

Inspection Report

provided by:



Dave Sfreddo Home Inspection Services llc

Inspector: Dave Sfreddo

Dave Sfreddo Home Inspection Services LLC

PO Box 244, Manassas VA 20108

www.InspectionsVA.com

Property Address:

3119 Taylorsville Road Culpeper, Virginia 22923



Report Information

Client Information

Client Name	Mr. and Mrs Smith
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Property Information

Approximate Year Built	2004
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Approximate Square Footage	784
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Number of Bedroom	2
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Number of Bath	1
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Direction House Faces	North
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Inspection Information

Inspection Date	11/6/17
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Inspection Time	2:00
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Weather Conditions	Clear
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Outside Temperature	72
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Price for Inspection	\$350.00 PAID on 11/6/17
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Disclaimer

Scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI Standards of Practice for a detailed description of the scope of the inspections. (www.ashi.org)
<<http://www.ashi.org>>)

EXTERIOR:

Landscaping, retaining walls, gutters, downspouts, sidewalks and driveways (both the condition of and as they affect foundations drainage), roof, chimney, flashing and valleys parenthesis for evidence of water penetration and description of materials) siding, fascia, soffit, walls, windows, doors, foundation, attached porches/decks/balconies/patios/garages (both structural and condition of).

INTERIOR:

Plumbing systems: water supply/trains/vents/water heaters/fixtures, and locating rent disease but not testing) shut off valves; Electrical systems: Service drop, service panel, round the wire, GFCI plugs Home switches, receptacles, install fixtures, and smoke detectors; Heating/cooling system: permit systems, operating controls/filters/ducts, insulation, vapor barrier, and ventilation; Bathrooms/kitchen/other rooms: doors/windows/walls/floors parenthesis as two general condition); Cabinets, counter tops and installed fixtures; Structure: feelings/floors, stairs/bedrooms/addicts/crawlspaces parenthesis it readily available) (as to evidence of water damage and general condition).

*The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-ANY area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical system, heating system or air conditioner) that is not currently functional is not included in the inspection.

-THE inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at that time of the inspection. This is not a home warranty, guarantee, Insurance policy or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection - building code of zoning ordinance violations - thermostatic time clock controls or low voltage wiring systems - geological stability or silence conditions - water softener water curve fire systems or solar heating systems - structural stability or engineering analysis - saunas, steam baths, or fixtures and equipment - building value, appraisal cost estimates - Pools or spa bodies or sprinkler systems and underground piping - radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection p adequacy of efficiency of a system or component - prediction of life expectancy of any item.

-THE inspector is a home inspection generalist and is not acting as an engineer or expert in any craft of trade. If the inspector recommends consulting other specialized experts, clients do so at client's expense.

-THIS is not an environmental test for mold, asbestos, lead, etc.

CONFIDENTIAL REPORT

The written report to be prepared by the inspector shall be considered the final exclusive findings of the inspector/inspection company regarding the home inspection at the inspection address. The inspection report to be prepared for the client is solely and exclusively for the client's own information and may not be relied upon by any other person. Clients agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) for the inspector may distribute copies of the inspection report to the seller and the real estate agent directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of the agreement of this inspection report. Client agrees to and then defy, defend, and hold the inspector/inspection company harmless from any third-party

claims arising out of the clients for inspector's distribution of the inspection report.

DISPUTES

Client understands and agrees that the inspector/inspection company is not an insurer, that's the price paid for subject inspection and report is based solely on the service provided. Client also agree that any claim a failure in the accuracy of report shall be reported to the inspector/inspection company within five business days of discovery and that failure to notify the inspector with in that time period She'll constitute a waiver of any and all claims. The inspector/inspection company shall have five business days to respond to the claim. If the inspector/inspection company fails to satisfy a claim, **liability shall be limited to a refund of that price paid for the inspection and report.**

Dave Sfreddo Home Inspection Services, LLC.

Dave Sfreddo Home Inspection Services llc

REPORT SUMMARY PAGE		
This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition#	Comment
Grounds	1	Evidence of water ponding / collection was observed at front yard and driveway . Whenever ponding is observed, particularly near the foundation, some concern about the lot drainage may be warranted. It is beyond the scope of our inspection to verify drainage systems.
Grounds	6	The sheds floor is rot damaged.recommend replacing the shed floor.The shed is older and deteriorated.
Exterior	10	Damaged window screens at front windows.Recommend repairs/replacements.
Roofing	13	There were no leaks at time of inspection. Aggregate disturbance on roof shingles is consistent with that of Hail Damage. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation. Algae stains sighted on roof.Algae can be removed with appropriate chemicals.Recommend contacting a roofer for service.
Roofing	15	The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. Gutter guards are recommended.
Heating - Air	19	The air filter is dirty.Recommend changing the air filter.
Plumbing	26	Continual Water pressure fluctuations were observed during the inspection.Particulate matter was observed in water supply.These condition indicate a well system problem.It is recommended that a qualified well company evaluate the system and perform any needed repairs.The water supply has a sulfur odor.Recommend an evaluation by a water treatment company. The domestic water appears to be supplied by a private well system. Sub-surface or

