

Inspection Report



123 Main Street, Anytown, VA 20111
Inspection prepared for: JANE DOE
Date of Inspection: 1/26/2019

Inspector: Bob Mennitt
Culpeper, VA
Phone: (540) 321-4160
Email: bmennitt@gmail.com

Report Summary

The summary below consists of findings during this inspection. As a guide to better serve you, I have color coded these findings as follows.

MAINTENANCE ISSUE = This item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or upgrade of this item, component, or system, should be considered to enhance the function, efficiency, safety, and/or more closely align with current construction standards. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance or recommended upgrades.

REPAIR OR REPLACE = This item, component, or system is not functioning as intended or needs further inspection by a qualified professional or contractor. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

SAFETY ITEM = This item, component or system needs immediate attention by a qualified professional or contractor for the safety and/or health of the occupants. Inherent safety issues should be rectified as soon as possible or injuries could occur.

1. ROOFING		
Page 8 Item: 1	ROOF COVERINGS	<ul style="list-style-type: none">• Inspected - Repair / Replace - The home was built in 2003 and the roof covering is original. This places the roof at 16-17 years of age at the time of inspection. The roof appears in good condition for its age. There were however a few exterior issues noted as not all shingles appeared to be in place. I counted 5 missing or damaged shingles along with some flashing damage mentioned in the next section. In the attic I found open soffit vents and a ridge vent which provides good air flow. I found no signs of any leaks from the roof sheathing or roof penetrations at this time but I recommend you have a roofer come out and examine the entire roof and give you an estimate to make all necessary repairs before you have any water damage.



Damaged Shingles



Damaged Shingles



Damaged Shingles



Missing Shingles



Missing Shingle



Damaged Shingles

Page 10 Item: 2

FLASHINGS

• Inspected - Repair / Replace - The flashing in places around this home has exposed and rusted nails. These nails shrink and lose their hold causing the flashing to separate from the home. This could allow water into the home. Have a licensed roofing contractor inspect and repair these flashing areas. Also have the chimney flashing re-caulked to seal.



Flashing



Flashing



Chimney Flashing

6. PLUMBING

Page 19 Item: 2	PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES	<ul style="list-style-type: none">• Inspected - Repair / Replace - There are a few plumbing / fixture related items to note. <ol style="list-style-type: none">1. The shower water pressure in the master bathroom was very weak. Only at the shower, not the tub or sinks, leading me to believe the shower wand may be clogged and need replacing. If that doesn't help, have a plumber make the necessary repair.2. The jetted tub did not function. I tested the GFCI but could not get the motor to turn on. Have a plumber diagnose and make necessary repairs. <p>Have a licensed plumber make these repairs.</p>
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Shower Wand / Master Bathroom



Jetted Tub

7. ELECTRICAL

Page 22 Item: 1	SERVICE ENTRANCE CONDUCTORS	<ul style="list-style-type: none">• Inspected - Repair / Replace - The conduit where the entry cables enter the meter enclosure has sunk. As a result, the connection to the box is no longer made. Have a licensed electrician ensure this conduit is pulled up and resecured to the meter enclosure. This "may" be the responsibility of the power company as they are responsible for the supply to the meter. It free to call and find out.
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Underground Service to Meter



Underground Service to Meter

8. HEATING & CENTRAL A/C

Page 26 Item: 4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	<ul style="list-style-type: none">Inspected - Repair / Replace - This unit has a humidifier attached to the duct work. The drip pad inside the humidifier is clean but the fan cabinet is very dirty and has black mold present and should be cleaned before using the humidifier. Have an HVAC technician instruct you on the proper usage of a humidifier system after cleaning this system. I ensured the system was shut down during the inspection but it is being used by the owners.
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HVAC Filter



Humidifier System Fan

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Greeting & Inspection Information

JANE DOE

I appreciate the opportunity to conduct this inspection for you. Even though you have already seen the summary page, please carefully read your entire inspection report as more information on the condition of the home and equipment within is listed.

