



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



HomeTeam[®]
INSPECTION SERVICE



CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS

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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



Dear John Smith,

On Wednesday, August 5, 2026 The HomeTeam Inspection Service made a visual inspection of 123 Sample Drive, Brambleton, VA 20148. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (571) 384-4925. Thank you for choosing HomeTeam.

Sincerely,

Michael Sardo
HomeTeam Inspection Service
VA Lic 2028-03-31
ASHBURN, VA 20147

SUMMARY

The following is a summary of our findings. **Please read this report, in its entirety, prior to the expiration of the home inspection contingency period in your contract.** Do not rely on this summary report. You must read the entire inspection report containing detailed descriptions of the property, its systems, and its components. This summary report is not intended to be comprehensive or to replace the home inspection report.

Section headings in the summary report are for reference purposes only and do not affect the meaning or the interpretation of the report. The order of presentation of the systems and components of the property do not reflect upon the relative importance of any system or component. You must determine the value of each system and component of the property for yourself.

Misc

1. Dryer vent is not properly connected. That should be properly connected to properly vent out of house.

HVAC

1. The air filter is somewhat dirty and should be replaced. Prolonged operation of an HVAC system with a dirty filter can cause internal damage to the compressor valves that may not be observable during the inspection; operating with a dirty filter may also damage the air handler. HomeTeam recommends having the HVAC system cleaned and serviced for this reason. Also, the filter was not the correct type and size for the unit.

Safety Concerns

1. Bracket supports on balcony/deck are beginning to rust. Recommend replacement of brackets.
2. Storage room, and basement under stairs light does not work. A wire is also showing behind the light. Licensed electrician should inspect for safety.
3. Multiple loose boards were present on the deck. All loose decking should be properly secured. Deck also showing signs of deterioration. As noted above, the deck should be regularly cleaned and sealed.
4. Two of the metal screws securing the face plate to the electrical panel had pointed tips. Recommend replacing these for safety reasons.

Bathrooms

1. Water escaping from sliding glass door in the bathroom of the third bedroom. Leaking water can get into structure and cause mold issues.
2. Sliding glass door in third floor third bedroom bathroom hanging. Does not appear to be properly seated.

Interior, Windows, Doors

1. The base of the door frame to the front of the home was damaged from apparent moisture exposure. The door frame should be repaired and the surrounding area should be further assessed at the time of repair for any additional damage.

Plumbing

1. Kitchen sink appears to be leaking. Both the faucet and the line beneath the sink show signs of leaks. Plumbing should be repaired by a licensed plumber to prevent damage.
2. Third floor hallway, bathroom ventilation fan does not function. All bathrooms require either a functioning, ventilation fan or window.
3. Drain plug in third floor hallway bathroom appears to be broken. Tub still drains properly, but requires the plug to be removed.
4. Handle broken on faucet.

Exterior

1. Extensive plant growth was observed against the structure. The growth should be cut back to prevent damage to the structure.

File Number: **000000**

Address of Inspection: **123 Sample Drive**

NOTE: It is important for clients to work closely with your real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report. Requests for reinspection of completed repairs should be in writing, accompanied with a legible copies of repair invoices from the appropriate licensed contractors. Upon receipt of this information, the reinspection will be scheduled and the reinspection report submitted.

PREFACE

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 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.

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This inspection report includes a description of any material defects* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related 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. This may require an extension of the 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.

* Material 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 one 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 defect.

The majority of home inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by superior methods. We will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage of components or determine the operating costs of systems and components. The home inspection is not a 'code inspection'. All homeowners should anticipate normal problems and expenses as a normal part of home ownership. **Things will go wrong in a home, appliances will malfunction, and you will discover additional problems over time; to expect otherwise is not realistic.**

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 is not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

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 bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, testing garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of. .

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

INTRODUCTION

Throughout this report, the terms “right” and “left” are used to describe areas of the home as viewed from the street. 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. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, 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. 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.

