

# DREWRY HOME INSPECTIONS, INC.

12750 Misty Creek Lane Fairfax, VA 22033

Office: (703) 758-1444 \* [www.drewryhomeinspections.com](http://www.drewryhomeinspections.com) \* FAX: (703) 264-0492

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## PROPERTY INSPECTION REPORT



1234 Main Street, Fairfax, VA 22033

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## CUSTOMER & SITE INFORMATION

CUSTOMER'S NAME:	Judy and John Smith.
SCHEDULED DATE & TIME:	January 2, 2006; 02:00 PM.
CUSTOMER'S MAILING ADDRESS:	4321 Wysteria Lane Reston, VA 20191.
CUSTOMER'S PHONE #:	555-264-1212.
CUSTOMER'S E-MAIL:	jsmith46@aol.net.
PROPERTY ADDRESS & MAP COORD:	1234 Main Street Fairfax, VA 22033.
CUSTOMER'S REAL ESTATE AGENT:	James Belmont, 1st Realty (555) 264-6789.

## PAYMENT INFORMATION

CONTRACT PRICE:	\$599,000.
INSPECTION FEE:	\$550.
RADON FEE:	\$150.
TOTAL FEE:	\$700.
PAID BY:	Check or Cash.

## BUILDING CHARACTERISTICS

MAIN ENTRY FACES:	East.
ESTIMATED AGE OF HOUSE:	10 years.
BUILDING TYPE:	Colonial.
STORIES:	2.
SPACE BELOW GRADE:	Basement.

## CLIMATIC CONDITIONS

WEATHER/SOIL CONDITIONS/ TEMPERATURE:	WEATHER: Clear, SOIL CONDITIONS: Dry, Temperature at start of inspection: 79.
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## OTHER INFORMATION

ARRIVAL TIME AT PROPERTY:	2:00 PM.
HOUSE OCCUPIED?	Yes.
PEOPLE PRESENT DURING INSPECTION:	Purchaser, Selling Agent.

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## CONTRACT

### PLEASE READ CAREFULLY

**NOTE:**

Your signature(s) is required prior to starting the inspection of this property on your behalf.

1. DREWRY HOME INSPECTIONS, INC. (DHI) and the CUSTOMER agree that the purpose of the inspection of the PROPERTY listed above is to determine the apparent condition of the property at the time of the inspection. The property inspection is to be a visual, nondestructive inspection which shall not include the opening of walls, ceilings, floors, or the disassembling of equipment, fixtures, or appliances, moving furniture, storage boxes, etc.; lighting, gas pilots; or determining air, soil, or water quality. The inspection will conform to the STANDARDS OF PRACTICE of the AMERICAN SOCIETY OF HOME INSPECTORS, INC.® (ASHI). A copy is available upon request for your review. The CUSTOMER agrees that he/she/they accompanies at he/she/they own risk during the inspection.

2. The CUSTOMER understands that the inspection report expresses the opinion of the inspector based upon his observations, judgment, knowledge, education, training and experience at the time of the inspection. Limitations on access, lighting, time, weather, and concealment may prevent the detection of some defects, even ones that appear obvious later. A strong probability exists that one or more defects may be overlooked or inadequately analyzed due to these limitations. DHI is not required to detect all defects. Should CUSTOMER desire guarantees, warranties, and/or appraisal of the property, these must be obtained from the sellers or others specializing in these matters and not from DHI.

3. Your DHI inspector is not professionally licensed to access the structural integrity of building(s) on this property and is not a soil scientist or engineer. As such, the CUSTOMER may need a professional opinion regarding these matters or in connection with any defects mentioned in this report.

4. The CUSTOMER understands and agrees that DREWRY HOME INSPECTIONS, INC.'s total liability under this contract is limited to the amount of the fees paid for this property inspection and that the inspection report is for the CUSTOMER's exclusive use only. The CUSTOMER agrees to indemnify, defend and hold DHI harmless if any third party brings a claim against DHI related to this agreement. In the event that the CUSTOMER makes a claim against DHI, its agents or employees and fails to obtain an award in excess of the fees paid for the inspection, the CUSTOMER shall be liable to DHI for all costs or expenses, including reasonable attorney's and expert witness fees, incurred by DHI, its agents or employees in defending said claim.