In this report, I may insert links to web sites that provide general information to assist in explaining issues noted. Simply click on them and another window will open with the information.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects.

Also, since this inspection is just a snapshot in time, I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

If you have any questions after reviewing your report, feel free to call me.

INSPECTION INFORMATION

Date - 1/26/2019

Address - 123 Main Street Anytown, VA 20111

Built - 2003 - 16 Years Old

Square Footage - 5,469

Time of Inspection - 10:00 AM (Duration 3 1/2 Hrs) Temperature - 35- 40 degrees

In Attendance - Client; Agent:

Current Weather Conditions - Sunny / Cold

Rain in Last 3 Days - No

Standards of Practice - American Society Of Home Inspectors (ASHI)

Radon Test - Yes

Disclosures and Definitions

PLEASE READ CAREFULLY: This report is the exclusive property of 4 Seasons Home Inspections and the client for whom it was prepared. The use of this report by unauthorized persons is strictly prohibited.

The purpose of a home inspection is to assist in the evaluation of the overall condition of a building. This inspection is based on visual observations of the apparent condition of the building and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. The observations and opinions expressed within this report are those of 4 Season Home Inspections and supersede any verbal comments by its representatives.

4 Season Home Inspections inspects all systems, components, and conditions in accordance with the Standards of Practice set forth by the American Society of Home Inspectors (ASHI) (<http://www.homeinspector.org/Standards-of-Practice>). Those systems, components and conditions that we do not inspect are disclaimed in the contract and/or in the aforementioned standards. This inspection is of a general nature in as much as it does not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, this inspection and its subsequent report will not be, and are not intended to be, as comprehensive, nor as technically exhaustive, as those generated by specialists.

The purpose of this inspection is to identify significant defects or adverse conditions that would warrant evaluation by a specialist. You should be aware of the limitations of this type of inspection, which are clearly spelled out in the standards mentioned above.

However, this inspection is not intended to document insignificant deficiencies or the type of cosmetic deficiencies that are apparent to the average person. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs have been included in the inspection report to help you understand what has been observed during the inspection. A photo might be included to show an example of a defect, but may not show every occurrence of the defect. When correcting these defects, you should have a qualified specialist carefully check for similar occurrences.

All comments by the inspector should be considered before purchasing this property (if applicable). Any recommendations by the inspector to repair or replace suggests that you should get a second opinion or further instruction by a qualified contractor. All costs associated with further inspection, or repair and replacement of an item, component, or unit should be considered before you purchase the property.

1. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

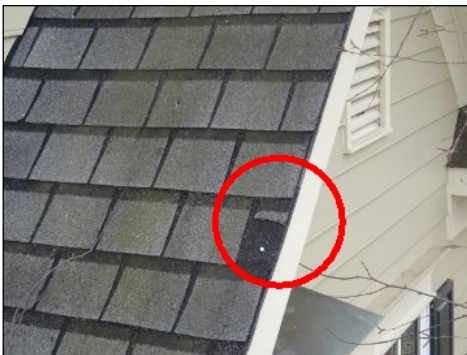
The home inspector is not required to: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

1. ROOF COVERINGS

- Fiberglass
- Simulated
- Slate

Observations:

• **Inspected - Repair / Replace** - The home was built in 2003 and the roof covering is original. This places the roof at 16-17 years of age at the time of inspection. The roof appears in good condition for its age. There were however a few exterior issues noted as not all shingles appeared to be in place. I counted 5 missing or damaged shingles along with some flashing damage mentioned in the next section. In the attic I found open soffit vents and a ridge vent which provides good air flow. I found no signs of any leaks from the roof sheathing or roof penetrations at this time but I recommend you have a roofer come out and examine the entire roof and give you an estimate to make all necessary repairs before you have any water damage.



Damaged Shingles



Shingles



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Shingles



Shingles



Shingles



Shingles



Shingles



Damaged Shingles



Damaged Shingles



Missing Shingles



Missing Shingle



Damaged Shingles

2. FLASHINGS

Observations: Inspected - Repair / Replace - The flashing in places around this home has exposed and rusted nails. These nails shrink and lose their hold causing the flashing to separate from the home. This could allow water into the home. Have a licensed roofing contractor inspect and repair these flashing areas.

