

Inspection reference: 1669

**Confidential Inspection Report**  
**2916 Smithfield Court**  
**Fredericksburg VA 22408**

**April 16, 2019**



Prepared for:  
**Mike Adams**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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## GENERAL INFORMATION

### Client & Site Information:



**Inspection Date:**  
04-16-19 10:00 AM.

**Client:**  
Mike Adams

**Inspection Site:**  
2916 Smithfield Court  
Fredericksburg VA 22408.

**People Present:**  
Home owner partly.

### Building Characteristics:

**Estimated Age:**  
24.

**Building Style & Type:**  
Colonial.

**Stories:**  
2

**Space Below Grade:**  
Crawl space.

**Water Source:**  
Public.

**Sewage Disposal:**  
Public.

**Utilities Status:**  
All utilities on.

### Climatic Conditions:

**Weather:**  
Overcast, Rain, Snow.

**Soil Conditions:**  
Very wet.

**Outside Temperature (F):**  
30-40.

#### REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

**Style of House:**

Colonial.

**Estimated age of house:**

The house is 20 - 30 years old.

**Approximate Lot Size:**

The lot appears to be of an average size for the area.

**Site Drainage:**

Functional - The lot appears to have adequate drainage to prevent water from ponding.

**Bushes and Shrubs Condition:**

Functional - The shrubs and/or bushes have a good appearance.

**Trees Condition:**

Functional - The trees on the site all appear to be alive and in acceptable condition.

**Mailbox Noted:**

Yes - There is a mailbox on-site. It is functional and at an acceptable height.

**Paving Condition:****Driveway Paving Material:**

Brick and pavers.

**Driveway Condition:**

The driveway surface material is in functional condition with only normal deterioration noted.

**Walkways and Stoop Materials:**

Brick.

**Walkway Condition:**

**Attention Needed** - The walkways need attention and minor repair to prevent further deterioration. A few bricks are slightly out of place and some and some joints are not filled, repair as needed.

**Entryway Stoop:**

Front steps have some open joints in brickwork, repair as needed.

**Patio Slab Materials:**

Concrete. Stone.

**Condition:**

Functional - The slab is in useable condition. Recommend cleaning and sealing to prevent moisture migration to crawl space.

**Patio Lighted:**

Yes.

**Patio Cover Condition:**

The patio cover is functional. The open pergola appears functional.

**Fences & Gates:**

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**Fencing Materials:**

None.

**Retaining Walls:**

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**Location of Retaining Wall:**

Left Side of house, Right Side of house at crawl entrances.

**Materials Used:**

The retaining wall is made of brick and mortar.

**Condition of Wall and Materials Used:**

The retaining wall is in functional condition.

**Water Drainage:**

Moss noted in all areas, poor ventilation and lack of sun , clean.

**Utility Services:**

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**Water Source:**

City.

**Water Meter Location:**

Front yard several feet in from the street.

**Electric Service:**

Underground.

The underground service appears adequate.

**Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**Underground Fuel Tanks Noted:**

No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

**Sewage Disposal System:**

Sewers.

**Gas Services:**

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**Gas-fired Equipment Installed:**

Furnace. Water heater. There is also a gas log fireplace. Cook top.

**Location of Supply:**

Right side of the house.

**Type of Gas Supply:**

Natural Gas.

**Gas Appliances in Garage Area?:**

None installed in the garage area.

**Gas Line Primary Piping Material:**

CSST, "Manufactures believe that this product is safer if properly bonded and grounded as required by the manufacturer's insulation instructions.

Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the commonwealth of Virginia"

**Secondary Supply Piping:**

Black Iron Pipe.

**Piping Installation - Routing - Shutoffs - Hangers - Supports:**

Gas supply piping as installed appears adequate.

**Gas Odors Noted:**

No.

**Vents Noted From Roof View:**

Wall vents noted.

## FOUNDATION

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.*

**Foundation:****Type of Foundation:**

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor. Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

**Foundation Materials:**

Poured in place concrete, 8 inches or more thick. Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.

