



Inspection Report

John Doe

Property Address:
1041 Somewhere Ct
Fairfax VA 00000



Protect Inspect LLC
Timothy Zenobia
VA-3380000689 NRSB-16SS022
ASHI Certified Inspector, Certified Mold Inspector
Radon Measurement Specialist



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Date: 5/2/2019	Time: 02:30 PM	Report ID: 20190502-Sample Report
Property: 1041 Somewhere Ct Fairfax VA 00000	Customer: John Doe	Real Estate Professional: Wendy Hill

Dear Client,

Thank you for choosing Protect Inspect LLC to perform your home inspection. This inspection report serves to make observations concerning visible deficiencies at the time of inspection of the home and attached components as agreed upon for inspection, and to provide you with important information that can help with the decision making process about this home. Please keep in mind that this inspection and report do not imply that every possible deficiency or potential future problem was discovered. Limitations on access, lighting, time, weather, and concealment may have prevented observation or detection of some deficiencies - even ones that appear obvious later. Visual Inspections are not technically exhaustive they do not disassemble equipment-they do not involve destructive or invasive tests-and do not move furniture, personal property or stored items. Your inspection will include a review of the condition of the home's heating system, central air conditioning system (temperature permitting), interior plumbing, electrical systems, roof, attic, visible insulation, walls, ceilings, floors, windows, doors, foundation, basement, and visible structure. Additional testing may be performed or recommended such as mold testing, radon testing, or other environmental testing which would be included in a separate report.

A noted deficiency may require further evaluation by a qualified specialist in accordance with the terms of the contract. The investigation and service recommendations that we make in this report should be completed DURING YOUR INSPECTION CONTINGENCY PERIOD by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. Trade specialists use equipment and invasive procedures not available to a home inspector and can identify additional deficiencies or required upgrades that could affect your overall evaluation of this home. Failure to correct deficiencies or safety hazards within a timely manner and by the proper professional can lead to additional property damage (sometimes extensive) and or personal injury or death.

Keep in mind, the report is effectively a snapshot of the house—recording the conditions on a given date and time. Home inspectors cannot predict future events, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. A home inspection is not protection against future failures. Components like air conditioners and heat systems can and will break down. A home inspection attempts to reveal the condition of the component at the time the component was inspected. For protection from future failure you may want to consider a home warranty. A home inspection is not an appraisal that determines the value of a home. Nor will a home inspector tell you if you should buy this home. A home inspection is not a code inspection, which verifies local building code compliance. Homes built before code revisions are not obligated to comply with the code for homes built today. Home inspectors will report findings when it comes to safety concerns that may be in the current code such as ungrounded outlets above sinks. A home inspector thinks "Safety" not "Code" when performing a home inspection.

Protect Inspect endeavors to perform all inspections in substantial compliance with the Home Inspector Licensing Regulations of the Commonwealth of Virginia. A copy of the Virginia Home Inspector Licensing Regulations can be found at: http://www.dpor.virginia.gov/uploadedFiles/MainSite/Content/Boards/ALHI/A506-33REGS_HI.pdf Within these regulations are defined the Minimum Standards for Conducting Home Inspections and the Standards of Conduct and Practice. We encourage you to read the Licensing Regulations so that you clearly understand what things are included in the home inspection and report. The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without the express written consent of Protect Inspect LLC.

Again, thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us at 703-401-8881, protect.inspect@gmail.com

Sincerely,
Protect Inspect LLC

Comment Key and 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 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.

Inspected = I 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 = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting, such as but not limited to: inaccessibility to area/item; lack of visibility; disconnected power or utilities; unsafe or potentially unsafe conditions; may cause damage to the system; or is out of scope.

Unsafe = A condition, system or component that is judged by the inspector to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, absence, or a change in accepted residential construction practices.

Repair or Replace = The item, component or unit is not functioning as intended, significantly deficient or defective, and or needs further evaluation by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Improvement or Maintenance = Denotes a system or component that should receive normal maintenance, minor repair, or updating for improvement. These may be items identified for upgrade to modern construction or increased safety standards and may be in either functional/marginal condition and still recommended for improvement.

Monitor = Monitoring recommended denotes a system or component needing further observation, and/or checking the progress or quality of the system or component over a period of time, in order to determine if correction is needed.

In Attendance:

Client, Client's Agent

Type of building:

Single Family

Approximate age of building:

Over 30 Years

Temperature:

75-80 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Utilities:

Electricity was on at the time of inspection,
 Water was on at the time of inspection, Nat
 Gas was on at the time of inspection

Radon Test:

Yes, Separate Report

1. 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.

Styles & Materials

Access to Exterior Components:

LIMITED BY: Vegetation

Siding Material:

Vinyl Siding
Brick veneer

Trim Material:

Aluminum Covered
Wood

Exterior Entry Doors:

Steel
French door
Storm door

SITE/DRAINAGE:

GUTTERS: Aluminum
COMPONENT: Downspouts
GRADING/DRAINAGE CONTROLS: Fair

Attachments:

Covered porch

Driveway:

Concrete

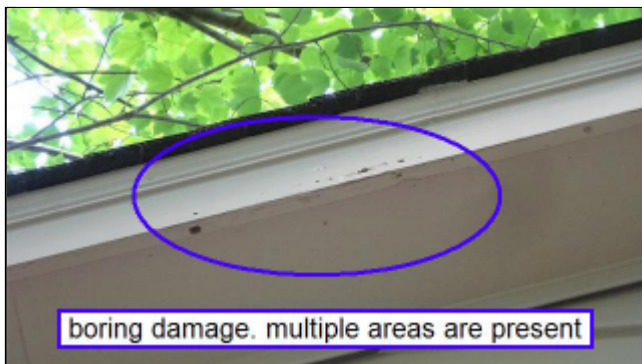
Items

1.0 Eaves, Soffits, Fascias and Trim and Flashing

(1) Areas of wood boring insect damage on fascia/soffit.



1.0 (Picture 1)

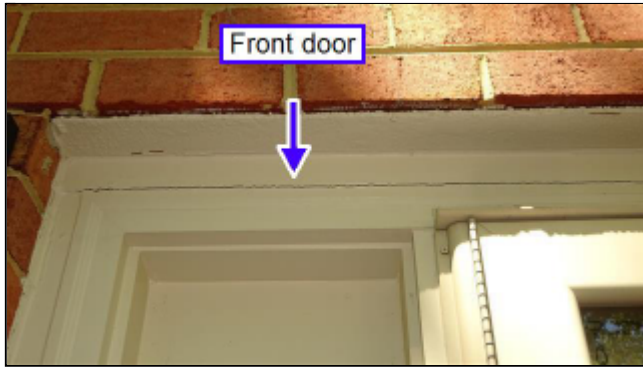


1.0 (Picture 2)

(2) Areas of failing paint/caulking at exterior trim. Improve as needed.



1.0 (Picture 3)



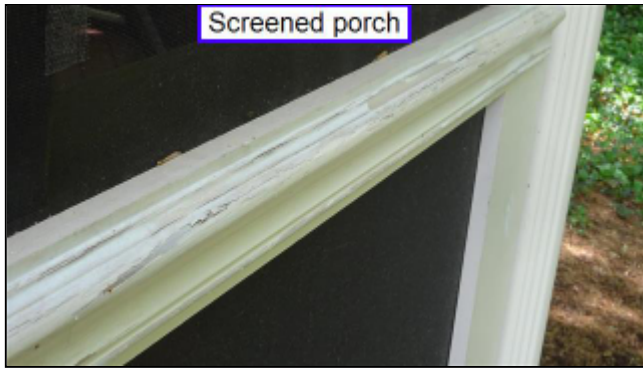
1.0 (Picture 4)



1.0 (Picture 5)



1.0 (Picture 6)



1.0 (Picture 7)



1.0 (Picture 8)

1.1 Wall Cladding

Minor damage to siding. Gap at siding above rear porch at gutter may allow moisture/insects to penetrate. Repair as needed.



