



Inspection Report

Jane Doe

Property Address:
1234 Minor Street
Fairfax County Virginia 22153



Barnes Inspection Services

**Dennis Barnes MD #31302
7836 Attleboro Drive
Springfield, VA 22153
410-300-3577**



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Date: 3/29/2017	Time: 01:30 PM	Report ID: 170322
Property: 1234 Minor Street Fairfax County Virginia 22153	Customer: Jane Doe	Real Estate Professional:

INTRODUCTION

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement / Contract for Services. This agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. A home inspection is a visual and not an exhaustive or invasive inspection by a trained and licensed inspector who is impartial, honest and ethical. Since inspection is essentially visual, latent defects may exist. This report was prepared from an inspection conducted by a licensed Barnes Inspection Services (BIS) inspector. Recommendations and opinions are based on conditions that were observed at the time of the inspection. Please understand that some recommendations listed on the report include minor cosmetic deficiencies and enhancements that are optional and are not "mandatory" repairs. The inspection, as dictated by the short real estate transaction schedules, is not technically comprehensive and understand that the inspector spends a limited time at the property. The inspector cannot see through walls, floors, ceilings, siding, finishes, furniture and ground surfaces. Areas that are not accessible or the view is obstructed by furniture, belongings, etc. are excluded. Any area that is not inspected has a greater potential for defects because readily access is not possible. Only normal controls will be operated. Testing of appliances did not include determining if the appliances were adequately performing its intended functions or if sensors, thermostats and other devices were adequately calibrated. A home inspection is a practical approach to evaluating visual deficiencies. The inspector will not confirm if prior remodeling or construction work was performed with or without a Building Permit. Mold, mildew and microbial growths are excluded substances per the standards of practice for home inspection.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

BIS only makes suggestions and recommendations for the reported information. Client is advised to seek professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in the report. BIS recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not documented prior to closing or purchasing the property. Please evaluate the information contained in the report and make appropriate decisions in the implementation of the information. BIS appreciates the opportunity to service you and please call 410-300-3577 if you have questions or need further assistance.

COMMENT KEY & DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace an item suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

AUTOMATIC SAFETY CONTROLS - devices designed and installed to protect systems and components from unsafe conditions.

FURTHER EVALUATION - an examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

INSPECT - to examine readily accessible systems or components of a building using normal operating controls and opening readily openable access panels.

NORMAL OPERATING CONTROLS - devices, such as thermostat, switch or valve, that may be operated by an individual and does not require specialized skill or knowledge.

READILY ACCESSIBLE - available for visual inspection without requiring moving of personal property, dismantling, destructive measures or any action that will likely involve risk to a person or property.

REPRESENTATIVE NUMBER - a quantity of components of any system or structure enough like others in its class or kind so as to serve as an example of the class or kind.

TECHNICALLY EXHAUSTIVE - an investigation to identify concealed conditions or latent defects that involves dismantling, exhaustive use of advanced techniques, measurements, instruments, testing, calculations or other means.

UNSAFE - a condition in a readily accessible, installed system or component that is judged by the inspector to be a significant risk of serious bodily injury during normal use and may be the result of damage, deterioration, improper installation, or a change in accepted residential construction standards.

Inspected (IN) = Visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = Did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended; usually will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home.

Safety Issue (SI) = The item, component or unit was not functioning as intended, or needs further inspection by a qualified contractor. SI items, components or units potentially represent a life safety issue if not promptly repaired and/or replaced.

Major Deficiency (MD) = The item, component or unit was not functioning as intended, or needs further inspection by a qualified contractor. MD items, components or units represent a moderate to high cost for repair and/or replacement.

Repair or Replace (RR) = The item, component or unit was not functioning as intended, or needs further inspection by a qualified contractor. RR items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

Virginia SOP Title 54.1, Chapter 5, Part IV

In Attendance:

Client and their Agent

Occupancy:

Occupied

Type of Building:

Single Family (2 story)

Style of Home:

Split Foyer

Approximate Age of Building:

Built 1976

Approximate Square Footage:

2,000-2,499 s.f.

Home Faces:

North

of Bedrooms:

Five

of Bathrooms:

Three Full

Temperature:

Below 50 F

Weather:

Cloudy

Ground/Soil Surface Condition:

Dry

Last Rain/Snow:

3 to 7 Days

Radon Gas Test:

No

1. Structural System

The home inspector shall visually inspect structural components of the home. The home inspector shall describe the type of foundation, floor structure, wall structure, ceiling structure and roof structure. The home inspector shall: Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics or state why the crawl space or attic was not inspected; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Probe if it will damage any finished surface or where no deterioration is visible; Provide any engineering services; or Offer an opinion as the adequacy of any structural system or component.

Styles & Materials

Foundation:

Poured Concrete

Method Used to Observe Basement/Crawlspace:

Walked

Columns - Piers - Stem Walls:

Steel Lally Columns

Wood Beams

Obstructed

Stair Structure:

Interior

Exterior

Wood

Open Risers

Closed Risers

Wood Handrails

Floor Structure:

2 X 10

Wood Joists

Lateral Bracing

Wall Structure:

2 X 4 Wood

Ceiling Structure:

2X4

Wood

Common Framing

Roof Structure:

Engineered Wood Trusses

Lateral Bracing

Plywood

Method Used to Observe Attic:

From Entry

Attic Information:

Scuttle Hole

Storage

		IN	NI	NP	SI	MD	RR
1.0	FOUNDATION	•					•
1.1	FRAMING (Columns - Piers - Stem walls)	•					
1.2	STAIRS	•					
1.3	CRAWLSPACE (Crawl space inspection method, ventilation and vapor barriers; signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components)			•			
1.4	FLOORS (Structure including slab floor when present)	•					
1.5	WALLS (Structure)	•					
1.6	CEILINGS (Structure)	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Issue, MD= Major Deficiency, RR= Repair or Replace

IN NI NP SI MD RR

Comments:

1.0 It is my opinion the vertical cracks in the foundation wall at the front, rear and sides of home do not appear significant to require repairs at this time. A qualified person should seal the cracks to prevent damage from water intrusion and insects.



1.4 Most of the floor structural members were covered or obscured with finishes and were not visible. No obvious problems discovered.

1.5 Most of the wall structural members were covered with finishes or obscured and were not visible. No obvious problems discovered.

