Inspection Report

Ms. Savvy Home-Investor

Property Address:
789 Home Inspection Drive
Fairfax VA 22033

VA Home Inspect, LLC

Joseph Najm 3380000493
5037 Tibbitt Lane
Burke, VA 22015

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Date: 8/15/2015	**Time:** 09:00 AM	**Report ID:** 789 Home Inspection Drive - Savvy Buyer
Property: 789 Home Inspection Drive Fairfax VA 22033	**Customer:** Ms. Savvy Home-Investor	**Real Estate Professional:**

Comment Key or 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 (IN) = 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 (NI)= 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.

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

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

The orientation of the house as described in the report is: front left, front right, back left and back right. This is in relation to a person standing inside the house, looking at the front door, from within the house. The front door is considered the "front" as viewed from within the house. Not from the outside looking at the house. We make reference to location using front, back, left and right; not east, west, north and south.

In Attendance:	**Type of building:**	**Approximate age of building:**
Customer and their agent	Single Family (3 Story)	New Construction
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Over 65 (F) = 18 (C)	Clear	Dry
Rain in last 3 days:	**Radon Test:**	**Water Test:**
No	Yes	No

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.

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR

Styles & Materials

Roof Covering:
Architectural
Metal

Viewed roof covering from:
Ground
High Zoom Camera
Ladder

Sky Light(s):
None

Chimney (exterior):
Brick

Comments:

1.3 The downspout here should have an extension and the extension should be buried beneath the surface to help prevent trip hazards. The buried downspout extension should extend to at least 6-12 feet away from the house to help prevent moisture penetration. Install downspouts here and bury and extend. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

1.3 Item 1 (Picture)

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.

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.

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.5	Eaves, Soffits and Fascias	•			
2.6	Driveway	•			
	IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Styles & Materials

Siding Style:
Traditional Lap

Siding Material:
Hardieplank

Exterior Entry Doors:
Metal

Appurtenance:
Covered porch
Sidewalk
Patio

Driveway:
Concrete

Steps/Porch:
Concrete

Comments:

2.3 The deck and stair support posts are resting on what appear to be surface-level concrete blocks. This method of support may not provide adequate stability, especially over time as soil shifts or settles. Proper footings for deck posts typically require the posts to be anchored in concrete below the frost line to prevent movement and ensure long-term structural stability. Repair. Structural hazard. Consult with a qualified contractor to evaluate the stability and structural integrity of the support posts and footings.

2.3 Item 1 (Picture)

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.

3. Garage

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

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Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener

Manufacturer:
LIFT-MASTER

4. 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.

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			•
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			

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Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Wood
Ceramic Tile
Area rug

Interior Doors:
Hollow core
Wood

Window Types:
Double-hung
Tilt feature
Sliders
Awning

Comments:

4.0 Fresh paint apparent throughout house on walls and ceilings.

4.3 (1) This handrail is missing a 1.5 inch clearance from the wall to handrail. This needs to be corrected to allow for easy grip and help reduce the risk of injury. Safety hazard. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

4.3 Item 1 (Picture)

(2) This handrail is not continuous. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Safety hazard. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

4.3 Item 2 (Picture)

(3) The railing spindles should be only 4" wide, any wider is a safety hazard as people or pets could get stuck or fall through. Re-set spindles to those that are only 4" wide from each other. The spindles throughout the house are 6" wide. Replace. Consult with a qualified contractor, have him or her assess the entire system and repair as needed.

4.3 Item 3 (Picture)

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.

5. 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.

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure	•			

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IN	NI	NP	RR

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
2 X 10
Wood joists

Wall Structure:
Not Visible

Columns or Piers:
Steel Girders
Steel Columns

Ceiling Structure:
Not visible

Roof Structure:
Engineered wood trusses
2 X 4 Rafters
OSB (Oriented Strand Board)
Sheathing

Roof-Type:
Cross Gable

Method used to observe attic:
Walked

Attic info:
Light in attic
Pull Down stairs

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.

6. 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.

