



Accurate Home & Termite Inspections, Inc.

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Home Inspection Report

Prepared For:

John Smith

Property Address:

123 Accurate Ln

Fredericksburg, VA 22401

Inspected on Tue, Dec 8 2020 at 8:06 AM

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TERMS OF INSPECTION

Scope of the inspection: The Company will perform an inspection of the systems, components, and equipment of the building and improvements, and will provide the Client with a written report identifying the major problems or deficiencies of those systems. A major problem or deficiency is defined as that which would cost \$500.00 or more to repair, or that which constitutes a serious safety risk. The systems to be inspected include: foundation and structure; exterior; heating and air conditioning; plumbing; electrical; interior; and kitchen and appliances. The inspection will be limited to that of the readily accessible areas of the building and improvements and to the visual observations of apparent conditions at the time of the inspection.

Limitations of the inspection: The inspection and report can not accurately and completely assess risk, detect all flaws, predict all occurrences, or make assurances. The report is not an exhaustive list of every minor problem that may exist in the house. The inspection and report are not intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance, or condition of any inspected system, component, or equipment. The inspection and report are not intended to reflect the value of the premises, or to make any representation as to the advisability or inadvisability of purchase or the suitability for use. The inspection and report are not a certification of any kind, The Company cannot be construed as insuring against any defects or deficiencies not contained in the inspection report and subsequently discovered by the Client.

Hidden Damage and Conditions: The inspection and report cannot identify problems or conditions that are out of view of a visual inspection, nor can it identify things that have been hidden or purposefully covered up. No destructive or disruptive testing or assessments will be performed. The inspection does not include: the lifting of carpets or rugs; removing ceiling panels, insulation, or vapor barriers; moving furniture, appliances, personal belongings, clothing, delicate items, or debris.

Excluded from the inspection: The following items are beyond the scope of the inspection unless otherwise specified: wells and septic systems; wood stoves or portable heating equipment; window air conditioning units; solar heating systems; sprinkler systems; underground utilities; irrigation equipment; playground equipment; security systems; central vacuum equipment; pools, spas, or saunas; elevators; intercoms; personal property; phone lines and equipment; antennae; water conditioner and treatment equipment; tool sheds and other out buildings; and recreational equipment and facilities. Compliance with past or present governmental codes or regulations is not examined. Also

beyond the scope of the inspection are: any roof that is inaccessible with a twelve foot ladder; any roof that is slippery, brittle, or dangerous; attic and crawl spaces with limited or no access; the accuracy of thermostats and timers across a range; the interior of chimneys; equipment connected to utilities which are shut off; and equipment which has been drained, tagged, or otherwise identified as inoperative. Other items beyond the scope of the inspection are intermittently occurring problems and leakage or seepage occurring only under unusual weather conditions. The inspection and the report do not address the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, lead or other contaminants in drinking water, toxic or flammable chemicals, electromagnetic fields, water or airborne illness or disease, and all similar or potentially harmful substances. We do not assess Astruc, adequacy, fabulous, proficiency of any system or component. We Are not required to speculate or document the cause of any condition or deficiency. We do not report on the methods, materials, because of corrections. We cannot process for determining future conditions including failures of systems.. We cannot tell you the Suitability of the property for any specialized use. We did not report on the market value of the property or it's marketability now or in the future. We will not advise you on whether or not the purchase of the property is prudent.. We cannot inspect or report on the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances. We do not report on the operating cost for any system. We do not inspect or report on the acoustical properties of any component. We do not check for a report on the presence of components involved in manufacturers recalls. The Client is urged to contact the appropriate specialist concerning these items.

Limitations due to Weather: Extreme weather conditions can limit the scope of the inspection. Snow covered landscaping, driveway and walks, grading, and roofs cannot be fully assessed. Rainy weather can make it easier to identify leaks, however it may prevent access onto, and inspection of, the roof surface. Dry periods will limit the ability to identify moisture problems, leakage and seepage, and flooding conditions in and around the premises. Heating equipment may not be able to be fully tested during warm weather. Air conditioning will not be tested when the temperature has been below 60 degrees for the previous twenty four hours. Subsequent re-inspection of items excluded because of weather limitations is not within the scope of this inspection, but can be performed for an additional fee.

Randomly Sampled Items: Certain items are randomly sampled for checking or testing. These are: electrical outlets, switches, and fixtures; window and door operation, hardware, and screens; cabinet and countertop condition and operation; and mortar, masonry, paint,

and caulking condition.

Participation: The Client has been encouraged to participate in the actual inspection process and will assume all responsibility for incomplete information due to non-participation. The Client's participation will be at his or her own risk of injury, falls, or damage to the property or contents.