1.6 Most of the ceiling structural members were obstructed by drywall, drop ceilings and/or furnishings and were not visible. No obvious problems discovered.

The structure of the home was inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

2. Roof Structure, Attic & Insulation

The home inspector shall visually inspect the roof, chimney and related equipment. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to inspect the roof or why the roof was not inspected. The home inspector is not required to: Walk or access a roof where it could damage the roof or roofing material or be unsafe; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors; Inspect interiors of flues or chimneys that are not readily accessible; Remove snow, ice or other conditions that prohibit the observation of the roof surface; Determine remaining life expectancy of roof coverings; Presence or absence of hail damage, manufacturer's defects or installation methods; or Determine number of layers of roofing materials. For attic insulation and ventilation please refer to Section 9.

Styles & Materials

Roof Type: Gable	Roof Pitch (Approx.): Greater than 4:12 (conventional slope)	Roof Covering: Asphalt Shingles
Viewed Roof Covering: From Ground Walked Partial Roof	Sky Light(s): None	Chimney (Exterior): Brick Spark Arrestor Rain Cap
Gutter/Downspout: Aluminum		

		IN	NI	NP	SI	MD	RR
2.0	ROOF COVERINGS (Method of inspecting)	•					•
2.1	ROOF VENTILATION	•					
2.2	ROOF DRAINAGE SYSTEMS	•					•
2.3	ROOF FLASHINGS	•					•
2.4	SKYLIGHTS, CHIMNEYS & ROOF PENETRATIONS	•					

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		IN	NI	NP	SI	MD	RR
2.5	ROOF FRAMING AND SHEATHING	•					
2.6	ATTIC	•					

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Comments:

2.0 (1) Although the shingles covering the roof of this home showed deterioration, they appeared to be adequately protecting the underlying home structure at the time of the inspection. Note - roof shingles were discolored due to algae growth from nearby vegetation, shade and moisture. The color difference is only cosmetic, and does not effect the integrity of roof covering. Algae is difficult to remove without damaging the shingles; do not power wash as it could cause loss of granules.



2.0 (2) Observed exposed nails in ridge roofing material. Each exposed nail has the potential to leak and rust. Recommend a qualified person or roofing contractor caulk and repair as necessary on a routine basis to maintain integrity of the seal.



2.1 See Section 9 for additional details.

2.2 (1) The gutters and downspouts should have all the debris removed by a qualified person in order for the water to flow properly and not create ice dams in the winter. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned. Am unable to determine if such conditions exist.



2.2 (2) Gutters and drain lines are needed on several roof section or erosion of shingles could shorten there life along the discharge path. Recommend a qualified person install extenders or gutter section along these short roof lengths.



2.3 Kick-out flashing, which directs the water from the sidewall into the gutter system or away from the wall, was missing. Missing this type of flashing can lead to moisture intrusion of the wall structure below this area. Hidden damage may exist. There was some evidence of moisture intrusion in the trim below. Recommend a qualified contractor evaluate and install as necessary.



2.5 Observed pre-engineered roof trusses with plywood sheathing.



The roof, chimney and other roof penetrations of the home were inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. The inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures issues as it relates to the comments in this inspection report.

3. Exterior



The home inspector shall visually inspect the exterior of the home. The home inspector shall: Describe exterior wall coverings; Operate entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; Seawalls, break-walls and docks; Erosion control and earth stabilization measures or Presence or condition of buried fuel storage tanks. The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. The home inspector is not required to operate security locks, devices or systems.



Front/North Facade



West Facade



Rear/South Facade



East Facade

Styles & Materials

Exterior Wall Covering:

Vinyl

Siding Style:

Panel

Trim Material:

Vinyl

Fascia Material:

Vinyl

Exterior Entry Doors:

Wood

Windows:

Vinyl
Double Pane
Double Hung
Fixed

Appurtenances:

Deck with Steps
Porch
Sidewalk
Retaining Wall

Driveway:

Concrete

		IN	NI	NP	SI	MD	RR
3.0	WALL COVERING, FLASHING AND TRIM	•					
3.1	DOORS (Exterior)	•					

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IN NI NP SI MD RR

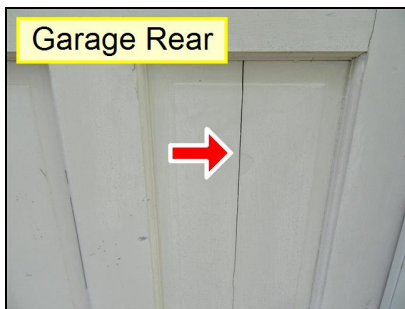
		IN	NI	NP	SI	MD	RR
3.2	WINDOWS (Exterior)	•					•
3.3	ATTACHED OR ADJACENT DECKS, BALCONIES, STOOPS, STEPS, PORCHES, CARPORTS AND ANY ASSOCIATED RAILINGS	•				•	•
3.4	EAVES, SOFFITS AND FASCIAS	•					
3.5	WALKWAYS, GRADE STEPS, PATIOS AND DRIVEWAYS	•					•
3.6	VEGETATION, TREES, GRADING, DRAINAGE AND RETAINING WALLS THAT MAY AFFECT THE DWELLING	•					•
3.7	VISIBLE EXTERIOR OF CHIMNEYS	•					
3.8	DOOR BELL	•					
3.9	OTHER	•					

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IN NI NP SI MD RR

Comments:

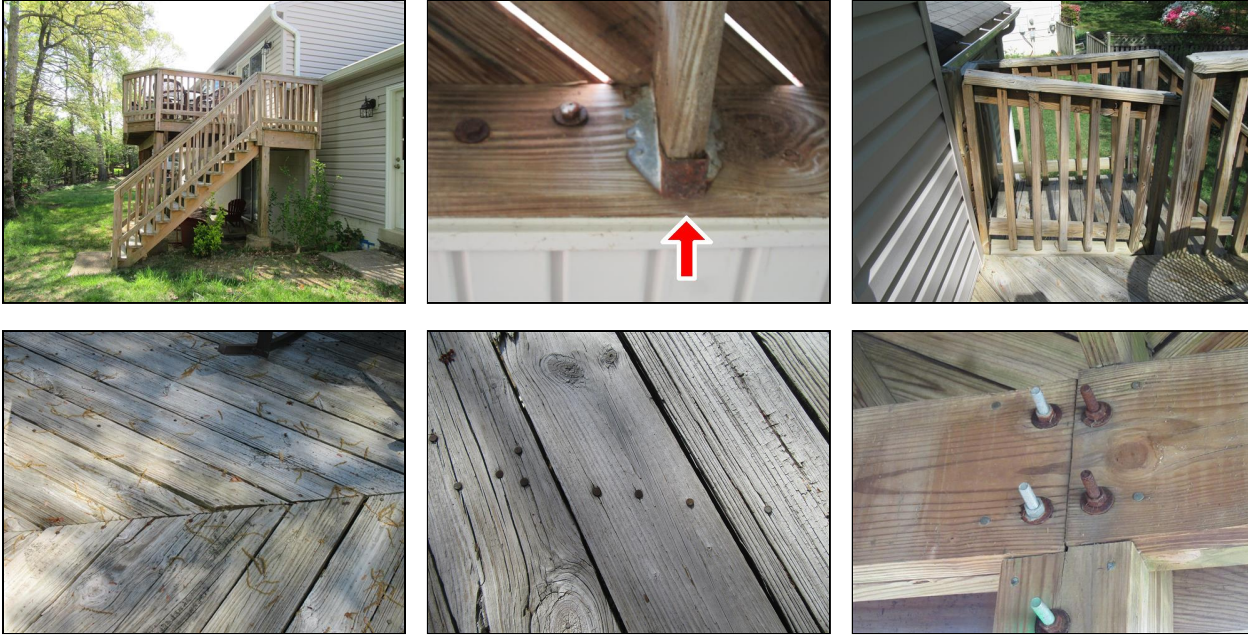
3.1 The garage entry door was cracked/damaged as indicated. This is a maintenance issue and is for your information. .



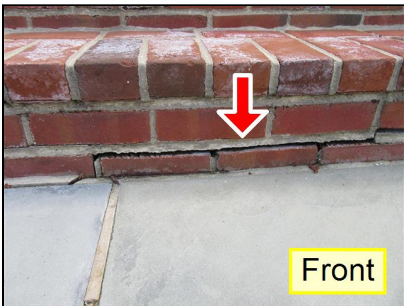
3.2 Recommend all windows be sealed/caulked by a qualified person outside and inside to prevent air loss as part of a normal maintenance program to properly maintain the home. Observed an opening at the rear left kitchen window that needs to be sealed.



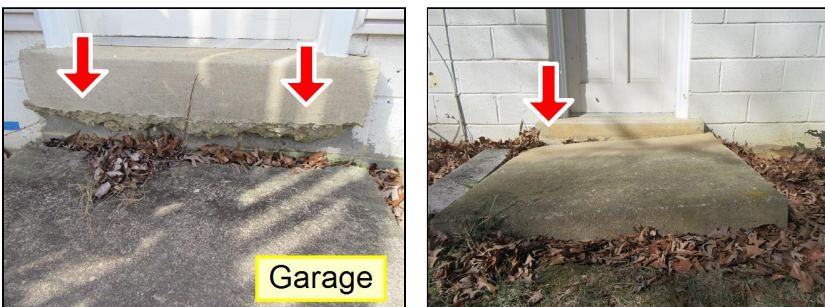
3.3 (1) The rear wood deck and stairs were aged, deteriorated and contained multiple problems such as one rusted joist hanger (Photo 2), partially detached swing gate (Photo 3), several loose floor board ends (Photo 4), rusted attachments (Photos 5&6), etc. Recommend a deck specialist further inspect and repair/replace as needed. A general replacement of the floor decking members is likely.



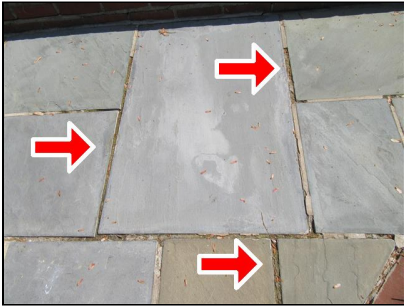
3.3 (2) The front entry bottom riser has what appears to be a settlement crack with an open joint. The crack does not appear in my professional opinion to have an impact on the overall structural integrity. Recommend the open joint be sealed by a qualified person to minimize water intrusion.



3.3 (3) The rear entry slabs at the garage and utility room have separated from the exterior wall, each several inches (see Photos). Both slabs will require replacement by a qualified contractor to provide safe egress.



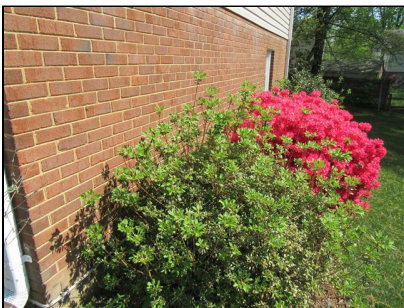
3.5 (1) The stone paver walkway at the front of home was deteriorated and missing grout in isolated locations. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor or person should seal/repair as needed and maintain seal on a regular basis.



3.5 (2) The concrete driveway at the front of home had cracked and settled toward the exterior wall of the garage and thus created a negative slope allowing water to drain toward the foundation wall. Water can cause further deterioration if not drained properly. A drainage slope away from the home is needed. The settlement crack should be sealed. A licensed contractor should seal/slope/repair/replace as needed and maintain seal along home on a regular basis.



3.6 (1) A recommended distance of 2 feet between any bushes/shrubbery and the home should be maintained. This distance allows for proper air circulation into the foundation vents and helps deter attracting insects near the home. Recommend a qualified person trim or replant existing shrubbery too close to home.



3.6 (2) The rear timber retaining wall was in fair condition. One member was deteriorated and may need to be replaced in the future by a qualified person.



3.8 Door bell operated when the entry button was pressed.

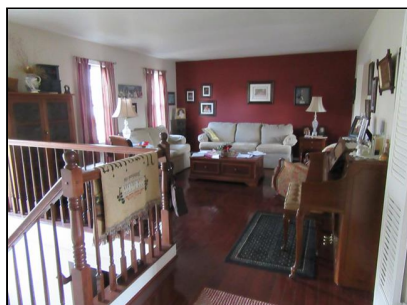
3.9 Wood fencing surrounds the rear of the property and appears to have been installed by the adjacent property Owners.