A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail in the course of time.

LOT AND GRADE

The structure was situated on a level lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

Photo 1



Side Grade

Photo 2



Back Grade

Photo 3



Front Grade

The approximate temperature at the time of the inspection was 80 to 85 degrees Fahrenheit, and the weather was

cloudy. The utilities were on at the time of the inspection. According to public records, the age of the structure is approximately 20 years.

STRUCTURE AND CLADDING

The inspected property consisted of a three story wood-framed structure with brick and vinyl cladding that was vacant at the time of the inspection.

Photo 4



Vinyl Cladding on Side and Back of Home

Photo 5



Brick Cladding on Front of Home

Extensive plant and/or tree overgrowth was observed against the structure. HomeTeam recommends trimming or removing this growth to prevent possible damage including insect infestation, moisture buildup, and impact damage to the roof and structure.

Photo 6



Maintain Trimming of Shrubs near front entrance

Photo 7



Overgrowth of Shrubs near adjacent unit

Some cracking and mortar noticed on stone cladding where adjacent unit meets brick at front of subject unit

Photo 8



Cracking of Mortar where adjacent unit meets brick cladding

DECK

A wood and composite deck was located above the garage of the structure. There appeared to have some deterioration of the deck surface. The handrails on the deck appeared to be secure. A wood deck should be cleaned and sealed regularly to prevent deterioration.

Photo 9



Deck / Balcony Framing

Photo 10



Deck / Balcony Surface

Bracket supports on balcony/deck are beginning to rust. Recommend replacement of brackets.

Photo 11



Brackets for Deck Railing

Multiple loose boards were present on the deck. All loose decking should be properly secured. Deck also showing signs of deterioration. As noted above, the deck should be regularly cleaned and sealed.

Photo 12



Loose nailing on Deck Surface

Photo 13



Nails near Deck Edge

GAS METER

The gas meter and main shutoff were located on the rear exterior wall. There was no noticeable odor of gas detected at the time of the inspection.

NOTE: HomeTeam recommends that all homes with natural gas supply lines be protected with CO monitors located in areas which will most improve the safety of the home's occupants.

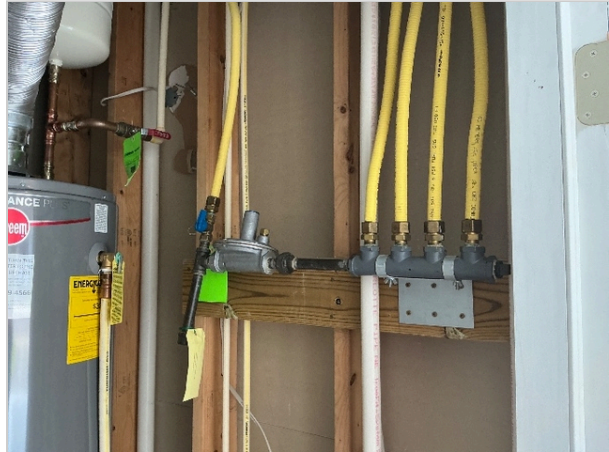
Many areas of the state have different standards/codes as to the location of the meter/regulator/etc. We recommend to contact the proper authorities and companies if there are any concerns about this. HomeTeam only visually inspects the unit, the codes/standards for the location of the meters/regulators are outside the scope of home inspection.

Photo 14



Gas Meter on left side of home

Photo 15



Gas distribution system

GUTTERS

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 and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

Photo 16



Gutters appear clear and functional

Photo 17



Downspout at back of home.

Photo 18



Downspout with extension

ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed via drone. There was one layer of shingles.

The roof shingles exhibited light curling and moderate surface wear. Nail pops were not observed. Evidence of a hail event was not observed.

Previous repairs were not observed.

These conditions indicate the roof shingles were in the first half of their useful life.