5. DREWRY HOME INSPECTIONS, INC. and the CUSTOMER agree to submit disagreements, disputes, or claims to binding arbitration in accordance with the rules of the AMERICAN ARBITRATION ASSOCIATION or such other arbitration organization as DHI may, in its sole discretion, designate within 21 days after the CUSTOMER requests in writing that an arbitration proceeding be commenced. The arbitration will be conducted by a member in good standing with the AMERICAN SOCIETY OF HOME INSPECTORS, INC. or by such other person as DHI may, in its sole discretion, consider qualified to act as an arbitrator.

6. DREWRY HOME INSPECTIONS, INC. may provide, as part of this property inspection, E-Perm "Electret radon monitors" to the CUSTOMER for a period of approximately 48 hours or more for his/her/their sole use in evaluating the property as part of this inspection. DHI makes no warranty concerning these radon monitors, including the accuracy of such monitors or the presence of radon in the residence or on the property.

7. The property inspection will include only the CONDITIONS AND EVALUATIONS of the following specific components: ROOF, EXTERIOR, HEATING & AIR CONDITIONING, PLUMBING, ELECTRICAL, KITCHEN & LAUNDRY, BEDROOMS, INTERIOR, GARAGE/CARPORT, ATTIC, and FOUNDATION & STRUCTURE as applicable to the property being inspected and no other areas, components, or items.

### **SPECIFICALLY--ITEMS, AREAS, and/or COMPONENTS NOT INCLUDED IN THE PROPERTY INSPECTION REPORT WERE NOT INSPECTED NOR WERE CONDITIONS AND EVALUATIONS ASSESSED.**

The following are some examples, but not necessarily all of the items/areas, which are not inspected: items/areas which do not require inspection pursuant to the ASHI standards, swimming pools, hot tubs, solar systems, sprinkler

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systems, water conditioners, underground tanks; the self cleaning timer, clock or controls of ovens, ranges, cooktops, refrigerators, or microwaves; operating outside hose faucets when shut down and drained; insect damage or infestation past or present, adequacy or safety of water supply or waste/sewage systems, humidifiers, Code Compliance, washer/dryer controls, adequacy or safety of insulation, uniformity or adequacy of heating or cooling supply to a room or area, interior damage to walls and ceilings such as: water damage in wall cavities with exterior insulation finish systems (EIFS) or synthetic stucco installed at the exterior, the presence or level of hazard such as: radon, asbestos, lead, formaldehyde, electromagnetic fields, mold, etc.

8. An inspection is intended to assist in the evaluation of the overall condition of the building(s). The inspection is based on observation of visible and apparent condition of the building(s) and its components on the date of the inspection. This contract is not modifiable by oral amendment. All cost approximations for repairs or replacement are necessarily subjective. The CUSTOMER should consult with qualified contractors to verify these cost estimates. Any verbal estimates as to repair and replacement of mechanical devices may be based on the age of the property, the inspector's best estimate of age of the equipment, and other data. The degree of maintenance of lack thereof, as well as undeterminable factors, may affect the life of such equipment.

9. The property inspection report will establish the condition and evaluation of specific components of the areas listed in the preceding paragraphs as follows:

**SATISFACTORY:** Functioning as originally intended but may show signs of normal wear and tear for its age.

**DEFECT:** The component is not operating; or not operating as designed; or is in need of immediate major repair; or needs to be replaced.

**INOPERATIVE:** The component is not operating or is shut down and cannot be evaluated with normal control devices such as thermostat, safety switch, etc. This category is listed as a **DEFECT** in the report.

10. The CUSTOMER acknowledges that he/she/they have read this contract and understand its terms. If this contract is signed by the CUSTOMER's representative, said representative certifies that he/she is authorized to enter into this contact on behalf of the CUSTOMER. Acceptance of the inspection report or any use thereof by the CUSTOMER shall be deemed as ratification of said representative's execution of this contract on behalf of the CUSTOMER.

