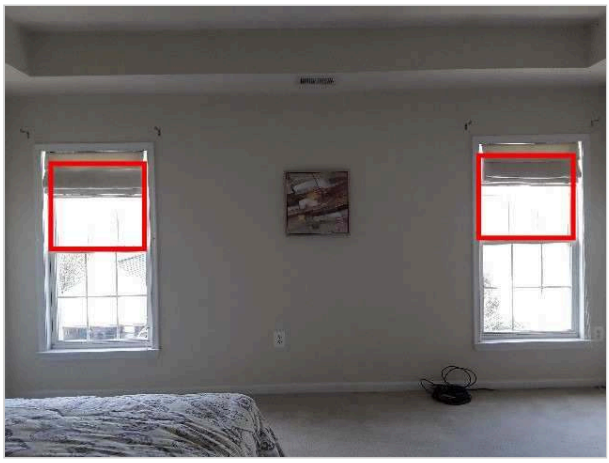
WINDOWS, DOORS, WALLS AND CEILINGS

All accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, single hung style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks

should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

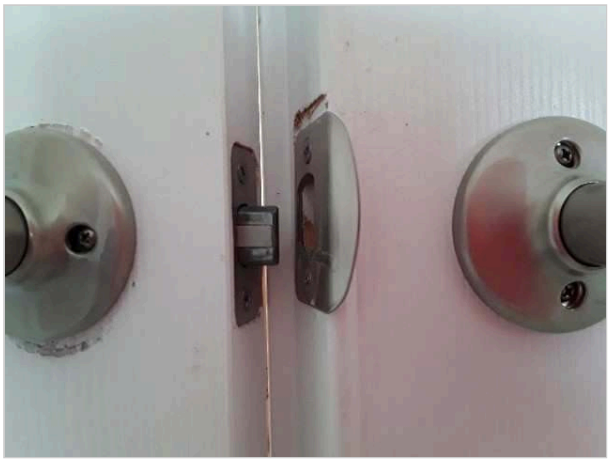
One or more of the insulated window panes in the master bedroom had a defective thermal seal. A defective thermal seal can be identified when fogging is observed between the panes of glass. A defective thermal seal does not affect the performance of the window. Repair of the thermal seal can be accomplished by replacing the affected glass panel.





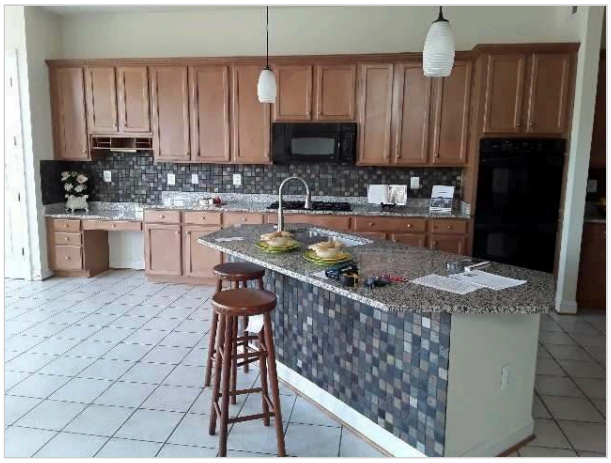
The latch was missing hardware on one of the door leading to the office on the main floor.

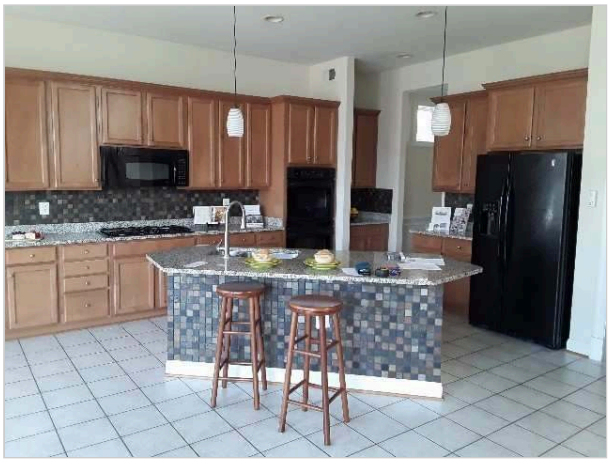
The french doors leading to the master bedroom did not latch properly,. This is normally easily corrected by a slight adjustment in the striker plate.



KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:





The drawer slides were bent on one of the kitchen drawers.

The General Electric electric built-in ovens were inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric built in cooktop was tested and found to be functional.

The General Electric range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The General Electric microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

The General Electric refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The General Electric dishwasher was tested and did appear to be functional.

The Badger disposal was inspected and did appear to be functional. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.