NOTE: Sometimes our opinion of a roof may differ from that of an insurance provider/adjuster or roofer. Some insurance providers/adjusters or roofers are more particular than others. We are there to state the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or material damage or wear that indicates failure is imminent. If we note any moderate to serious curling or surface wear, lifted edges, or evidence of a hail event, we recommend getting a second opinion or approval from your insurance provider regarding the roof. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

Photo 19



Front Side of Roof with Dormers

Photo 20



Roof Vents

Photo 21



Overview of Roof

Photo 22



Dormers

CHIMNEYS AND FLUES

The structure had two flue chases. Observation of the flue chases was made from the drone photographs. The flashing around the roof penetration point appeared to be adequate.

Photo 23



Gas Burning B Vents

Photo 24



Back side of Roof with Vent Penetrations

Photo 25



Good Flashing

DRIVEWAY

An asphalt driveway is present in the back of the structure. Cracks and spalling were not observed 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. Sealing defects may help slow the rate of deterioration.

Photo 26



GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. A functional electric garage door opener was present. The garage floor was in good condition.

Photo 27



Garage Door in Operation

Photo 28



Garage Floor

ATTIC STRUCTURE

The attic was accessed via a scuttle in the master bedroom closet and was entered.

The attic above the living space was insulated with fiberglass loose-fill insulation, approximately in excess of 12-inches in depth.

Ventilation throughout the attic was provided by soffit and ridge vents. The attic ventilation appeared to be adequate.

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

There did not appear to be moisture visible in the attic space.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence 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, ie, heavy rain combined with high winds. 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.

This inspection does not include the reporting of any animal intrusion, past or present, such as mice, bats, squirrels, raccoons, excrement, etc. If there is evidence of an intrusion that are noticed at the time of inspection, that information MAY be mentioned in the report. However, this is outside the scope of the home inspection and requires other professionals with different credentials and licenses. If a Wood Destroying Insect Report is ordered, animal intrusion is not included in the Wood Destroying Insect Report.

Photo 29



Attic Structure

Photo 30



Truss Spacing

Photo 31



Insulation and Truss Structure

Photo 32



Gable Vent

Photo 33



Insulation Depth

Photo 34



Proper Ventilation

Photo 35



Ventilation

ELECTRIC SERVICE

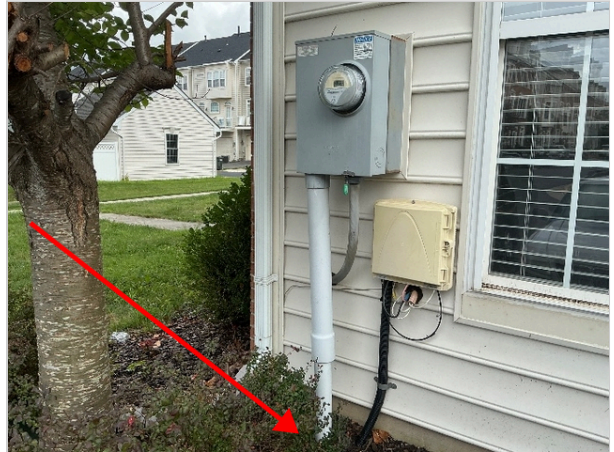
The underground electric service wire entered the structure on the right wall. The electric meter was located on the exterior wall.

Photo 36



Electric Meter on Left side of Home

Photo 37



Underground Service

The service wire appeared to be 120/240 volt and 200 amp and entered a Cutler Hammer service panel, located on the right interior wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper. 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 (non-metallic) type and appeared to be in good condition.