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•
6.3	Main Water Shut-off Device (Describe location)	•			•
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump	•			•

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Styles & Materials

Plumbing Water Supply (into home):
Black hose

Plumbing Water Distribution (inside home):
Copper
CPVC

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
80 Gallon (plenty)

Water Heater Manufacturer:
GE

Water Heater Location:
Utility Room

Comments:

6.1 No outlet within 3' of primary BA sink. Safety hazard. Install a GFCI protected electrical outlet at this side of this sink. Every bathroom must have a GFCI electrical outlet within 3 feet of the edge of every sink. Repair. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

6.1 Item 1 (Picture)

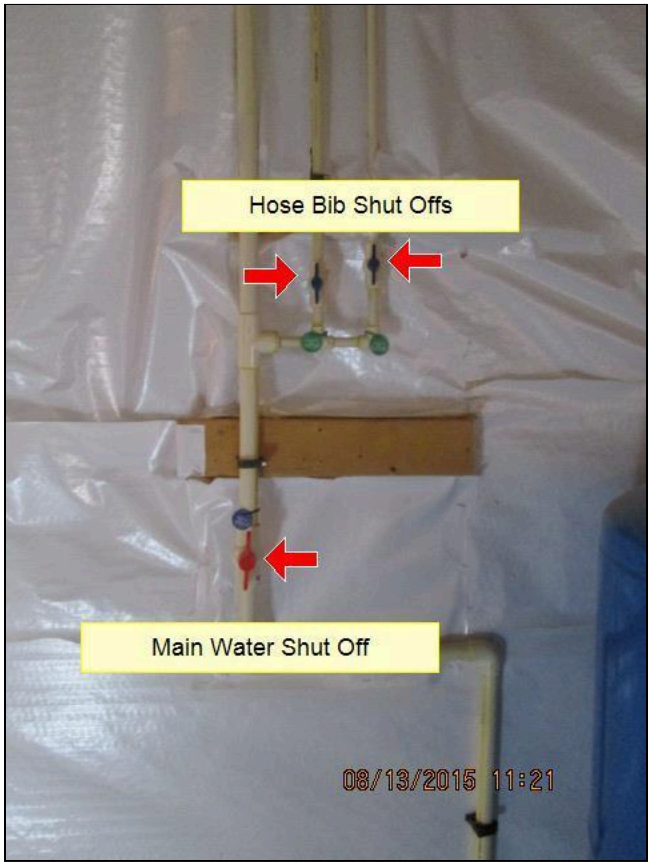
6.2 (1) It is recommended that the water heater have a pan underneath of it to collect water in case of leaking. There was no pan present underneath the water heater at the time of inspection. Install pan underneath water heater. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

6.2 Item 1 (Picture)

(2) The water heater drain pan (when installed) should have a PVC pipe connecting to it that dumps off to a floor drain, or sump pump, etc. It currently does not have a pipe leading to a drain. Install pipe leading to a drain. Consult with a qualified contractor, have him or her assess the entire system and repair as needed.

6.2 Item 2 (Picture)

6.3 (1) Main water shutoff valve located in utility room.



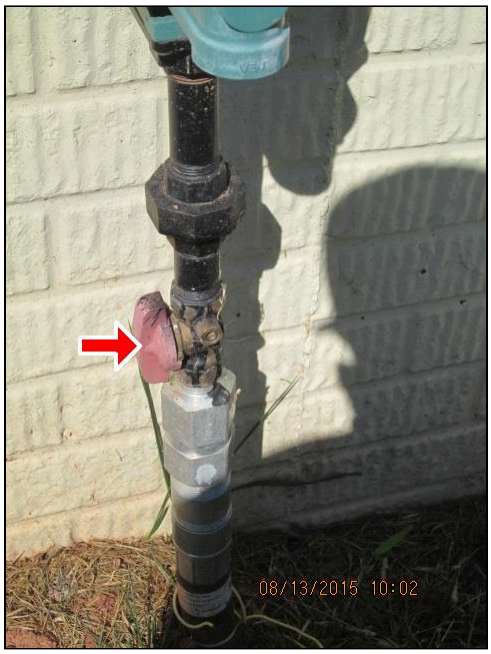
6.3 Item 1 (Picture)

(2) The main water pipe does not appear to be insulated underground. Although underground pipes are generally protected from extreme temperatures, lack of insulation can still pose a risk in particularly cold climates or during severe weather conditions, potentially leading to freezing and subsequent damage. It is recommended to install appropriate insulation around the underground main water pipe to provide additional

protection and ensure long-term durability and functionality.