**Visible Portions of Exterior Foundation Walls:**

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.

**Visible Foundation Wall Cracks at Exterior:**

No visible cracking in the vertical foundation walls was noted during the exterior examination. Due to limited visibility, an external portion of the foundation is blocked from view and is not covered by this inspection.

**Perimeter Foundation Drainage Surface:**

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

**Footer Drain Tile Noted:**

No - The inspection did not reveal any evidence of a footer drainage system.

**Crawlspace:****Crawlspace Entrance:**

The crawlspace entrance is adequately sized.

**Location of Crawlspace Entrance:**

Exterior.

**Crawlspace Inspected By:**

The crawlspace was inspected by entering and crawling through.

**Crawlspace Ceiling Exposed Percent:**

Insulation blocks view.

**Percent Interior Foundation Wall Exposed:**

The interior view of the foundation is limited to the visible portions of the walls. Only about 50% to 75% of the interior foundation walls were visible.

**Conditions Noted in Exterior Walls, Interior View:**

The exposed portions of the interior foundation perimeter walls appear to be adequate.

**Sill Plates Percentage Visible:**

Only about 5% to 25%

**Moisture on Exposed Crawlspace Walls Noted:**

Moisture stains noted at rear wall around patio area. Monitor.

**Evidence of Mold Noted:**

None visible.

**Main Beam:**

The main beam installed appears to be adequate and fully functional.

**Crawlspace Ventilation:**

The cross-ventilation in the crawlspace appears to be adequate.

**Crawlspace Floor:**

Soil, Gravel.

**Vapor Barrier and insulation Installed:**

Yes - There is a vapor barrier installed.

**Pier Construction Materials:**

There are hollow masonry piers installed in the crawlspace.

**Condition of Piers:**

The piers as installed appear to be adequate. No engineering analysis was completed.

**Evidence of Insects or Animals in Crawlspace:**

No - There was no evidence of animal or insect infestation noted. This inspection does not cover the presence or lack of wood destroying insects.

**Sump Pump Noted:**

Yes. The pump appears functional.

## ROOF & ATTIC

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do*

*not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.*

## Roofing:

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**Type Roof:**

Combination of gable and hip styles.

**Roof Covering Materials:**

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. Metal Roofing. Metal may consist of copper, aluminum, or stainless steel. Some have a protective coat to prevent rust and deterioration. It is usually installed in vertical panels with some fashion of overlapped seams.

**Condition of Roof Covering Material:**

In general the roof appears to be in good condition oh, some areas of detached garage roof shingles are slightly lifted, it does appear to be original. Budget to replace. Front porch metal roof standing seams have been bent down, repair as needed.

**Estimated Life Expectancy of Roof:**

The roof covering material appears to have a remaining life expectancy of 3 to 5 years, assuming proper maintenance is completed as needed.

**Slope:**

Combination of: High slope is considered to be 7 in 12, or higher. Medium slope is considered to be between 4 in 12 and 6 in 12.

**Flashing:**

The flashings around openings in the roof covering appear to be watertight and caulked as needed. Areas not fully visible.

**Means of Roof Inspection:**

The roof edge was the location of the inspection of the roof covering. Binoculars were used to view the roof covering. The inspection was completed from the ground level.

**Skylights:**

The skylight(s) appears to be functional and shows no signs of leaking.

**Valleys:**

The valleys appear to be functional.

**Ridges:**

The ridge covering material appears to be in functional condition.

**Roof Gutter System:**

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Installation of downspout extensions would help carry the water further away from the foundation as needed.

**Detached Garage Roof**

Functional - The garage roof covering material is in similar condition to that of the main structure.

## Attic & Ventilation:

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**Attic Access Location:**

Garage ceiling. Bedroom closet ceiling.

**Attic Accessibility:**

Ceiling scuttle hole. There is a pull down ladder installed.