1.1 (Picture 1)



1.1 (Picture 2)

1.2 Decks, Balconies, Areaways, Porches, Patios, and Applicable Railings

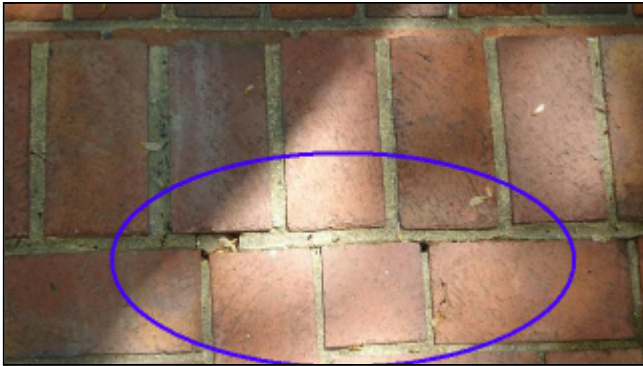
(1) Tuck point repairs needed at front brick stoop/steps.



1.2 (Picture 1)



1.2 (Picture 2)



1.2 (Picture 3)

(2) Recommend installing lattice at base of back porch to prevent vermin entry.



1.2 (Picture 4)

1.3 Walkways, Stoops, Steps and Applicable Railings

Potential trip hazard: Uneven riser heights at the front are rear steps. Recommend additional graspable handrails, or improve steps to be equal riser heights.



1.3 (Picture 1)



1.3 (Picture 2)

1.4 Exterior Doors

Inspected

1.5 Windows from Exterior

Inspected

1.6 Grading, Drainage

Low spot/negative grade along the left rear corner near the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.



1.6 (Picture 1)

1.7 Vegetation

Large tree branches have grown over the structure. Significant damage to structure can result from storm/wind damage. Trim back all vegetation at least one foot from structure.



1.7 (Picture 1)



1.7 (Picture 2)

1.8 Driveways

Inspected

1.9 Retaining Walls

Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes 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 repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. 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.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Walked roof

Sky Light(s):

Two

Chimney (exterior):

Brick

Metal Flue Pipe

Approximate age of roof covering:

10 years

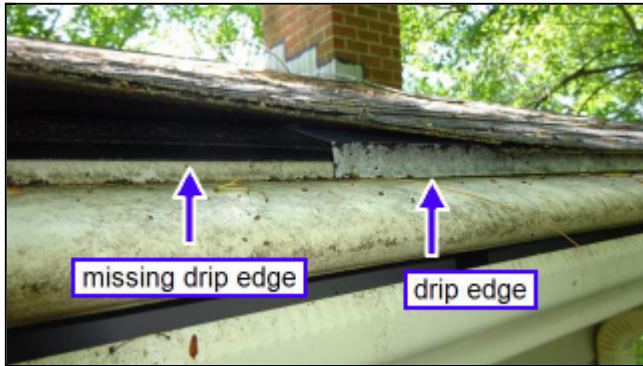
Items

2.0 Roof Coverings

(1) Drip edge missing on portions of the roof. Recommend adding for leak prevention.



2.0 (Picture 1)



2.0 (Picture 2)

(2) FYI: Roof covering is in good condition with average wear and tear. Shade, overgrown tree branches and debris on roof covering will lessen the lifespan over time.



2.0 (Picture 3)



2.0 (Picture 4)

2.1 Flashings

See drip edge comments

2.2 Skylights, Chimneys and Roof Penetrations

(1) Cover missing from metal chimney stack. Significant rusting and damage has occurred. Additional non visible damage may be present in the length of the stack.



2.2 (Picture 1)



2.2 (Picture 2)



2.2 (Picture 3)

(2) FYI: Masonry chimney cap, bricks and mortar in good condition.



2.2 (Picture 4)

2.3 Roof Drainage Systems

(1) A gutter cover product is installed on the gutter system; however, gutters are clogged in many areas. Have all gutters professionally cleaned.



2.3 (Picture 1)



2.3 (Picture 2)



2.3 (Picture 3)

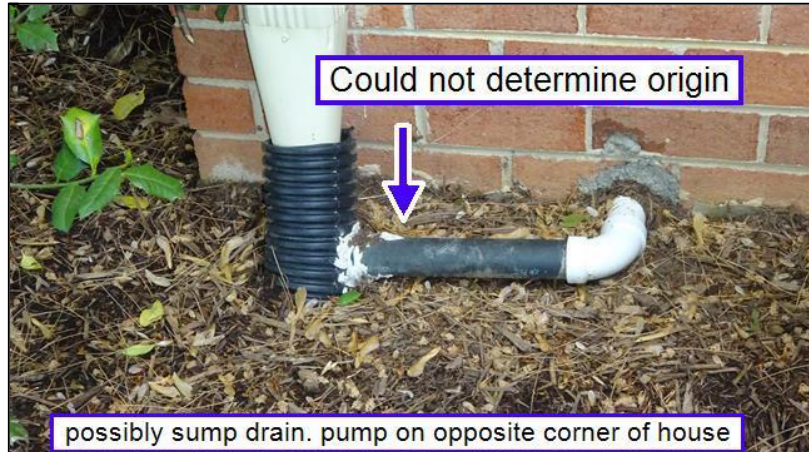
(2) FYI: Although gutter cover products are generally desirable and can prevent debris from entering the gutter system, they can also become clogged over time with small particles, pollen, seeds and the decomposition of leaves from the roof above. They can also restrict water entry to the gutters and encourage spill over during heavy rains. Monitor during a heavy rainfall and improve as needed. Annual cleaning recommended.

(3) FYI: Below ground drain lines for downspouts. Unable to determine if drains will function properly.



2.3 (Picture 4)

(4) Improper combination of internal drain line to external downspout. If downspout backs up, water may be forced into the internal drain. Terminate connection and re route as needed.



2.3 (Picture 5)

The roof of the home was inspected and reported on with the above information. While the inspector makes 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. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

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 effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block
 Poured concrete
 Portions Not Visible

Floor Structure:

Wood joists
 Portions Not Visible

Wall Structure:

Wood
 Portions Not Visible

Columns and Beams:

Steel I-Beams and steel post/columns
 Portions Not Visible

Ceiling Structure:

Wood Joist
 Portions Not Visible

Roof Structure:

Wood roof truss framing
 Portions Not Visible

Roof-Type:

Gable

Attic info:

Scuttle hole
 Pull Down stairs

ACCESS:

LIMITED BY: Finished basement

VISIBILITY:

Most of the foundation floors, walls, ceilings and the housing structure was covered by finished materials and not visible. Percentage visible for inspection approximatley 20%

FOUNDATION TYPE:

Basement

MATERIALS:

Poured concrete
 Hollow core masonry block
 Wood

STRUCTURE TYPE:

Original construction with later additions

MOISTURE CONTROL:

COMPONENT: Sump pump

FRAMING SETTLEMENT:

DEGREE: None/minimal

Items

3.0 Foundation Floors

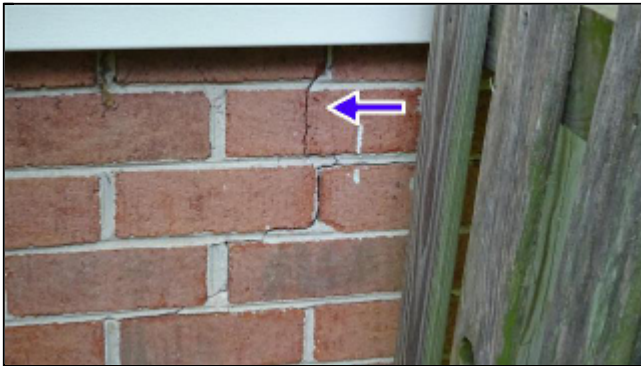
Inspected

3.1 Foundation Walls

Minor settlement cracks on left rear corner at exterior bricks. Negative grading noted. Correct grading and seal all cracks with appropriate exterior sealant.



3.1 (Picture 1)



3.1 (Picture 2)



3.1 (Picture 3)

3.2 Columns and Beams

Inspected

3.3 Floor Structure

Inspected

3.4 Wall Structure

Inspected

3.5 Ceilings Structure

Inspected

3.6 Roof Structure and Attic

Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes 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 repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Insulation and 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.