Also have the chimney flashing re-caulked to seal.



Flashing



Flashing



Flashing



Chimney Flashing

3. SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

- No Skylights
- Metal Chimney X2
- Brick Chimney
- **PVC** Vent Stacks
- Inspected from ground using camera extension pole system
- Roof Penetrations Inspected



PVC Vent Collar



PVC Vent Collars



PVC Vent Collar



Metal Chimney X2



Metal Chimney



Chimney Crown

4. ROOF DRAINAGE SYSTEMS

- Inspected - Maintenance Item - The gutters are partially full of debris in areas and need to be cleaned.
- Inspected - Maintenance Item - The buried down spouts on the house have separated from the corrugated piping from settlement of the earth. I believe most of the water will still be captured by the drain pipes but keep an eye on them during rainy days to ensure water is not draining at the foundation of the home. If necessary, add an extension piece of downspout at the end of the downspout so it will reach the underground pipes.



Partially Clogged Gutters

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; 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; Garage door operator remote control transmitters; 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; 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.

1. WALL SIDING, FLASHING, AND TRIM

- Hardiboard
- Brick

Observations:

- Inspected

2. DOORS (Exterior)

- Wood Front Door
- French Doors to Patio
- Metal Back Door
- French Door to Deck X2

Observations:

- Inspected - Maintenance Item - I noticed on a couple of doors when in the open position, you can see wood rot starting on the inside edge of the lower door. Have a qualified contractor caulk these small areas with a wood putty or foam to stop the rot process than paint to seal.



Door Wood Rot

3. WINDOWS

Approximate Age - Original 2003 Windows

Observations:

- Inspected - Nothing to report on the exterior side - See Interior Windows for Features and items

4. DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

- Brick Front Steps
- Covered front porch
- Deck with steps

- Brick Patio

Observations:

- Inspected

5. VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

- Asphalt Driveway
- Brick Patio Floor
- Brick Walkways
- No Retaining Wall(s)

Observations:

- Inspected - Maintenance Item - The tree limbs that are in contact with roof / siding should be trimmed. See damage to shingles in roofing section.

6. EAVES, SOFFITS AND FASCIAS

Observations:

- Inspected

7. OTHER

- Check to see if you have a fire hydrant within 100 foot of your home. Some insurance companies (most) give a small discount on the home fire coverage because of this. Doesn't hurt to make that call.

8. ADDITIONAL BUILDINGS ON PROPERTY

- NONE

3. GARAGE

1. GARAGE CEILINGS

Observations:

- Inspected

2. GARAGE WALLS

Observations:

- Inspected

3. GARAGE FLOOR

Observations:

- Inspected

4. OCCUPANT DOOR GARAGE TO INSIDE HOME

Observations:

- Inspected

5. GARAGE DOOR (S)

- Three single bay metal doors

Observations:

- Inspected

6. GARAGE DOOR OPERATORS

Observations:

- Inspected

• The obstruction sensor was tested - It is an electronic eye mounted about six inches off the ground on each side of the door. As the door is closing, if the beam is broken the door will auto reverse as expected.

• The automatic reversal system was tested and activates anytime the door encounters excessive resistance. (~3-5 lbs of force)

4. INTERIOR

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. 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.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

1. CEILINGS

- Ceilings consist of finished and painted drywall
- Unfinished (Utility Room)
- Cathedral Ceilings

Observations:

- Inspected - Maintenance Item - The ceiling on the main level has some gaps above the crown moulding. This is caused by minor expansion and contraction of the wood. I recommend filling in the area with a white caulk.

2. WALLS

- Walls consist of finished and painted drywall
- Unfinished utility in one room of basement

Observations:

- Inspected

3. FLOORS

- Carpet
- Ceramic Tile
- Wood
- Unfinished Basement Floor(utility room)

Observations:

- Inspected - Maintenance Item - There is a crack in the basement floor near the sump pit. This crack is near the corner of the slab and I saw no other evidence to believe this is a problem with the foundation. Have a general contractor fill this crack with a concrete repair filler.

4. STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Observations:

- Inspected

5. COUNTERS AND CABINETS

- Granite Counter tops
- Wood Cabinets

Observations:

- Inspected

6. DOORS

- Interior Doors- Hollow core
- Raised panel

Observations:

- Inspected

7. WINDOWS

- Casement Windows
- Double Hung
- Tilt Feature
- Wood Casing Thermal Insulated Windows

Observations:

- Inspected

8. PESTS

Observations:

- Inspected - No evidence of any pest infestation noted at the time of inspection.

5. STRUCTURE

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; 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; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

1. FOUNDATIONS, BASEMENTS AND CRAWLSPACES

- Poured concrete

Observations:

- Inspected

2. WALLS (Structural)

- Masonry
- 2 X 4 Wood

Observations:

- Inspected

3. COLUMNS OR PIERS

- Steel lally columns

Observations:

- Inspected

4. FLOORS (Structural)

- Engineered floor joists
- Steel Beams
- Concrete floors

Observations:

- Inspected

5. CEILINGS (structural)

- 4" or better

Observations:

- Inspected

• Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

6. ROOF STRUCTURE AND ATTIC

- Attic access
- Scuttle hole
- HVAC Work Platform
- Light in attic
- Attic hatches - two (one in garage/ no storage)
- Faux Dormer Window
- Attic Entry Point - Located in bedroom closet

Observations:

- Inspected

6. PLUMBING

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all 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; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

1. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- 1 1/2" Diameter
- 1 1/4" Diameter

- Utility Sink

Observations:

- Inspected

2. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- CPVC

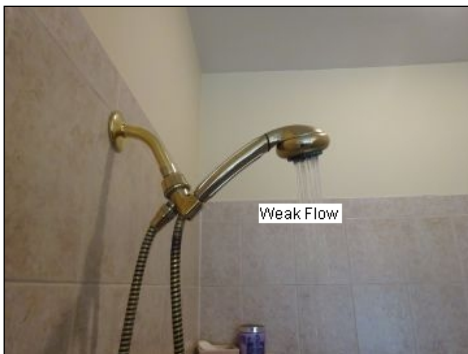
Observations:

- Inspected - Repair / Replace - There are a few plumbing / fixture related items to note.

1. The shower water pressure in the master bathroom was very weak. Only at the shower, not the tub or sinks, leading me to believe the shower wand may be clogged and need replacing. If that doesn't help, have a plumber make the necessary repair.

2. The jetted tub did not function. I tested the **GFCI** but could not get the motor to turn on. Have a plumber diagnose and make necessary repairs.

Have a licensed plumber make these repairs.



Shower Wand / Master Bathroom



Jetted Tub

3. HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

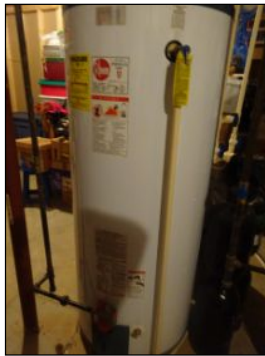
- RHEEM
- GAS

• Serial Number - RHLP 1002G01421
Model Number - 21V100-1P
Manufactured in - OCT 2002

- Capacity - 100 Gallons

Observations:

• **Inspected - Recommended Upgrade** - This water heater is over 15 years old. The average life span on a water heater is 10-13 years. One cannot determine when a water heater will fail if no evidence is found on the outside of the unit. The unit functions as intended now and there was no evidence of rusting beginning on the outside of the tank. I regularly see water heaters in the 20 year range so you may have years, I just try to ensure my clients are prepared for when things do fail.



Gas Water Heater



Gas Water Heater

4. MAIN WATER SHUT-OFF DEVICE (Describe location)

Observations:

• The main water shutoff is located in the basement - In the utility room there is a yellow lever main water valve on the left wall. I tested the valve and it functions.