The exterior of the home was inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

4. Interior

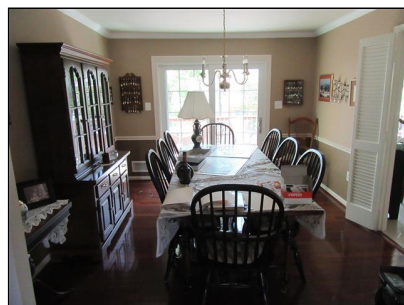
The home inspector shall visually inspect interior of the home. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; visually inspect system components of fireplaces and solid-fuel burning appliances in the home. The home inspector shall describe: Fireplaces and solid-fuel burning appliances and chimneys. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments; Carpeting; Draperies, blinds, or other window treatments; Central vacuum systems; Household appliances; Recreational facilities; or Observe the interior of flues or chimneys; Fire screens and doors; Seals and gaskets; Automatic fuel feed devices; Mantels and fireplace surrounds; Combustion make-up air devices; Gravity controlled and fan-assisted heat distribution assists; Ignite or extinguish fires; Determine draft characteristics; or Move fireplace inserts or stove or firebox contents. Please refer to Section 11 for garage door and opener information.



Living Room



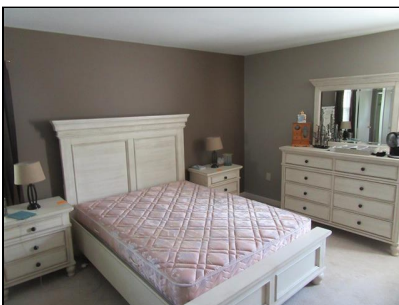
Kitchen



Dining Room



Family Room



Master Bedroom



Lower Bedroom

Styles & Materials

Ceiling Material(s):

Gypsum Board

Wall Material(s):

Gypsum Board

Floor Covering(s):

- Area Rug
- Carpet
- Hardwood T&G
- Vinyl Tile

Interior Doors:

Hollow Core
Wood
Accordion
Pocket Doors

Window Types:

Double-Hung
Tilt Feature
Double Pane
Fixed

Window Manufacturer:

UNKNOWN

Garage Type:

Attached

Garage Door Type:

One Automatic

Garage Door Material:

Fiberglass

Auto-Opener Manufacturer:

Genie

Occupant Door:

Solid Wood

Cabinetry:

Wood

Countertop:

Granite

Types of Fireplace(s):

Solid Fuel

Number of Operable Fireplace(s):

One

Firebox:

Brick

Number of Woodstove(s):

None

Chimney:

Brick
Spark Arrestor
Rain Cap

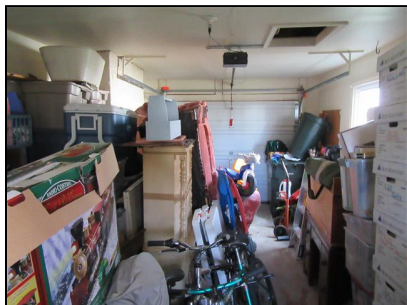
		IN	NI	NP	SI	MD	RR
4.0	CEILING(S) (Dwelling & Garage)	•					
4.1	WALLS (Dwelling & Garage)	•					
4.2	FLOORS (Dwelling & Garage)	•					
4.3	STEPS, STAIRWAYS, RAILINGS, BALCONIES & ASSOCIATED RAILINGS	•			•		
4.4	COUNTERTOPS AND INSTALLED CABINETS INCLUDING HARDWARE	•					
4.5	DOORS (Representative number)	•					
4.6	GARAGE DOOR(S)	•					
4.7	GARAGE DOOR OPERATORS (Report whether or not door(s) will reverse when met with resistance)	•			•		
4.8	OCCUPANT DOOR (From garage to inside of home)	•			•		
4.9	WINDOWS (Representative number)	•					
4.10	FIREPLACES INCLUDING FLUES, VENTING SYSTEMS, HEARTH(S), DAMPERS AND FIREBOXES	•					•
4.11	SOLID FUEL BURNING APPLIANCES			•			

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IN NI NP SI MD RR

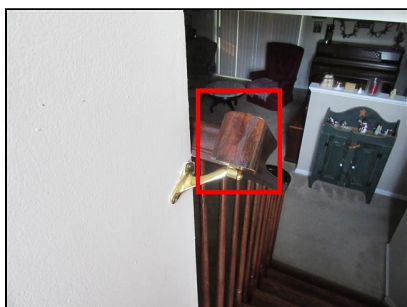
Comments:

4.1 Some wall surfaces were obstructed by furniture and/or furnishings and were not visible, especially in garage. No obvious problems discovered.



4.2 Most of the floor surfaces were obstructed by stored items, furniture and fittings and were not visible. No obvious problems discovered.

4.3 Handrail ends were open and did not return to the wall or terminate at newel posts or safety terminals. This is a safety issue as clothing could catch and cause a fall or injury if not corrected. A qualified contractor should repair or replace as needed.



4.7 (1) The auto reverse mechanism on the vehicle door opener appeared to need an adjustment. This is a safety hazard, especially for small children and pets. Recommend a qualified person adjust the mechanism so the garage door properly reverses.



4.7 (2) The sensors were in place for garage door and reversed the door when tripped.

4.8 The occupant door from inside garage to inside the home lacks a self closer. This is a potential safety issue as carbon monoxide could possibly enter the home as door could remain on an open position. Recommend a qualified person install a door closer as needed.

4.10 (1) The firebox contained ashes and cobwebs, somewhat blocking access to observe actual surfaces. Recommend a certified chimney sweep clean and inspect before using the fireplace.



4.10 (2) The liner was partially visible and appeared good, but due to creosote build-up I could not inspect for cracks. Recommend a certified chimney sweep further inspect.