		concealed components are outside the scope of this inspection. A well and water test are advised.
Interiors	34	The floors squeaked at right side bedroom. Recommend securing floorboards and / or repair as needed.
Kitchen	50	No anti-tip device at stove.Recommend installing an anti tip device. A heat shield should be considered at drywall adjacent to the stove/oven to protect drywall against heat damage and possible fire.
Kitchen	51	The hood is not operating or connected and is loose at cabinet.Recommend repairs by a qualified company.
Bath(s)	64	The tub faucet is loose at wall.
Foundation - Crawl Space	69	Mold was sighted on sub-flooring under the bathtub,viewed from crawlspace.Rot damage was sighted at the sub-floor under the tub.recommend an evaluation by a mold remediation company.A general contractor should evaluate the rot area and locate the source of leaks and perform any repairs needed.NOTE: the leak is related to the tub but the exact source could not be determined.

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected

1 Grounds

Grading

Grading Slope

The site is moderately sloped.

1) Grading Conditions

R

Evidence of water ponding / collection was observed at front yard and driveway . Whenever ponding is observed, particularly near the foundation, some concern about the lot drainage may be warranted. It is beyond the scope of our inspection to verify drainage systems.



2) Vegetation Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material

Gravel

3) Driveway Conditions

AS

Sidewalk Material

Gravel

4) Sidewalk Conditions

AS

Exterior Conditions

5) Deck Conditions

R

Bolts are recommend at deck and post connections.

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6) Shed Conditions

R

The sheds floor is rot damaged.recommend replacing the shed floor.The shed is older and deteriorated.



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2 Exterior

Front - Back Entrance

Front Entrance Type Uncovered entryway.

7) Front Entrance Conditions

AS

Back Entrance Type Deck

8) Back Entrance Conditions

AS

Exterior Walls

Structure Type Single Family Home

Exterior Wall Covering The visible and accessible areas of the exterior siding material are vinyl.

9) Exterior Wall Conditions

AS

Previous repairs have been made to the siding.



Exterior Windows - Doors

Window Type Single Hung Double Pane Windows

Window Material Vinyl Windows

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10) Window Conditions

R

Damaged window screens at front windows. Recommend repairs/replacements.



11) Exterior Door Conditions

AS

Exterior Water Faucet(s)

Faucet Location

Side wall

12) Faucet Conditions

AS



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3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by walking the safe and accessible areas.

Roof Style

Gable Style Roof Design

Roof Covering Material

Asphalt composition shingles.

Number of Layers

1 layer. Approx. 13 years old(original).

13) Roof Covering Condition**AS**

There were no leaks at time of inspection. Aggregate disturbance on roof shingles is consistent with that of Hail Damage. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation. Algae stains sighted on roof. Algae can be removed with appropriate chemicals. Recommend contacting a roofer for service.



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14) Additional Photos

AS



15) Gutter & Downspout Conditions

R

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. Gutter guards are recommended.

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Attic Area

Attic Access	Bedroom
Method of Inspection	Entered attic area.
Roof Frame Type	The roof framing is constructed with pre-engineered truss framing.
16) Attic Conditions	AS
Attic Ventilation Type	Ridge and soffit vents
Attic Ventilation Conditions	Ventilation is serviceable.
Attic Insulation Type	6-8 inches of blown cellulose insulation and 6 inches of blown fiberglass insulation
17) Attic Insulation Conditions	AS

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4 Heating - Air

Heating

Location of Unit 1 Zone.HVAC system is located in the crawl space.

Heating Type 2017 Goodman brand heat pump

Energy Source Electric

18) Unit Conditions

AS

The heating system was operational at time of inspection.
This is not an indication of future operation or condition.



Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

19) Distribution Conditions

R

The air filter is dirty.Recommend changing the air filter.



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2017 Goodman brand 1 1/2 Ton 410A refrigerant AC system.

21) AC Unit Conditions**AS**

All HVAC systems should be serviced and cleaned yearly by an HVAC company. The temperature difference between the supply and return air of the cooling system should be a minimum of 16 degrees. The temperature split was 27 degrees. The AC system operated at time of inspection. NOTE: the HVAC system is new, it is recommended that the client obtain all warranty paperwork.

**22) AC Line Conditions****AS**

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5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum

Number of Conductors Three

23) Electrical Service Conditions

AS



Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location Living Room Wall

Panel Amperage Rating 200 amps. 110 and 220 vs

Circuit Protection Type Breakers

24) Wiring Methods

AS

The main power cable is aluminum. The branch cables are copper.

25) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.

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6 Plumbing

Water Main Line

Main Shutoff Location

Private well system. The main water shut off valve is located at the well tank.

Main Line Material

The visible material of the main line / pipe appears to be plastic.