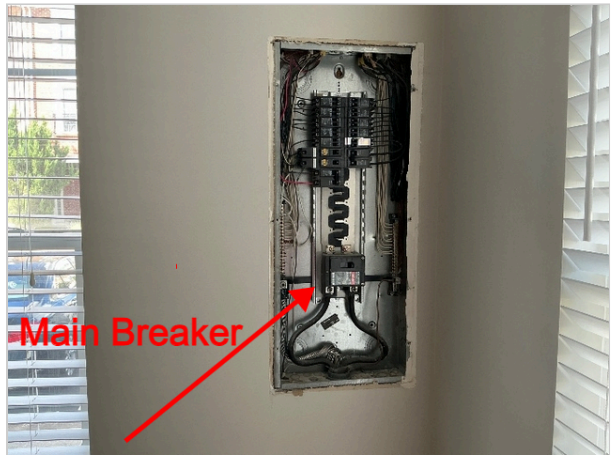
The electrical service appeared to be adequate. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

Photo 38



Electrical Panel

Photo 39



Exposed Panel Box

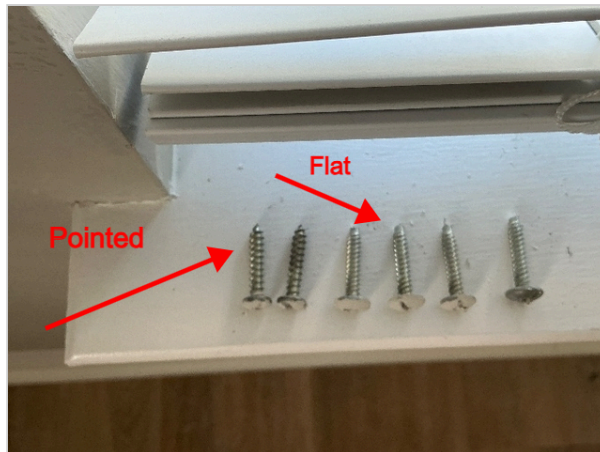
Photo 40



Main Breaker

Two of the metal screws securing the face plate to the electrical panel had pointed tips. Recommend replacing these for safety reasons.

Photo 41



Electrical Panel Screws

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, although we do not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to.

The installation of GFCI protected circuits and/or outlets located within six feet of water, near kitchen countertops, 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 and AFCI circuit breakers should be tested monthly.

Please note that electrical codes have changed through the years. Although the home does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

Grounding prong appears to have been painted or plastered over in bathroom of third floor third bedroom

Photo 42



Bathroom Electric Receptacle

Various switches throughout house do not appear to turn anything on. Maybe roughed in for future ceiling lighting.

Storage room, and basement under stairs light does not work. A wire is also showing behind the light. Licensed electrician should inspect for safety.

Photo 43



Light in storage closet in basement under staircase

FOUNDATION

The foundation was constructed of a slab on grade. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

Small cracks were observed on the foundation. The cracks were 1/16th-inch or less in width. The homeowner should monitor these cracks for any changes, and if changes are noted, should contact a structural repair company for further analysis. Below-grade cracks are highly susceptible to water intrusion during times of heavy rain. Water staining from previous water intrusion was not visible. HomeTeam recommends sealing these cracks if a watertight basement is desired.

Photo 44



Minor repair to foundation.

There was a sump pump located in the garage. The sump pump was functional. HomeTeam recommends all sump pumps be tested regularly. Backup pumps (battery and hydro) provide an added measure of protection and should be considered as an upgrade.

Photo 45

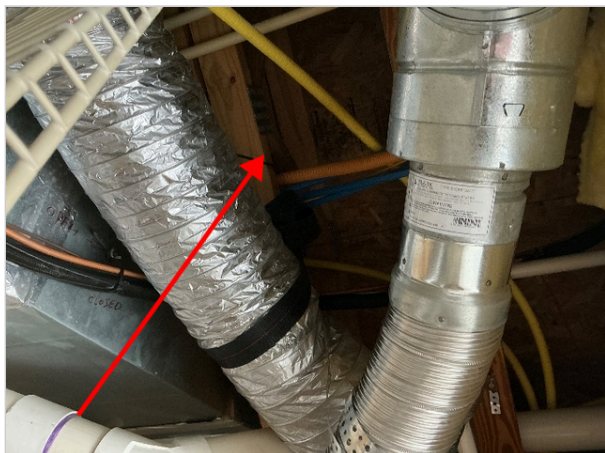


Sump Pump in Utility Closet in Garage

FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by two-inch by four -inch manufactured wood joists spaced sixteen inches on center. Support beams and posts or piers were not observed due to finishes in the home.