The interior of the home was visually inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall visually inspect the plumbing system in the home along with completing functional flow and drain tests. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment and energy source; and Location of main water and fuel supply shutoff device. The home inspector shall operate plumbing fixtures, including their faucets and exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe water conditioning systems or fire and lawn sprinkler systems; Determine on-site water supply quantity and quality; Inspect on-site waste disposal systems, foundation irrigation systems, spas except as to functional flow and functional drainage, swimming pools, solar water heating equipment; Test tub or sink overflows; Determine water-tightness of shower pans; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filter(s):

None

Plumbing Water Supply (Into Home):

Copper

Plumbing Water Distribution (Inside Home):

Copper

Plumbing Waste Line:

PVC
ABS

Washer Drain Size:

2" Diameter

Sump Pump:

None

Water Heater Location:

Basement

Water Heater Energy Source:

Electric

Water Heater Capacity:

50 Gallon (2-3 people)

Water Heater Age:

0-5 years old

Extra Info : Manf 2015

		IN	NI	NP	SI	MD	RR
5.0	MAIN WATER SHUT-OFF DEVICE AND LOCATION	•					
5.1	INTERIOR WATER SUPPLY, DISTRIBUTION SYSTEM, FIXTURES & FAUCETS	•					
5.2	WATER DRAINAGE, WASTE AND VENT SYSTEM & FIXTURES	•					
5.3	DRAINAGE SUMPS, SUMP PUMPS & RELATED PIPING			•			
5.4	WATER HEATING EQUIPMENT INCLUDING ENERGY SOURCE AND RELATED VENT SYSTEMS, FLUES & CHIMNEYS	•					
5.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Visible leaks)			•			
5.6	MAIN FUEL SHUT-OFF DEVICE AND LOCATION			•			
5.7	FUNCTIONAL FLOW OF FIXTURES AND FAUCETS	•					
5.8	FUNCTIONAL FLOW DRAINAGE OF FIXTURES	•					

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IN NI NP SI MD RR

Comments:

5.0 The main shut off was the knob located in the basement in between the furnace and washer.



5.4 Hot water temperature was measured as 113 degrees F.



5.7 Operated fixtures in the system at the same time. Functional flow appeared to be adequate.

5.8 Operated drains in the system. Functional drainage appeared to be adequate.

The plumbing in the home was visually inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed such as concealed plumbing. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

6. Electrical Systems

The home inspector shall visually inspect the electrical service and distribution system in the home. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main panel and distribution sub-panel(s). The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke and carbon monoxide detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; Observe low voltage systems, security system devices, heat detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; Determination if components have proper UL Listing; Built-in vacuum equipment; or Measure amperage, voltage or impedance.

Styles & Materials

Electrical Service Conductors:

Below Ground
Aluminum
120/240 Volts

Grounding:

Ground Wire to Plumbing

Main Disconnect and Panel Location:

Basement

Main Electric Panel Manufacturer:

CUTLER HAMMER

Panel Capacity:

200 AMP

Panel Type:

Circuit Breakers

Branch Wire 15 and 20 AMP:

Copper

Wiring Method:

Romex

		IN	NI	NP	SI	MD	RR
6.0	SERVICE DROP			•			
6.1	SERVICE ENTRANCE CONDUCTORS, CABLES & RACEWAYS	•					
6.2	SERVICE EQUIPMENT AND MAIN DISCONNECTS	•					
6.3	SERVICE GROUNDING	•					•
6.4	INTERIOR COMPONENTS OF SERVICE PANELS AND SUB-PANELS	•			•		
6.5	BRANCH CIRCUIT CONDUCTORS	•					
6.6	OVERCURRENT PROTECTION DEVICES	•					
6.7	CONNECTED DEVICES AND FIXTURES (Readily accessible installed lighting fixtures, switches and receptacles)	•			•		•
6.8	GFCI (Ground Fault Circuit Interrupters) - POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE/ CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE	•			•		
6.9	AFCI (Arc Fault Circuit Interrupters noted if installed but not tested if equipment is attached to them)			•			
6.10	SMOKE ALARMS / DETECTORS	•					
6.11	CARBON MONOXIDE ALARMS / DETECTORS	•			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, SI= Safety Issue, MD= Major Deficiency, RR= Repair or Replace

IN NI NP SI MD RR

Comments:

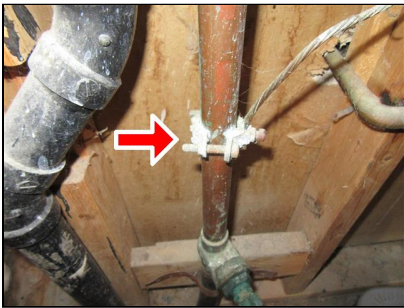
6.2 (1) Observed a PEPCO meter exterior of home's southwest corner.



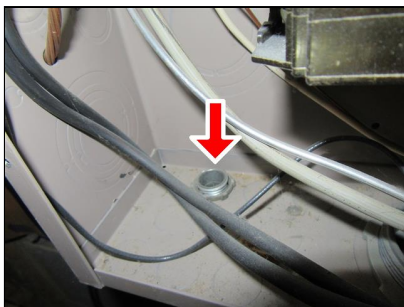
6.2 (2) Main whole-house electrical disconnect is located in main electric panel as indicated. This is for your information.



6.3 The quality of the electrical grounding system was not determined as part of this home inspection. Concealed electrical components were not part of this home inspection. Recommend a licensed electrician inspect and certify that the grounding system is satisfactory.



6.4 The problems discovered in the panel such as opening at bottom (Photo 2 - panel is a fire rated box), triple grounds under one lug (Photo 3) and any other problems that a licensed electrician may discover while performing repairs need correcting. Recommend a licensed electrical contractor inspect further and correct as needed.



6.7 (1) BIS tested electrical outlets, switches and lights throughout the home that could be reached. However there were times that furniture, boxes, beds or other items may have blocked access.

6.7 (2) At least two "three-prong" outlets were not working in the living room (Photo 1) and in the lower right bedroom (Photo 2). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.7 (3) One loose receptacle was observed in the garage. Loose receptacles can cause fatigue of the wires over time. Recommend a qualified licensed electrician tighten or replace the receptacles as necessary. Further evaluation of any receptacles that was obstructed by the belongings and storage items should be performed.



6.8 (1) The kitchen outlets near the sink was not a "three-prong" GFCI outlet. Electrical issues are considered a hazard until repaired. Recommend a licensed licensed electrician upgrade for safety purposes.



6.8 (2) Recommend testing the GFCI device on a monthly basis.

6.8 (3) FYI - bathroom GFCI receptacles need to be reset in the electric panel.

6.10 Tested unit in upper hallway. FYI - smoke alarms/detectors should be checked monthly and batteries changed yearly. Smoke alarms should not remain in service longer than 10 years from date of manufacture and should be replaced.