6.3 Item 2 (Picture)

6.5 The main fuel shut off is at gas meter outside

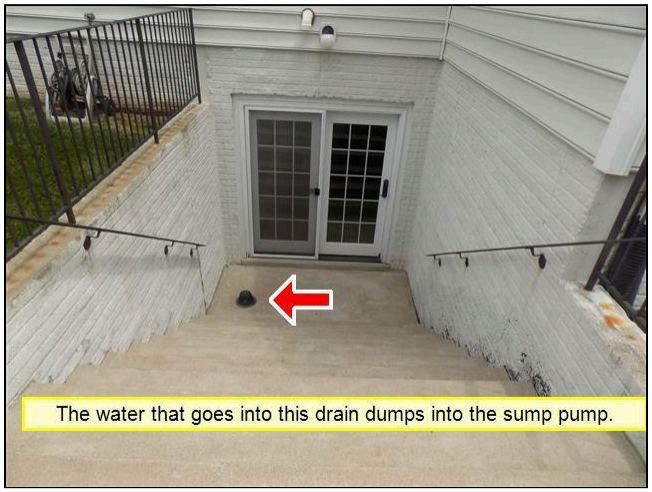


6.5 Item 1 (Picture)

6.6 (1) It is recommended to install a battery backup system to ensure the sump pump continues to function in the event of a power outage, which often occurs during heavy rains or storms-precisely when the pump is most needed. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

6.6 Item 1 (Picture)

(2) The sump basin in the basement is connected to the drain located at the bottom of the exterior stairs. Water from this drain flows into the sump basin pit inside the house. Every time it rains, the sump pump must activate to manage the water. It's crucial to take preventive measures to ensure the pump doesn't fail, such as installing a battery backup system, scheduling regular maintenance, and having a secondary backup pump in place.



6.6 Item 2 (Picture)

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.

7. 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 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.

		IN	NI	NP	RR
7.0	Service Entrance Conductors		•		
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors	•			•
7.8	Carbon Monoxide Detectors	•			•

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IN	NI	NP	RR

Styles & Materials

Electrical Service

Conductors:
Below ground

Panel capacity:
(2) 200 AMP Service Panels
100 AMP Sub-Panel

Panel Type:
Circuit breakers

Electric Panel

Manufacturer:
SQUARE D

Branch wire 15 and 20

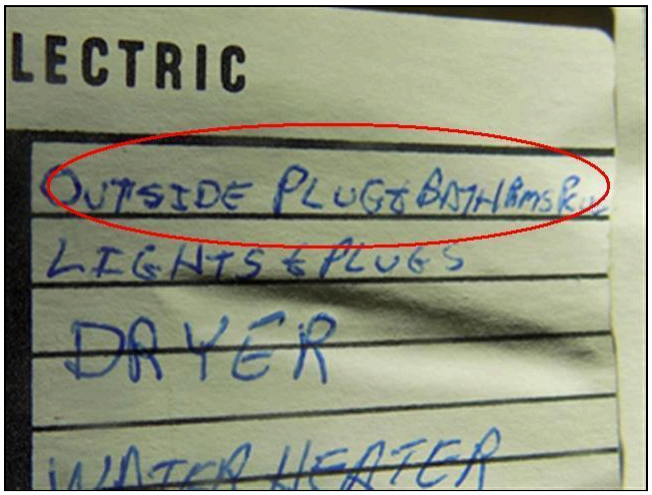
AMP:
Copper

Wiring Methods:
Romex

Comments:

7.0 Underground, could not be inspected.

7.2 One concern noted during the inspection is that the bathroom outlets are connected to the outside outlets. This setup poses a potential safety hazard, as bathroom outlets should be on a separate circuit to prevent electrical circuit overloads. Connecting bathroom outlets to the outside outlets increases the risk of fire. It is advisable to have a qualified electrician evaluate the wiring and make any necessary corrections to ensure the safety and compliance of the electrical system. Addressing this issue promptly will help mitigate potential safety risks associated with the electrical wiring in the home.