11. The CUSTOMER agrees that if DHI has performed a predrywall inspection or reinspects any item/area of the property at a later time, whether to inspect an item/area which was inaccessible or not operating during the first inspection, to inspect repairs, to conduct a walk-through inspection prior to settlement, or for any other reason, the customer agrees that said inspection shall be governed by the same terms and conditions and limits of liability contained herein and that the customer shall pay DHI a fee to be agreed upon prior to said reinspection.

X \_\_\_\_\_

CUSTOMER or AUTHORIZED REPRESENTATIVE

\_\_\_\_\_ Date / Time

X \_\_\_\_\_

CUSTOMER or AUTHORIZED REPRESENTATIVE

\_\_\_\_\_ Date / Time

X \_\_\_\_\_

DREWRY HOME INSPECTIONS, INC.

\_\_\_\_\_ Date / Time

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## ROOF

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to roof damage or endangering the inspector, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected at least once a year. Buyers are encouraged to ask sellers about the history of roof and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and, as such, are not inspected.


### ROOF TYPE & AGE

ROOF STYLE:	Gable.
HOUSE ROOF COVERING:	Fiberglass Shingles.
NUMBER OF LAYERS:	There is a single layer of shingles present on roof.
MAIN ROOF COVERING AGE (Primary):	4.
ESTIMATED REMAINING LIFE:	20.
METHOD OF ROOF INSPECTION:	Roof was inspected from the ground level with the aid of binoculars due to roof being too steep or too high to traverse safely.

### ROOF CONDITION

ROOF CONDITION 1:	Roof covering components appear to be in satisfactory condition for their age.
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### GUTTERS

GUTTER TYPE & CONDITION:	<p><b>TYPE:</b> Aluminum, <b>CONDITION:</b> DEFECT. Gutters, gutter screens and possibly downspouts, need cleaning to restore proper operation.</p> 
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### FLASHINGS

FLASHING TYPE:	Aluminum.
FLASHING CONDITION 1:	Flashing components appear to be satisfactory.

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## CHIMNEY

CHIMNEYS PRESENT:

**Number of chimneys present:** One, **Type:** Brick chimney w/terra cotta flue liner(s)

CHIMNEY CONDITION 1:

**DEFECT.** The chimney mortar crown is cracked. Crown needs cracks patched to prevent water penetration.



## ROOF PENETRATIONS

PIPES AND VENTS:

Roof penetration components appear to be in satisfactory condition.

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## EXTERIOR

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Where exterior surface damage is noted, repairs should include the evaluation of surrounding and underlying materials to determine if hidden damage is present. The discovery of hidden damage will increase the cost of any needed repairs. Roof overhangs are only inspected where accessible from the ground level. This report is not intended to address any geological, geotechnical or hydrological conditions that may or may not exist. We recommend you make an inquiry with the seller.

### WALL COVERINGS

WALL COVERINGS/SIDING  
TYPE:

TYPE: Aluminum, and, Brick Veneer.

WALL COVERING/SIDING  
CONDITION 1:

Metal Siding has miscellaneous minor defects and stains which are common with this material at this age. Budget to replace the siding at sometime in the future.



### EAVES & TRIM

EAVES & TRIM TYPE:

TYPE: Wood.

EAVES & TRIM CONDITION  
1:

**DEFECT.** Some exterior wood trim has water damage/rot and needs repairs or replacement at the garage overhead doors.



### EXTERIOR OF DOORS & WINDOWS

EXTERIOR DOOR TYPE:

Metal.

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## EXTERIOR DOOR CONDITION 1:

**DEFECT.** Basement patio door glass is fogged and both doors exhibit signs of deterioration as a result of age and general wear. Doors need repairs or replacement.



## EXTERIOR DOOR CONDITION 2:

**DEFECT.** Upper patio door screen is missing and door is very difficult to open and close due to worn out rollers.



## WINDOW EXTERIORS TYPE:

**TYPE:** Wood Double-Hung.

## WINDOW EXTERIORS CONDITION 1:

**DEFECT.** Some water damage and rot at some windows at exterior. Repair as required.



## SCREENING:

Screens appear to be satisfactory.