6.11 Did not observe a carbon monoxide detector in home. One should be installed in all homes where gas/fossil burning devices exist for safety protection against carbon monoxide. Recommend at least one be installed according to the manufacturer's instructions.

The electrical system of the home was visually inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. Outlet covers were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or tested. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

7. Heating System

The home inspector shall visually inspect permanently installed heating systems in the home. The home inspector shall describe: Energy source; Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; Light pilot lights; Inspect flue or chimney interiors that are not readily accessible; Determine if heat exchangers are intact and free of leaks; Inspect Humidifiers or dehumidifiers, electronic air filters or solar space heating systems; or Determine the uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

<p>Heat Type: Heat Pump Forced Air (also provides cool air)</p>	<p>Energy Source: Electric</p>	<p>Number of Heat Systems (Excluding Wood): One</p>
<p>Heat System Brand: TRANE Serial#: Model# : M215P9D1V; TWE048C140B3</p>	<p>Furnace/Air Handler/Boiler Location: Basement</p>	<p>Furnace/Boiler Age: 16-20 years old Extra Info : Manf 1997</p>
<p>Heat Pump Location: Exterior - Rear</p>	<p>Ductwork: Metal Non-Insulated</p>	<p>Filter Type: Disposable</p>
<p>Filter Size: 20x20</p>		

		IN	NI	NP	SI	MD	RR
7.0	HEATING EQUIPMENT INCLUDING OPERATING CONTROLS	•					
7.1	NORMAL OPERATING CONTROLS	•					

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IN NI NP SI MD RR

		IN	NI	NP	SI	MD	RR
7.2	AUTOMATIC SAFETY CONTROLS	•					
7.3	HEATING DISTRIBUTION SYSTEM (Including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
7.4	VENT SYSTEMS, FLUES & CHIMNEYS			•			
7.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					

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IN NI NP SI MD RR

Comments:

7.0 The furnace was aged but did work during the inspection. Am unable to determine life remaining.



7.1 Observed a wall-mounted thermostat in the upper hallway and operated it for heat mode during the inspection.



7.2 Shut-off circuit breakers were located at the top front of furnace. Did not operate.

7.5 Operated heat pump in heat mode for a short time and measured temperatures at each room register from 85 to 95 degrees F.



The heating system of this home was visually inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heating contractor would discover. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

8. Air-Conditioning System

The home inspector shall visually inspect permanently installed cooling equipment that was central to home or through-wall units. The home inspector shall describe: Energy source and cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Observe: Electronic air filters; or Determine uniformity or adequacy of cooling supply to the various rooms.

Styles & Materials

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

TRANE
Serial#: Model# : 72068G82F;
2TWR3048A1000AA

Number of AC Only Unit(s):

One

A/C Unit Location:

Exterior

A/C Unit Age:

10-14 years old
Extra Info : Manf 2007

		IN	NI	NP	SI	MD	RR
8.0	CENTRAL AND INSTALLED WALL COOLING EQUIPMENT	•					
8.1	NORMAL OPERATING CONTROLS	•					
8.2	AUTOMATIC SAFETY CONTROLS	•					
8.3	COOLING DISTRIBUTION SYSTEM (Including fans, ducts and piping, access panels, covers, supports, insulation & air filters)	•					
8.4	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					

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IN NI NP SI MD RR

Comments:

8.0 The A/C was not tested for proper operation due to the outside air temperature was 65 degrees or less.



8.2 A/C shut-off switch existed on foundation wall behind the unit.



The cooling system of this home was visually inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed cooling contractor would discover. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

9. Insulation & Ventilation

The home inspector shall visually inspect insulation and ventilation systems in the home. The home inspector shall describe: Insulation and vapor retarders in unfinished spaces; and Absence of insulation in unfinished spaces at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so. The home inspector is not required to: Report on concealed insulation and vapor retarders or venting equipment that is integral with household appliances; Determine indoor air quality or Disturb insulation or vapor retarders.

Styles & Materials

Attic Insulation:

Blown
R-19 or Better

Ventilation:

Gable Vents
Soffit Vents
Thermostatically Controlled Fan

Exhaust Fan(s):

Fan Only

Dryer Power Source:

220 Volts Electric

Dryer Vent:

Flexible Mylar

Floor System Insulation:

NONE

Wall Insulation:

Batts
Fiberglass
R-13
Extra Info : Exposed in basement

		IN	NI	NP	SI	MD	RR
9.0	INSULATION IN ATTIC	•					
9.1	INSULATION UNDER FLOOR SYSTEM			•			
9.2	WALL INSULATION	•					
9.3	VAPOR RETARDERS (In crawlspace or basement)			•			
9.4	VENTILATION OF ATTIC AND FOUNDATION AREAS	•					
9.5	MECHANICAL VENTILATION SYSTEMS (Kitchens, baths and laundry)	•			•		•
9.6	VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC	•					

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IN NI NP SI MD RR

Comments:

9.0 Cellulose insulation was about six inches thick or just under 22 R Value.



9.5 (1) Recommend that the clothes dryer vent system be thoroughly cleaned twice a year as preventative maintenance.

9.5 (2) Dryer vent consisted of mylar foil tubing, which is not approved for use as a clothes dryer vent material. It should only be used as the transition duct between dryer and rigid dryer vent. Transition duct should be short as possible; must not run within a wall, floor or ceiling covering since it can not be easily inspected and cleaned. Its ribbed interior surface tends to allow for lint to easily accumulate, which is a potential fire hazard. Recommend a qualified person replace with a rigid and flexible metal that has a smooth interior surface and not have sheet metal screws extend into the vent.



9.6 Attic ventilation fan was operating during the inspection.



The insulation and ventilation systems of the home was visually inspected and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only visible insulation was inspected. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

10. Major & Built-In Appliances

The home inspector shall visually inspect and operate the basic functions of built-in installed appliances in the home. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances or concealed connections. The home inspector is not required to operate: Appliances in use; Any appliance that is shut down or otherwise inoperable; or Washer. Appliances are typically not moved during inspection.