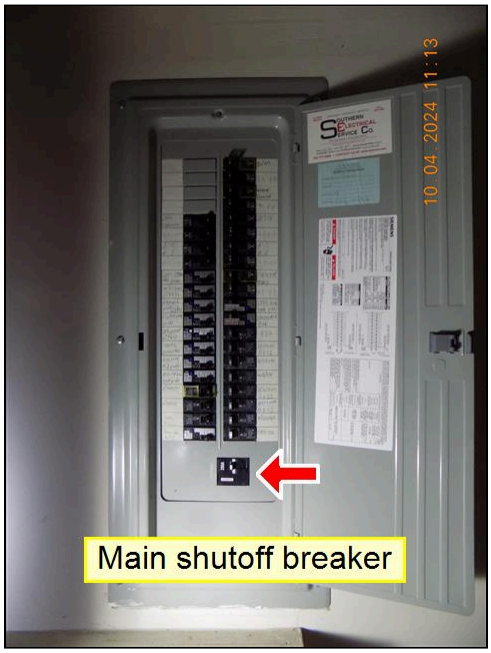


7.2 Item 1 (Picture)

7.3 Recommend installing plastic "in-use" covers, at electrical outlet (s), outside as needed to help keep exterior outlets dry and protect occupants from electrical shock. Safety hazard. Consult with a qualified contractor, have him or her assess the entire system and repair as needed.


7.3 Item 1 (Picture)

7.6 Electrical panel located in utility room.



7.6 Item 1 (Picture)

7.7 The smoke detectors should be replaced every ten years. Outdated or non-functional smoke detectors pose a significant safety hazard. They may not provide adequate warning in the event of a fire, compromising the safety of the home's occupants and potentially leading to severe injury or property damage. It is recommended to replace all outdated or non-functional smoke detectors with new units. Ensure that the new detectors meet current safety standards and are installed in appropriate locations throughout the home. Regular testing and maintenance of smoke detectors are essential to ensure they are functioning properly and providing the necessary protection. Safety hazard. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

7.8 The carbon monoxide detectors should be replaced every five years. Replace existing detectors with new detectors and ensure a CO detector exists in every room of the house. Safety hazard. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

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.

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.

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Presence of Installed Heat Source in Each Room	•			
8.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)	•			
8.5	Air Filters	•			
8.6	Chimneys (exterior), Flues and Vents (for gas water heaters or heat systems)	•			
8.7	Gas/LP Firelogs and Fireplaces	•			
8.8	Cooling and Air Handler Equipment	•			•
8.9	Normal Operating Controls	•			
8.10	Automatic Shut Off Controls	•			
8.11	Presence of Installed Cooling Source in Each Room	•			
8.12	Location of Thermostat	•			
8.13	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.14	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			

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	IN	NI	NP	RR

Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)
Forced Air

Energy Source:
Electric
Propane

Heat System Brand:
CARRIER

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
16x24
20x20

Types of Fireplaces:
Solid Fuel

Number of Woodstoves:
None

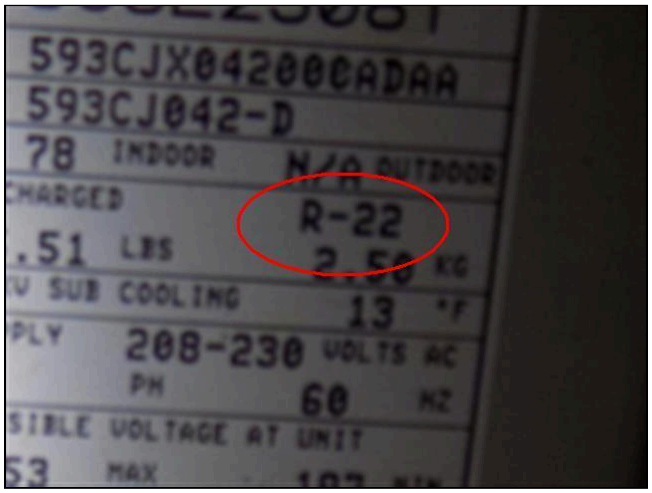
Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
CARRIER

Comments:

8.8 The air conditioning system in this home utilizes R-22 refrigerant. As of January 1, 2020, the production and importation of R-22 refrigerant have been banned in the United States due to its ozone-depleting properties. This phase-out may affect the cost and availability of future repairs or necessary refrigerant recharges. It is recommended to consider the potential impacts of the R-22 phase-out when planning for long-term maintenance or system replacement. Also, there will be a point where R22 refrigerant will no longer be available, and this unit might not be capable to convert to a newer refrigerant.



8.8 Item 1 (Picture)

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. 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.

