

# HOME INSPECTION REPORT



16 Placid Way  
Stafford, VA 22554

Prepared for: Janet MacClient

Prepared by: Virginia Inspection Service, LLC  
11203 Carriage House Court  
Fredericksburg, VA 22408

## Table of Contents

Inspection Information	2
Rating Key	3
Grounds	4
Exterior Surface and Components	6
Structure	7
Roof	8
Attic	10
Basement	12
Interior	13
Appliances	15
Electrical	16
Plumbing	18
Garage	21
Fireplace/Wood Stove	22
Heatpump System	23
RECEIPT	25
SUMMARY INTRODUCTION	26
Summary	27

Inspection Information

Inspection Date: 02/26/2009

REPORT NUMBER: 022609-M

Client Information

Inspected For: Janet MacClient  
Current Address: 100 Greenbriar Court  
City: Fairfax St: VA Zip: 22033  
Phone: (540) 898-0593 Email: JanMac123@Fastnet.com

Inspected Property Information

Address: 16 Placid Way  
City: Stafford St: VA Zip: 22554  
Area: Stafford County

Property Occupied: NO, FORECLOSURE Approximate Age: 8-9 Years (1990)  
Finished Area: 3300 SF Faces: East  
Architecture: Detached, Two Story, Single Family Home  
Bedrooms: Four Baths: 2 Full, 2 Half  
Basic Construction: Frame Lumber Foundation: Concrete Wall Basement  
Crawl Space: None Basement: Full, Finished  
Garage: 2-Car, Front Load, Tuckunder  
Water Source: Public Waste Disposal: Public  
Water: ON Electricity: ON  
Gas: OFF Gas Type: LPG

Virginia Inspection Service, LLC Information

Company Name Virginia Inspection Service, LLC  
Company Address 11203 Carriage House Court  
City Fredericksburg State VA Zip 22408  
Phone: (540) 898-0593 Email: InspectorStu@VaInspection Service.Com

Other Information

Others Present: Buyer's Agent and Buyer  
Buyer's Agent: Betty Beautiful Agency: Blue and Grey Homes Email: Betty@HomesWithBetty.Com

Start Time: 1230 End Time: 1630  
Weather: Clear Temp: 33 Degrees  
Soil Condition: Dry Recent Weather: Rain, Clearing

H. Stuart Brooks  
Virginia Certified Home Inspector  
Number: 3380-000409  
Expires: 09-30-2010

Inspector: 

## Rating Key

*Clients must have a clear understanding of the terms used in this report. The following conventions have been used to highlight or categorize issues encountered by the writer during the inspection and apply to when the inspection was performed.*

All definitions listed below refer to the property or item listed as inspected in this report at the time of inspection.

I	Inspected	I visually observed the item, component, or unit and if no other comments were made then it appeared to be capable of performing its intended function and/or task allowing for normal wear and tear. It does not imply that the system or component was in perfect or like new condition or that it would meet every individuals interpretation of an acceptable state.
R	Repair or Replace	The item, component, unit, or system did not appear to functioning as, or capable of functioning as, intended and/or needs further inspection by a qualified licensed professional in the applicable field. Items, components, units, and systems that can be repaired to satisfactory condition may not need to be replaced. When it is determined the repair or replacement of an item, component, unit, or system is necessary, the home inspection may not be all inclusive as the licensed professional should provide detailed and complete evaluations, recommendations, and repairs of the reported item and all related problems and subsequent damage. This rating also applies to unsafe conditions.
A	Advisory	This item, component, or unit warrants attention, service, repair, and/or monitoring. Not necessarily a fault or repair, it is usually something of which you should be aware.
NI	Not Inspected	I did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended. The item was unable to be inspected at the time of the inspection due to one or more of the following reasons: Safety, lack of power or fuel, wasn't operating, temperature, not visible, inaccessible, disconnected.
NP	Not Present	The item was not found or present for inspection and may be normally expected but not a required element.

I R A NINP

*This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer's subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs.*

Grounds

Please Read "Grading and Grounds" in the General Notes Section

I R A N I N P

- 1.      Driveway: Concrete:: I observed evidence of spalling, minor surface deterioration, and prior repairs
- 2.      Walks: Concrete, Wood, Pavers:: **Wood edging of paver walk and steps sticking up above the uneven paver surface creating a trip hazard. I recommend a qualified person or licensed contractor repair the walk surface to eliminate the trip hazards.**



- 3.      Steps: Wood:: **Rear deck steps: I observed uneven step risers and deteriorated stair stringers. I recommend repair by a qualified person or licensed contractor**



- 4.      Pool Deck Concrete Pool Deck:: **The concrete pool deck is cracked and has at least one visible broken corner. Visibility was limited due to dead leaves and other debris. I recommend sealing cracks to prevent water penetration and further damage**

- 5.      Deck: Pressure treated wood 1x6 decking:: **Inadequate nailing of joist hangers. Every round hole requires a proper nail; Improper connection of center beam to support posts. Not Bolted and no support under the beam. Not bolted to the house; Ledger flashing not visible. Weathering of surface. I recommend repair by a licensed contractor.**



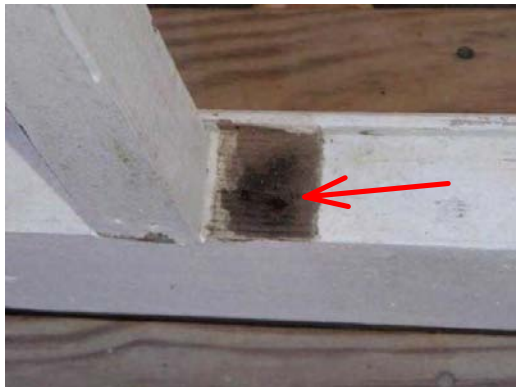
Grounds (Continued)

- 6.      Porch: Treated Wood:: Base of right support post shows evidence of damage by WDO. I recommend repair by a qualified person or licensed contractor.



- 7. Porch Note:  
PORCH NOTE: Due to low clearance and fixed skirting I was not able to observe the construction details of the porch. The area under the porch was covered with dead leaves and paper debris. I recommend cleaning out all leaves and debris from under the porch to help deter wood destroying organisms and pests.