**Method of Inspection:**

The attic cavity was inspected by entering the area. The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

**Attic Cavity Type:**

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation. Room for Storage - The attic cavity has capacity for storage of light boxes or items.

**Roof Framing:**

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in functional condition.

**Roof Framing Condition:**

The roof framing appears to be in functional condition.



**Roof Bracing:**

The roof framing as installed seems adequate.

**Roof Decking:**

The roof decking material is oriented strand board sheathing.

**Ventilation Hi/Low:**

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

**Insulation Clear of Sheathing:**

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

**Insulation Noted:**

A few areas are uneven , improve as needed.

**Attic ventilation fan:**

Yes - There is an attic ventilation fan installed. It is thermostatically activated, and it was not tested as a part of this inspection. The inspector does not override automatic controls as a part of the inspection.



**Whole House Ventilation System:**

None installed.

**STRUCTURAL**

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

**Structural:**

**Type of Construction:**

Frame.

**Exterior Siding Materials:**

Siding materials consist of brick and exterior insulated finishing system (EIFS).

**Siding Condition:**

Brick (facade or solid) Observations- Weep holes Yes - Brick facades should have weep holes in the lower courses to prevent water build-up between the brick and structure. This wall system appears to have these weep holes. **Action Necessary** - There is efflorescence noted in the mortar joints. Efflorescence results from water leaching through the mortar mix, taking the salts with it, and depositing the salts on the exterior surface. When the water evaporates, it leaves the white staining or white crust. This condition needs to have the source of the moisture entry determined and appropriate action taken.

**EIFS Exterior Insulated Finish System & Condition:**

The EIFS siding materials appear to be in functional condition.

**Trim Condition:**

Seal gaps, holes and openings in siding and trim as needed. Repair window trim as needed.



**Soffit/Eaves:**

The soffit/eaves appear to be adequate and show only signs of normal wear. Seal gaps as needed.

**Fascia & Rake Boards:**

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

**Condition of Painted Surfaces:**

**Action Necessary** - Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material ( Rear garage door ).

**Outside Entry Doors:**

Patio door frame and slabs deteriorate , repair as needed.

**Window Condition:**

Cracked window in master bathroom, replace. Dining room window will not open and screens are loose, repair. Front left bedroom window does not open freely and screens are bent, repairs as needed. Several windows do not open besides the ones listed further evaluation of Windows needed.



Window seal in a few window have moved, repair as needed.

**Door and Window Flashing:**

None visible.

**Earth-to-Wood Clearance:**

There appears to be adequate clearance between the earth and the wood.

**Framing Type:**

Platform framing was the chosen style of framing.

**Exposed Wall Framing Location:**

None.

**Wall Covering Material:**

The wall covering material is primarily sheetrock.

**Ceiling Covering Material:**

The ceiling covering material is primarily sheetrock..

**Fireplace:**

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**Location of Fireplace:**

Family Room, Master Bedroom.

**Type of Fireplace:**

Zero Clearance - There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.

**Fireplace Fuel:**

Gas - The fireplace is designed to use gas fuel only.

**Firebox Condition:**

The firebox appears to be sound and useable in its current condition.

**Source of Combustion Air:**

Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

**Heat Circulator:**

None installed.

**Hearth Condition:**

The hearth is fully functional.

**Gas Fire place:**

Fireplaces did not operate ( No pilot light ) , have operational for final walkthrough.

## HEATING, VENTILATION & AIR CONDITIONING

*The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.*

*Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.*

### Air Conditioning- Primary Unit:

**Type and Location:**

Refrigerator/Split System. Electricity-powered. Heat Pump. Electricity-powered.

**Unit Tested:**

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer. The scope of this inspection does not include the effectiveness or adequacy of the system.

**Insulation Wrap on the Suction Line:**

**Action Necessary** - The insulation wrap for the suction line to the condenser/compressor is missing and damaged, replace as needed. This condition affects the efficiency of the cooling system.

**Condenser Clear of Obstruction:**

**Attention Needed** - Obstruction, such as vegetation, within 4 feet of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.