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Gable vents
Ridge vents
Soffit Vents

Exhaust Fans:

Bathrooms

Dryer Power Source:

220 Electric

Dryer Vent:

Accordion Metal

Floor System Insulation:

None

Method of Attic Inspection:

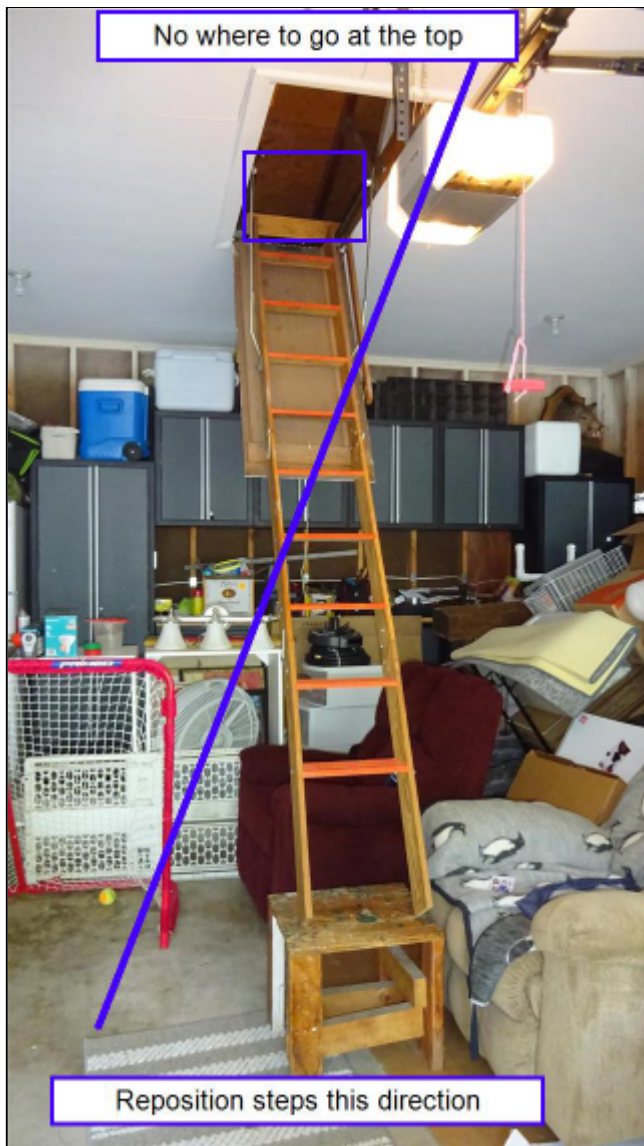
Viewed From Hatch - Attic area too short to walk in

Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.

Items

4.0 Attic Access

Garage attic access stairs improper length. Stairs must fully extend to floor. Ladder direction faces away from the center of the attic space and towards the narrow portion at the top of the ladder. Traversing these stairs is unsafe. Replace with proper length stairs and turn around to center.



4.0 (Picture 1)



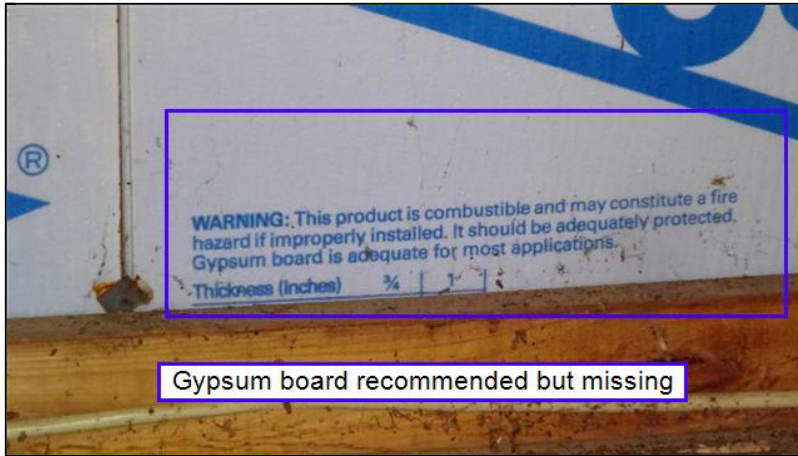
4.0 (Picture 2)

4.1 Insulation in Attic

Styrofoam insulation in garage attic space is not fire rated and is combustible. Replace or cover with 5/8" fire rated drywall (gypsum board).



4.1 (Picture 1)



4.1 (Picture 2)

4.2 Insulation Under Floor System

Not Present

4.3 Ventilation of Attic and Foundation Areas

Inspected

4.4 Ventilation Fans and Thermostatic Controls in Attic

Inspected

4.5 Venting Systems (Kitchens, Baths and Laundry)

Inspected

4.6 Vapor Retarders (in Crawlspace or basement)

Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes 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 insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CHAMBERLAIN

GARAGE/OVERHEAD DOOR(S):

TYPE: Motorized door operator(s) with release, auto reverse/stop, and safety sensors

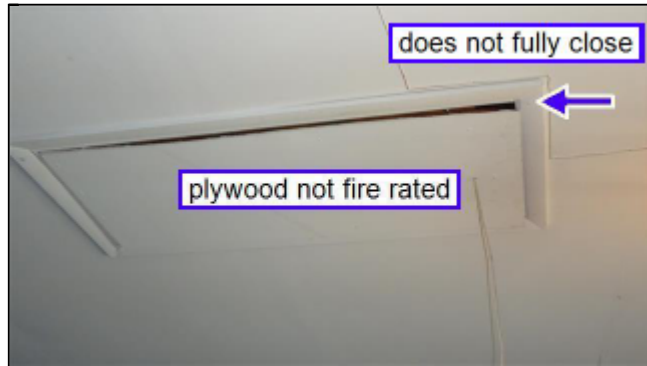
Items

5.0 Garage Ceilings

Inspected

5.1 Garage Walls/Ceilings (including Firewall Separation)

Attic access does not fully close and is not fire rated. Cover hatch with 5/8" fire rated drywall.



5.1 (Picture 1)

5.2 Garage Floor

Not fully visible to inspect

5.3 Garage Door (s)

Inspected

5.4 Occupant Door (from garage to inside of home)

Inspected

5.5 Garage Door Operators

Inspected

5.6 Garage window (s)

Could not access to operate.

6. Interiors

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.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Hardwood T&G
Tile
Vinyl

Window Types:

Single-hung
Crank Casement

Additional:

There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors was restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Items

6.0 Ceilings

Inspected

6.1 Walls

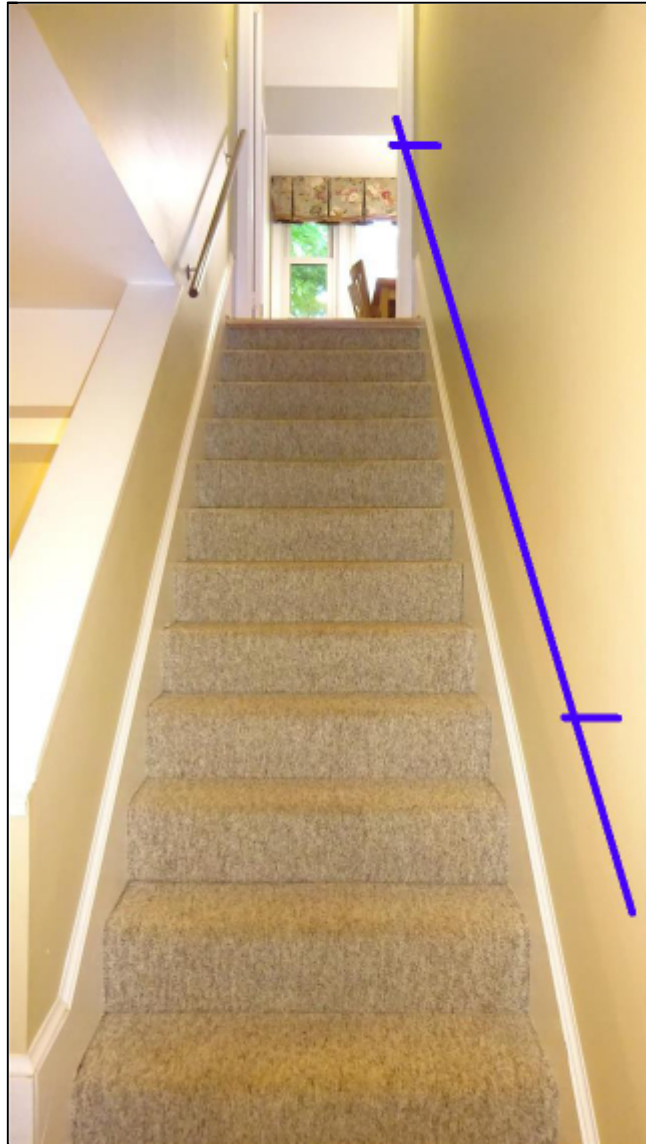
Inspected

6.2 Floors

Inspected

6.3 Steps, Stairways, Balconies and Railings

(1) Install a graspable handrail the full length of the basement stairwell.