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Vapor Retarders (in Crawlspace or basement)	•			
9.2	Ventilation of Attic and Foundation Areas	•			
9.3	Venting Systems (Kitchens, Baths and Laundry)	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Styles & Materials

Attic Insulation:
Blown
Fiberglass
Loose
R-30 or better

Ventilation:
Gable vents
Ridge vents
Soffit Vents

Exhaust Fans:
Fan only

Dryer Power Source:
240 Electric

Dryer Vent:
Flexible Metal

Comments:

9.3 Recommend replacing the flexible dryer exhaust duct (s) and cleaning the rigid duct (s) routinely and now. Not doing so could pose a fire hazard due to built up lint. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

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.

10. Built-In Kitchen 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.

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Range	•			
10.2	Exhaust Hood (s)	•			
10.3	Food Waste Disposer	•			
10.4	Microwave Cooking Equipment	•			
10.5	Refrigerator	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Styles & Materials

Dishwasher Brand:
LG

Disposer Brand:
WHIRLPOOL

Exhaust/Range hood:
LG

Range:
LG

Built in Microwave:
LG

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.

General Summary

VA Home Inspect, LLC

5037 Tibbitt Lane
Burke, VA 22015

Customer
Ms. Savvy Home-Investor

Address
789 Home Inspection Drive
Fairfax VA 22033

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. 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. Roofing

Roof Drainage Systems

Inspected, Repair or Replace

1 The downspout here should have an extension and the extension should be buried beneath the surface to help prevent trip hazards. The buried downspout extension should extend to at least 6-12 feet away from the house to help prevent moisture penetration. Install downspouts here and bury and extend. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

Item 1 - Item 1 (Picture)

2. Exterior

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

2 The deck and stair support posts are resting on what appear to be surface-level concrete blocks. This method of support may not provide adequate stability, especially over time as soil shifts or settles. Proper footings for deck posts typically require the posts to be anchored in concrete below the frost line to prevent movement and ensure long-term structural stability. Repair. Structural hazard. Consult with a qualified contractor to evaluate the stability and structural integrity of the support posts and footings.

Item 2 - Item 1 (Picture)

4. Interiors

Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

3 (1) This handrail is missing a 1.5 inch clearance from the wall to handrail. This needs to be corrected to allow for easy grip and help reduce the risk of injury. Safety hazard. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

Item 3 - Item 1 (Picture)

4 (2) This handrail is not continuous. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Safety hazard. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

Item 4 - Item 1 (Picture)

5 (3) The railing spindles should be only 4" wide, any wider is a safety hazard as people or pets could get stuck or fall through. Re-set spindles to those that are only 4" wide from each other. The spindles throughout the house are 6" wide. Replace. Consult with a qualified contractor, have him or her assess the entire system and repair as needed.

Item 5 - Item 1 (Picture)

6. Plumbing System

Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

6 No outlet within 3' of primary BA sink. Safety hazard. Install a GFCI protected electrical outlet at this side of this sink. Every bathroom must have a GFCI electrical outlet within 3 feet of the edge of every sink. Repair. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.


Item 6 - Item 1 (Picture)

Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

7 (1) It is recommended that the water heater have a pan underneath of it to collect water in case of leaking. There was no pan present underneath the water heater at the time of inspection. Install pan underneath water heater. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

Item 7 - Item 1 (Picture)

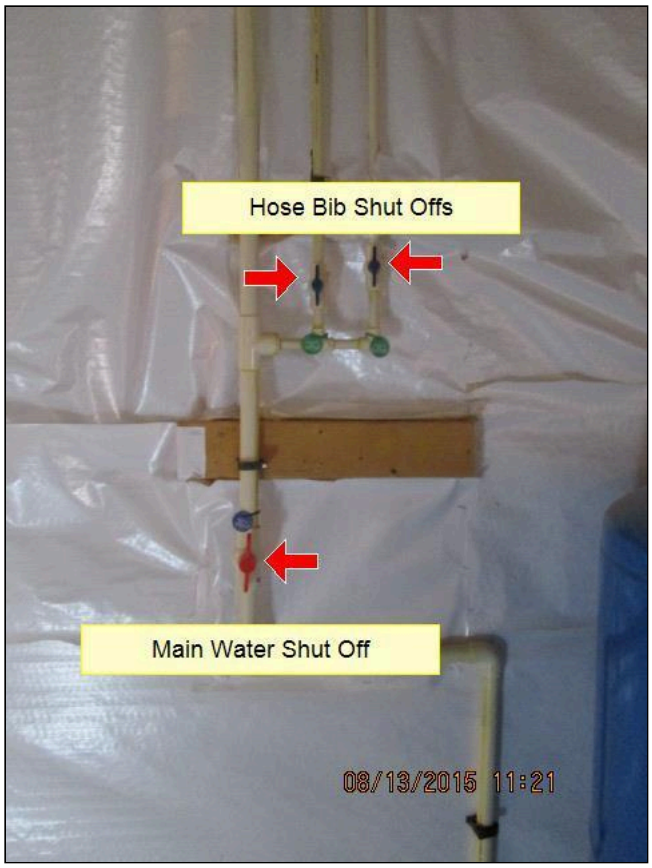
8 (2) The water heater drain pan (when installed) should have a PVC pipe connecting to it that dumps off to a floor drain, or sump pump, etc. It currently does not have a pipe leading to a drain. Install pipe leading to a drain. Consult with a qualified contractor, have him or her assess the entire system and repair as needed.

