



Abode Check, LLC
9915 Barnsbury Ct.
Fairfax, VA 22031
We speak house, to and for you!

CERTIFIED INSPECTOR

Abode Check Home Inspections



10009 Raod
Fairfax , VA 22031-

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Driveway:** Asphalt:: Seal cracks as part of general maintenance
2. **Steps/Stoops:** Concrete:: Front step has settled creating a non standard step. 7 3/4 - 11 inches. Repair
3. **Deck:** Bolted to the house, Treated wood:: Non standard steps: risers vary in height more than 3/8 in. from tallest to shortest, Recommend adding a graspable hand rail for safety
4. **Grading:** Re-grade, Negative slope:: At front, rear and right side, Grade should slope away from the house 1 inch per foot to a distance of at least 4 feet
5. **Vegetation:** Trees and shrubs:: Shrubs should be kept trimmed away from the house, windows and walking areas

Exterior Surface and Components

6. **Exterior Surface Type:** Aluminum siding:: Seal house penetrations such as where utilities or pipes enter the house
Siding secured with ordinary nails, rusted. Replace with aluminum or stainless steel nails or screws. Some areas at sides and front are loose. Secure
7. **Front Exterior Surface Type:** Shutters:: Secure loose shutters
8. **Visible Foundation:** Concrete block:: Minor cracks noted. Keep sealed
9. **Exterior Wood:** Limited wood rot found:: Wood trim such as at garage doors and wood near chimney. Repair then paint
10. **Caulk / Paint:** Touch up caulk and paint:: throughout the wxterior
11. **Entry Doors:** Storm door frame broken:: Repair/replace
12. **Patio Door:** Rusted:: Clean prime and paint

Roof

13. **Gutters:** Aluminum:: Check for proper drainage after cleaning. Adjust if needed.
14. **Leader/Extension:** Splash blocks:: Splash blocks should be installed so the open end is below the downspout and has a positive slope away from the house.

Crawl Space

15. **Crawl Space Unable to Inspect:** Areas covered by insulation
16. **Crawl Space Access:** Lock broken:: Replace
17. **Crawl Space Moisture Penetration:** Efflorescence found:: On perimeter walls. Adjust grading
18. **Crawl Space Moisture Barrier:** Polyethylene Sheeting:: Partial covering. Install additional 6 mil. polyethylene to cover entire floor of crawl space. (Remove animal carcass)



Air Conditioning

19. **Heat and AC System Condensate Removal:** Relocate to improve access for filter replacement:: \$75-100.

Plumbing

20. **Visible Water Lines:** Copper:: Pipes running through crawl space; Insulation has fallen or is missing. Reattach or add where missing to protect from missing
21. **Gas Service Lines:** Propane:: For fire place. Line is disconnected. Reconnect and check for leaks. (Plumber) \$100-125

Electrical

22. **Electric Panel GFCI:** Outside and bathroom receptacles only:: Recommend adding GFCI protection to receptacles serving the kitchen counter top areas, in crawl space and in garage. Not recommended to protect Refrigerator.

Laundry Room/Area

23. **Laundry Room/Area Ceiling:** Damaged by water from floor above:: Drywall repair needed. Further inspection may be possible during repairs to view any additional damage that may have occurred that is not visible currently

Marginal Summary (Continued)

24. . **Laundry Room/Area Floor Drain:** None:: Recommend installing a metal drain pan with a drain pipe leading outside
25. . **Laundry Room/Area Washer and Dryer Electrical:** 120-240 VAC:: 120 Volt receptacle for washing machine has evidence of arcing on the face. Recommend replacing the receptacle

Kitchen

26. . **Kitchen Counter Tops:** Chipped:: Seal until replaced
27. . **Kitchen Doors:** to deck :: Drags the floor trim, left side knob is loose. Repair
28. . **Kitchen Windows:** Painted shut
29. . **Kitchen Electrical:** No GFCI protection:: See electrical section
30. . **Kitchen Cooking Appliances:** Electric range:: Missing anti-tip device. Install

Living Spaces

31. . **Living Space Doors:** Family room :: Exterior door binds. Adjust for smooth operation
32. . **Living Space Windows:** Living room:: Weak or broken balast. Repair / replace