6.3 (Picture 1)

(2) FYI: Potential Safety concern: The opening between the stairwell Balusters (vertical posts comprising barrier in railings) is greater than 4" which can pose a threat to toddlers. Although wider spacing was adequate when home was built -- modern building safety standards is now a maximum of 4" between balusters. Consider installing appropriate safety guard as determined.



6.3 (Picture 2)

6.4 Counters and Cabinets (representative number)

Inspected

6.5 Doors (representative number)

Inspected

6.6 Windows from Interior

Inspected

6.7 Closets

Inspected

6.8 Emergency Escape & Rescue

(1) FYI Emergency Escape: Keep rope/emergency ladders at strategic locations in upper level for emergency escape - these need to be in place the day of move in.

(2) FYI Fire Extinguishers: Keep at least one fire extinguisher on each level, and a kitchen specific fire extinguisher in the kitchen - these need to be in place the day of move in.

6.9 Pest

(1) Evidence of active rodent activity throughout the home as viewed in the kitchen sink cabinet, basement furnace room and attic. Have entire home evaluated and remediated by a pest control specialist.



6.9 (Picture 1)



6.9 (Picture 2)



6.9 (Picture 3)



6.9 (Picture 4)



6.9 (Picture 5)

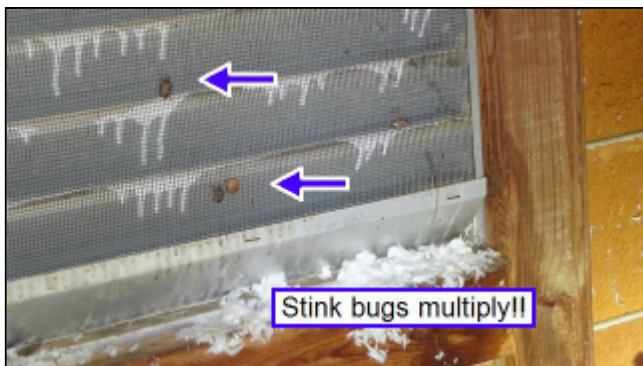


6.9 (Picture 6)

(2) Screen on attic gable vent is damaged/falling. Insect and possible vermin activity. Have remediated by a pest control specialist.



6.9 (Picture 7)



6.9 (Picture 8)

The interior of the home was inspected and reported on with the above information. While the inspector makes 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 repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. 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.

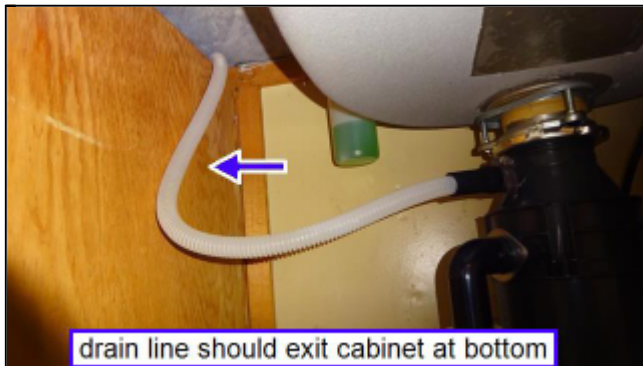
Styles & Materials

Dishwasher Brand: WHIRLPOOL Age: 5-10 yrs. Replacement probability: Moderate	Disposer Brand: BADGER Age: 10-15 yrs. Replacement probability: High	Exhaust/Range hood: Built in to Microwave
Range/Oven: KENMORE Age: 5-10 yrs. Replacement probability: Moderate	Built in Microwave: GENERAL ELECTRIC Age: 0-5 yrs. Replacement probability: Low	Trash Compactors: Not Present
Refrigerator: GENERAL ELECTRIC Age: 5-10 yrs. Replacement probability: Moderate	Clothes Washer: LG Age: 5-10 yrs. Replacement probability: Moderate	Clothes Dryer: LG Age: 5-10 yrs. Replacement probability: Moderate

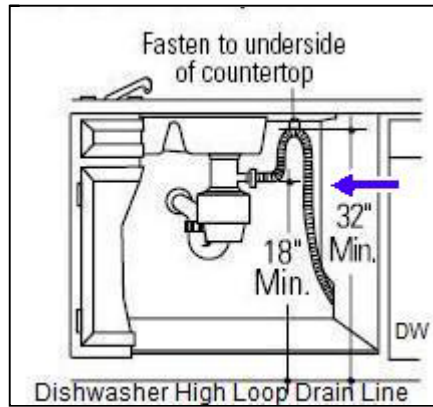
Items

7.0 Dishwasher

The dishwasher drain line was not installed with an air gap or drain loop. This can allow the dishwasher to siphon dirty water back into the dishwasher. Have a plumber install a drain loop or air gap. See diagram



7.0 (Picture 1)



7.0 (Picture 2)

7.1 Ranges/Ovens/Cooktops

Inspected

7.2 Food Waste Disposer

Inspected

7.3 Microwave Cooking Equipment

Inspected

7.4 Refrigerator

Inspected

7.5 Clothes Washer

Inspected

7.6 Clothes Dryer

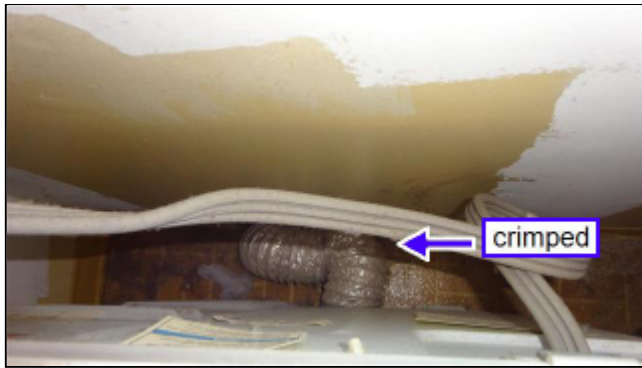
Clothes dryer makes loud grinding noise when operated. Service or replace as needed.



7.6 (Video 1) Click to play video

7.7 Dryer Vent/Vents

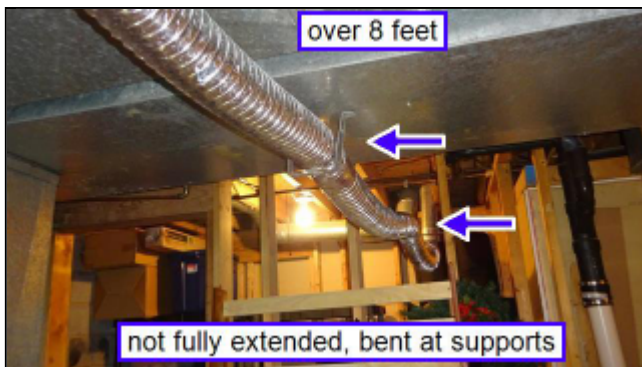
(1) The dryer vent is crimped behind the dryer, too long with multiple bends, and is a foil accordion-type flex ducting material. No more than 8 feet of flex venting can be used, and it must always be fully extended. Have professionally replaced with a UL listed rigid metal dryer exhaust duct.



7.7 (Picture 1)



7.7 (Picture 2)



7.7 (Picture 3)

(2) FYI: The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes 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 repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

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 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; 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.

Styles & Materials

Heat Type:

Furnace Forced Air

Energy Source:

Gas

Heat System Brand:

TRANE

Manufacture Date(s) of Heating System:

2003

Types of Fireplaces:

Wood burning fireplace equipped with gas fire logs

DUCT SYSTEM:

TYPE: Metal

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Brand:

CARRIER

Manufacture Date(s) of Cooling System: THERMOSTAT(S):

2019

Single - central

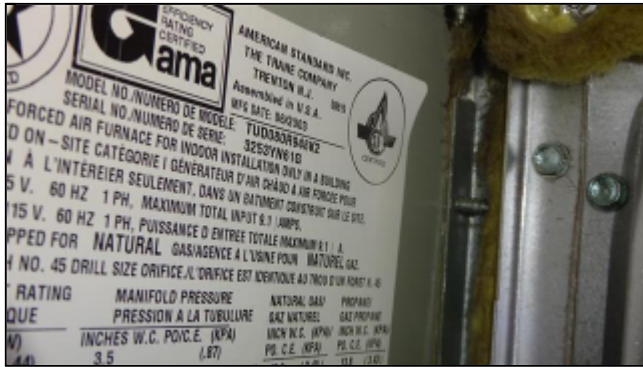
Items

8.0 Heating System

(1) Trane 2003

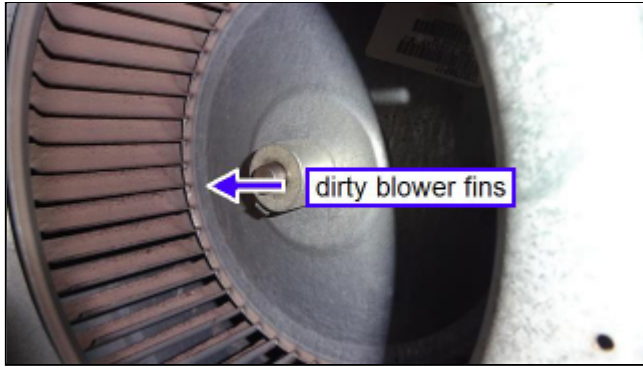


8.0 (Picture 1)



8.0 (Picture 2)

(2) Recommend a clean and servicing for the gas furnace unit. Furnace blower and housing dirty/dusty.