- 8.      Railings: Painted wood rails with painted wood balusters:: Front porch painted wood railing: Loose and WDO damaged balusters. I recommend repair by a qualified person or licensed contractor.



- 9.      Vegetation: Grass, shrubs, trees:: It is recommended to keep all vegetation cut back from the sides of the house to provide at least 6 inches of clearance.

- 10.      Retaining Walls: Wood, Concrete:: A section of treated wood retaining wall below the pool shows evidence of bowing. I recommend having a structural engineer evaluate the wall and prescribe corrective actions if required, in the near future. Small vertical cracks were observed in the concrete retaining walls around the pool deck. This type of crack is generally considered a normal occurrence in residential concrete work as long as they do not have differential displacement, do not grow to more than approximately 1/8" inch in width, and do not have water seepage. You may just seal the cracks or consider consulting with a structural engineer for a thorough professional evaluation of the wall cracks.



- 11.      Grading: Away from house all sides, Steep slope rear

Exterior Surface and Components

Please Read "EXTERIOR SURFACE and COMPONENTS" in the General Notes Section

Exterior Surface

I R A N I N P

- 1.      Type: Vinyl siding
- 2.      Condition Requires maintenance, Requires repair::  
Caulking required at windows, doors, and/or trim. Caulk provides a moisture, wind, and insect barrier that should be maintained on at least annually. Deteriorated caulking can allow water to enter the structure causing damage to the structure and interior. Insects may use the opening as a convenient road into the house. Observed crack or other damage to siding over the garage door allowing water penetration and possible water related damage to the substructure and interior. Requires repair, or replacement.



I R A N I N P

- 3.      Trim: Aluminum wrapped, Vinyl
- 4.      Fascia: Aluminum wrapped:: "FASCIA" Includes Rake Boards Where Applicable
- 5.      Soffits: Vinyl
- 6.      Flashing: Covered, not visible:: Flashing not visible for inspection, covered by aluminum wrap or vinyl j-channel and is not included in the inspection
- 7.      Entry Doors: Steel Clad Molded Panels, Stained wood panel door:: Front Door: Door was closed with sliding bolt extended causing the inside metal cladding to deform so that the bolt no longer latches. Requires repair. Bottom weather stripping of front door requires repair or replacement
- 8.      Patio Door: Vinyl sliding
- 9.      Windows: Wood:: Deteriorated paint in window sills requires maintenance or repair. I observed sills damaged by Wood Destroying Organism, most likely fungal rot. These sills require repair or replacement by a qualified person or licensed contractor



- 10.      Window Screens: Metal Frame, Vinyl mesh:: I observed missing screens that require replacement and worn-damaged screens that require repair
- 11.      Basement Windows: Wood double hung, double glazed

**Structure**

*Please See "STRUCTURE" in the General Notes & Disclaimer Section*

*Most of the structure framing is concealed by interior and exterior wall coverings or floor and ceiling coverings. Only small areas of framing may be visible from the basement, crawlspace, garage, or attic. There may be defects present that cannot be seen and have symptoms that have not manifested into visible evidence at the time of the inspection.*

I R A N I N P

- 1.      Structure Type: Dimensional lumber
- 2.      Foundation: Concrete Wall, Daylight basement
- 3.      Differential Movement: No visible evidence of differential movement in the foundation at the time of inspection
- 4.      Beams: Not visible, not inspected:: Beams not inspected because they were not visible due to ceiling, wall, and floor coverings.
- 5.      Columns: Not visible, not inspected:: Other than a steel column in the garage, Columns not inspected because they were not visible due to ceiling, wall, and floor coverings.
- 6.      Floor Joists/Trusses: Dimensional lumber:: Limited visibility in basement
- 7.      Subfloor: OSB, Limited visibility due to floor coverings. Some visible in basement
- 8.      Unfinished Area Insulation: No unfinished areas that allow visual inspection of insulation in walls and floors:: Insulation is not visible due to interior and exterior wall coverings.
- 9.      Stairs: Wood stairs with wood handrails:: **Main stairway to second floor: One tread riser is about 1" higher than the average for the stairs presenting a trip and fall hazard. The stairs require repair by a qualified person or licensed contractor.**



- 10.      Railings: Missing railing section:: **The handrail for the lower stair section has been removed leaving a five step section without fall protection. This is also a safety hazard that requires repair by a qualified person or licensed contractor.**



**Roof**

*Please read ROOF SURFACE in General Notes & Disclaimers*

*It may be necessary to perform temporary repairs to or in damaged areas as soon as possible to prevent or reduce existing leaks and additional damage. I recommend any roof repairs or replacement be made by a qualified licensed roofing contractor or other qualified person.*

. Roof Surface

- 1. Architectural Type: Gable
- 2. Method of Inspection: On roof
- 3. Unable to Inspect: Able to inspect all of roof
- 4. Material: Asphalt fiberglass composition, 3 tab

I R A N I N P

- 5.      Surface Condition: Normal aging and wear, moderate damage:: Ridge cap split at end of main roof exposing roof decking to weather an moisture. Damaged left corner of front porch roof is damaged allowing water to penetrate and damage the decking. At least temporary repairs are required as soon as possible to prevent leaks and damage or reduce existing leaks and additional damage.



- 6.      Approximate Life: Less than 5 years:: There are too many variables to allow an accurate estimate of the remaining roof life. Therefore, in order to provide some assistance, a broad range is presented to give you a general idea of how soon the roof may need replacing.
- 7.      Decking/Nailing: OSB Decking, Galvanized roofing nails:: Water damage at eaves. Overflow from gutters has backed up into the OSB decking at the edge of the roof causing deterioration of the decking. I recommend repair by a licensed roofing contractor.