Photo 46



Visible portion of Flooring Structure in Utility Room

Photo 47



PLUMBING

The visible water supply lines throughout the structure were copper and CPVC pipe. Water shutoff valves are not tested as part of the home inspection since water shutoff valves that have not been operated for an extended period of time often leak after being operated, and we would not be able to repair a leaking valve during the home inspection.

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 functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible 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.

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 appeared to be adequate.

Please note that water pressure and drainage often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main water shutoff location.

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.

Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

Photo 48



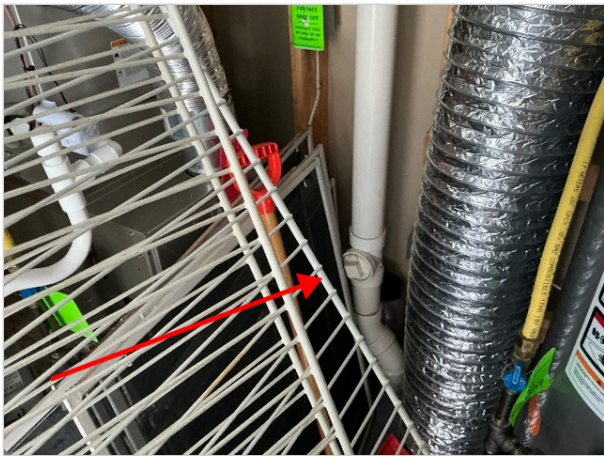
Front hose bib

Photo 49



Water Heater Exhaust Duct

Photo 50



Waste Line Clean Out

Photo 51



Hot Water Temp

Photo 52



Plumbing Cleanout

BATHROOMS AND MISC PLUMBING

Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of

potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, i.e., a person taking a shower or bath. Any latent deficiencies noted under these conditions once the home is occupied should be sealed to prevent water intrusion and damage.

Photo 53



Beneath the sink of third floor hallway bathroom

Photo 54



Third floor hallway bathroom

Photo 55



Bathroom in third bedroom

Photo 56



Beneath the sinks in bathroom of third bedroom

Photo 57



Second floor half bath

Photo 58



Basement half bath

Third floor hallway, bathroom ventilation fan does not function. All bathrooms require either a functioning, ventilation fan or window.

Drain plug in third floor hallway bathroom appears to be broken. Tub still drains properly, but requires the plug to be removed.

Photo 59



Third floor hallway bathroom bathtub

Sliding glass door in third floor third bedroom bathroom hanging. Does not appear to be properly seated.

Photo 60



Bathroom of third floor third room

Water escaping from sliding glass door in the bathroom of the third bedroom. Leaking water can get into structure and cause mold issues.

Photo 61



Shower in the bathroom of the third floor third bedroom

Kitchen sink appears to be leaking. Both the faucet and the line beneath the sink show signs of leaks. Plumbing should be repaired by a licensed plumber to prevent damage.

Photo 62



Kitchen faucet

Handle broken on faucet.

Photo 63



Leak below kitchen sink

Photo 64



Second floor half bath

WATER METER

The main water shutoff valve for the structure was located adjacent to the water service entry point in a closet in the garage. 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.

Photo 65



Water Main Shut off

WATER HEATER

A 50 gallon capacity, natural gas water heater was located in the utility closet in the garage. The water heater was manufactured by Rheem, model number XG 50209HE40U0 and serial number M352527346. Information on the water heater indicated that it was manufactured 1 years ago. Hot water temperature was approximately 120 degrees F.