26) Main Line & Valve Conditions**R**

Continual Water pressure fluctuations were observed during the inspection. Particulate matter was observed in water supply. These condition indicate a well system problem. It is recommended that a qualified well company evaluate the system and perform any needed repairs. The water supply has a sulfur odor. Recommend an evaluation by a water treatment company. The domestic water appears to be supplied by a private well system. Sub-surface or concealed components are outside the scope of this inspection. A well and water test are advised.



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Supply Line Material

CPVC plastic

27) Supply Line Conditions

AS**Drain - Waste Lines**

Drain Line Material

Private septic system. PVC plastic

28) Drain Line Conditions

AS

A septic system is present at the property. Septic system testing and evaluation are outside the scope of this inspection. Client is advised to consult with a licensed plumber or licensed septic certification specialist for evaluation and testing prior to close.



29) Sewage Gas Lines

AS**Water Heater(s)**

Water Heater Type

2004 electric water heater

Water Heater Location

Crawl space

Water Heater Capacity

30 Gallon

30) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance,

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operation, or condition.



31) Gas Line Conditions

NI

There is csst gas pipe in crawl space but there is no propane gas supply to the house.



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32) Wall Conditions

AS

33) Ceiling Conditions

AS

34) Floor Conditions

R

The floors squeaked at right side bedroom. Recommend securing floorboards and / or repair as needed.

Windows - Doors

35) Interior Window Conditions

AS

36) Interior Door Conditions

AS**Electrical Conditions**

37) Electrical Conditions

AS

38) Lighting Conditions

AS

39) Smoke Detector Conditions

AS40) Carbon Monoxide Detector
Conditions**NI**

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8 Kitchen

Walls - Ceilings - Floors

41) Wall Conditions

AS



42) Ceiling Conditions

AS

43) Floor Conditions

AS

Electrical Conditions

44) Electrical Conditions

AS

45) Lighting Conditions

AS

Kitchen Sink - Counter tops - Cabinets

46) Counter Conditions

AS

47) Cabinet Conditions

AS

48) Sink Plumbing Conditions

AS

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49) Garbage Disposal Condition

AS**Appliances**

Stove - Range Type

The oven/stove is electric.

50) Stove - Range Condition

R

No anti-tip device at stove. Recommend installing an anti tip device. A heat shield should be considered at drywall adjacent to the stove/oven to protect drywall against heat damage and possible fire.



51) Hood Fan Conditions

R

The hood is not operating or connected and is loose at cabinet. Recommend repairs by a qualified company.



52) Dishwasher Conditions

AS

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53) Refrigerator Conditions

AS

AS = Appears Serviceable

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S = Safety

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9 Bath(s)

Walls - Ceilings - Floors

54) Wall Conditions

AS



55) Ceiling Conditions

AS

56) Floor Conditions

AS

Windows - Doors

57) Bathroom Window
Conditions

AS

58) Bathroom Door Conditions

AS

Electrical Conditions

59) Electrical Conditions

AS

60) Lighting Conditions

AS

61) Vent Fan Conditions

AS

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Bathroom Sink

62) Counter - Cabinet Conditions

AS

63) Sink Conditions

AS

Shower - Tub - Toilet

64) Shower - Tub Conditions

R

The tub faucet is loose at wall.



65) Toilet Conditions

AS

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10 Garage - Laundry

Laundry Room

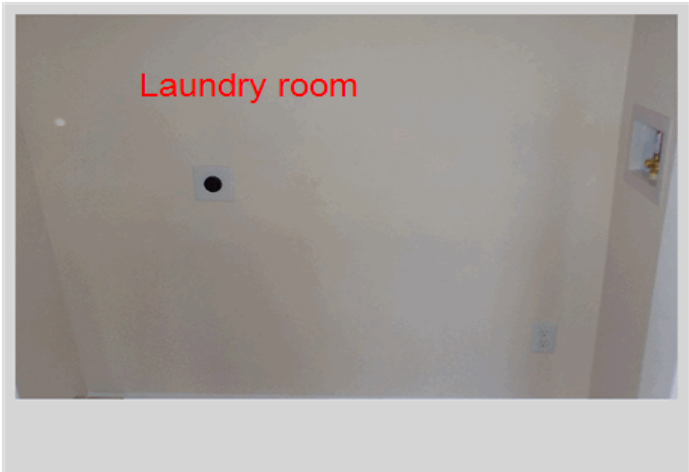
Location

Laundry room in Kitchen Area

66) Laundry Room Conditions

AS

There were no appliances present for proper testing of plumbing components.



Washer description

NA

Dryer description

NA

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11 Foundation - Crawl Space

Foundation

Foundation Type	Crawl Space
Foundation Material	Block and masonry foundation
67) Foundation Conditions	AS
68) Crawl Space Conditions	AS



Flooring Structure

Flooring Support Type	Wood Floor joist system.
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AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****69) Flooring Support Conditions****R**

Mold was sighted on sub-flooring under the bathtub, viewed from crawlspace. Rot damage was sighted at the sub-floor under the tub. recommend an evaluation by a mold remediation company. A general contractor should evaluate the rot area and locate the source of leaks and perform any repairs needed. NOTE: the leak is related to the tub but the exact source could not be determined.