Fireplace/Wood Stove

33. **Family Room Fireplace Fireplace Insert:** Unknown, gas not connected:: Connect to gas and check operation
34. **Family Room Fireplace Damper:** Metal:: Ensure damper cannot be fully closed when gas fireplace is made functional. At least a 1/4 inch gap should be left open for exhaust

Half Bathroom

35. . **Half Bathroom Ceiling:** Drywall:: Stained Around vent

Bathroom

36. **Hall Bathroom Ventilation:** Noisy:: In failure mode. Replace
37. **Hall Bathroom Caulk / Grout:** Re caulk :: Around bath tub, floor and tub spout/ water controls
38. **Hall Bathroom Toilets:** Loose:: Secure to floor
39. **Owner's Bathroom Walls:** Unfinished repairs:: Complete repairs at vanity wall
40. **Owner's Bathroom Caulk / Grout:** Touch up:: At shower
41. **Owner's Bathroom Faucets/Traps:** Shower:: Does not fully shut off. Repair
42. **Owner's Bathroom Shower/Surround:** Ceramic tiles, glass door:: Improve seal at bottom corner of door, water leaks onto floor

Bedroom

43. **Owner's Bedroom Windows:** Right window does not lock:: Exterior sills need painting ASAP
44. **Right Rear Bedroom Doors:** Does not latch:: Adjust
45. **Right Rear Bedroom Windows:** Broken ballast. Repair
46. **Center Rear Bedroom Closet:** Door binds at top
47. **Center Rear Bedroom Windows:** Right screen damaged, left window is painted shut

Attic

48. . **Attic Roof Framing:** 2 X 4 Trusses 24 inches on centers:: Garage trusses have a manufacturer's label indicating that "Lateral Bracing is required" No lateral bracing was located. Have a structural engineer evaluate and provide an opinion and design a repair if needed.
49. . **Attic Pests:** Garage attic:: Remove nesting material from front left corner

Garage/Carport

50. . **Garage Garage Doors:** Both doors locked :: Full evaluation not possible due to padlocks on each door. Recommend installing safety lines to all door springs for safety
Right door manual release is missing rope pull. Replace
Both doors; Improve bottom door seals



Marginal Summary (Continued)

51. . **Garage Electrical:** Extension cords :: Used as permanent wiring for garage door openers. Have Electrician install proper ceiling receptacles for garage door openers

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Crawl Space

- Crawl Space Beams/ Joists/piers:** Laminated wood beam, dimensional lumber joists, concrete block piers: Left side of beam is not resting on concrete block wall. Shortage was filed repaired with 2 X 6 " extensions. Right side beam rests on concrete block wall but has been notched and joist does not extend enough to rest on beam. A 2 x 4 " has been scabbed in to support the joist. Beam is supported by block piers along the center sections but has been shimmed with frangible material. Recommend having a structural engineer evaluate and prescribe repairs. Then have qualified professionals perform repairs.



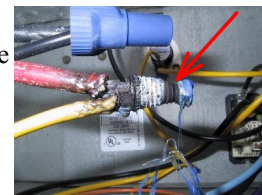
- Crawl Space Insulation:** Fiberglass: Falling away from sub flooring. Reattach, Vapor backing should be installed toward the conditioned/warm parts of the house



- Crawl Space Electrical:** Open junctions, non working lights: Cover open boxes and install operational light fixtures

Air Conditioning

- Heat and AC System Electrical Disconnect:** Fused: Indoor disconnect near air handler is loose. Should be securely mounted to wall. Also electrical transformer box is dangling at air handler. Secure to wall as well.
- Heat and AC System A/C System Operation:** Functional at time of inspection: Over heated conductors inside of heating element compartment have melted the wire connector leaving exposed live parts. Have HVAC Co. perform repairs. I recommend a complete system service by a professional HVAC technician. \$100 - 150



Plumbing

- Hose bib shut off valve (s)** Leaks at valve stem when operated: Have a plumber repair.
- Water Heater Water Heater Operation:** Not functioning: Elements receiving 240 volts but no current draw. Suspect defective elements, Needs repair ASAP.
- Water Heater TPRV and Drain Tube:** Vent tube is missing: Vent tube for Temperature Pressure Relief safety Valve (TPRV) should extend to 6-8 inches above the floor. Install vent tube