**Condenser Cabinet Level:**

**Attention Needed** - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient. Cabinets are partly buried, free.

**Condensing Coil Condition:**

The condensing coil appears to be clean, and no blockage was noted.

**Service Disconnect:**

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

**Condensate Line:**

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

**Evidence of Maintenance:**

No, For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filters be changed or cleaned every 30 to 45 days for best performance.

### Heating Plant- Primary Unit:

**Heating System Type:**

A forced air furnace is installed as the primary source of heat.

**Heating System Location:**

Crawl Space.

**Fuel Source:**

Electric, Gas.

**Approximate Age:**

Most units are from 1995 ,one 2007.

**Flues, Vents, Plenum:**

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

**General Operation & Cabinet:**

Unit was operational at the time of inspection.

**Heat Pump Backup Heat Source:**

Electric calrods of coils are installed for backup heat.

**Burners / Heat Exchangers:**

Closed System - Unable to inspect, Operational.

**Pump / Blower Fan:**

General condition appears serviceable.

**Carbon Monoxide Tested:**

No.

**Secondary Air Adequacy:**

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

**Filter Type**

Disposable.

**Air Filters:**

Reusable - Wash and reuse. Disposable, Replace.

**Duct Insulation in Unheated Spaces:**

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

**Does each habitable room have a heat source?**

Yes.

**Adequate Returns or Undercut Doors:**

Yes.

**Humidifier Installed:**

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

**Normal Controls:**

General condition appears serviceable.

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat*

*detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

**Service:**

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**Type & Condition:**

110 Volt.

**Main Service Ground Verified:**

Yes - The main service ground wire was located by the inspector.

**Electrical Distribution Panels:**

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**Main Panel Location:**

Exterior of house.

**Panel Accessibility:**

Yes - The electrical panel is in a location that makes it readily accessible.

**Main Circuit Rating:**

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion. 2x.

**Disconnect:**

Located at the exterior of building.

**Main Panel Devices:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Legend Available:**

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Subpanels:**

Sub panels in foyer closet unable to remove covers for full inspection.



**Conductors:**

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**Feeder and Circuit Wiring:**

Appears serviceable.

**Wire Protection/Routing:**

Visible wiring appears to be installed in an acceptable manner.

**Switches & Fixtures:**

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**General:**

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

**Electrical Outlets:**

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**General:**

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

**AFCI and GFCI Protection:**

GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

**Laundry:**

The outlets tested in this room are correctly wired and grounded.

Outlet in hallway coming out of kitchen appears to have something stuck in the ground hole, repair.

**Other Electrical Circuitry:**

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**Smoke Detectors:**

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

**Doorbell :**

Yes - At least one exterior door has a working doorbell.

**Central Vacuum Installed:**

Yes - There is a central vacuum system installed. This inspection does not evaluate its performance, nor does it verify the availability of hoses or attachments.

**Exterior Lighting:**

The exterior lighting appears functional. Also, this is a benefit for security.

**Electrical Service:**

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Yes.

**Garage:**

See electrical page.

**Fixtures & Switches:**

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**Kitchen Interior**

The ceiling lights in the kitchen are functional.

**Lighting:**

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**Laundry:**

Lighting in the laundry is adequate.

**Master, Upper left and right bed room, Laundry area, Jack and Jill.**

The ceiling lights and fixtures in this bathrooms are in functional condition.

**Ground Fault Interrupt Outlets:**

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**Master, Upper left and right bed room, Laundry area, Jack and Jill.**

There are functional Ground Fault Circuit Interrupt outlets installed in the area of the bathrooms.

**Light Switch:**

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**Master, Upper left and right bed room, Laundry area, Jack and Jill.**

The light switches are functional.

**Lights:**

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The light and light switch were functional at the time of the inspection.

**PLUMBING SYSTEM**

**Plumbing:**

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**Water Source:**

City/Municipal.

**Plumbing Service Piping Size to Structure:**

1" water service line from the meter to the main cutoff.