Pre-Settlement Responsibilities: It is the Client's responsibility to further investigate any and all problems noted in the report, with the appropriate specialists and technicians, in order to determine the proper course of action and actual repair and upgrade costs. The Client also recognizes that this inspection is not a substitute for the pre-settlement inspection to be performed by the Client just prior to legal acceptance of the property, as conditions can change, damage can occur, equipment can fail, and symptoms, signs and clues can appear between the time of the inspection and settlement. The Client waives all claims against the Company if the Client fails to further investigate problems noted in the report, including confirmation of cost estimates, or if the Client fails to diligently perform his or her pre-settlement inspection of the property.

Disclosure and Third Party Liability: The inspection and report are for the confidential use by the Client only, and the Client will indemnify the Company against any and all third party liabilities arising from the use of the report. The Client authorizes the Company to disclose information contained in the report to sellers, agents, or others related to the transaction for the sole purpose of clarifications or the facilitation of repairs.

Administration of Disputes: If the Client has any reason to believe that there was an error, omission, or deficiency in the performance of the inspection or the preparation of the report, he or she must notify the Company in writing immediately, and make the property available for a re-inspection by the Company. Any disputes between the Client and the Company will be submitted to binding arbitration in accordance with the rules of the American Arbitration Association and use, as a gauge of performance, the "Standards of Practice" of the American Society of Home inspectors. The arbitration will occur at the property. Repairs or replacements made by the Client without prior consultation with the Company, completely relieves the Company of any and all liability. If the client post negative reviews on the Internet without giving the company opportunity to address concerns, the client will be responsible for an additional fee equal to the original fee. If the Client pursues a claim against the Company for any alleged error, omission, or deficiency, and fails to prove such claim, the Client will pay all reasonable arbitration fees, legal expenses, and other costs incurred by the Company in the defense of the claim.

General

The home inspection is a snap shot in time of when the inspection was completed. Conditions can rapidly change after the home inspection is completed. It is recommended the purchaser completes a walk through of the property prior to attending closing.

Anticipated date and time of delivery of this report:	Tuesday December 8 at 10:00 AM
Price Of Inspection:	\$450
Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Damp
Door Faces:	East
People Present:	Client, Selling Agent
House Age:	2003

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. Always seek a qualified contractor for repairs, upgrades or modifications. Many areas of the foundation cannot be inspected during the home inspection due to concealed/finished areas of the basement, slab, & crawlspace.

System Access:	Limited by: inaccessible/concealed areas, Shallow crawl space, Finished Basement, Stored Materials, Landscaping/plantings
Foundation Types:	Full Basement, Crawlspace (dirt floor), Dug out, Original construction
Foundation Materials:	Concrete block
Settlement:	One time settlement
Moisture Symptoms:	Stains
Moisture Control:	Sump pump, Vapor barrier, Floor drain
Structure Type:	Wood frame, Roof trusses, Original construction
Structural:	Minimal or none
Additional Factors:	Wood borer activity

(Structure continued)



Comment 1:

Typical hairline settlement cracks are present in the basement concrete block foundation wall. Monitor and make repairs if needed.



Figure 1-1

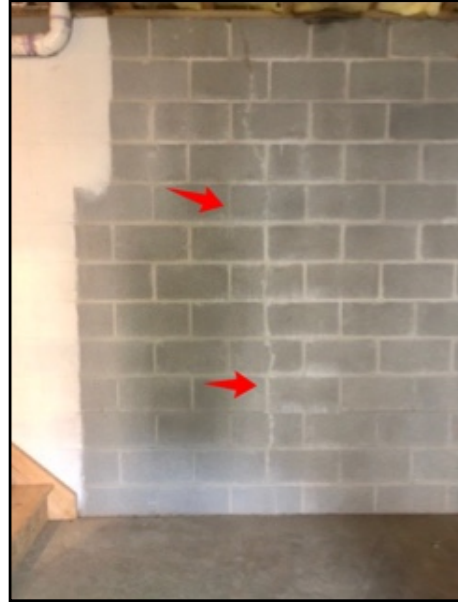


Figure 1-2



Figure 1-3

(Structure continued)

Other Factors

Possibility of past basement dampness, seepage:	Likely
Possibility of future basement dampness, seepage, or flooding:	Unlikely

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building. Not all minor problems or maintenance concerns will be listed here. The roof is inspected from the ground level. Limited inspections of the roof is possible if areas of the roof cannot be viewed from the ground.