Electrical

- Junctions/Splices** Open junctions: In attic space above fireplace. Enter from garage. Install approved covers

Laundry Room/Area

- Laundry Room/Area Dryer Vent:** Metal flex Sturdy (Heavy duty): Not connected at machine, loose duct in crawl space. Install at machine and secure in crawl space. (Duct extends to the rear of the house)



Defective Summary (Continued)

Kitchen

11. . **Kitchen Refrigerator:** Operating:: Door seal is torn, water supply filter is damaged.
Repair required

Living Spaces

12. . **Living Space Electrical:** Dining room, family room:: Over head lights and fan needs repair/ replacement

Half Bathroom

13. . **Half Bathroom Toilets:** Loose:: The toilet is loose at the floor. Secure

Bathroom

14. **Owner's Bathroom Floor:** Weak :: In front of shower door. Floor covering will need to be removed to further inspect sub floor.
Moisture level about 30% around base of toilet. Repairs should be performed in conjunction with re setting the toilet to the floor

15. **Owner's Bathroom Toilets:** Loose:: The toilet is loose at the floor and will require replacement of the wax seal

Attic

16. . **Attic Attic Access:** Garage :: Combustible, Replace with drywall or other non combustible material for fire separation from attic spaces above family room

General Information

Property Information

Property Address 10009 Road
City Fairfax **State** VA **Zip** 22031-
Building Type Single family **Garage** Attached
Estimated Age 24 years **Entrance Faces** South 175
Space Below Grade Crawl Space
Water Source Public
Sewage Disposal Public

Contact/Agent

Contact/Agent Name None given **Company:** x
Phone x **Cell/Mobile:** x **Fax** x **E-Mail** x

Client Information

Client Name Mr. and Mrs Purchaser

Client Address 000 drive

City Fairfax **State** VA **Zip** 22030-

Phone 123-456-7890

Cell: x

E-Mail xxx@xx.com/

Inspection Company

Company Name Abode Check, LLC
Company Address 9915 Barnsbury Ct.
City Fairfax **State** VA **Zip** 22031
Phone 703-255-6622 **Fax** 703-938-2708
E-Mail jan@abodecheck.com

1 Inspector Name Fernando Barrientos VA. Certification #3380-000201 Exp. 11-2010 ASHI Certified #243110

2 Inspector Name: Tom Murley Va. Certification #3380-000179 Exp. 09-10 ASHI Certified #108879

Inspection Date 1/1/1

Inspection Fee: \$ xxx **Radon Testing:** \$ N/A **Other Charge** \$ N/A

Total: \$ xxx

Conditions

Others Present Buyer **Property Occupied** No, Vacant

Start Time 1:25 pm **End Time** 5:30 pm

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature In Deg. F. 70

Weather Clear **Soil Conditions** Damp

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function or may pose a safety concern in its current configuration.

ANPNI M D

Some items have a dual rating indicating an item may be acceptable today but may be of concern in the future.

General directions are given as if the reader is standing inside the house looking at the front door. Individual rooms; directions are given as if the reader is walking into the room from its entry door. i.e. Bathrooms, Bedrooms etc

Contract

E mailed to client: Please read, sign and return to Abode Check: Inspection Agreement

Company Name Abode Check, LLC
Company Address 9915 Barnsbury Ct.
City Fairfax State VA Zip 22031

Client Name: Mr. and Mrs Purchaser

Address: 000 drive

City, State Zip: Fairfax , VA 22030-

Property Address: 10009 Road

City State Zip Fairfax , VA 22031-

CONTRACT (Please Read Carefully)