**Service Piping Material:**

The main service line to the structure is plastic.

**Main Water Line Cutoff Location:**

Crawl space.

**Visible Mineral Deposits or Encrustations:**

No.

**Interior Supply Piping Size:**

The interior water supply piping is 1/2" in diameter.

**Interior Supply Piping Material:**

The interior supply piping in the structure is predominantly copper. CPVC.

**Water Pressure:**

Good.

**Exterior Hose Bibs Functional:**

The exterior hose bibs appeared to function normally.

**Functional Supply:**

By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Leaks in the Supply Piping Noted:**

No.

**Sewage Disposal Type:**

Public Sewer System.

**Waste Line Materials**

The predominant waste line material is plastic.

**Waste Piping Condition:**

The visible plumbing waste piping appears functional.

**Vent Piping Material**

The vent material, as it passes through the roof, is plastic.

**Vent Piping Condition:**

The visible plumbing vent piping appears functional.

**Supply/Waste Piping Supports:**

The tie straps and hangers supporting supply and waste piping appear adequate.

**Functional Drainage:**

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

**Objectionable Odors Noted:**

No.

**Location of Waste Line Cleanouts:**

Crawl space.

**Sewage Pump Installed:**

Yes - There is a sewage pump installed. This is needed either because of elevation of lowest fixture in relation to the sewer line or because of the distance to the sewage main. This unit requires periodic maintenance and should be connected to an alarm to warn of failure. The pump appeared to function at the time of the inspection.

**Sump Pump:**

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system.

**Sump Pump Drain Line:**

The drainage line from the sump pump is installed in such a manner that water appears to be carried far enough away from the structure to prevent reintroduction.



**Water Softener:**

None.

**Fire Sprinkler Installed:**

No.

**Lawn Sprinkler System:**

There is a lawn sprinkler system installed.

**Water Heater:**

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**Location:**

Loft closet, laundry closet and crawl spaces.

**Tank Capacity:**

2x 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub. 2x There is an energy efficient tankless unit installed which if sized correctly should provide adequate volume and do so economically.

**Fuel Source for Water Heater:**

The water heater is electrically heated. The water heater is gas-fired.

**Electric Service to Water Heater:**

The electric service to the water heater appears to be installed in an acceptable manner.

**Exposed Water Heater Condition:**

Loft closet water heater is rusty and older, monitor is not in service. Other water heaters appear newer and operational.

**Drip Leg Installed for Natural Gas-Fired Unit:**

No - There is no drip leg installed on gas line to the addition water heater at its lowest point, add as needed. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

**Gas Valve:**

There is a gas valve cutoff installed adjacent to the hot water tank.

**Flue/Exhaust Pipe Condition:**

The exhaust flue appears to be correctly installed.

**Water Piping Condition:**

The incoming and output piping is installed correctly.

**Water Heater Fill Valve Installed:**

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

**Temperature Controls:**

The thermostat and temperature controls appear to function normally.

**Drain Valve:**

Yes - There is a drain valve installed on the lower side of the water heater.

**Temperature & Pressure Relief Valve:**

The temperature and pressure relief valve is of the correct rating for the water heater.

**Safety Overflow Pipe:**

The overflow pipe is correctly installed.

## KITCHEN

**Kitchen Plumbing:****Faucet and Supply Lines:**

Faucets and supply lines appear functional with no leaks noted.

**Sink and Drain Lines:**

The sink and drainage lines appear to be functional.

**Caulking Water Contact Areas:**

The caulking in water contact areas appears to be adequate for its age.

**Kitchen Appliances:****Food Waste Disposal:**

The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

**Dishwasher:**

The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

**Range Hood:**

The exhaust hood is directly vented to the exterior of the structure.

**Range/Oven Fuel Source:**

Electric - There is a 220-volt hookup for an electric range/oven. Gas - There is a gas line installed for a range/oven.

**Range/Oven:**

Built-in - There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

**Microwave Oven:**

Built-in - There is a built-in microwave oven. The unit was tested. The unit functioned as intended.