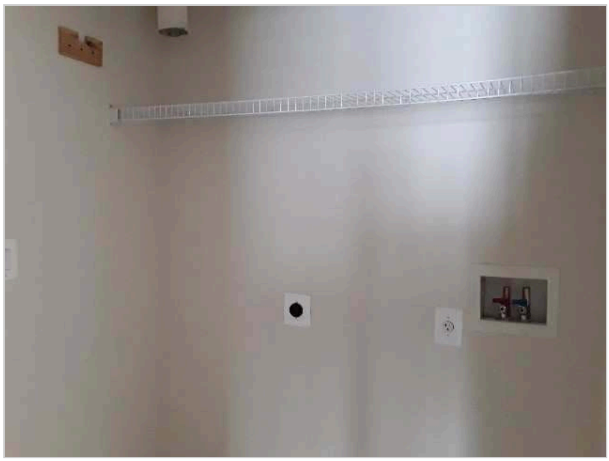
The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

DRYER CONNECTIONS AND VENT

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A 240 volt outlet for an electric clothes dryer was not installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired or that power is present. Consult with a qualified contractor if the desired

type of connection is not available.

A dryer vent was installed. The visible portion of the dryer vent was inspected and appeared to be functional and adequate for venting to the exterior of the home.



WATER METER

The water meter was located in front of the home. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.

WATER HEATER

There was a 75 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Ruud, model number PR75-70N and serial number RULN 1204104348. Information on the water heater indicated that it was manufactured 14 years ago.

A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years. The age of the water heater was approximately 14 years old and was most likely at or nearing the end of its useful life.

PLUMBING

The visible water supply lines throughout the home were CPVC pipe. The water was supplied by a public water supply. Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection.

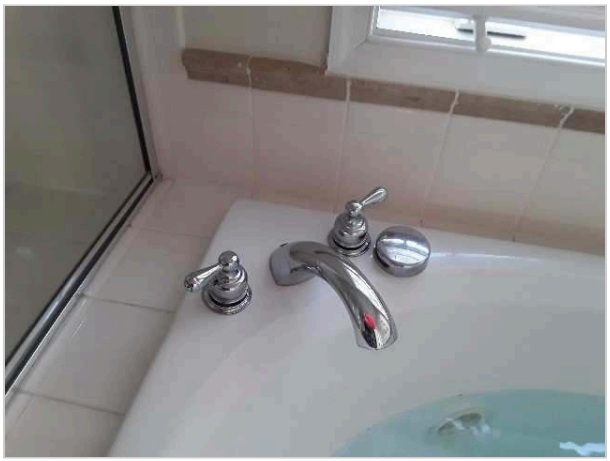
Hose bib shutoff's

There was a leaky fill valve in the toilet located in the 2nd floor hallway bathroom. Consult with a qualified plumber or handyman for repairs.

JETTED TUB

The jetted tub was tested by filling the tub above the jets and engaging the on/off switch. The operation of the tub was done by verifying that water was coming out of each of the jets. The tub did appear to be operable.

The hot and cold water handles on the jetted tub were loose and could be pulled off.



The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The home was connected to a public sewer system. The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visual home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

There was a sump pump located in the basement. The sump pump was functional.

Sump pump discharge on the left side of the home

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at an outdoor sillcock and found to be 40 to 50 pounds per square inch. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. There were no material defects observed in the visible portions of the plumbing system.

The left hose bib and the hose bib in the garage leaked when tested. Consult with a qualified contractor for repair.

The faucet assembly located in the basement wet bar was loose.

GAS METER

The gas meter was located on the rear exterior wall. The gas supplier for the home based on the identification tag on the meter is Washington Gas. The main gas valve is usually located at the gas meter and requires a wrench to operate. There was no noticeable odor of gas detected at the time of the inspection.

There was no bonding on the CSST gas plumbing found within the home. Manufacturers believe that this product is safer if properly bonded and grounded by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia.

ELECTRIC SERVICE

The underground electric service wire entered the home on the right side wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded aluminum rated for 200 amps.

The service wire entered a General Electric service panel, located on the garage wall with a 200 amp and 120/240 volt rated capacity. The main service disconnect switch was located in the main panel. The branch circuits within the panel were copper and aluminum. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

The visible house wiring consisted primarily of the NM cable type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no material defects observed in the electrical system.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. The installation of GFCI protected circuits and/or outlets located within six feet of water, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits in the home. The present and tested GFCIs were tested and found to be functional

The GFCI outlet located in the kitchen is defective and should be replaced by a qualified electrician.

A broken switch was noted in the main level half bath. This could be a shock hazard due to exposed electrical contacts. The affected outlet(s) should be replaced by a qualified contractor.

One or more devices were missing a switch/junction box/outlet cover in the mechanical/plumbing room. All switch/outlet boxes should be properly covered to avoid a shock hazard. Electrical related repairs should be performed by a qualified electrician.

SMOKE ALARMS

There were smoke alarms found in the house. Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

The HomeTeam recommends installing a carbon monoxide detector as an additional safety device. The detector will alert the occupants of the home to the presence of dangerous carbon monoxide caused by a malfunctioning gas appliance.