A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

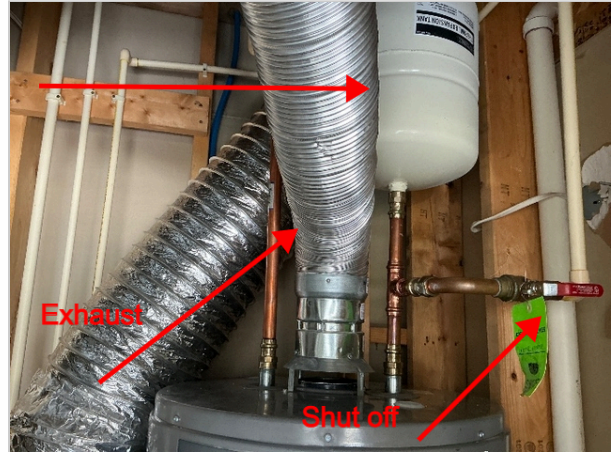
NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 66



Water Heater in Utility Closet

Photo 67



Water Heater Exhaust, Expansion Tank and Shut Off

Photo 68



Water Heater Manufacturer Label

GENERAL INTERIOR

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.

The only way to tell the presence and relative concentration of mold is to perform a valid mold test. The presence of certain molds and mold spores in buildings can result in mild to severe health effects in people and can deteriorate the structure of the building resulting in structural damage. HomeTeam recommends that all homes be tested for mold to determine the type of mold present in the building. Clients are urged to obtain further information concerning mold and air quality from the Environmental Protection Agency and the Virginia Department of Health.

Photo 69



Bed room 1

Photo 70



Third floor hallway

Photo 71



Second floor living room

Photo 72



Kitchen dining area

Cracking noticed caulking around the window. This is a maintenance item to help prevent moisture from entering the house.

Photo 73



Bedroom one

Photo 74



Bedroom one

Photo 75



Bedroom two window

Photo 76



Third floor third bedroom

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were present 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. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the 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.

Photo 77



Smoke Detector

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, single hung style, with double pane glass. All exterior doors were operated and found to be functional except as noted below. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

Exterior windows require routine caulking and maintenance to prevent water intrusion.

NOTE: The condition, presence, or absence of screens, storm windows and doors is outside the scope of the

inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames.

Due to the fact that in some cases the inspectors are not able to reach some windows or for other reasons might not be able to inspect ALL the windows, if there is a deficiency in one or more windows, we recommend that a professional re-inspect ALL the windows at the time of evaluation/repairs.

Photo 78



Fire rated door at garage entrance

Cracking in door frame of closet and bedroom two.

Photo 79



Bedroom two closet

Photo 80



Bedroom two closet

Cracking noticed in ceiling up third floor ceiling . Cracking can be signs of house settlement overtime.

Photo 81



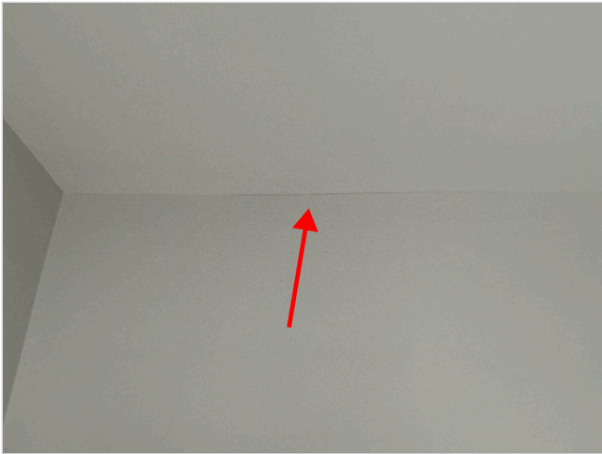
Third floor hallway, bathroom

Photo 82



Third floor hallway bathroom

Photo 83



Third floor third bedroom

Door latch and the door to third floor hallway bathroom appears to be broken.