8.0 (Picture 3)



8.0 (Picture 4)



8.0 (Picture 5)

8.1 Normal Operating Controls

Inspected

8.2 Automatic Safety Controls

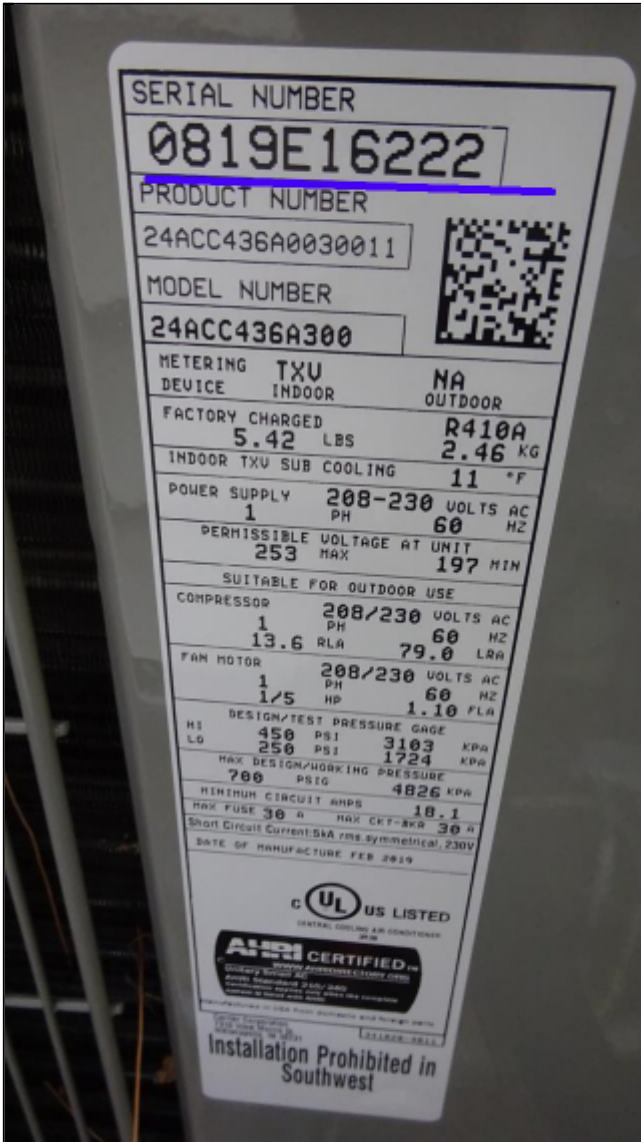
Inspected

8.3 Cooling System

Carrier 2019



8.3 (Picture 1)



8.3 (Picture 2) Mfd Aug 2019



8.3 (Picture 3)

8.4 Fuses or Circuit Breakers

Inspected

8.5 Distribution Systems (including fans, pumps, ducts and piping, air filters, registers, etc...)

(1) Filter size 16x25x1



8.5 (Picture 1)

(2) Basement register cover adjustment mechanism is broken.



8.5 (Picture 2)

8.6 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

(1) Inspected

(2) Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report. A level 2 inspection is recommended for all interior chimney surfaces by a qualified chimney sweep. Recommend Rooftop Chimney Sweeps - 703-836-7858

8.7 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Fireplace screen not secured. Too small for the fire pit opening.



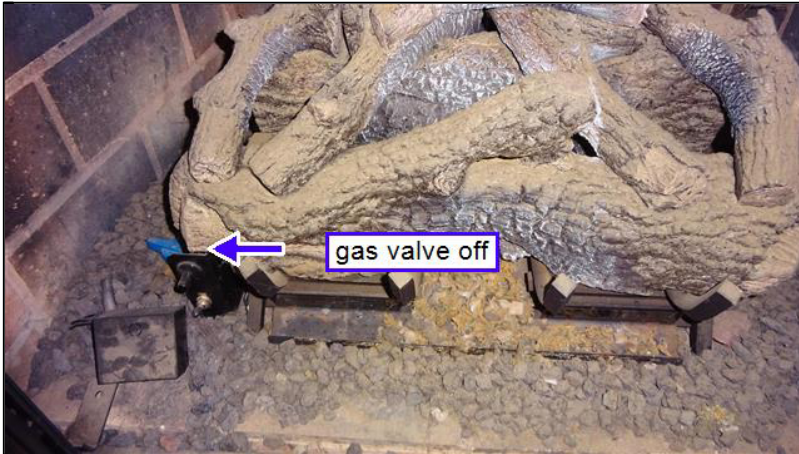
8.7 (Picture 1)



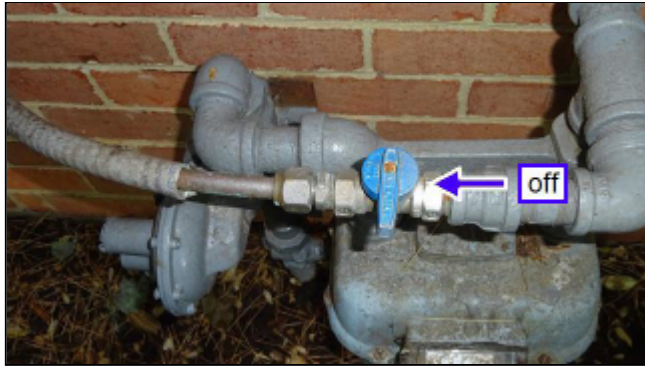
8.7 (Picture 2)

8.8 Gas/LP Firelogs and Fireplaces

Not Inspected: The gas fireplace insert was shut down and the gas was off at the insert and at the exterior meter hookup. Have system turned on and tested for proper operation by a qualified specialist.



8.8 (Picture 1)



8.8 (Picture 2)

8.9 Combustion Air

Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes 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 heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Plumbing System

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.

Styles & Materials

SYSTEM ACCESS: Typical	Main Water Shut Off Location: Front Wall of Basement	Main Fuel Shut-off Location: Exterior at Meter
Fuel Supply Material: Copper Black iron gas manifold located in utility room	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Drain/Waste/Vent: Thermoplastic PVC (Polyvinyl Chloride) - normally white in color ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color	WH Manufacturer: STATE	Water Heater Power Source: Gas
Water Heater Capacity: 50 Gallon	Water Heater Vent Piping: Metal single wall chimney vent pipe	Manufacturer Date of Water Heater: 2006

Items

9.0 Plumbing Drain, Waste and Vent Systems

(1) Master bathroom sink stopper leaking at the connection to the drain pipe.



9.0 (Picture 1)



9.0 (Picture 2)

(2) Kitchen sink drain connection damaged. Drain has leaked and should be replaced.



9.0 (Picture 3)

9.1 Plumbing Water Supply, Distribution System

Inspected

9.2 Tubs/showers

Inspected

9.3 Fixtures and Basins

Multiple toilets are loose at floor anchor bolts. Repairs may involve re-setting the toilet on a new wax seal and or more extensive repairs to the flange or subfloor. Have a licensed plumber correct as needed.