## SHUTTERS:

**DEFECT.** Damaged/deteriorated window shutters present--Need repair/replacement.



## STORM DOORS AND WINDOWS:

Storm window components appear to be at/near the end of their useful life--I recommend replacement windows to eliminate the storms.

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## DECKS, BALCONIES, STEPS, PORCHES & RAILINGS

DECKS:

Deck components appear to be in satisfactory condition.

STEPS:

**Type:** Brick & Wood. Step components appear in satisfactory condition.

PORCHES & RAILINGS:

Components appear to be in satisfactory.

## GROUNDS & DRAINAGE

TREES & SHRUBS

**DEFECT.** Trees and shrubs are too close or in contact with the house and roof. Cut back trees and shrubs as required.



GRADING & DRAINAGE:

Grading appears to be in satisfactory.

RETAINING WALLS:

**Type-** Concrete Stones.

WALKS:

**Type-** Brick, Wood.& Flagstone . **CONDITIONS:**  
**DEFECT.** Wood steps at flagstone walk at right side of house has rot and needs repairs for safety.



PATIOS:

Concrete. Patio appears to be in satisfactory condition.

DRIVEWAYS:

Asphalt. Driveway appears to be in satisfactory.

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## HEATING & AIR CONDITIONING

Heat exchangers in mid and high efficiency furnaces are not inspected for evidence of cracks or holes as this can only be done by dismantling the unit which is beyond the scope of this inspection. Safety devices are not tested by the inspector. 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. De-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified HVAC technician. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance contract with an HVAC contractor is recommended on a yearly basis. 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 very costly to remedy.

### HEATING UNIT #1

LOCATION:	Basement.
TYPE:	Gas-fired.
APPROXIMATE AGE:	8.
MANUFACTURER:	Lennox.
CONDITION:	Heating unit #1 appears to be operating as designed and in a satisfactory condition.
BURNERS & Heat EXCHANGER:	Burner flame(s) appear to be satisfactory.
BLOWER FAN/PUMP:	Appears to be satisfactory.
COMBUSTION AIR:	Appears to be satisfactory.
VENTING:	Appears to be satisfactory.
THERMOSTATS/OTHER CONTROLS:	The thermostat worked with normal controls and appears to be satisfactory.

### AIR CONDITIONER #1

AIR CONDITIONING PRESENT?:	Yes.
LOCATION:	Side exterior.
TYPE/CONDITION:	Central, Split-System.
POWER SOURCE:	220 Volt.
OUTDOOR UNIT AGE IN YEARS:	A/C #1 is beyond its average life expectancy-- <b>Budget For Replacement.</b> The average life expectancy for an A/C unit is 10 to 15 years; the age of this unit is:24.




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MANUFACTURER:	Tappen.
INPUT AIR TEMPERATURE:	75.
OUTPUT AIR TEMPERATURE:	50.
TEMPERATURE DIFFERENTIAL:	24.
SYSTEM OPERATING CONDITION:	<p><b>DEFECT.</b> A/C #1 is producing an abnormally low temperature differential indicating defective operation. I suspect the inside coil is dirty and needs to be chemically cleaned by an HVAC company due to unit being operated without a filter installed.</p>




## HEATING UNIT #2

LOCATION:	Floor.
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## DISTRIBUTION/FILTERS/ACCESSORIES

TYPE:	Sheet metal.
CONDITION:	Ducts appear satisfactory. Airflow appears to be satisfactory at accessible registers.
AIR FILTERS:	Disposable. <b>DEFECTS.</b> Missing/damaged filter present at basement. Replace filter.



## SECONDARY SYSTEM DUCTWORK:

HUMIDIFIER:	Appears satisfactory.
	<p><b>DEFECT.</b> Humidifier is operating and humistate is missing parts. Unit will not shut off. Repair or replace as required.</p>



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## FUEL TYPE OF HEATING UNIT

FUEL TYPE &  
OBSERVATIONS:

Natural Gas.