Styles & Materials

Dishwasher:
LG

Disposer:
BADGER

Exhaust/Range Hood:
PART OF MICROWAVE

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Trash Compactor:
NONE

Refrigerator:
LG

Washer:
LG

Dryer:
WHIRLPOOL

		IN	NI	NP	SI	MD	RR
10.0	DISHWASHER	•					
10.1	RANGES/OVENS/COOKTOPS	•					
10.2	RANGE HOOD			•			
10.3	FOOD WASTE DISPOSER	•					
10.4	MICROWAVE COOKING EQUIPMENT	•					•
10.5	REFRIGERATOR	•					
10.6	TRASH COMPACTOR			•			
10.7	WASHER & DRYER	•					

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IN NI NP SI MD RR

Comments:

10.0 Ran dishwasher through basic wash cycle to test basic function and drainage.



10.1 Tested burners and oven for operation only but not tested to see if food will be cooked at set temperature.



10.2 Part of microwave.

10.3 Tested disposal for basic function.



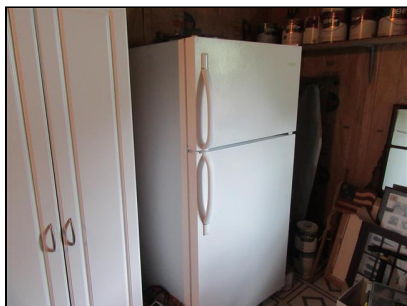
10.4 Tested microwave for operation only but not tested to see if food will be cooked at timing setting. Microwave unit serves as range hood - a recirculating type. Recommend the range exhaust system be upgraded to exhaust to the exterior.



10.5 (1) Checked refrigerator for basic function - measured temperature in frig section of 40 degrees F and freezer of 4 degrees F.



10.5 (2) Observed a second refrigerator in the basement.



10.7 Operated washer. Operated dryer for a short period of time, and it produced heat for drying. However cannot comment on the actual temperature or overall drying capability.



The built-in appliances of the home were visually inspected, operated as listed and reported on with the above information. While the inspector made every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any deficiencies mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or corrective measures as it relates to the comments in this inspection report.

Safety Issue Summary



Barnes Inspection Services

7836 Attleboro Drive
Springfield, VA 22153
410-300-3577

Customer
Jane Doe

Address
1234 Minor Street
Fairfax County Virginia 22153

The following items or discoveries indicated that these systems or components **potentially represent a life safety issue/hazard if not promptly repaired and/or replaced**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. Photographs in the previous sections of the report may add clarity to this Summary. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Interior

4.3 STEPS, STAIRWAYS, RAILINGS, BALCONIES & ASSOCIATED RAILINGS

Inspected, Safety Issue

Handrail ends were open and did not return to the wall or terminate at newel posts or safety terminals. This is a safety issue as clothing could catch and cause a fall or injury if not corrected. A qualified contractor should repair or replace as needed.

4.7 GARAGE DOOR OPERATORS (Report whether or not door(s) will reverse when met with resistance)

Inspected, Safety Issue

(1) The auto reverse mechanism on the vehicle door opener appeared to need an adjustment. This is a safety hazard, especially for small children and pets. Recommend a qualified person adjust the mechanism so the garage door properly reverses.

4.8 OCCUPANT DOOR (From garage to inside of home)

Inspected, Safety Issue

The occupant door from inside garage to inside the home lacks a self closer. This is a potential safety issue as carbon monoxide could possibly enter the home as door could remain on an open position. Recommend a qualified person install a door closer as needed.

6. Electrical Systems

6.4 INTERIOR COMPONENTS OF SERVICE PANELS AND SUB-PANELS

Inspected, Safety Issue

The problems discovered in the panel such as opening at bottom (Photo 2 - panel is a fire rated box), triple grounds under one lug (Photo 3) and any other problems that a licensed electrician may discover while performing repairs need correcting. Recommend a licensed electrical contractor inspect further and correct as needed.

6.7 CONNECTED DEVICES AND FIXTURES (Readily accessible installed lighting fixtures, switches and receptacles)

Inspected, Safety Issue, Repair or Replace

(2) At least two "three-prong" outlets were not working in the living room (Photo 1) and in the lower right bedroom (Photo 2). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

(3) One loose receptacle was observed in the garage. Loose receptacles can cause fatigue of the wires over time. Recommend a qualified licensed electrician tighten or replace the receptacles as necessary. Further evaluation of any receptacles that was obstructed by the belongings and storage items should be performed.

6.8 GFCI (Ground Fault Circuit Interrupters) - POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE/CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Safety Issue

(1) The kitchen outlets near the sink was not a "three-prong" GFCI outlet. Electrical issues are considered a hazard until repaired. Recommend a licensed licensed electrician upgrade for safety purposes.

(3) FYI - bathroom GFCI receptacles need to be reset in the electric panel.

6.11 CARBON MONOXIDE ALARMS / DETECTORS

Inspected, Safety Issue

Did not observe a carbon monoxide detector in home. One should be installed in all homes where gas/fossil burning devices exist for safety protection against carbon monoxide. Recommend at least one be installed according to the manufacturer's instructions.

9. Insulation & Ventilation

9.5 MECHANICAL VENTILATION SYSTEMS (Kitchens, baths and laundry)

Inspected, Safety Issue, Repair or Replace

(2) Dryer vent consisted of mylar foil tubing, which is not approved for use as a clothes dryer vent material. It should only be used as the transition duct between dryer and rigid dryer vent. Transition duct should be short as possible; must not run within a wall, floor or ceiling covering since it can not be easily inspected and cleaned. Its ribbed interior surface tends to allow for lint to easily accumulate, which is a potential fire hazard. Recommend a qualified person replace with a rigid and flexible metal that has a smooth interior surface and not have sheet metal screws extend into the vent.

Home inspectors are not required to report on the following: Life expectancy of any component or system; Causes of the need for a repair; Methods, materials, and costs of corrections; Suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; Market value of the property or its marketability; Advisability or inadvisability of purchase of the property; Any component or system that was not observed; Presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life,

soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dennis Barnes

Major Deficiency Summary



Barnes Inspection Services

7836 Attleboro Drive
Springfield, VA 22153
410-300-3577

Customer
Jane Doe

Address
1234 Minor Street
Fairfax County Virginia 22153

The following items or discoveries indicated that these systems or components **potentially represent moderate to high costs of correction since they do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. Photographs in the previous sections of the report may add clarity to this Summary. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

3. Exterior



3.3 ATTACHED OR ADJACENT DECKS, BALCONIES, STOOPS, STEPS, PORCHES, CARPORTS AND ANY ASSOCIATED RAILINGS

Inspected, Major Deficiency, Repair or Replace

(3) The rear entry slabs at the garage and utility room have separated from the exterior wall, each several inches (see Photos). Both slabs will require replacement by a qualified contractor to provide safe egress.