- 8.      Flashing: Metal:: Flashing at intersection of house east gable-end siding with garage roof is covered by siding and shingles and is not visible for inspection. Flashings at intersection of house siding with roof of front porch and rear shed roofs have exposed nail heads. Exposed nail heads cause the nails to rust, which will permit moisture to penetrate the nail hole and into the roof decking. The nails tend to work loose and out. This can cause or increase damage by water and/or wind. I recommend sealing all exposed nail heads on the roof surface or flashing

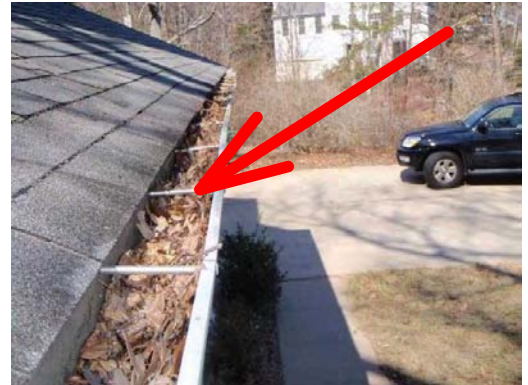
Roof (Continued)

- 9.      Valleys: Cut-line shingle valleys
- 10.      Plumbing Vents: PVC:: Weather boots are deteriorated with cracks, tears, or splits. This condition will allow water into the property causing damage to the roof decking/structure, or to the interior ceilings, walls, and floors. I recommend repair/replacement of plumbing vent flashing and weather seals by a qualified person or licensed roofing contractor. See "Attic" for picture from inside around the vent pipe.



- 11.      Antenna: Satellite Dish:: We do not inspect antennas or satellite dishes. We recommend contacting the service provider or an antenna technician to inspect the installation, Antenna roof mounts can become loose over time and permit moisture penetration into the decking and structure. RECOMMENDATION: Regularly check the mounting screws, seal screw holes with an appropriate sealer, and tighten screws.

- 12.      Gutters: Aluminum:: Gutters loose, spikes or straps pulled out or missing. A condition that may severely reduce gutter efficiency and permit moisture entry into the structure or saturate the ground at the foundation. Gutters need cleaning. Clogged gutters can lead to overflow and water penetration into structure or saturate the ground at the foundation. Water can cause structural damage and provide the moisture necessary for mold growth and the existence of termite colonies. I recommend gutter cleaning as part of a regular maintenance program. Uncovered or unscreened gutters should be cleaned at least twice a year to prevent a buildup of debris. Part of the maintenance should also include tightening loose spikes or brackets and sealing any seam leaks.



- 13.      Downspouts: Aluminum:: Damaged underground plastic extension left front end of house. I recommend replacement to ensure drainage away from the house foundation. It appears the downspout that empties onto the concrete driveway does not drain away from the foundation. Use extensions or change grading to allow water to drain 6-10 feet from house

Attic

Please See "ATTIC" in the General Notes and Disclaimers Section

House Attic

- 1. Method of Inspection: In the attic
- 2. Unable to Inspect: 20%.: Insulation blocked observation of the ceiling framing or bottom of trusses. Not able to make observations under floor boards, One compartment (over master bath) has a inspection hole but no access
- 3. Storage Allowed: Storage is not permitted in the attic - unreinforced trusses

I R A N I N P

- 4.      Attic Access Ceiling hatch in second floor hallway
- 5.      Roof Framing: 2x4 Truss, 24 inches on center
- 6.      Sheathing: Oriented Strand Board
- 7.      Ventilation: Gable and soffit vents
- 8.      Moisture Penetration: No evidence of active moisture intrusion observed in attic at time of inspection
- 9.      Electrical: 120 VAC lighting circuit.: There is most likely wiring under the insulation or floor boards that cannot be observed at the time of the inspection. Electrical service for the ceiling fans was covered by insulation and not visible for inspection. The installation of the ceiling fans appears amateurish. Improper electrical wiring is a safety and fire hazard. I advise having a licensed electrical contractor check the wiring of the fan installations.
- 10.      Insulation: Fiberglass Batts (3.14R/in)
- 11.      Insulation Depth: 12", nominal depth
- 12.      Waste Vents PVC.: Observed light passing between the pipe and the weather boot. This situation will allow water penetration into the structure. See "Roof, Plumbing Vents" for repair statement



Attic (Continued)

Garage Attic

- 13. Method of Inspection: In the attic
- 14. Unable to Inspect: 10%.: Insulation and floor boards blocked observation of the ceiling framing
- 15. Storage Allowed: Storage in the attic appears to be acceptable

I R A N I N P

- 16.      Attic Access Door in Master Suite
- 17.      Roof Framing: 2x8 rafter, 2x6 ceiling joist
- 18.      Sheathing: Oriented Strand Board
- 19.      Ventilation: Gable and soffit vents
- 20.      Moisture Penetration: No evidence of active moisture intrusion observed in attic at time of inspection
- 21.      Electrical: 120 VAC lighting circuit
- 22.      Insulation: Fiberglass Batts (3.14R/in)
- 23.      Insulation Depth: 3-1/2"
- 24.      Vapor Barrier: Paper
- 25.      Bath Fan Vents:
- 26.      Waste Vents
- 27.      Heating Vent
- 28.      Chimney Appears functional at time of inspection

**Basement**

*Please See "BASEMENT & CRAWLSPACE" in the General Notes & Disclaimer Section*

. Basement

I R A N I N P

1.  Unable to Inspect: 90%, Basement foundation walls, most of structure:: The basement is mostly finished with drywall covering the ceiling and walls. Carpet or vinyl flooring covers most of the concrete slab. Covered areas are not visible during the inspection and therefore excluded.
2.  Ceiling: Drywall and Paint
3.  Walls: Drywall and Paint
4.  Floor: Carpet on concrete slab, Stone tile, Ceramic tile
5.  Floor Drain: Surface drain
6.  Doors: Hollow core molded composite, painted
7.  Windows: Wood double hung, Double glazed
8.  Electrical: 120 VAC outlets, switches, and lighting circuits
9.  Smoke Detector: Ceiling mounted
10.  HVAC Source: Forced Air Registers
11.  Vapor Barrier: None visible due to wall coverings in finished areas
12.  Sump Pump: A sump pump was not located during the inspection
13.  Moisture Location: No evidence of moisture penetration was observed during the inspection
14.  Basement Stairs/Railings: Carpeted wood stairs, Wood wall mounted railing