FIREPLACE

There were two fireplaces in the home. The visual condition at the time of the inspection was as follows:

A direct vent gas fireplace was located in family room. Direct vent fireplaces usually exhaust directly out the back of the unit to a wall mounted vent on the exterior of the home. The unit was visually inspected and did appear to be functional. Many of these units are controlled by a wall mounted switch. Some direct vent fireplaces operate by remote control, while others are controlled from the base of the unit. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the direct vent gas fireplace.

Direct vent for family room

Main gas shutoff

A direct vent gas fireplace was located in basement. Direct vent fireplaces usually exhaust directly out the back of the unit to a wall mounted vent on the exterior of the home. The unit was visually inspected and did appear to be functional. Many of these units are controlled by a wall mounted switch. Some direct vent fireplaces operate by remote control, while others are controlled from the base of the unit. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the direct vent gas fireplace.

Direct vent for fireplace in basement

Main gas shutoff

The pilot light was tested on the basement fireplace. The fireplace would not light after the pilot was lit. Consult with a gas company for further evaluation.

Switch for fireplace

As with all elements of the home inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. The fireplace inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air. Consult with a qualified, reputable chimney and fireplace professional for a complete evaluation of the fireplace and chimney. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.

HEATING SYSTEM - SINGLE

The heating system was inspected by HomeTeam. Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating system is described below:

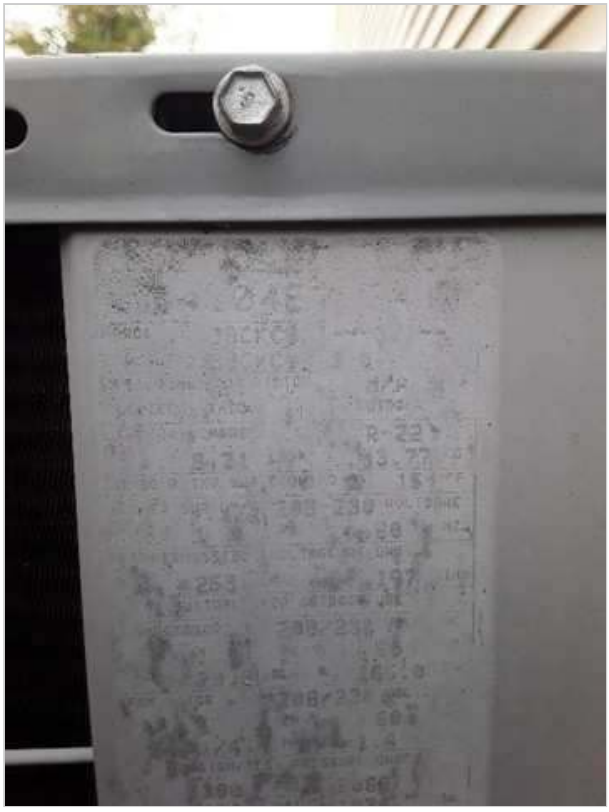
The home was heated by a Carrier natural gas forced air furnace, serial number 4304A33995, model number 58STA135---11122 which is 13 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 132,000 BTUH.

The average gas furnace will last about 15 years before needing to be replaced. A gas furnace will last longer by doing regular maintenance. The subject gas furnace has been in service for approximately 13 years and may be at or nearing the end of it's usable life.

AIR CONDITIONING - SINGLE

The electric outdoor air conditioner condensing unit was a Carrier. The unit is located on the right side of the home. This unit is approximately 13 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air cooling system was tested and found to be functional. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.

Outdoor air conditioner condensing units will typically last approximately 12-15 years before needing to be replaced. An outdoor condensing unit will last longer by doing regular maintenance. The subject condensing unit has been in service for approximately 13 years and was functioning at the time of inspection. The label on the unit was not legible due to wear and therefore the model and serial numbers were not available. The unit may potentially be at or nearing the end of its usable life.



The lineset needs to be resealed where it passes through the exterior wall of the home to prevent water and/or insects from entering the home.

The insulation on the exterior air conditioning line set is dry-rotted. This could affect the efficiency of the system and should be replaced.

Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior

components. Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.

Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

The galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the home and was in good condition. The heating system was found to be functional.

The furnace appears to have been serviced on a regular basis. The furnace should be serviced annually to maintain safe and efficient operation.

A carbon monoxide detector with probe was inserted into the main plenum just above the heat exchanger. There was no measurable level of carbon monoxide detected at the time of the inspection

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

The disposable filter/s should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

Filter size:

Basement: 20x25x1"

The supply grill located in the basement level ceiling was not properly fastened.

The control for the heating and air conditioning system was a 24 volt thermostat located on the kitchen wall of the home. The thermostat was manufactured by Hunter and was found to be in working order.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem."
There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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