Main Water Valve

5. FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Observations:

- Inspected

6. MAIN FUEL SHUT OFF

Observations:

- The main fuel shut off is at the buried gas tank outside or the blue valve at the point where it enters the home. In a gas emergency, get outside and shut this valve off and call 911. Do not reenter the home until emergency crews arrive.



Main Gas Valve

7. SUMP PUMP / EJECTION PUMP

- Not Inspected - Recommended Upgrade - I highly recommend replacing this sump pump with the kind that has two cords, one for the float switch and the other for the pump itself. These plug together and into an outlet to work together. You can test this type of pump at any time without opening the lid to the pit. If this pit is used for remediation of radon, (which it is pre plumbed for) it should be a requirement of the remediation process to install a two cord sump so that it can be tested without having to pay a plumber to open the pit.

8. Water Heater Location

- Utility Room in Basement

7. ELECTRICAL

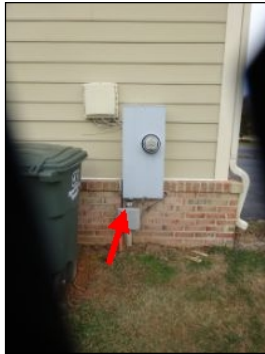
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their amperage and voltages. The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls. The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke 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; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

1. SERVICE ENTRANCE CONDUCTORS

- Below ground
- Aluminum Mains
- 240 volts

Observations:

• **Inspected - Repair / Replace** - The conduit where the entry cables enter the meter enclosure has sunk. As a result, the connection to the box is no longer made. Have a licensed electrician ensure this conduit is pulled up and resecured to the meter enclosure. This "may" be the responsibility of the power company as they are responsible for the supply to the meter. It free to call and find out.



Underground Service to Meter



Underground Service to Meter

2. SERVICE AND GROUNDING EQUIPMENT

- 60 Sub Panel (in utility room)
- 200 Amp Main circuit breaker X2

Observations:

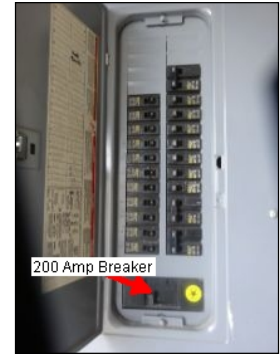
- Inspected



60 Amp Sub Panel



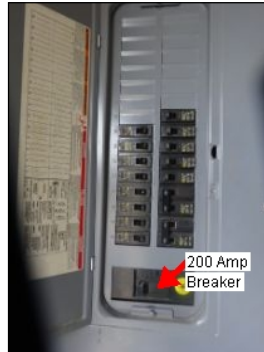
Sub Panel



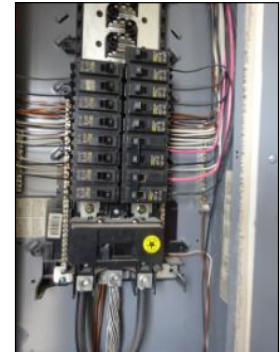
Main Electrical Panel #1



Main Electrical Panel #1



Main Electrical Panel #2



Main Electrical Panel #2

3. BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES

- Romex Wiring
- Circuit Breakers

Observations:

- Inspected

4. CONNECTED DEVICES AND FIXTURES

Observations:

- Inspected

5. OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Observations:

- Inspected
- As discussed
 1. The outside outlets are controlled by the GFCI in the garage.
 2. The bathroom GFCI outlets are all controlled by the one in the master bathroom.
 3. The kitchen GFCI outlets are all controlled by the 2 in the kitchen itself.

6. LOCATION OF MAIN AND DISTRIBUTION PANELS

- The two main 200 Amp electrical panels are located in the garage
- The sub panel box is located in the utility room

7. SMOKE DETECTORS

Observations:

- Present in bedrooms and hallways

8. CARBON MONOXIDE DETECTORS

Observations:

- Not present

- I recommend installing the carbon monoxide monitors on the ceiling of the hallway each level as per manufacturer specifications.

8. HEATING & CENTRAL A/C

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type.