1. ABODE CHECK, LLC And the CLIENT agree that the purpose of the inspection of the PROPERTY listed herein is to determine the apparent condition of the property at the time of the inspection. The property inspection is to be a visual, non destructive inspection which shall not include the opening of walls, ceilings, floors, or the disassembling of fixtures, appliances, turning on electrical circuits or the lighting of gas pilots. The inspector may not move furniture, storage boxes, etc. to gain access to outlets, facilities or other equipment. The inspection will meet or exceed the STANDARDS OF PRACTICE of the AMERICAN SOCIETY OF HOME INSPECTORS INC (ASHI) when feasible. Additionally, the inspection will conform to the requirements established by the Department of Professional and Occupational Regulation (DPOR) under Virginia Code-18-VAC-15-40-120. Your inspector has a copy for your perusal.
2. The CLIENT agrees that he/she accompanies the inspector at his/her own risk. The CLIENT should also understand that the inspection report expresses the opinion of the inspector: based on his observations, judgement, knowledge, education, training and experience at the time of the inspection. Limitations on access, lighting, time, weather or concealment may prevent the detection of some defects, even ones that appear obvious later. A strong probability exists that the inspector may not detect or adequately analyze all the defects due to these limitations.
3. Should the CLIENT desire guaranties, warranties or an appraisal of the property, they must be obtained from the sellers or others specializing in these matters.
4. Your Abode Check inspector is not a structural engineer licensed to assess the structural integrity of the building(s) and he is not a soils expert. The CLIENT may be advised by the inspector, to seek an expert's opinion regarding identified defects.
5. The CLIENT understands and agrees that Abode Check's total liability under this contract is limited to the fees paid for this property inspection, and that the inspection report is for the CLIENT'S exclusive use. The client agrees to allow Abode Check to produce this report and

Contract (Continued)

send it to interested parties in connection with this real estate transaction as required by 18-VAC-15-40-70. The CLIENT agrees to indemnify, defend and hold Abode Check harmless if any third party brings a claim against Abode Check related to this agreement. In the event that the CLIENT makes a claim against Abode Check, its agents or employees and fails to obtain an award in excess of the fees paid for the inspection, the CLIENT shall be liable to Abode Check for all costs or expenses including reasonable attorney and expert witness fees, incurred by Abode Check, its agents or employees in defending said claim.

6. Abode Check and the CLIENT agree to submit disagreements, disputes or claims to binding arbitration in accordance with the rules of the AMERICAN ARBITRATION ASSOCIATION or such other arbitration organization who is intimately familiar with the ASHI Standards of Practice and the Virginia Code, 18-VAC-15-40-10-190 governing home inspectors. The client must have submitted a written description within 30 days of the inspection of the disputed issues to Abode Check; allowed a representative to evaluate the problem prior to any repairs being affected (if possible), and try to resolve the situation by mutual agreement.

7. The property inspection will include an ASSESSMENT of the following specific components: the Grounds, Exterior, Roof, Foundation and structural, Heating / Air Conditioning, Plumbing, Electrical, Laundry, Kitchen, Living Spaces, Bathrooms, Bedrooms, Attic, Garage/ Carport, as may be applicable to the property.

SPECIFIC ITEMS, AREAS, and/or COMPONENTS NOT NORMALLY INCLUDED IN THE PROPERTY INSPECTION REPORT MAY BE REVIEWED WITHOUT A DETAILED ASSESSMENT BEING MADE.

The following are some examples but not necessarily all of the items/areas which are not normally inspected: including, swimming pools, hot tubs, solar systems sprinkler systems, irrigation systems, water conditioners, underground fuel tanks; the self cleaning oven, timer/clock controls for ovens, ranges and microwaves; operating outside hose faucets (when winterized); insect damage or infestation past or present, adequacy or safety of water supply or waste/sewage systems, humidifiers, the presence of hazardous materials or agents such as radon, lead, asbestos, formaldehyde, mold/mildew, electromagnetic fields, etc.

In accordance with ASHI SOP and 18-VAC-15-40-120, Paragraph b, Item 7 the following items will be excluded from the inspection. ~ The remaining life of any system or component, ~ The condition of any component or system not readily accessible, ~ The strength, adequacy, effectiveness, or efficiency of any system or component. ~ The cause of any condition or deficiency ~ The methods, materials, or costs of corrections, ~ Future conditions including but not limited to, failure of system or components, ~ The suitability of the property for any specialized use or zoning or future public works projects. ~ Compliance of the property, system or component with regulatory requirements (codes, including the Virginia Uniform Statewide Building Code, regulations, laws ordinances, etc.) The market value of the property or its marketability ~ The advisability of the purchase of the property.