9.3 (Picture 1)



9.3 (Picture 2)



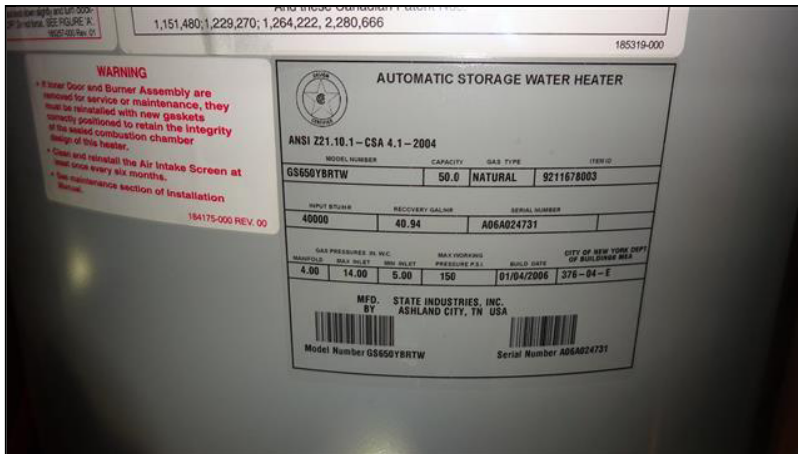
9.3 (Picture 3)

9.4 Hot Water Systems, Controls, Chimneys, Flues and Vents

Deferred Cost: The water heater is beyond its useful life and may require replacement within the near term future. The average life span of a water heater is 8-12 years.



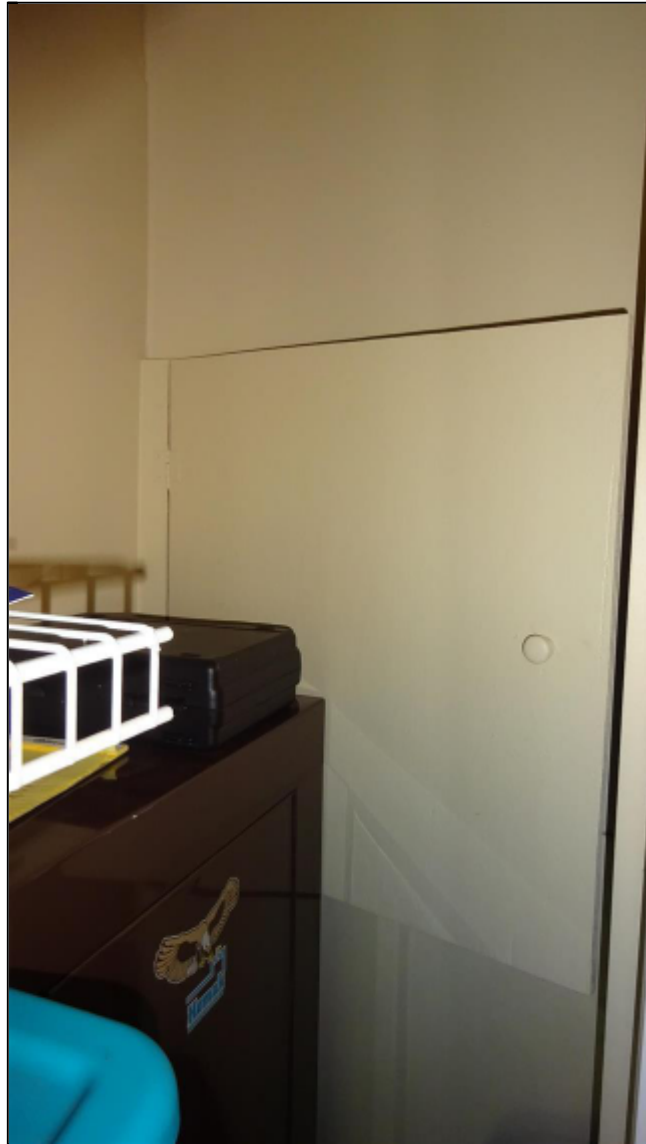
9.4 (Picture 1)



9.4 (Picture 2) Manufactured 2006

9.5 Main Water Shut-off

Not Inspected: The access panel to the main water heater is blocked.
Could not inspect.



9.5 (Picture 1)

9.6 Hose Bibs/Shut Offs

(1) MAINTENANCE: It is important to winterize pipes to exterior hose spigots during cold temperatures. Failure to do so could result in burst pipes or active leaking. FMI visit <http://plumbing.about.com/od/basics/a/Winterize-Outside-Faucets.htm>



rear hose shut off under kitchen cabinet

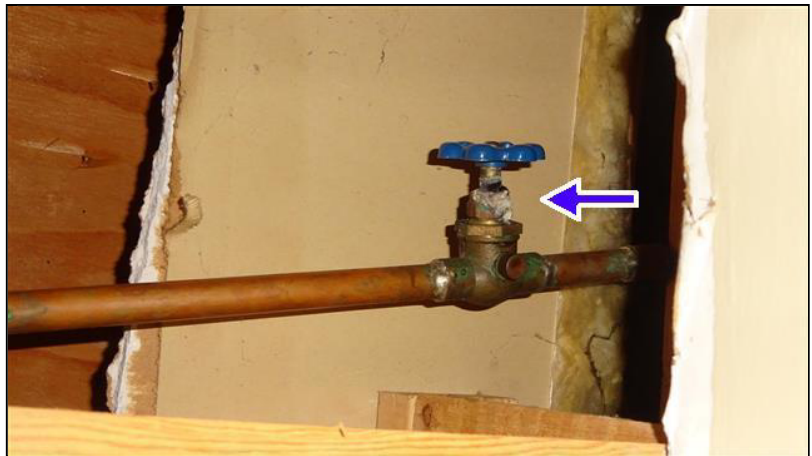
9.6 (Picture 1)



front shut off above main water valve

9.6 (Picture 2)

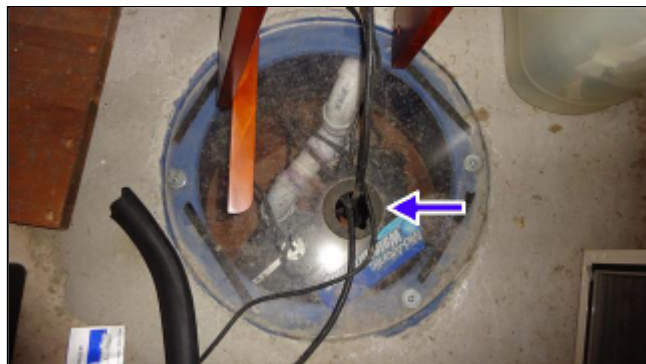
(2) Corrosion/efflorescence and dripping observed at the interior shut off valve for the front hose spigot.



9.6 (Picture 3)

9.7 Pumps

Not Inspected: The sump pump lid was sealed and could not be inspected. Gasket missing at wire penetration should be added to keep the pit air tight.



9.7 (Picture 1)

9.8 Fuel Supply and Distribution Systems

Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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 repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Electrical System

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 ampacities 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 auxilliary 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.

Styles & Materials

SYSTEM ACCESS: Typical	Electrical Service Conductors: Below ground	Amperage Rating of Service: 200 AMP
Main Disconnect Location: 200 Amp Breaker on Main panel	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex
Smoke Alarms: Present	Carbon Monoxide Alarms: Not Present	METER LOCATION: Rear of house
GFCI (Ground Fault Interupt): NEEDED: Install at all wet locations (bath(s), kitchen(s), exterior, unfinished basement areas	RECEPTACLES: TYPE: 3 prong	

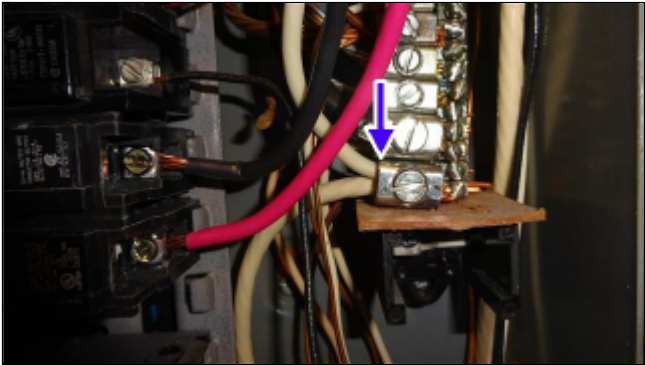
Items

10.0 Service Entrance Conductors

Inspected

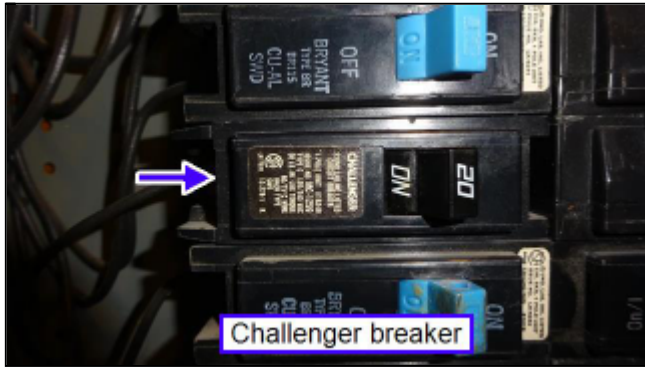
10.1 Main Panel

(1) Neutral wires are doubled together under single lug on the neutral bus bar. This is unsafe for circuit isolation and is a potential fire hazard if a loose connection develops. Qualified electrician should evaluate and repair as necessary.