**Refrigerator:**

There is a refrigerator installed; however, it was not included as a part of this inspection.

**Kitchen Interior****Location:**

Center of home.

**Walls:**

The walls in the kitchen appear to be without significant issues.

**Countertops:**

The countertops in the kitchen are functional.

**Cabinets, Drawers, and Doors:**

Lazy susan door runs frame, repair as needed.

## LAUNDRY

*Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.*

**Laundry:****Location:**

main floor.

**Entry Door:**

The entry door to the laundry room is functional.

**Linen Closet:**

The closet is functional and of average size.

**Walls:**

The walls in the laundry room appear to be functional.

**Ceilings:**

The ceiling is functional.

**Floor:**

The floor coverings are functional.

**Washer & Dryer**

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

**Washer Hookup:**

Yes.

**Washer Pan:**

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

**Dryer Hookup:**

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

**Dryer Ventilation:**

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

**Area Ventilation:**

The area ventilation seems adequate.

**Laundry Basin:**

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

## BATHROOMS

*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

**Master, Upper left and right bed room, Laundry area, Jack and Jill.**

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**Vanity Cabinet:**

The vanity cabinets and tops are functional.

**Basin and Drain Fixture:**

. Stopper at upper right bathroom sink does not stop water from draining, repair. Addition left side sink stopper does not fully operate, repair. Main floor hallway full bathroom sink overflow is disconnected, repair.

**Faucet and Supply Lines:**

Faucets and supply lines appear functional.

**Toilet Condition**

The toilets appears to be functional.

**Tub:**

Satisfactory as tested.

**Tub Mixing Valve & Stopper:**

The tub mixing valves and the tub units are in functional condition.

**Shower/Shower Head and Mixing Valves:**

Lower shower head leaks at addition bathroom supply, repair.

**Shower Pan:**

Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

**Tub & Shower Walls:**

The walls appear to be in functional condition.

**Tub/Shower Drain:**

Functional - The tub/shower appears to drain at an acceptable rate.

**Glass Tub/Shower Door:**

Yes.

**Caulking/Water Contact Areas:**

The caulking in the water contact areas appears to be functional.

**Heat Source:**

Functional - Heat is provided to the areas as needed.

**Entry Door:**

Addition bathroom pocket door does not stay open, Adjust as needed.

**Walls:**

The walls in this bathrooms are functional.

**Windows:**

Master bathroom window is cracked replace.

**Ceiling:**

The ceilings in the bathrooms are functional.

**Floor:**

The flooring in the bath rooms is functional.

**Ventilation Fans:**

There are exhaust fans installed in the bathrooms and functional.

## INTERIOR:

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected.*

*Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

**Entry Door:**

The doors are functional.

**Walls:**

Some crack noted in a few areas, repair and monitor.



**Ceiling:**

Cracks noted in office ceiling , repair.



**Floor:**

Stain and carpet at upper rear balcony door.

**Stairs:**

Yes - There is stairs noted and operational.

## GARAGE

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*

**Garage:****Garage Type**

The garage is attached. The garage is detached and free standing.

**Size of Garage:**

One car garage. Two car garage. Three car garage.

**Number of Overhead Doors**

There is a single overhead door. There are two overhead doors, There are three overhead doors.

**Overhead Door and Hardware Condition:**

The overhead door is in satisfactory condition, and it is functional.

**Automatic Overhead Door Opener:**

The overhead door opener appears to function appropriately.

**Safety Reverse Switch on the Automatic Opener:**

Yes - The door opener is equipped with an automatic reverse safety switch.

**Outside Entry Door:**

Side door deteriorating , repair or replace as needed.

**Floor Condition:**

To prevent further deterioration of the slab floor, it is recommended that the cracks be sealed.



**Garage Walls Condition:**

The wall covering and framing appears to be without significant issues.

**Fire Rated Ceiling:**

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

**Fire Rated Entry Door to Structure:**

Yes - There is a fire rated door separating the garage from the living areas of the house.