Home inspectors are not required to report on the following: Life expectancy of any component or system; Causes of the need for a repair; Methods, materials, and costs of corrections; Suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; Market value of the property or its marketability; Advisability or inadvisability of purchase of the property; Any component or system that was not observed; Presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse

environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dennis Barnes

Repair or Replace Summary



Barnes Inspection Services

7836 Attleboro Drive
Springfield, VA 22153
410-300-3577

Customer
Jane Doe

Address
1234 Minor Street
Fairfax County Virginia 22153

The following items or discoveries indicated that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. Photographs in the previous sections of the report may add clarity to this Summary. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Structural System

1.0 FOUNDATION

Inspected, Repair or Replace

It is my opinion the vertical cracks in the foundation wall at the front, rear and sides of home do not appear significant to require repairs at this time. A qualified person should seal the cracks to prevent damage from water intrusion and insects.

2. Roof Structure, Attic & Insulation

2.0 ROOF COVERINGS (Method of inspecting)

Inspected, Repair or Replace

(2) Observed exposed nails in ridge roofing material. Each exposed nail has the potential to leak and rust. Recommend a qualified person or roofing contractor caulk and repair as necessary on a routine basis to maintain integrity of the seal.

2.2 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

(1) The gutters and downspouts should have all the debris removed by a qualified person in order for the water to flow properly and not create ice dams in the winter. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned. Am unable to determine if such conditions exist.

(2) Gutters and drain lines are needed on several roof section or erosion of shingles could shorten there life along the discharge path. Recommend a qualified person install extenders or gutter section along these short roof lengths.

2.3 ROOF FLASHINGS

Inspected, Repair or Replace

Kick-out flashing, which directs the water from the sidewall into the gutter system or away from the wall, was missing. Missing this type of flashing can lead to moisture intrusion of the wall structure below this area. Hidden damage may exist. There was some evidence of moisture intrusion in the trim below. Recommend a qualified contractor evaluate and install as necessary.

3. Exterior



3.2 WINDOWS (Exterior)

Inspected, Repair or Replace

Recommend all windows be sealed/caulked by a qualified person outside and inside to prevent air loss as part of a normal maintenance program to properly maintain the home. Observed an opening at the rear left kitchen window that needs to be sealed.

3.3 ATTACHED OR ADJACENT DECKS, BALCONIES, STOOPS, STEPS, PORCHES, CARPORTS AND ANY ASSOCIATED RAILINGS

Inspected, Major Deficiency, Repair or Replace

(1) The rear wood deck and stairs were aged, deteriorated and contained multiple problems such as one rusted joist hanger (Photo 2), partially detached swing gate (Photo 3), several loose floor board ends (Photo 4), rusted attachments (Photos 5&6), etc. Recommend a deck specialist further inspect and repair/replace as needed. A general replacement of the floor decking members is likely.

(2) The front entry bottom riser has what appears to be a settlement crack with an open joint. The crack does not appear in my professional opinion to have an impact on the overall structural integrity. Recommend the open joint be sealed by a qualified person to minimize water intrusion.

(3) The rear entry slabs at the garage and utility room have separated from the exterior wall, each several inches (see Photos). Both slabs will require replacement by a qualified contractor to provide safe egress.

3.5 WALKWAYS, GRADE STEPS, PATIOS AND DRIVEWAYS

Inspected, Repair or Replace

(1) The stone paver walkway at the front of home was deteriorated and missing grout in isolated locations. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor or person should seal/repair as needed and maintain seal on a regular basis.

(2) The concrete driveway at the front of home had cracked and settled toward the exterior wall of the garage and thus created a negative slope allowing water to drain toward the foundation wall. Water can cause further deterioration if not drained properly. A drainage slope away from the home is needed. The settlement crack should be sealed. A licensed contractor should seal/slope/repair/replace as needed and maintain seal along home on a regular basis.

3.6 VEGETATION, TREES, GRADING, DRAINAGE AND RETAINING WALLS THAT MAY AFFECT THE DWELLING

Inspected, Repair or Replace

(1) A recommended distance of 2 feet between any bushes/shrubbery and the home should be maintained. This distance allows for proper air circulation into the foundation vents and helps deter attracting insects near the home. Recommend a qualified person trim or replant existing shrubbery too close to home.

(2) The rear timber retaining wall was in fair condition. One member was deteriorated and may need to be replaced in the future by a qualified person.

4. Interior

4.10 FIREPLACES INCLUDING FLUES, VENTING SYSTEMS, HEARTHES, DAMPERS AND FIREBOXES

Inspected, Repair or Replace

(1) The firebox contained ashes and cobwebs, somewhat blocking access to observe actual surfaces. Recommend a certified chimney sweep clean and inspect before using the fireplace.

(2) The liner was partially visible and appeared good, but due to creosote build-up I could not inspect for cracks. Recommend a certified chimney sweep further inspect.

6. Electrical Systems

6.3 SERVICE GROUNDING

Inspected, Repair or Replace

The quality of the electrical grounding system was not determined as part of this home inspection. Concealed electrical components were not part of this home inspection. Recommend a licensed electrician inspect and certify that the grounding system is satisfactory.

9. Insulation & Ventilation

9.5 MECHANICAL VENTILATION SYSTEMS (Kitchens, baths and laundry)

Inspected, Safety Issue, Repair or Replace

(1) Recommend that the clothes dryer vent system be thoroughly cleaned twice a year as preventative maintenance.

10. Major & Built-In Appliances

10.4 MICROWAVE COOKING EQUIPMENT

Inspected, Repair or Replace

Tested microwave for operation only but not tested to see if food will be cooked at timing setting. Microwave unit serves as range hood - a recirculating type. Recommend the range exhaust system be upgraded to exhaust to the exterior.

Home inspectors are not required to report on the following: Life expectancy of any component or system; Causes of the need for a repair; Methods, materials, and costs of corrections; Suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; Market value of the property or its marketability; Advisability or inadvisability of purchase of the property; Any component or system that was not observed; Presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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