System Access:	Inaccessible/concealed areas, Landscaping/plantings, Inaccessible roof, Stored materials
Gutters:	Aluminum
Drainage:	Downspouts, Underground drains, Surface drain pipes
Site:	Good overall site condition, grading, & drainage control, Above street , Slopes towards house, Slopes away from house
Siding :	Brick
Trim Material:	Wood, Aluminum
Basement Entrance :	Walk up stairs present recommend keeping stair well free and clear of debris to prevent flooding , Walk out basement
Chimney:	Brick
Chimney Location:	Side Wall
Attachments:	Porch
Driveway:	Gravel/stone
Other Features :	Outbuildings/Storage Sheds, Special landscaping

(Exterior continued)


 **Comment 2:**
Multiple locations of exterior wood rot is present. See contractor for repairs.



Figure 2-1



Figure 2-2



Figure 2-3

(Exterior continued)

Roof

Roof inspections are non invasive performed from the ground (w/ binoculars) or other visual aids. The interior of the attic is also part of the roof inspection. Areas that are not seen should be referred to a roofing contractor for further inspections.

Type:	Asphalt shingles
Viewed From::	The Ground w/ Binoculars
Age::	2018+/-
Layers:	1
Slope:	Steep
Condition:	Good
Probability of Replacement:	Low

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private septic systems are beyond the scope of the typical home inspection. Some leaks will not show evidence if the house has been vacant for any extended period of time. Limited inspection of the plumbing pipes inside wall cavities are typical during a home inspection. It is beyond the scope of a home inspection to determine if the water quality is having adverse affects on the appliances in the home. See water treatment specialist for water quality information. It is recommended that the home owner properly winterizes freeze vulnerable areas of plumbing as needed. The inspection reflects the current working order of the washer/dryer and not the life expectancy/performance or future performance of the appliances. Exterior irrigation systems are not part of the scope of the home inspection. See irrigation specialist for further information and inspection.

System Access:	Typical
Water Supply:	Private Well, Drinking water laboratory test recommended, Deep
Main Shut of Location:	Basement
Service Entrance:	Plastic
Interior Service:	Copper
Hose Bibs:	Frost free

(Plumbing continued)

Waste Disposal:	Private Septic System, Testing & service recommend
Waste Lines:	Plastic, Mechanical vent
Water Heater:	Electric
Water Heater Size:	75
Water Heater Age:	2015+/-
Laundry:	Laundry hook-up available , Drip pan, Utility sink
Washing Machine Age:	Good Condition , 2015+/-
Dryer Age:	Good Condition , Electric, Vented Outside, 2015+/-
Bath Walls:	Tile, Fiberglass/plastic surround , Glass shower door
Other Features:	Bath vent fan, Whirlpool Tub



Comment 3:

Current slow leak with wet/soft wood present where the main hot water supply goes through the subfloor above the hot water heater in the basement. See plumber for repair.



Figure 3-1



Figure 3-2

(Plumbing continued)



Comment 4:

Well pressure tank, main water valve, & exterior hose bib shut off valve located in basement utility room.



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. This Home Inspection is not a code inspection of the wiring components. It is recommended to see a licensed electrician for any repairs needed. Generator connections are beyond the scope of the home inspection and should be inspected by a licensed electrician. Whole house generators are not part of the scope of the home inspection.

System Access:	Typical
Service Amperage:	200 amps, Original service , Circuit breakers
Service Voltage:	120 volts, 240 volts
Panel Configuration:	Single, Expansion room available , Labeled/partially, Basement
Entrance Cable:	Underground, Aluminum, Meter; outside
Major Appl. Circuits:	Copper, Aluminum, Romex
General Circuits:	Copper, Romex
Outlets:	Typical, Three-prong
Ground Fault Breakers:	Bath, Kitchen, Exterior
Other Features:	Recessed fixtures, Closet fixtures



Comment 5:

Double tapped electrical breaker is present in the 200 amp electrical panel located in the basement utility room. See licensed electrician for repairs.

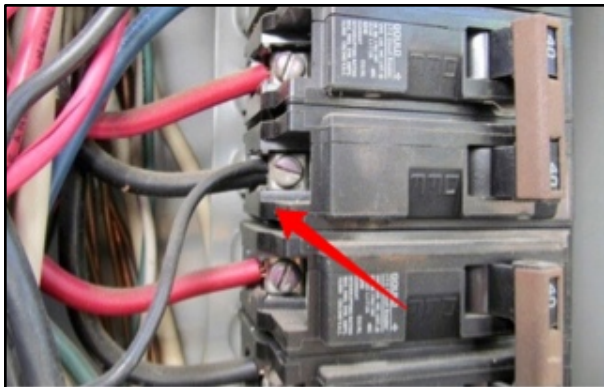


Figure 5-1

(Electrical continued)



Comment 6:

Main 200 amp electrical panel located in basement.