The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible 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; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

1. HEATING EQUIPMENT

• Systems - TWO

• Unit #1 - Goodman - Gas Furnace - Services Main and Lower Level

• Serial Number - 0305617282

Model Number - GMT090-4A

Manufactured - MAY 2003

• Unit #2 - Lennox - Gas Furnace - Services Upper Level

• Serial Number- 1718B21498

Model Number- ML180OUH070P36A

Manufactured - MAY 2017

Observations:

• Inspected

• Unit #1 - This furnace has a manufacturer's specification for heat rise of 35 degrees to 65 degrees. The heat rise (i.e. the difference in temperature of the intake air (69 Degrees) and the delivered air (124 Degrees) was 55 degrees. This is within the above specification. This is an indication that the unit is operating in a normal range.

• Unit #2 - This furnace has a manufacturer's specification for heat rise of 30 degrees to 60 degrees. The heat rise (i.e. the difference in temperature of the intake air (70 Degrees) and the delivered air (112 Degrees) was 42 degrees. This is within the above specification. This is an indication that the unit is operating in a normal range.



Gas Furnace - Unit #1



Gas Furnace - Unit #2

2. NORMAL OPERATING CONTROLS

Observations:

• Inspected



Digital Thermostat



Digital Thermostat

3. AUTOMATIC SAFETY CONTROLS

Observations:

- Inspected

4. DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

- Disposable filters
- Electronic air cleaner
- Basement Furnace - Located in the ductwork adjacent to the furnace
- Upper Level Furnace - Located in ceiling registers in hallway and master bedroom

Observations:

- Inspected - Maintenance Issue - I recommend replacing all of the filters for the HVAC system when you take ownership of the home. This way you know when they were last replaced.
- Inspected - Repair / Replace - This unit has a humidifier attached to the duct work. The drip pad inside the humidifier is clean but the fan cabinet is very dirty and has black mold present and should be cleaned before using the humidifier. Have an HVAC technician instruct you on the proper usage of a humidifier system after cleaning this system. I ensured the system was shut down during the inspection but it is being used by the owners.



HVAC Filter



Humidifier System Fan

5. HVAC Maintenance

Observations:

- I recommend getting the Furnace and **A/C** units under a twice a year maintenance contract. This means that the contractor calls you to set an appointment for Fall or Spring maintenance. This has many benefits including:

- 1) You are able to get emergency repair work even on the big holidays.
- 2) Your system will run better and last longer.
- 3) You won't forget to have the maintenance done.
- 4) When you go to sell the house, your service company can provide a computer print out of everything done on the unit.

6. PRESENCE OF INSTALLED HEAT / COOLING SOURCE IN EACH ROOM

Observations:

- Inspected

7. FLUES AND VENTS (gas water heaters or heat systems)

Observations:

- Inspected

8. SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Solid Fuel • Wood

Observations:

- Inspected - Maintenance Item - The fireplace flue appeared to be intact and in usable condition. The damper functioned without difficulty. It is always a good idea though to have a certified fireplace professional clean the chimney and inspect for safety before using.



Fireplace

9. GAS/LP FIRELOGS AND FIREPLACES

Observations:

- Not Present

10. COOLING AND AIR HANDLER EQUIPMENT

- Unit #1 - Goodman - 4.0 Ton - Services Main and Lower Level
 - Serial Number - 0304504394
- Model Number - CKL-48-1
Manufactured - APRIL 2003 (original to home)

- Unit #2 - Lennox - 3.0 Ton - Services Upper Level
 - Serial Number - 1917F65675
- Model Number - 14ACXS036-230A20
Manufactured - MAY 2017

Observations:

- Not Inspected
- The A/C was not tested for proper operation due to the outside air temperature at 60 degrees or less. The actual air temp was 35-40 degrees at inspection.

NOTE: The age of the goodman A/C unit is 16 years old and right at its normal life expectancy.