8. The CLIENT acknowledges that he/she/they have read this contract including the Definitions section and understand its terms. If this contract is signed by the CLIENT'S representative, said representative certifies that he/she is authorized to enter into the Contract on behalf of the CLIENT. Acceptance of the Inspection Report or any use thereof by the CLIENT shall be deemed a ratification of said representative's execution of this contract on behalf of the CLIENT.

9. The CLIENT agrees that if ABODE CHECK, LLC re-inspects any item/area of the property at a later time whether to inspect an item/area which was inaccessible during the first inspection, to inspect repairs, to conduct a walk-through inspection prior to settlement or for any other reason, The CLIENT agrees that said inspection shall be governed by the same terms and conditions and limits of liability contained herein and that the client shall pay an additional fee to be agreed upon prior to the follow-up inspection.

Client: Signature: 

Inspection Date: 3-7-09

Inspector: Signature 

Inspection Date: 3-7-09

Contract (Continued)

Lots and Grounds

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNIM D

- Driveway:** Asphalt:: Seal cracks as part of general maintenance
- Walks:** Concrete
- Steps/Stoops:** Concrete:: Front step has settled creating a non standard step. 7 3/4 - 11 inches. Repair
- Porch:** Open
- Deck:** Bolted to the house, Treated wood:: Non standard steps: risers vary in height more than 3/8 in. from tallest to shortest, Recommend adding a grasable hand rail for safety
- Grading:** Re-grade, Negative slope:: At front, rear and right side, Grade should slope away from the house 1 inch per foot to a distance of at least 4 feet
- Vegetation:** Trees and shrubs:: Shrubs should be kept trimmed away from the house, windows and walking areas

Exterior Surface and Components

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNIM D

- . Exterior Surface**
- Type:** Aluminum siding:: Seal house penetrations such as where utilities or pipes enter the house
Siding secured with ordinary nails, rusted. Replace with aluminum or stainless steel nails or screws. Some areas at sides and front are loose. Secure
- Front Exterior Surface**
- Type:** Shutters:: Secure loose shutters
- Visible Foundation:** Concrete block:: Minor cracks noted. Keep sealed
- Exterior Wood:** Limited wood rot found:: Wood trim such as at garage doors and wood near chimney. Repair then paint
- Caulk / Paint:** Touch up caulk and paint:: throughout the wxterior
- Entry Doors:** Storm door frame broken:: Repair/replace
- Patio Door:** Rusted:: Clean prime and paint
- Windows:**
- Exterior Lighting:** Surface mounted lamps front and rear:: Recommend sealing wall mounted fixtures at top and sides to prevent water from entering the splice box
- Window Screens:**
- Exterior Electric Outlets:** GFCI protected
- Hose Bibs:** Frost proof
- Gas Meter:** Bottled gas
- Main Gas Valve:** At gas tank

Roof

Roof and chimneys may not be completely evaluated due to height or steepness

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Method of Inspection: On the roof

Type of roof: Gable, Shed **Slope:** Medium-steep

Approximate Age: 10-12 years

Material: Asphalt shingle

Ventilation: Soffit and ridge vents, Gable vents

Flashing: Aluminum

Skylights: 1, Insulated glass

Plumbing Vents: Rubber collar

Gutters: Aluminum:: Check for proper drainage after cleaning. Adjust if needed.

Downspouts: Aluminum

Leader/Extension: Splash blocks:: Splash blocks should be installed so the open end is below the downspout and has a positive slope away from the house.

Chimney: Brick

Flue/Flue Cap: Metal

Chimney Flashing: Aluminum

Crawl Space

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

. Crawl Space

Method of Inspection: Entered

Unable to Inspect: Areas covered by insulation

Access: Lock broken:: Replace

Beams/ Joists/piers: Laminated wood beam, dimensional lumber joists, concrete block piers:: Left side of beam is not resting on concrete block wall. Shortage was filed repaired with 2 X 6 " extensions. Right side beam rests on concrete block wall but has been notched and joist does not extend enough to rest on beam. A 2 x 4 " has been scabbed in to support the joist. Beam is supported by block piers along the center sections but has been shimmed with frangible material.

Recommend having a structural engineer evaluate and prescribe repairs. Then have qualified professionals perform repairs.