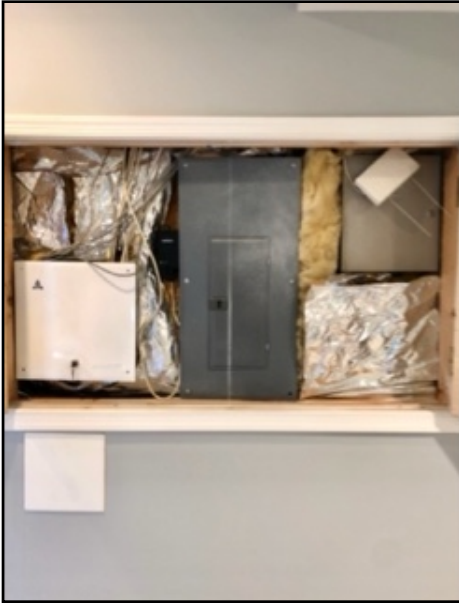


Figure 6-1



Figure 6-2

Heating

The heating system is inspected visually and operated by normal controls based on the season/temperature during the inspection and to determine general condition, NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. It is also recommended to see a licensed HVAC company to properly service the heating systems twice a year before each heating season (AC/Heat). AC units are not tested when temperatures are below 65 degrees for a 24 hr period.

System Access:	Typical
Heat source:	Heat pump
System Type:	Central, Warm air
Equipment Location:	Basement
Warm Air System:	Forced draft, Up, Condensing type
Duct Work:	Metal, Flexible, Insulated
Filter:	Disposable
Flue/Chimney:	Masonry, Terra cotta lined

(Heating continued)

Cooling System: Central, Combined w/ heating system (retrofitted), Heat pump, Condensate pump
Thermostats: Electronic, Single/central

Primary Heating System Capacity

System Capacity: 10 +/- kw
System Age: 2014+/-
System Condition: Good condition



Comment 7:
2014+/- Nordyne air handler located in basement utility closet.



Figure 7-1



Figure 7-2

Primary Cooling System Capacity

System Capacity: 3 ton
System Age: 2014+/-
System Condition: Good condition

(Primary Cooling System Capacity continued)



Comment 8:
2014+/- Broan 3 ton unit.



Figure 8-1

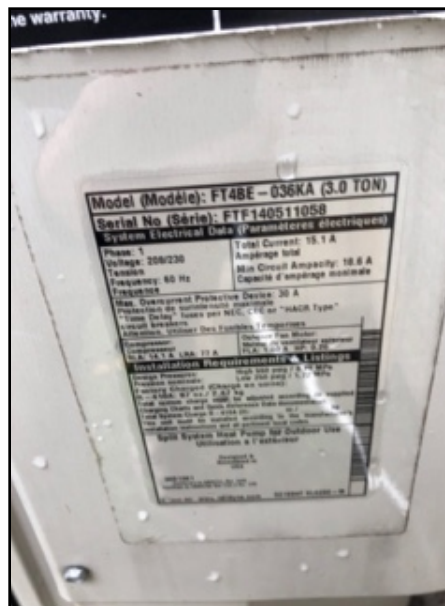


Figure 8-2

Crawlspace

Crawlspace inspections maybe limited by insulation concealing damaged joist/framing/subfloor components, personal belongings, clearance height, standing water, vapor barriers, hazardous environment, fallen insulation, and/or other obstructions. Inspection of crawlspaces are limited to the current conditions of the crawlspace. Conditions in a crawlspace can change quickly from moisture, humidity, & heavy rains entering this area could develop mold rapidly. Such areas are accessed at the discretion of the inspector. Owners should perform periodic inspections of the area throughout the year.

Access:	Interior access, Lighting present
Insulation :	Exterior wall, Insulated door, R-10
Dampness :	Dehumidifier present
Vapor Barrier And Ventilation :	Vapor barrier present , Encapsulated or sealed crawlspace, Climate controlled

(Crawlspace continued)



Comment 9:
Interior crawlspace condition.



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

Vapor barriers are a critical component to prevent mold development in crawlspaces. Vapor barriers should be complete and kept in good shape to prevent ground water from entering and evaporating into the crawlspace causing the development of mold.

Attic

Attic inspections are limited to the accessibility and visibility of the areas in the attic. Low ceiling, deep insulation, poor lighting, inaccessible enclosed areas and lack of stable footing are taken into account by the inspector. Such areas are accessed at the discretion of the inspector.