**Interior**

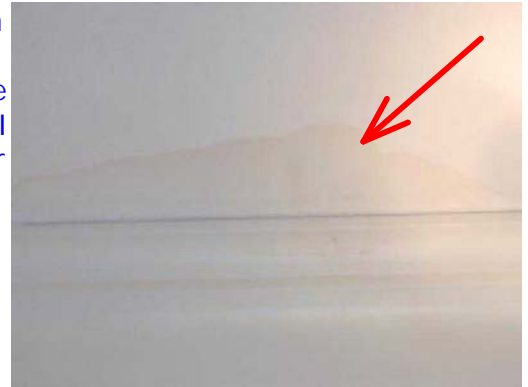
Please read LIVING SPACES, BEDROOM, BATHROOM, LAUNDRY ROOM, KITCHEN in General Notes and Disclaimers.

General Interior

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I R A N I N P

1.  Ceilings: Drywall and Paint:: I observed nail pops in the drywall around the house. Evidence of a prior water leak above the kitchen ceiling appears to have come from the bathroom above the stained ceiling. I recommend a qualified person or licensed contractor caulk the tub at the floor in the bathroom and applying a stain blocking primer over the stained area prior to painting



2.  Walls: Drywall and Paint:: I observed a diagonal crack in the wall at the corner of the door to the master bathroom. This crack may be due to normal settling but also may be due to inadequate support under the wall. I recommend repairing the crack. If the crack returns or grows, I recommend a structural engineer evaluate the crack and prescribe corrective action as required



3.  Closets: Present in bedrooms and hallways  
 4.  Flooring: Carpet, Hardwood, Vinyl floor coverings, Stone Tile  
 5.  Interior Doors: Painted hollow-core molded composite:: Bifold closet door in bedroom requires adjustment and repair. A top track roller is missing and the door is damage where the roller is inserted in the door. The right side master bathroom door needs adjustment apparently due to the settling of the wall and door frame. I recommend repair by a qualified person.



6.  Windows Painted wood, double hung, double glazed:: Observed missing and broken removable window grills.  
 7.  HVAC Source: Forced Air Registers

Kitchen

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I R A N I N P

Interior (Continued)

- 8.      Kitchen Cabinets: Wood and Composites
- 9.      Kitchen Counter Tops: Ceramic Tile
- 10.      Flooring: Stone Tile
- 11.      HVAC Source: Forced Air Registers

Bathroom

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I R A N I N P

- 12.      Bathroom Cabinets: Wood and Composite Materials
- 13.      Bathroom Countertops: One piece molded resin counter and sink
- 14.      Flooring: Ceramic Tile
- 15.      Ceilings: Drywall and Paint
- 16.      Walls: Drywall and Paint
- 17.      Ventilation: Electric fans, Windows
- 18.      HVAC Source Forced Air Registers

**Appliances**

Kitchen

I R A N I N P

- 1.      Cooking Appliances: 4 burner range, Frigidaire, electric
- 2.      Ventilator: Range Top Down Draft:: Control dial indicates adjustable speed. Only one speed at the time of inspection
- 3.      Disposal: Not functional at the time of inspection, Motor locked, hums only:: **I recommend repair or replacement by a qualified person or licensed plumber contractor**



- 4.      Dishwasher: Whirlpool:: Dishwasher drain bypasses disposal and connects to second sink drain. This appears to be a DIY fix for non-functional disposal. You may wish to have the drain line connected back to the disposal when it is replaced.



- 5.      Air Gap: High Loop under cabinet:: Maintain air gap loop if the disposal is replaced and the dishwasher drain is reconnected to the disposal
- 6.      Refrigerator: Refrigerator/Freezer combination:: Disconnected from power at time of inspection
- 7.      Microwave: GE:: Installed over Wall Oven

Other Appliances

I R A N I N P

- 8.      Washer:
- 9.      Dryer:
- 10.      Dryer Vent: Rigid metal, Vents through wall to outside

## Electrical

*Please See "ELECTRICAL" in the General Notes and Disclaimers Section*

### Garage Side Electric Service Entrance

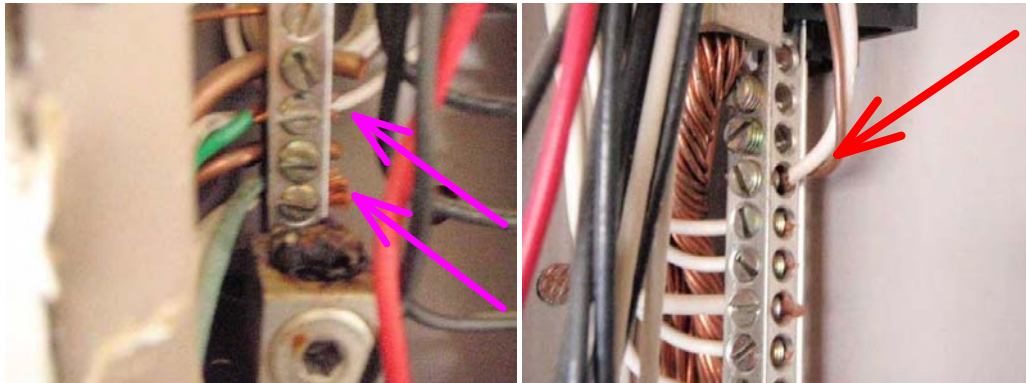
I R A N I N P

1.      Rated Service Amps: 200 Amps
2.      Rated Service Voltage: 120/240 VAC
3.      Service Drop Type Underground
4.      Service Cable Not visible except in breaker panel:: Service Entry cable is not accessible for visual inspection. It is an underground service that is covered by conduit and meter panel. The meter enclosure cannot be opened except by the power company or in case of emergency by trained emergency response personnel.
5.      Ground Bare copper wire observed entering ground from Meter and run into service panel.