Moisture Penetration: Efflorescence found:: On perimeter walls. Adjust grading

Moisture Location: Only efflorescence noted, no active moisture intrusion

Moisture Barrier: Polyethylene Sheeting:: Partial covering. Install additional 6 mil. polyethylene to cover entire floor of crawl space. (Remove animal carcass)

Ventilation: Vents

Insulation: Fiberglass:: Falling away from sub flooring. Reattach, Vapor backing should be installed toward the conditioned/warm parts of the house

Electrical: Open junctions, non working lights:: Cover open boxes and install operational light fixtures

Air Conditioning

Disposable system filters should be replaced every 30 days, Air conditioner cannot be safely operated if outside air temperature is below 65 degrees F. or if power has been off for 24 hours prior to inspection.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Manufacturer: Carrier

Fuel Type: Electric **Area Served:** Whole house **Approximate Age:** 9 years

System Type: Central A/C **Capacity:** 3 Tons

Exterior Unit: Pad mounted

Electrical Disconnect: Fused:: Indoor disconnect near air handler is loose. Should be securely mounted to wall
Also electrical transformer box is dangling at air handler. Secure to wall as well.

OCP Matches Nameplate rating?: Yes:: 35 Amps. 30 installed.

Refrigerant Lines: Serviceable

A/C System Operation: Functional at time of inspection:: Over heated conductors inside of heating element compartment have melted the wire connector leaving exposed live parts. Have HVAC Co. perform repairs. I recommend a complete system service by a professional HVAC technician. \$100 - 150

Supply Temp in Deg.F: 88 **Return Temp:** 66 **Temperature Differential:** 22 **Heat Pump-Aux/Emer. Heat** 10KW

Condensate Removal: Relocate to improve access for filter replacement:: \$75-100.

Blower Fan/Filters: Direct drive with disposable filter

Filter Size: 16 X 25 media filter

Exposed Ductwork: Sheet metal duct

Thermostats: Common A/C and Heat controls

Plumbing

Accessible gas lines are checked for leaks with a TIF-8800 tester.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Service Line: Copper

Visible Water Lines: Copper:: Pipes running through crawl space; Insulation has fallen or is missing. Reattach or add where missing to protect from missing

Approximate Water pressure in PSI: 80 PSI

Main Water Shutoff: Located in crawl space, Tagged

Gas Service Lines: Propane:: For fire place. Line is disconnected. Reconnect and check for leaks. (Plumber) \$100-125

Shut Offs: Operate every 6 months to prevent seizing

Hose bib shut off valve (s) Leaks at valve stem when operated:: Have a plumber repair.

Visible Drain Pipes: PVC

Service Caps/Clean Outs: Front yard, Accessible

Vent Pipes: Pipes extend through the roof

. Water Heater

Water Heater Operation: Not functioning:: Elements receiving 240 volts but no current draw. Suspect defective elements, Needs repair ASAP.

Manufacturer: A.O. Smith

Type: Electric **Capacity:** 40 Gal.

Approximate Age: 5 Years **Area Served:** Whole house

Approximate Water Temperature In Deg. F Water heater not functioning

Plumbing (Continued)

TPRV and Drain Tube: Vent tube is missing:: Vent tube for Temperature Pressure Relief safety Valve (PTR) should extend to 6-8 inches above the floor. Install vent tube

Electrical

Light fixtures and Receptacles: Not all of these are checked, only a representative sample is tested and furniture may not be moved to gain access

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Service Size Amps: 200 **Volts:** 120-240 VAC

Under Ground Service

Service entrance cable: 4/0 Aluminum

Conductor Type: Copper for 120 volt circuits. 240 Volt circuits are copper and aluminum

Ground: To rod

Wiring Methods: Non Metallic Sheathed Cable

Receptacles:

Junctions/Splices Open junctions:: In attic space above fireplace. Enter from garage. Install approved covers

Smoke Detectors: Alarm sounded when test button was pushed:: Fire department recommends replacing smoke detectors if 10 years or older, Should have an operational smoke detector at each level of the house.

Manufacturer: Wadsworth

Location: Garage

Condition of Panel:

Maximum Capacity: 200 Amps

Number of disconnects to turn off power: 1 main:: Fused

Number of Circuits: 20

Breakers: All on at time of inspection

GFCI: Outside and bathroom receptacles only:: Recommend adding GFCI protection to receptacles serving the kitchen counter top areas, in crawl space and in garage. Not recommended to protect Refrigerator.