10.1 (Picture 1)

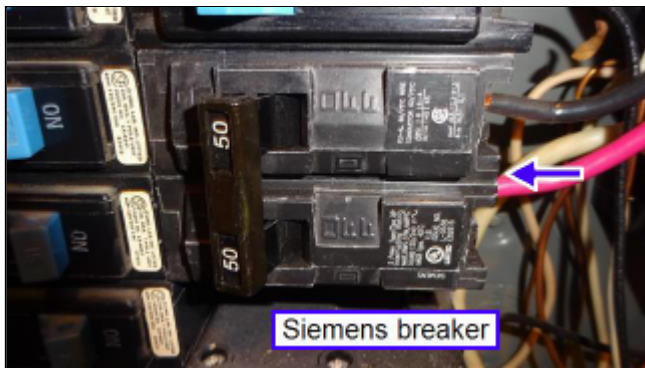
(2) Potential incompatible circuit breakers within the main electrical panel. Panel manufacturer is Bryant and breakers by Challenger, Cutler -Hammer, and Siemens are present. Have a licensed electrician confirm all breakers are classified suitable for Bryant panel.



10.1 (Picture 2)

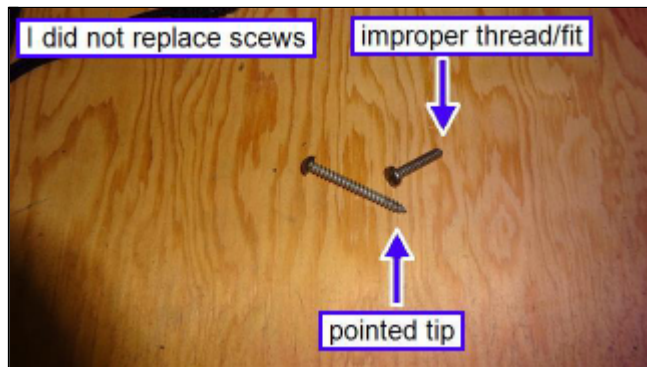


10.1 (Picture 3)



10.1 (Picture 4)

(3) Improper and pointed tip panel screws. Replace with the proper blunt end electrical panel screws.



10.1 (Picture 5)

10.2 Main Disconnect

Inspected

10.3 Service and Grounding Equipment, Main Overcurrent Device

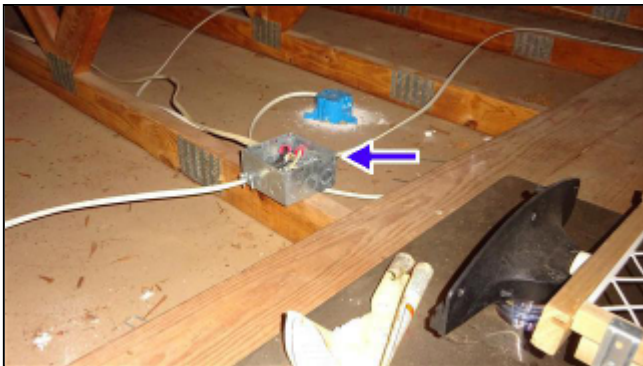
Inspected

10.4 Branch Circuit Conductors/Wiring, Overcurrent Devices

Open junction boxes observed in the garage attic. Repair as needed by a licensed electrician.



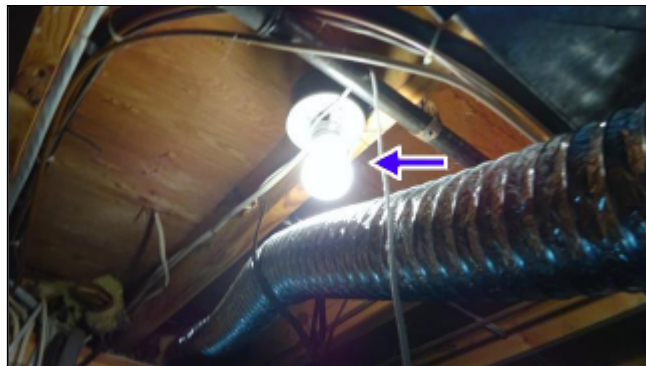
10.4 (Picture 1)



10.4 (Picture 2)

10.5 Connected Devices and Fixtures

Furnace room light is very close to the dryer vent. This is a potential fire hazard.



10.5 (Picture 1)

10.6 Receptacles and Switches

(1) Loose outlets in basement behind the built in shelf.



10.6 (Picture 1)

(2) FYI: Multiple outlets/switches generally loose, old, poorly fit. Consider having an electrician replace all outlets and switches.

10.7 GFCI (Ground Fault Circuit Interrupters)

Recommend adding GFCI protection to all kitchen outlets. Outlet to the right of the sink did not have power. Could not locate tripped GFCI. Have electrician confirm operation and GFCI connection.

10.8 AFCI (ARC Fault Circuit Interrupters)

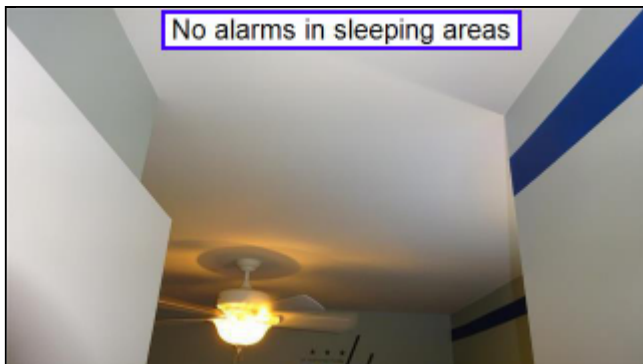
Not Present

10.9 Smoke Alarms

(1) Replace all smoke detectors which are greater than 10 years old with new dual sensor smoke alarms. Add dual sensor smoke alarms to every sleeping area.

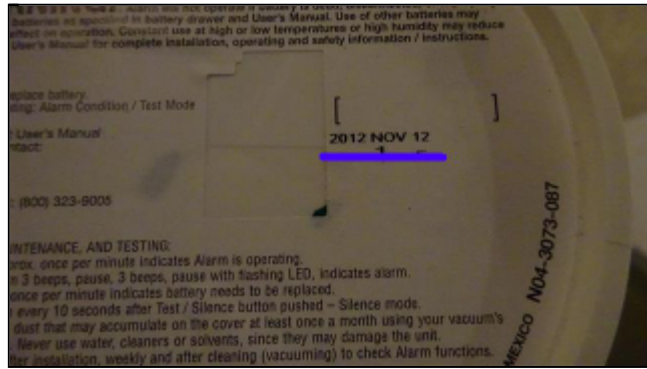


10.9 (Picture 1)



10.9 (Picture 2)

(2) Replace all smoke alarms when they are 10 years old. Current residential fire safety requires smoke alarms on every level in the home including basements; AND inside every bedroom. Also, all smoke alarms should be interconnected, so activation of ONE alarm sets off ALL other alarms. Power should be supplied from the house electrical wiring as well as a battery backup. Smoke alarms should NOT be installed in the kitchen to prevent false alarms--keep at least 10 feet from a cooking appliance. IONIZATION type smoke alarm is generally more responsive to flaming fires. PHOTOELECTRIC smoke alarm is more responsive to slow smoldering fires. For the best protection, I recommend the Photoelectric alarm OR the combination-type (also known as dual sensor alarms). Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and or subjecting the detector to flame/heat and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.



10.9 (Picture 3)

10.10 Carbon Monoxide Alarms

(1) There are no CO detectors in the home. Install battery-operated CO alarms or CO alarms with battery backup in your home outside separate sleeping areas.