Access:	Unfinished, Pull down stairs , Lighting present in attic
Attic Insulation :	Loose, Fiberglass, R30+
Ventilation :	Soffits, Ridge
Other:	Broken attic truss/rafter present



Comment 10:

A broken attic truss is present in the attic. See contractor to properly sister brace truss.



Figure 10-1

(Attic continued)



Comment 11:
Attic structure and insulation.



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

Ventilation and insulation are important factors in an attic as these factors contribute greatly to the home's efficiency. Compressed insulation with excessive stored material will lower the R-value and restrict air flow leading to higher utility bills and shortening the life expectancy of heating and cooling systems.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings, drywall, or stored items. A representative number of windows and doors are inspected. The inspector cannot determine what is inside of walls and the inspector cannot disrupt window treatments, insulation, rugs, stored items, stored items under kitchen/bathroom sinks, flooring etc. during the home inspection.

System Access:	Typical
Walls & Ceilings:	Typical scratches/nicks/dents, Drywall, Ceramic tile
Floors:	Hardwood, Carpet, Ceramic tile
Fireplace:	Masonry, Damper
Moisture/Stains:	N/A
Other Features:	Ceiling paddle fan, Security system, Smoke alarms


 **Comment 12:**
Fireplace is in working order. See fireplace specialist for cleaning, periodic inspections, & cleaning.



Figure 12-1



Figure 12-2

(Interior continued)

Windows

Primary Type:	Double hung, Fixed, Original
Material:	Vinyl
Glazing:	Double

Doors

Interior:	Hollow core
Exterior:	Fiberglass/steel clad insulated, Storm door
Garage Door:	Automatic opener (reversing)

Insulation

Exterior Walls:	Not visible, Concealed by finished walls
Basement/crawlspace:	Exterior walls, R10 +

Kitchen

All kitchen appliances will be tested under normal operation. The inspection reflects the current working order of the appliances and not the life expectancy/performance or future performance of the appliances.

System Access:	Typical
Kitchen Age:	Original
Exhaust Fan:	External discharge
Other Features:	Ice maker

Appliances

Range:	Electric, Good condition
Microwave:	Good condition
Dishwasher:	Good condition
Refrigerator:	Good condition

(Appliances continued)



Comment 13:
Kitchen appliances.



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

(Appliances continued)

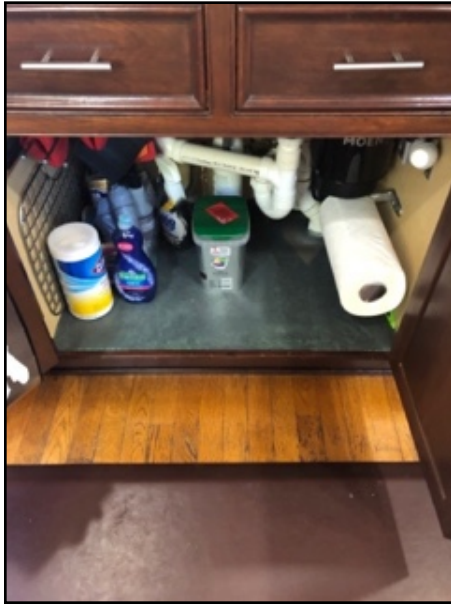


Figure 13-5

Report Summary

Exterior

1) Multiple locations of exterior wood rot is present. See contractor for repairs.



Figure 2-1



Figure 2-2



Figure 2-3

(Report Summary continued)

Plumbing

2) Current slow leak with wet/soft wood present where the main hot water supply goes through the subfloor above the hot water heater in the basement. See plumber for repair.



Figure 3-1



Figure 3-2

Electrical

3) Double tapped electrical breaker is present in the 200 amp electrical panel located in the basement utility room. See licensed electrician for repairs.

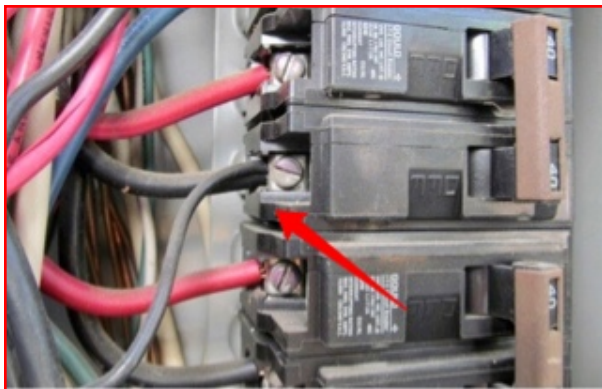


Figure 5-1

(Report Summary continued)

Attic

4) A broken attic truss is present in the attic. See contractor to properly sister brace truss.



Figure 10-1

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