Is the panel bonded? Yes No

Laundry Room/Area

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Ceiling: Damaged by water from floor above:: Drywall repair needed. Further inspection may be possible during repairs to view any additional damage that may have occurred that is not visible currently

Walls:

Floor:

Doors:

Washer Hose Bib: Ball valves:: Recommend using steel braided hoses for improved durability

Washer Drain: Stand Pipe

Washer Operation: Operated 1 complete Cycle

Floor Drain: None:: Recommend installing a metal drain pan with a drain pipe leading outside

Washer and Dryer Electrical: 120-240 VAC:: 120 Volt receptacle for washing machine has evidence of arcing on the face. Recommend replacing the receptacle

Dryer Operation: Operated 1 complete cycle

Laundry Room/Area (Continued)

Dryer Vent: Metal flex Sturdy (Heavy duty):: Not connected at machine, loose duct in crawl space. Install at machine and secure in crawl space. (Duct extends to the rear of the house)

Stairs/ Hallways

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNIM D

Floors walls and ceiling: foyer, wood floor scratched
 Doors:
 Lighting:
 Railings/ Handrails:

Kitchen

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNIM D

Cabinets: Wood Mounted with screws
 Counter Tops: Chipped:: Seal until replaced
 Floor:
 Walls:
 Ceiling:
 Doors: to deck :: Drags the floor trim, left side knob is loose. Repair
 Windows: Painted shut
 HVAC Source:
 Electrical: No GFCI protection:: See electrical section
 Cooking Appliances: Electric range:: Missing anti-tip device. Install
 Ventilator: Vented to outside
 Disposal: Operating
 Dishwasher: Operated
 Dishwasher air gap: Sink top
 Refrigerator: Operating:: Door seal is torn, water supply filter is damaged.
 Repair required
 Sink:
 Plumbing/Fixtures:

Living Spaces

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

- Closet:
- Ceiling:
- Walls:
- Floor:
- Doors: Family room :: Exterior door binds. Adjust for smooth operation
- HVAC Source:
- Electrical: Dining room, family room:: Over head lights and fan needs repair/ replacement
- Windows: Living room:: Weak or broken balast. Repair / replace

Fireplace/Wood Stove

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

- Family Room Fireplace _____
- Fireplace Construction: Brick
 - Type: Gas log
 - Fireplace Insert: Unknown, gas not connected:: Connect to gas and check operation
 - Flue: Tile
 - Damper: Metal:: Ensure damper cannot be fully closed when gas fireplace is made functional.
At least a 1/4 inch gap should be left open for exhaust
 - Hearth: Non combustible

Half Bathroom

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

- Ceiling: Drywall:: Stained Around vent
- Walls:
- Floor:
- Doors:
- Windows:
- Electrical: GFCI Protected
- Sink/Basin: 1 sink
- Faucets/Traps:
- Toilets: Loose:: The toilet is loose at the floor. Secure
- HVAC Source:

Bathroom

Cut or cracked tile edges can be very sharp. Exercise caution.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNIM D

- Doors:**
- Floor:**
- Walls:**
- Ceiling:** Nail pops
- Electrical:** GFCI Protected. Rest GFCIs at main electrical panel
- TP/ Towel Bar:**
- HVAC Source:**
- Ventilation:** Noisy:: In failure mode. Replace
- Caulk / Grout:** Re caulk :: Around bath tub, floor and tub spout/ water controls
- Sink/Basin:** 1 sink
- Faucets/Traps:**
- Tub/Surround:** Ceramic tiles
- Toilets:** Loose:: Secure to floor

- Closet:**
- Doors:**
- Windows:**
- Floor:** Weak :: In front of shower door. Floor covering will need to be removed to further inspect sub floor. Moisture level about 30% around base of toilet. Repairs should be performed in conjunction with re setting the toilet to the floor
- Walls:** Unfinished repairs:: Compete repairs at vanity wall
- Ceiling:**
- Electrical:** GFCI Protected
- TP/ Towel Bar:**
- HVAC Source:**
- Ventilation:** Window
- Caulk / Grout:** Touch up:: At shower
- Sink/Basin:** 1 sink
- Faucets/Traps:** Shower:: Does not fully shut off. Repair
- Shower/Surround:** Ceramic tiles, glass door:: Improve seal at bottom corner of door, water leaks onto floor
- Door (s)**
- Toilets:** Loose:: The toilet is loose at the floor and will require replacement of the wax seal