Photo 84



3rd Floor Bathroom door

The base of the door frame to the front of the home was damaged from apparent moisture exposure. The door frame should be repaired and the surrounding area should be further assessed at the time of repair for any additional damage.

Photo 85



Exterior Door Frame

Unable to unlock the exterior door in living room

Photo 86



Living room exterior door

Photo 87



Exterior door latch

Weather seal around living room exterior door needs to be repaired. Moisture can enter the house through broken weather seal.

Photo 88



Living room exterior door

Sealing in window appears to be broken. This is an area of moisture could potentially into the home if not repaired.

Photo 89



Window above living room exterior door

Photo 90



Window above main entry door

The interior wall and ceiling surfaces were predominantly finished with drywall. The interior wall and ceiling structure consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

FIREPLACE

There was one fireplace in the structure. A home inspection of the fireplace and chimney is limited to the readily visible portions only. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary using specialized tools, testing procedures, mirrors, and video cameras as needed, to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this service prior to use. The results of such an inspection may reveal needed or recommended repairs.

The visual condition at the time of the inspection was as follows: fireplaces appeared to function when turned on.

Photo 91



Living room fireplace

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were operated to check basic 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. The kitchen contained the following appliances:

Photo 92



Kitchen Overview

Cabinets and island are slightly out of square.

Photo 93



Island cabinets

The natural gas oven and range combo was 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.

Photo 94



Kitchen stove top

Photo 95



Kitchen oven

The 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.

Photo 96



Microwave hood fan combo

The refrigerator was inspected and did appear to be functional. The ice maker operation and hookups, if present, are not within the scope of the inspection.

Photo 97



Kitchen refrigerator

Photo 98



Kitchen freezer

The dishwasher was tested and did appear to be functional.

Photo 99



Kitchen dishwasher

The 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.

Photo 100



Kitchen garbage disposal

Photo 101



Switch to turn on disposal

WASHER AND DRYER CONNECTIONS

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 style outlet for an electric clothes dryer was 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.

A drain for a washing machine was present.

Photo 102



Washer and dryer located in the third floor bathroom

Dryer vent is not properly connected. That should be properly connected to properly vent out of house.

Photo 103



Third floor bathroom

HEATING SYSTEM

The heating system was inspected by a qualified HomeTeam professional. 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 are described below:

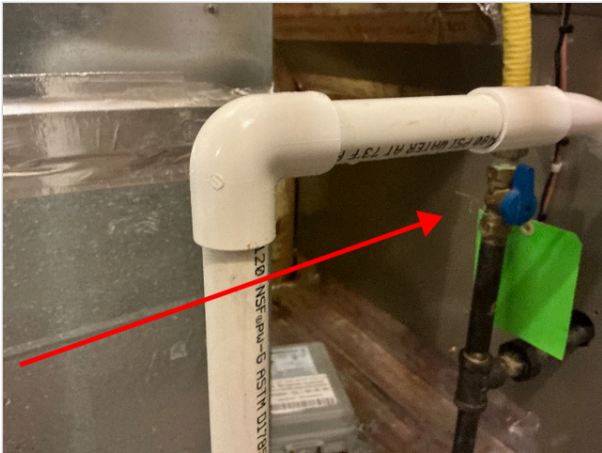
The structure was heated by a Carrier natural gas forced air furnace, model number 58TN0A070C141212, serial

number 4921A233711 which is 5 years old. The temperature split was measured at several locations and was approximately 20-30 degrees F, which is normal.

The unit was located in the closet of the structure. The flue vent appeared to be configured in such a way as to properly vent the flue gases.

NOTE: Codes change for proper furnace installation. As a reminder, this is a visual and functional check of the system only. Whenever a furnace is replaced by a licensed HVAC technician it is necessary for him to bring the setup up to the then-current code. This may include altering the current configuration of the system. This is a functional test only; if a complete and exhaustive checkout of all of the components of the HVAC system is desired, or if your warranty company requires a specific inspection from their approved HVAC vendor list, contact a reputable and licensed HVAC company prior to closing.