### Garage Electric Panel

I R A N I N P

6.      Maximum Capacity: 200 Amps, Determined by main breaker
7.      Manufacturer: Cutler-Hammer
8.      Main Breaker Size: 200 Amps
9.      Breakers: Copper and Aluminum
10.      Fuses:
11.      Aluminum Wiring Aluminum solid-wire branch wiring was not present at the time of inspection
12.      120V Conductors Copper
13.      240V Conductors Special purpose localized aluminum circuits
14.      GFCI: GFCI dedicated circuits marked.
15.      Conductor Type Non-metallic sheathed cable
16.      Wiring Neutral (white) conductors and a ground (bare copper or green wire) together in one buss bar terminal. **Improper wiring technique, Neutral and grounds are combined into one tap, This is a recognized safety and fire hazard that requires correction by a qualified electrical contractor**



17.      Smoke Detector Circuit A dedicated smoke detector circuit was NOT identified
18. Is the panel bonded?  Yes  No

Electrical (Continued)

19. Components

I R A N I N P

20.      Switches/Outlets: safety Issues noted:: Broken receptacle plate in bedroom and behind bar in basement presenting a safety hazard. Replace covers. GFCI receptacle behind basement bar does not trip on "test" or reset. Requires replacement by a qualified person or licensed electrical contractor.



21.      Fixtures: No problems noted  
22.      Doorbell: Front  
23.      Smoke Detectors: Hardwired with battery backup  
24.      Exterior Outlets: 120 VAC GFCI  
25.      Exterior Lighting: Surface mount front and rear, flood lights

## Plumbing

*Please see the "PLUMBING" in the General Notes & Disclaimers Section*

### Interior

I R A N I P

1.      Service Line: Copper:: Entry into structure not visible due to wall coverings
2.      Main Water Shutoff: Basement
3.      Water Lines: Copper
4.      Vent Pipes: PVC
5.      Basement Floor Drain: Surface drain
6.      Drain Pipes: PVC
7.      Service Caps: Not visible:: A service or clean-out plug for the waste lines was not observed during the inspection. Drain lines have limited visibility due to wall and ceiling coverings.
8.      Kitchen Sink: Stainless Steel, Double
9.      Bathroom Sink/Basin: One piece sink/counter tops
10.      Faucets/Traps: Faucet with hot/cold supply control, PVC P-trap & Drain
11.      Plumbing/Fixtures: Appear functional at time of inspection., No active leaks observed. Three unmarked valves in ceiling of basement half-bath. May be for outside faucets.



12.      Sump Pump:
13.      Ejector Pump:
14.      Tub/Surround: Porcelain tub, Ceramic tile surround
15.      Toilets: 1 1/2 Gallon Tank:: Toilet in first floor half-bath is slightly loose at floor mount. I recommend a qualified person or licensed plumbing contractor tighten the toilet and seal around the base of the toilet to prevent water from possible overflows leaking through the floor and into the ceiling in the basement.



16.      Spa Tub/Surround: Fiberglass/acylicTub, Ceramic tile surround
17.      Shower/Surround: Plastic pan and plastic surround, Glass door and side
18.      Exterior Faucets: Frost-free, Rotary valve
19.      Exterior Surface Drain:

Plumbing (Continued)

Propane Gas Service

I R A N I N P

- 20.  Gas Service Line: Copper:: Copper gas lines are installed around the deck. I recommend having a licensed plumber or the Propane gas company check all gas lines for condition and serviceability before gas is connected.
- 21.  Main Gas Shutoff: At tank:: Tanks not present at the time of inspection
- 22.  Appliance Gas Line: Copper, CSST

2nd Floor Laundry Room/Area

I R A N I N P

- 23.  Hose Bibs: In wall-mounted washer service box with washer drain
- 24.
- 25.  Electrical: 120 VAC/240 VAC
- 26.  Dryer Vent: Vents through wall to outside
- 27.  Floor Drain: Drain pipe attached to washer drip pan
- 28.  Drip Pan: Plastic Pan:: Broken pan will not hold water. I recommend replacing the pan



Basement Water Heater

- 29. Manufacturer: Whirlpool
- 30. Model Number: EE3J50RD045V
- 31. Serial Number: 0738104125
- 32. Type: Electric
- 33. Capacity: 50 Gal.
- 34. Area Served: Entire house
- 35. Approximate Age: Less than 3 years (DOM:2007)

I R A N I N P

- 36.  Location: Basement
- 37.  Condition: Appears serviceable at the time of inspection
- 38.  Water Lines: Copper, Reinforced plastic flex
- 39.  Water Shutoff Valve: Installed in the cold water supply.
- 40.  TPR Valve: Installed and appears serviceable at the time of inspection

Plumbing (Continued)

41.      TPRV Drain Tube: Not installed. This is a safety hazard and requires repair or replacement by a qualified person or licensed plumbing contractor.



42.      Expansion Tank:  
43.      Drip Pan:  
44.      Electrical: 240 VAC

Garage

1. Type of Structure: Front load, Tuck under Car Spaces: Two

I R A N I N P

- 2.      Ceiling: Drywall
- 3.      Walls: Drywall, Exposed framing:: 3.5 " fiberglass insulation installed in North exposed framing wall.
- 4.      Floor/Foundation: Poured concrete slab:: Minor crack observed in garage floor. Appears to be a shrinkage crack, Cracked without displacement, evidence of prior repair
- 5.      Garage Doors: 1 Double door, Metal, Rollup
- 6.      Door Operation: Mechanized
- 7.      Garage Door Opener: Genie
- 8.      Auto Reverse Sensor: Appears functional at the time of inspection
- 9.      Service Doors: Door to interior of house: 1-3/8 metal clad solid door.
- 10.      Exterior Entry Door: Steel Clad Molded Panels

Fireplace/Wood Stove

Please See "FIREPLACE/WOOD STOVE/INSERT" in the General Notes & Disclaimers Section