Item 8 - Item 1 (Picture)

Main Water Shut-off Device (Describe location)

Inspected, Repair or Replace

9 (1) Main water shutoff valve located in utility room.



Item 9 - Item 1 (Picture)

10 (2) The main water pipe does not appear to be insulated underground. Although underground pipes are generally protected from extreme temperatures, lack of insulation can still pose a risk in particularly cold climates or during severe weather conditions, potentially leading to freezing and subsequent damage. It is recommended to install appropriate insulation around the underground main water pipe to provide additional protection and ensure long-term durability and functionality.

Item 10 - Item 1 (Picture)

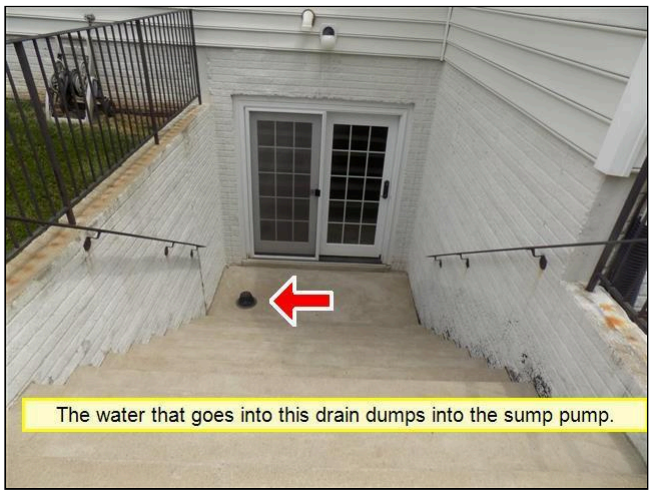
Sump Pump

Inspected, Repair or Replace

11 (1) It is recommended to install a battery backup system to ensure the sump pump continues to function in the event of a power outage, which often occurs during heavy rains or storms-precisely when the pump is most needed. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

Item 11 - Item 1 (Picture)

12 (2) The sump basin in the basement is connected to the drain located at the bottom of the exterior stairs. Water from this drain flows into the sump basin pit inside the house. Every time it rains, the sump pump must activate to manage the water. It's crucial to take preventive measures to ensure the pump doesn't fail, such as installing a battery backup system, scheduling regular maintenance, and having a secondary backup pump in place.



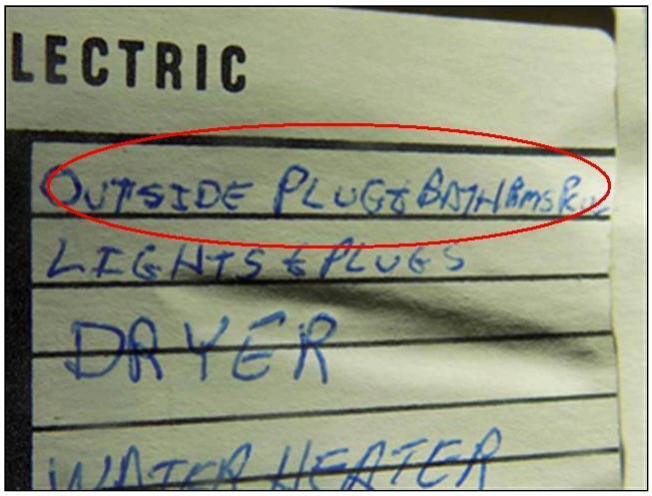
Item 12 - Item 1 (Picture)

7. Electrical System

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

13 One concern noted during the inspection is that the bathroom outlets are connected to the outside outlets. This setup poses a potential safety hazard, as bathroom outlets should be on a separate circuit to prevent electrical circuit overloads. Connecting bathroom outlets to the outside outlets increases the risk of fire. It is advisable to have a qualified electrician evaluate the wiring and make any necessary corrections to ensure the safety and compliance of the electrical system. Addressing this issue promptly will help mitigate potential safety risks associated with the electrical wiring in the home.