Bedroom

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNIM D

- Closet:
- Ceiling: Nail pops
- Walls:
- Floor:
- Doors:
- Windows: Right window does not lock:: Exterior sills need painting ASAP
- Electrical:
- HVAC Source:

- Closet:
- Ceiling:
- Walls:
- Floor:
- Doors: Does not latch:: Adjust
- Windows: Broken ballast. Repair
- Electrical:
- HVAC Source:

- Closet: Door binds at top
- Ceiling:
- Walls:
- Floor:
- Doors:
- Windows: Right screen damaged, left window is painted shut
- Electrical:
- HVAC Source:

Attic

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNIM D

- Method of Inspection:** In the attic
- Attic Access:** Garage :: Combustible, Replace with drywall or other non combustibile material for fire separation from attic spaces above family room
- Roof Framing:** 2 X 4 Trusses 24 inches on centers:: Garage trusses have a manufacturer's label indicating that "Lateral Bracing is required" No lateral bracing was located. Have a structural engineer evaluate and provide an opinion and design a repair if needed.
- Sheathing:** Plywood
- Ventilation:** Gable vents, Ridge and soffit vents
- Insulation:** Blown in cellulose
- Insulation Depth:** 8"
R- Value: Approx. R-30
- Vapor Barrier:** Drywall backing
- Moisture Penetration:** None located
- Pests:** Garage attic:: Remove nesting material from front left corner

Garage/Carport

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

ANPNI M D

Type of Structure: Attached **Car Spaces:** 2

Garage Doors: Both doors locked :: Full evaluation not possible due to padlocks on each door.

Recommend installing safety lines to all door springs for safety

Right door manual release is missing rope pull. Replace

Both doors; Improve bottom door seals

Door Operation: Locked

Door Opener: Doors locked

Service Doors:

Electrical: Extension cords :: Used as permanent wiring for garage door openers. Have Electrician install proper ceiling receptacles for garage door openers

Ceiling:

Walls:

Floor/Foundation: Concrete

Property Assessment

Overall Condition of the property appears to be:

MINOR Defect(s) MINOR Defect(s), impending major repair(s) MAJOR Defect(s)*

* Major Defects are Safety Related Items or Repair Costs Estimated to be \$500 or more

Property maintenance has been: Above Normal Normal Below Normal

Non-professional or Substandard work/repair Performed... Structural:: In crawl space and garage attic

PRE SETTLEMENT CHECKLIST - "WALK THROUGH"

Suggested checklist for pre settlement "Walk Through" if applicable:

Recheck:

..Roof and Exterior

..Heating& Air Conditioning: Re-tested or certified by owner (Outside temp. must be above 65 Deg. F for 24 hours)

..Plumbing System: Check fixtures, faucets and Drainage

..Electrical System: Circuit breakers, GFI, Switches, Receptacles & Fixtures

.. All appliances (that no component has been removed or substituted without your approval)

..Wood Destroying Organisms (By Pest Control Co.)

..Well/Well Water Tested and certified ..(If applicable)

..Septic/Waste System: Tested and certified..(If applicable)

..Check for any damage to property not previously visible or may have occurred since the inspection.

Property Assessment (Continued)

..Review this report and make sure everything requested and agreed upon has been completed correctly.

Receipt

E mailed Receipt

Company Name Abode Check, LLC
Company Address 9915 Barnsbury Ct.
City Fairfax **State** VA **Zip** 22031

Client Name Mr. and Mrs Purchaser
Client Address 000 drive
Client City State Zip Fairfax , VA 22030-

Property Inspected 10009 Road Fairfax , VA 22031- 1/1/1

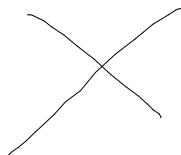
Time Completed 5:30 pm

Amount Due: \$ xxx

Method of Payment Check

Amount Received : \$ **xxx**

Signature: Signature



Date: 1/1/1

Thank you for choosing Abode Check to perform your Home Inspection.

Receipt (Continued)