**Garage Foundation:**

The visible portions of the foundation under the garage appear to be functional.

**INSPECTION AGREEMENT**  
**THIS IS A LEGALLY BINDING CONTRACT**  
**AND CONTAINS AN ARBITRATION CLAUSE**  
PLEASE READ IT CAREFULLY

Client: Mike Adams

Report #: 1669

Property Address: 2916 Smithfield Court

Inspection Date: 3/8/2019

Total Inspection Fee: \$ 495.00

This Inspection Agreement contains the terms and conditions of your (the Client) contract with A+ Home Inspections (the Company) for an Inspection of the Property at the above address. This Inspection Agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the Inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns client may have regarding the Inspection or Inspection Report. This Inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

**1. INSPECTION AND DUTIES**

The Company agrees to perform a limited visual Inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which the Client agrees to pay a fee. The Inspection will be performed in accordance with the Standards of Practice of the American Society of Home Inspectors and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement. You agree that if the Company recommends further evaluation of a condition noted in the Inspection Report that you will do so before the end of any inspection contingency and prior to closing.

**2. DISCLAIMER OF WARRANTY**

Client understands that the Inspection and Inspection Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law.

**3. NOTICE AND STATUTE OF LIMITATIONS**

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten(10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection, failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen therefrom. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law.

**4. LIQUIDATED DAMAGES – LIMITED LIABILITY CLAUSE**

**Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, if we fail to perform the Services as provided herein or are careless or negligent in the performance of the Services and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Services (unless contrary to state law), and you release us from any and all additional liability, whether based on contract, tort, or any other legal theory. There will be no recovery for consequential damages. You understand that the performance of the Services without this limitation of liability would be more technically exhaustive, likely require specialties and would cost substantially more than the fee paid for this limited visual inspection. You understand that you are free to consult with another professional if you do not agree to this provision.**

**X**\_\_\_\_\_



**By signing here, the client agrees to be bound by the provisions of this limitation of liability provision.**

**5. ENVIRONMENTAL AND HEALTH ISSUES**

The Client specifically acknowledges that a Property Inspection is NOT an Environmental Survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include but are not limited to asbestos; "Chinese Drywall"; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCB's or other toxins; electro-magnetic fields; underground storage tanks; proximity to toxic waste sites; carbon monoxide. You agree to hold the Company and Inspector harmless for any injury, health risk or damage caused or contributed to by these conditions.

**6. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS**

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or in any other fashion is excluded. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component installation or recalls.
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.
- Termites or other wood destroying insects and or organisms, rodents or other pests, dry-rot or fungus; or damage from or relating to the preceding. This exclusion is deleted if the Client has the Company perform wood destroying organism inspection for an additional fee.
- Private water, sewage systems, water softeners or purifiers, radiant heat systems or solar heating systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Free standing appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks. Furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property including but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, system or component life expectancy or adequacy or efficiency of any system or component.

**7. GOVERNING LAW & SEVERABILITY**

This Agreement shall be governed by \_\_\_\_\_ law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

**8. RECEIPT OF REPORT**

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If this Agreement is not signed by Client prior to or at the time the written Inspection Report is provided to the Client and Client objects to any of the terms of this Agreement, Client shall return the written Inspection Report to the Company within seven (7) days and any fee that has been paid will be refunded to the Client. Failure to return the written Inspection Report and payment of the fee shall constitute the full acceptance of all of the terms of this Agreement by Client.

**9. OTHER SERVICES**

It is understood and agreed to by the parties hereto that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

**10. ENTIRE AGREEMENT, MODIFICATION & 3rd PARTIES**

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

11. DISPUTE RESOLUTION - ARBITRATION CLAUSE

**Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.**

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

CLIENT INITIALS X \_\_\_\_\_

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated \_\_\_\_\_

Signature of Client \_\_\_\_\_  
(One signature binds all)

Dated 3/10/2019

For A+ Home Inspections \_\_\_\_\_