Photo 104



Gas shutoff for Furnace

Photo 105



Furnace Duct Work

Photo 106



Temp while heat running

Photo 107



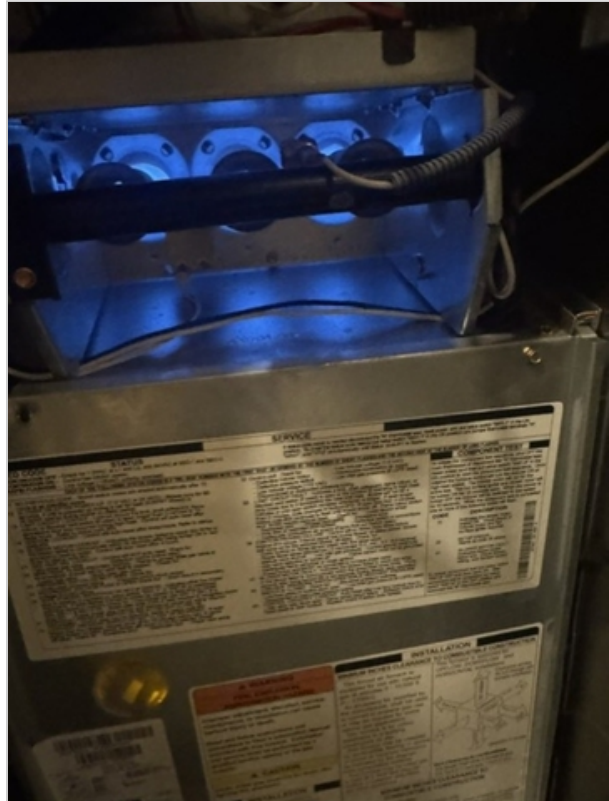
Furnace Shut off

Photo 108



Temp while heat running

Photo 109



Furnace in operation

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Carrier, Model Number 24ACC4368301 and Serial Number 2922X19611. The unit is located on the right side of the structure. This unit is approximately 4 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was tested and found to be functional. As a reminder, this is functionality test and visual inspection only; we do not check suction pressures, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company.

Photo 110



Outside condensing unit

Photo 111



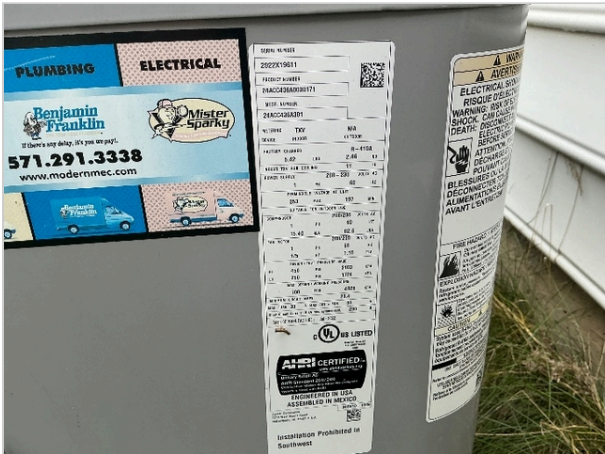
AC shut off box

Photo 112



AC shut off switch

Photo 113



AC manufacturer tag

Photo 114



Downspout near Garage

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 air filter should be replaced or cleaned, as appropriate, on a regular basis to maintain the efficiency of the system.

Photo 115



Furnace Duct Work

Photo 116



Furnace Venting

The air filter is somewhat dirty and should be replaced. Prolonged operation of an HVAC system with a dirty filter can cause internal damage to the compressor valves that may not be observable during the inspection; operating with a dirty filter may also damage the air handler. HomeTeam recommends having the HVAC system cleaned and serviced for this reason. Also, the filter was not the correct type and size for the unit.

Photo 117



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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