Item 13 - Item 1 (Picture)

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

14 Recommend installing plastic "in-use" covers, at electrical outlet (s), outside as needed to help keep exterior outlets dry and protect occupants from electrical shock. Safety hazard. Consult with a qualified contractor, have him or her assess the entire system and repair as needed.


Item 14 - Item 1 (Picture)

Smoke Detectors

Inspected, Repair or Replace

15 The smoke detectors should be replaced every ten years. Outdated or non-functional smoke detectors pose a significant safety hazard. They may not provide adequate warning in the event of a fire, compromising the safety of the home's occupants and potentially leading to severe injury or property damage. It is recommended to replace all outdated or non-functional smoke detectors with new units. Ensure that the new detectors meet current safety standards and are installed in appropriate locations throughout the home. Regular testing and maintenance of smoke detectors are essential to ensure they are functioning properly and providing the necessary protection. Safety hazard. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

Carbon Monoxide Detectors

Inspected, Repair or Replace

16 The carbon monoxide detectors should be replaced every five years. Replace existing detectors with

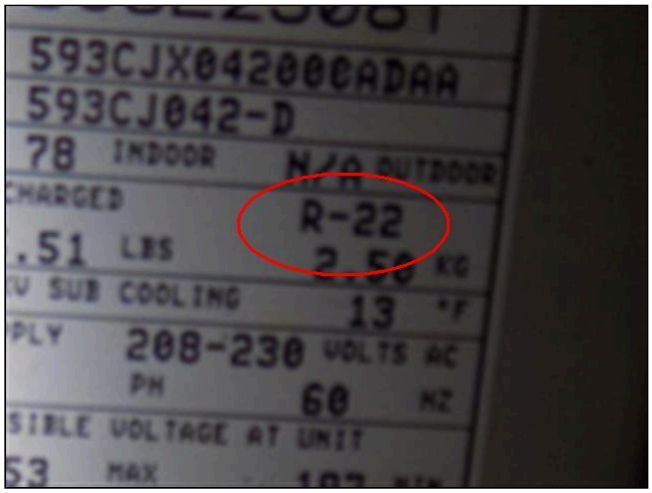
new detectors and ensure a CO detector exists in every room of the house. Safety hazard. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

8. Heating / Central Air Conditioning

Cooling and Air Handler Equipment

Inspected, Repair or Replace

17 The air conditioning system in this home utilizes R-22 refrigerant. As of January 1, 2020, the production and importation of R-22 refrigerant have been banned in the United States due to its ozone-depleting properties. This phase-out may affect the cost and availability of future repairs or necessary refrigerant recharges. It is recommended to consider the potential impacts of the R-22 phase-out when planning for long-term maintenance or system replacement. Also, there will be a point where R22 refrigerant will no longer be available, and this unit might not be capable to convert to a newer refrigerant.



Item 17 - Item 1 (Picture)

9. Insulation and Ventilation

Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

18 Recommend replacing the flexible dryer exhaust duct (s) and cleaning the rigid duct (s) routinely and now. Not doing so could pose a fire hazard due to built up lint. Consult with a qualified contractor, have her or him assess the entire system and repair as needed.

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.

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INVOICE

VA Home Inspect, LLC
5037 Tibbitt Lane
Burke, VA 22015
Inspected By: Joseph Najm

Inspection Date: 8/15/2015
Report ID: 789 Home Inspection Drive - Savvy Buyer

Customer Info:	**Inspection Property:**
Ms. Savvy Home-Investor **Customer's Real Estate Professional:**	789 Home Inspection Drive Fairfax VA 22033

Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Home	525.00	1	525.00

Tax $0.00
Total Price $525.00

Payment Method: Credit / Debit Card
Payment Status: Paid
Note: Thank you for your payment.

TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

Free of charge:
HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

How To Use One Of Our Sample Agreements:
1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2.Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

How To Add Your Own Agreement:
1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours.Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.

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