Family Room Fireplace

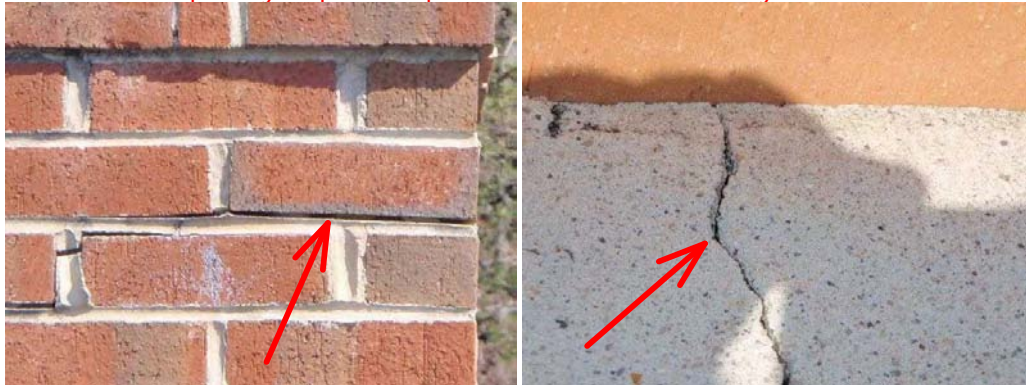
I R A N I N P

- 1.      Type: Masonry:: The fireplace appears to have seen little use burning solid fuel. If the fireplace is converted back to solid fuel, I recommend a Class II fireplace and chimney inspection before use.
- 2.      Fuel: Solid Fuel, Converted to Gas Log:: LP gas, Disconnected
- 3.      Fireplace Construction: Concrete Masonry Units and Brick
- 4.      Hearth: Raised, brick
- 5.      Fireplace Surround Brick
- 6.      Firebox: Fire brick
- 7.      Damper: Metal, Appears functional
- 8.      Smoke Chamber: Masonry
- 9.      Flue: Clay Tile Liner:: Appears to be serviceable at the time of inspection, There may be unseen damage to the chimney or flue.

Through Roof Chimney

I R A N I N P

- 10.      Chimney: Masonry:: Cracked mortar joint around chimney near the top. The chimney crown is cracked, which will allow water into the chimney structure resulting in further damage. I recommend repair by a qualified person or licensed masonry contractor.



- 11.      Flue/Flue Cap: Clay Tile Flue, Stainless flue cap/screen:: The top section of flue liner appear very clean as does the cap and screen. The flue may have been repaired
- 12.      Chimney Flashing: Metal:: The roof/chimney flashing is starting to come loose and break, sealing material is failing leaving openings to weather. This condition will allow water into the roof structure around the chimney causing more damage. I recommend repairs by a qualified person or licensed roofing contractor.



## Heatpump System

*Please see "HEATING" in General Notes & Disclaimer Section*

### BASEMENT Heat Pump

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1. Area Served: Entire house
2. **EXTERIOR CONDENSOR/COMPRESSOR**

3. Manufacturer: Trane
4. Model No.: XE1000, TER042C100B3
5. Serial No.: R364UHP2F
6. Cooling Capacity: 3.5 Ton
7. Life Expectancy: More than 5 years

I R A N I N P

8.      Location: Left side of house (facing front)
9.      Mounting: Pad mounted
10.      Unit Condition: Running in heat mode; Cooling mode is the same operation with only refrigerant flow reversed
11.      Refrigerant Lines: Copper
12.      Electrical Wiring: 240 VAC, Control Wiring
13.      Electrical Disconnect: Disconnect installed at unit and appears to be functional at time of inspection
14.      Visible Coil: Copper core with aluminum fins

### 15. INTERIOR COMPONENT

16. Manufacturer: Trane
17. Model No.: TWE042C140C0
18. Serial No. R3947SH1V
19. Heat Capacity: 42000 BTU:: Estimated from Model #. The actual power of the auxiliary heat module was not marked on the interior unit
20. Approximate Age: 7 - 8 Years

I R A N I N P

21.      Location: Basement
22.      Mounting: Floor Mounted
23.      Unit Condition: Running in heat mode; Cooling mode is the same operation with only refrigerant flow reversed:: System does not appear to have received standard service or cleaning in the past year or longer. I recommend a licensed HVAC service company clean and assess the condition of this heat pump system.
24.      Electrical Wiring: 240 VAC, Control Wiring
25.      Electrical Disconnect: Disconnect installed at unit and appears to be functional at time of inspection
26.      Condensate Removal: PVC pipe, To Condensate Pump, Plastic/vinyl tube to exterior
27.      Drip Pan:
28.      Distribution: Metal Duct, Floor registers
29.      Blower Fan: Direct drive inside air handler
30.      Filter Type: Disposable, 20x20x1:: Existing filter is very dirty and requires changing
31.      Filter Location: Air handler
32.      Air Return Location: 1st floor hallway, 2nd floor hallway, basement

Heatpump System (Continued)

33.      Thermostat: Digital

RECEIPT

Virginia Inspection Service, LLC  
11203 Carriage House Court  
Fredericksburg, VA 22408  
(540) 898-0593

02/26/2009

Received From:  
Janet MacClient

PROPERTY LOCATION

16 Placid Way  
Stafford VA 22554

For: Home Inspection

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Amount Received: \$360.00    Payment Method: Check    CHK#: 2603

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Thank you!

## SUMMARY INTRODUCTION

### **\* IMPORTANT PLEASE READ \***

The summary section is provided to allow the reader a brief overview of the inspection report. Reading the summary alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Standards of Practice, Category Introductions, General Notes, Disclaimers, and the Inspection Agreement must be carefully read to fully assess the findings of the inspection.

This summary is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

The inspection is general in nature and provides a "snapshot" of the visible condition of the property, its inspected systems, and inspected components AT THE TIME OF INSPECTION. There is no implied or expressed guarantee continuing a status as reported. What is working fine today can fail by tomorrow. "Inspection" does not mean that the inspector looks at every square inch of the property. Representative sampling is used in most cases on a room-to-room basis.

Please note that our recommendations for assessment, repair, or replacement are provided for your information. The inspector's goal is to provide you with sufficient information about the property to allow you to make confident decisions concerning what may need repair, service, or replacement.