9. INSULATION & VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

1. INSULATION IN ATTIC

- Approx 12 inches
- of Blown in Fiberglas @ an R Value of 2.5/inch

Observations:

- Inspected



Attic Insulation 12"

2. INSULATION UNDER FLOOR SYSTEM

- Not Applicable

3. VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Observations:

- Not Applicable

4. VENTILATION OF ATTIC AND FOUNDATION AREAS

- Ridge vent
- Soffit Vents

Observations:

- Inspected
- Good air flow - Soffit guards in place to prevent insulation from covering vents.



Soffit Vent Guards

5. VENTING SYSTEMS (baths and laundry)

- Vented

Observations:

- Inspected

6. VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Observations:

- Not Present

7. Radon

Observations:

- Test left in place - Will be picked up Monday and the results sent directly to you.
- This home is pre plumbed for radon remediation.

10. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. 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 Refrigeration units.

The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

1. DISHWASHER

- BOSCH

Observations:

- Inspected



Dishwasher

2. RANGES/OVENS/COOKTOPS

- VIKING
- 6 Burner Gas

Observations:

- Inspected



Gas Range

3. WALL OVEN

Observations:

- Inspected



Wall Oven

4. EXHAUST FAN

- VIKING
- VENTED

Observations:

- Inspected



Exhaust Fan Vented

5. TRASH COMPACTOR

- Not Present

6. FOOD WASTE DISPOSER

- Badger 500 - 1/2HP

Observations:

- Inspected



Disposal

7. MICROWAVE COOKING EQUIPMENT

- GE PROFILE

Observations:

- Inspected



Microwave

8. REFRIGERATOR

Observations:

- Inspected



Refrigerator / Freezer

9. Clothes Washing Machine

Observations:

- Inspected

10. Clothes Dryer

Observations:

- Inspected - Maintenance Item - I recommend to all of my clients to clean out the dryer vent line when they move in. Dryer fires do happen and a clean dryer vent line can help prevent them.

11. KITCHEN BAR ICEMAKER

Observations:

- Not Present

Pre Inspection Agreement

The address of the property is: 123 Main Street Anytown, VA 20111

THIS AGREEMENT made on 1/26/2019 by and between 4 Season Home Inspections (Hereinafter "INSPECTOR") and JANE DOE the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide the CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. The INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the American Society of Home Inspectors posted at <http://www.homeinspector.org/Standards-of-Practice>. The CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives the INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. The INSPECTOR accepts no responsibility for use or misinterpretation by third parties. The INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. The INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The CLIENT acknowledges that the liability of the INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid for the inspection, and this liability shall be exclusive. The CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. The INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:
6. In the event of a claim against the INSPECTOR, the CLIENT agrees to supply the INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release the INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that the CLIENT fails to prove any adverse claims against the INSPECTOR in a court of law, the CLIENT agrees to pay all legal costs, expenses and fees of the INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of the INSPECTOR or its agents shall be binding unless reduced to writing and signed by the INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. The CLIENT shall have no cause of action against the INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to the INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If the CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: The CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by the INSPECTOR for the purpose of inspecting the subject home.

11. No drafter. This agreement has been negotiated at arm's length, and each party had the opportunity to utilize counsel to negotiate the terms of the agreement. Accordingly, the normal rule of construction stating that all ambiguities in a written contract are to be construed against the drafter shall not apply to the interpretation of the agreement. Any court, agency, judicial body, arbitrator, or other person or entity interpreting this agreement shall treat the agreement as if it had no drafter.

THE CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Invoice

1. Invoice Summary

Thank you for choosing 4 Season Home Inspections. It was my pleasure to perform a Home Inspection for you today. If you have any questions about the report or in general, please feel free to contact me.

4 Season Home Inspections

11359 Dutch Hollow Rd
Culpeper, VA 22701

Inspected by Bob Mennitt

540-321-4160

Inspection Services Provided for: Jane Doe

Inspection Address - 123 Main Street, Anytown, VA. 20111

Inspection Date - 01/26/2019

Method of Payment - Credit Card

Payment Status - Paid in Full at Time of Inspection

THANK YOU!

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.