(2) CO Detectors Can Save Your Life! CO is impossible to detect without a proper electronic detector. Install battery-operated CO alarms or CO alarms with battery backup in your home outside separate sleeping areas. Have your home heating systems (including chimneys and vents) inspected and serviced annually by a trained service technician. Never use portable generators inside homes or garages, even if doors and windows are open. Use generators outside only, far away from the home. Never bring a charcoal grill into the house for heating or cooking. Do not barbecue in the garage. Never use a gas range or oven for heating. Open the fireplace damper before lighting a fire and keep it open until the ashes are cool. An open damper may help prevent build-up of poisonous gases inside the home. Know the symptoms of carbon monoxide poisoning:

headache, dizziness, weakness, nausea, vomiting, sleepiness, and confusion. If you suspect CO poisoning, get outside to fresh air immediately, and then call 911.

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

Repair or Replace Summary



Protect Inspect LLC

**ASHI Certified Inspector, Certified Mold Inspector
Radon Measurement Specialist**

Customer

John Doe

Address

1041 Somewhere Ct
Fairfax VA 00000

The following items or discoveries indicate that these systems or components are not functioning as intended, significantly deficient or defective, or need further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.0 Eaves, Soffits, Fascias and Trim and Flashing

(1) Areas of wood boring insect damage on fascia/soffit.

1.7 Vegetation

Large tree branches have grown over the structure. Significant damage to structure can result from storm/wind damage. Trim back all vegetation at least one foot from structure.

2. Roofing

2.2 Skylights, Chimneys and Roof Penetrations

(1) Cover missing from metal chimney stack. Significant rusting and damage has occurred. Additional non visible damage may be present in the length of the stack.

2.3 Roof Drainage Systems

(1) A gutter cover product is installed on the gutter system; however, gutters are clogged in many areas. Have all gutters professionally cleaned.

4. Insulation and Ventilation

4.0 Attic Access

Garage attic access stairs improper length. Stairs must fully extend to floor. Ladder direction faces away from the center of the attic space and towards the narrow portion at the top of the ladder. Traversing these stairs is unsafe. Replace with proper length stairs and turn around to center.

4.1 Insulation in Attic

Styrofoam insulation in garage attic space is not fire rated and is combustible. Replace or cover with 5/8" fire rated drywall (gypsum board).

5. Garage

5.1 Garage Walls/Ceilings (including Firewall Separation)

Attic access does not fully close and is not fire rated. Cover hatch with 5/8" fire rated drywall.

6. Interiors

6.3 Steps, Stairways, Balconies and Railings

(1) Install a graspable handrail the full length of the basement stairwell.

6.9 Pest

(1) Evidence of active rodent activity throughout the home as viewed in the kitchen sink cabinet, basement furnace room and attic. Have entire home evaluated and remediated by a pest control specialist.

7. Appliances

7.6 Clothes Dryer

Clothes dryer makes loud grinding noise when operated. Service or replace as needed.

7.7 Dryer Vent/Vents

(1) The dryer vent is crimped behind the dryer, too long with multiple bends, and is a foil accordion-type flex ducting material. No more than 8 feet of flex venting can be used, and it must always be fully extended. Have professionally replaced with a UL listed rigid metal dryer exhaust duct.

9. Plumbing System

9.3 Fixtures and Basins

Multiple toilets are loose at floor anchor bolts. Repairs may involve re-setting the toilet on a new wax seal and or more extensive repairs to the flange or subfloor. Have a licensed plumber correct as needed.

9.6 Hose Bibs/Shut Offs

(2) Corrosion/efflorescence and dripping observed at the interior shut off valve for the front hose spigot.

10. Electrical System

10.1 Main Panel

(1) Neutral wires are doubled together under single lug on the neutral bus bar. This is unsafe for circuit isolation and is a potential fire hazard if a loose connection develops. Qualified electrician should evaluate and repair as necessary.

(2) Potential incompatible circuit breakers within the main electrical panel. Panel manufacturer is Bryant and breakers by Challenger, Cutler -Hammer, and Siemens are present. Have a licensed electrician confirm all breakers are classified suitable for Bryant panel.

(3) Improper and pointed tip panel screws. Replace with the proper blunt end electrical panel screws.

10.4 Branch Circuit Conductors/Wiring, Overcurrent Devices

Open junction boxes observed in the garage attic. Repair as needed by a licensed electrician.

10.5 Connected Devices and Fixtures

Furnace room light is very close to the dryer vent. This is a potential fire hazard.

10.7 GFCI (Ground Fault Circuit Interrupters)

Recommend adding GFCI protection to all kitchen outlets. Outlet to the right of the sink did not have power. Could not locate tripped GFCI. Have electrician confirm operation and GFCI connection.

10.9 Smoke Alarms

(1) Replace all smoke detectors which are greater than 10 years old with new dual sensor smoke alarms. Add dual sensor smoke alarms to every sleeping area.

10.10 Carbon Monoxide Alarms

(1) There are no CO detectors in the home. Install battery-operated CO alarms or CO alarms with battery backup in your home outside separate sleeping areas.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The 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 Timothy Zenobia

Improvement or Maintenance Summary



Protect Inspect LLC

ASHI Certified Inspector, Certified Mold Inspector Radon Measurement Specialist

Customer

John Doe

Address

1041 Somewhere Ct
Fairfax VA 00000

Improvement/maintenance items denotes a system or component that should receive normal maintenance, minor repair, or updating for improvement. These may be items identified for upgrade to modern construction or increased safety standards and may be in either functional/marginal condition and still recommended for improvement.

1. Exterior

1.0 Eaves, Soffits, Fascias and Trim and Flashing

(2) Areas of failing paint/caulking at exterior trim. Improve as needed.

1.1 Wall Cladding

Minor damage to siding. Gap at siding above rear porch at gutter may allow moisture/insects to penetrate. Repair as needed.

1.2 Decks, Balconies, Areaways, Porches, Patios, and Applicable Railings

(1) Tuck point repairs needed at front brick stoop/steps.
(2) Recommend installing lattice at base of back porch to prevent vermin entry.

1.3 Walkways, Stoops, Steps and Applicable Railings

Potential trip hazard: Uneven riser heights at the front and rear steps. Recommend additional graspable handrails, or improve steps to be equal riser heights.

1.6 Grading, Drainage

Low spot/negative grade along the left rear corner near the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.

2. Roofing

2.0 Roof Coverings

(1) Drip edge missing on portions of the roof. Recommend adding for leak prevention.

2.3 Roof Drainage Systems

(4) Improper combination of internal drain line to external downspout. If downspout backs up, water may be forced into the internal drain. Terminate connection and re rout as needed.

3. Structural Components

3.1 Foundation Walls

Minor settlement cracks on left rear corner at exterior bricks. Negative grading noted. Correct grading and seal all cracks with appropriate exterior sealant.

6. Interiors

6.9 Pest

(2) Screen on attic gable vent is damaged/falling. Insect and possible vermin activity. Have remediated by a pest control specialist.

7. Appliances

7.0 Dishwasher

The dishwasher drain line was not installed with an air gap or drain loop. This can allow the dishwasher to siphon dirty water back into the dishwasher. Have a plumber install a drain loop or air gap. See diagram

8. Heating / Central Air Conditioning

8.0 Heating System

(2) Recommend a clean and servicing for the gas furnace unit. Furnace blower and housing dirty/dusty.

8.5 Distribution Systems (including fans, pumps, ducts and piping, air filters, registers, etc...)

(2) Basement register cover adjustment mechanism is broken.

8.7 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Fireplace screen not secured. Too small for the fire pit opening.

9. Plumbing System

9.0 Plumbing Drain, Waste and Vent Systems

(1) Master bathroom sink stopper leaking at the connection to the drain pipe.

(2) Kitchen sink drain connection damaged. Drain has leaked and should be replaced.

10. Electrical System

10.6 Receptacles and Switches

(1) Loose outlets in basement behind the built in shelf.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The 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 Timothy Zenobia

INVOICE

Protect Inspect LLC
ASHI Certified Inspector, Certified Mold
Inspector
Radon Measurement Specialist
Inspected By: Timothy Zenobia

Inspection Date: 5/2/2019
Report ID: 20190502-Sample Report

Customer Info:	Inspection Property:
John Doe Customer's Real Estate Professional: Wendy Hill	1041 Somewhere Ct Fairfax VA 00000

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	525.00	1	525.00
Radon Test	150.00	1	150.00

Tax \$0.00
Total Price \$675.00

Payment Method: Check

Payment Status: Paid

Note:



Protect Inspect LLC

Timothy Zenobia

**ASHI Certified Inspector, Certified Mold Inspector
Radon Measurement Specialist**