It is strongly recommended that any deficiencies, the components or systems related to these deficiencies, or components and systems that could not be fully reviewed in this inspection be assessed by a licensed professional contractor. This step is recommended so a properly licensed professional can make an assessment of our concerns and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or beyond the scope of our inspection.

When the recommendation for repair or replacement is made in the report, it is in your interest that I recommend work be performed by a licensed contractor or other professional service provider. The licensed professional has expertise in their field, can provide an itemized invoice of work performed, is insured, and often offers some warranty on their work.

**The report is not a "DO THIS OR ELSE" command list. What you choose to do or not do, who does it, or when, is entirely your decision.**

PICTURES - Pictures included in the summary are provided to clarify a deficiency or problem. While there may be only one instance illustrated by a picture, there may be other areas in or on the property that exhibit the same or similar conditions and warrant attention.

## Repair or Replace Summary

### Grounds

1. Walks: Concrete, Wood, Pavers:: **Wood edging of paver walk and steps sticking up above the uneven paver surface creating a trip hazard. I recommend a qualified person or licensed contractor repair the walk surface to eliminate the trip hazards.**



2. Steps: Wood:: **Rear deck steps: I observed uneven step risers and deteriorated stair stringers. I recommend repair by a qualified person or licensed contractor**



3. Deck: Pressure treated wood 1x6 decking:: **Inadequate nailing of joist hangers. Every round hole requires a proper nail; Improper connection of center beam to support posts. Not Bolted and no support under the beam. Not bolted to the house; Ledger flashing not visible. Weathering of surface. I recommend repair by a licensed contractor.**

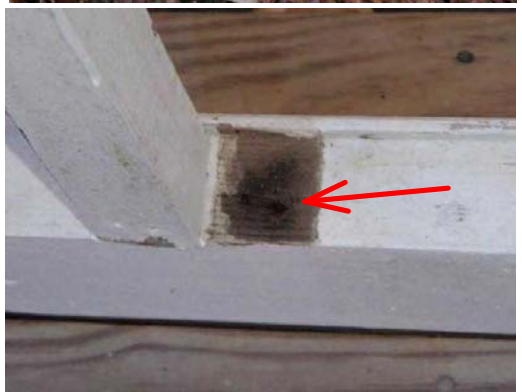


## Repair or Replace Summary (Continued)

4. Porch: Treated Wood:: Base of right support post shows evidence of damage by WDO. I recommend repair by a qualified person or licensed contractor.



5. Railings: Painted wood rails with painted wood ballusters:: Front porch painted wood railing: Loose and WDO damaged balusters. I recommend repair by a qualified person or licensed contractor.



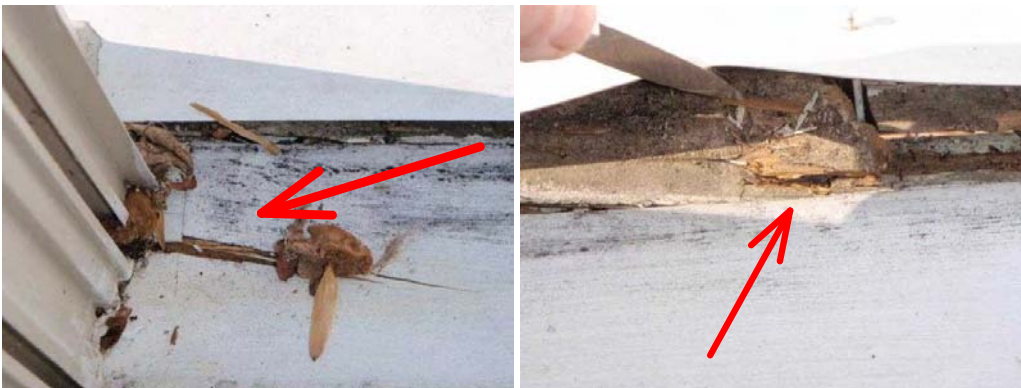
## Exterior Surface and Components

6. . Exterior Surface Condition Requires maintenance, Requires repair:: Caulking required at windows, doors, and/or trim. Caulk provides a moisture, wind, and insect barrier that should be maintained on at least annually. Deteriorated caulking can allow water to enter the structure causing damage to the structure and interior. Insects may use the opening as a convenient road into the house. Observed crack or other damage to siding over the garage door allowing water penetration and possible water related damage to the substructure and interior. Requires repair, or replacement.



7. Entry Doors: Steel Clad Molded Panels, Stained wood panel door:: Front Door: Door was closed with sliding bolt extended causing the inside metal cladding to deform so that the bolt no longer latches. Requires repair. Bottom weather stripping of front door requires repair or replacement
8. Windows: Wood:: Deteriorated paint in window sills requires maintenance or repair. I observed sills damaged by Wood Destroying Organism, most likely fungal rot. These sills require repair or replacement by a qualified person or licensed contractor

Exterior Surface and Components (Continued)



- 9. Window Screens: Metal Frame, Vinyl mesh:: I observed missing screens that require replacement and worn-damaged screens that require repair

Structure

- 10. Stairs: Wood stairs with wood handrails:: Main stairway to second floor: One tread riser is about 1" higher than the average for the stairs presenting a trip and fall hazard. The stairs require repair by a qualified person or licensed contractor.



- 11. Railings: Missing railing section:: The handrail for the lower stair section has been removed leaving a five step section without fall protection. This is also a safety hazard that requires repair by a qualified person or licensed contractor.



Roof

- 12. . Roof Surface Surface Condition: Normal aging and wear, moderate damage:: Ridge cap split at end of main roof exposing roof decking to weather an moisture. Damaged left corner of front porch roof is damaged allowing water to penetrate and damage the decking. At least temporary repairs are required as soon as possible to prevent leaks and damage or reduce existing leaks and additional damage.

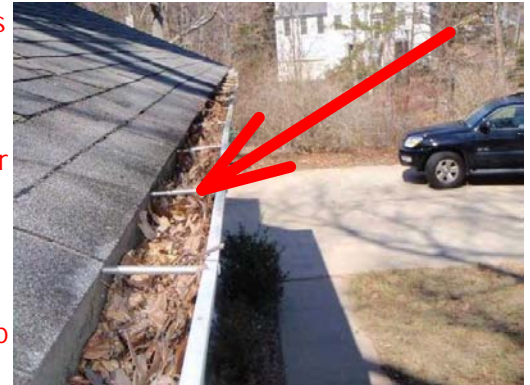


## Repair or Replace Summary (Continued)

13. . Roof Surface Decking/Nailing: OSB Decking, Galvanized roofing nails:: Water damage at eaves. Overflow from gutters has backed up into the OSB decking at the edge of the roof causing deterioration of the decking. I recommend repair by a licensed roofing contractor.



14. . Roof Surface Gutters: Aluminum:: Gutters loose, spikes or straps pulled out or missing. A condition that may severely reduce gutter efficiency and permit moisture entry into the structure or saturate the ground at the foundation. Gutters need cleaning. Clogged gutters can lead to overflow and water penetration into structure or saturate the ground at the foundation. Water can cause structural damage and provide the moisture necessary for mold growth and the existence of termite colonies. I recommend gutter cleaning as part of a regular maintenance program. Uncovered or unscreened gutters should be cleaned at least twice a year to prevent a buildup of debris. Part of the maintenance should also include tightening loose spikes or brackets and sealing any seam leaks.



## Interior

15. Interior Doors: Painted hollow-core molded composite:: Bifold closet door in bedroom requires adjustment and repair. A top track roller is missing and the door is damage where the roller is inserted in the door. The right side master bathroom door needs adjustment apparently due to the settling of the wall and door frame. I recommend repair by a qualified person.



## Repair or Replace Summary (Continued)

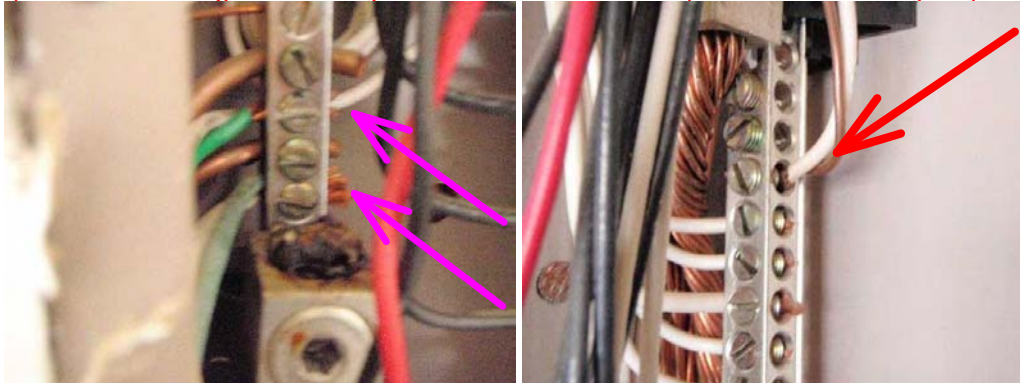
### Appliances

16. Disposal: Not functional at the time of inspection, Motor locked, hums only:: I recommend repair or replacement by a qualified person or licensed plumber contractor



### Electrical

17. Garage Electric Panel Wiring Neutral (white) conductors and a ground (bare copper or green wire) together in one buss bar terminal. Improper wiring technique, Neutral and grounds are combined into one tap, This is a recognized safety and fire hazard that requires correction by a qualified electrical contractor



18. Switches/Outlets: safety Issues noted:: Broken receptacle plate in bedroom and behind bar in basement presenting a safety hazard. Replace covers. GFCI receptacle behind basement bar does not trip on "test" or reset. Requires replacement by a qualified person or licensed electrical contractor.



Electrical (Continued)



Plumbing

19. Toilets: 1 1/2 Gallon Tank:: Toilet in first floor half-bath is slightly loose at floor mount. I recommend a qualified person or licensed plumbing contractor tighten the toilet and seal around the base of the toilet to prevent water from possible overflows leaking through the floor and into the ceiling in the basement.



20. 2nd Floor Laundry Room/Area Drip Pan: Plastic Pan:: Broken pan will not hold water. I recommend replacing the pan



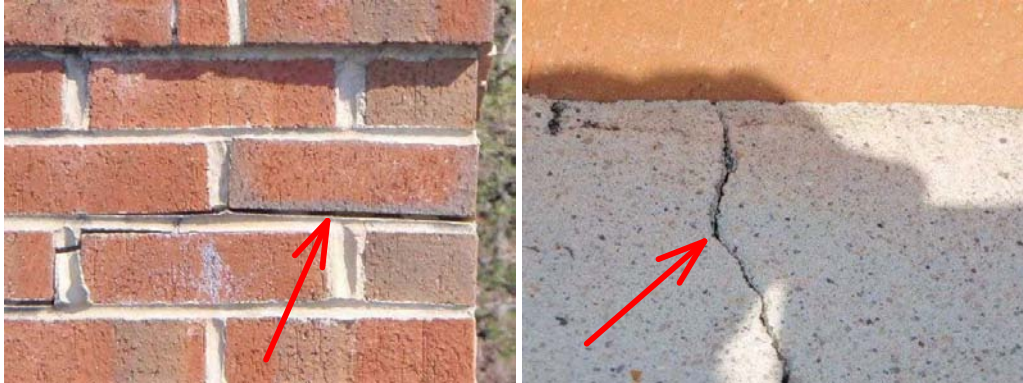
21. Basement Water Heater TPRV Drain Tube: Not installed. This is a safety hazard and requires repair or replacement by a qualified person or licensed plumbing contractor.



Repair or Replace Summary (Continued)

Fireplace/Wood Stove

22. Through Roof Chimney Chimney: Masonry:: Cracked mortar joint around chimney near the top. The chimney crown is cracked, which will allow water into the chimney structure resulting in further damage. I recommend repair by a qualified person or licensed masonry contractor.



23. Through Roof Chimney Chimney Flashing: Metal:: The roof/chimney flashing is starting to come loose and break, sealing material is failing leaving openings to weather. This condition will allow water into the roof structure around the chimney causing more damage. I recommend repairs by a qualified person or licensed roofing contractor.