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## PLUMBING

Inspection of plumbing components is limited to what is visible at time of the inspection. The presence and condition of Well and Septic systems are not determined or inspected--these systems need to be evaluated by qualified well and septic companies or the local county health department. Water quality or hazardous materials (lead) testing is available from local testing labs. All underground or otherwise concealed piping related to water supply, waste, or sprinkler (fire-suppression or lawn) use are excluded from this inspection. Water conditioning systems and solar water heating systems are, likewise, not inspected--have these inspected by qualified contractors specializing in these systems. Leakage or deterioration in underground piping cannot be detected by this visual inspection--further evaluation by a plumber or well/septic contractor is required to determine material and condition. The shut-off valves and safety valves within the house are not tested as these very often begin to leak or break due to age and infrequency of use--have a licensed plumber test these and be prepared to have repairs/replacements performed. All plumbing fixtures and faucets are operated unless otherwise noted.

### WATER SUPPLY AND WASTE MEANS

WATER SUPPLY IS

REPRESENTED AS BEING: Municipal.

WASTE SYSTEM IS

REPRESENTED AS BEING: Municipal.

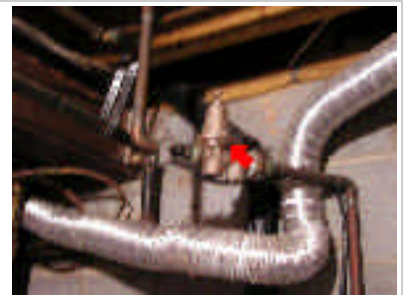
### WATER SUPPLY AND WASTE LINES

MAIN WATER SERVICE  
PIPE MATERIAL:

Polyethylene.

MAIN WATER SERVICE  
PIPE OBSERVATIONS:

Main water shut-off valve was located and appears satisfactory. This valve was not turned or tested! **DEFECT.** Leak noted at main water pressure reduction valve in basement above dryer. Have a plumber replace the valve.



MAIN WATER VALVE  
LOCATION:

The main water shut-off valve is located in basement or lower level.

SUPPLY PIPE MATERIAL:

Copper.

SUPPLY PIPE CONDITION:

Appears to be satisfactory.

WASTE PIPE MATERIAL:

PVC.

WASTE PIPE CONDITION:

Appears to be satisfactory.

### HOSE FAUCETS

OPERATION:

Hose faucets operated and appear to be in satisfactory condition.

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## WATER HEATER #1

MANUFACTURER:	A.O. Smith.
FUEL TYPE AND SIZE:	Gas, 50 Gallons.
AGE:	8.
LOCATION:	Basement/lower level.
CONDITION 1:	The water heater appears to be in satisfactory condition. The temperature/pressure relief valve is present and appears satisfactory.

## FUEL SYSTEM

FUEL TYPE:	Natural Gas.
MAIN FUEL SHUT-OFF VALVE LOCATED:	at gas meter on exterior wall.

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## ELECTRICAL

This report addresses the visible/accessible portions only of the primary electrical power distribution system serving the building and their apparent condition without in-depth testing. Electrical repairs should not be attempted by anyone other than a licensed electrician due to the risk of shock and fire. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Exterior lights with photo cell switches installed cannot have their operation verified during daylight and, as a result, are not tested. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested monthly. Carbon monoxide detectors should be installed on any level with combustion appliances and at all sleeping levels. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with an alarm monitoring company for further evaluation. Intercom and sound system equipment and their components are not addressed by this inspection. We recommend you consult with a intercom/sound system company for further evaluation. Telephone and other signal conducting systems and wiring including, but not limited to, Category 3, Category 5, DSL, ISDN, LAN, Cable Modem and TV/Cable/Satellite Dish are not inspected or tested. We recommend further evaluation by a specialist.

### SERVICE ENTRANCE COMPONENTS

SERVICE DROP/LATERAL:	Components appear to be satisfactory.
SERVICE ENTRANCE CABLE AND METER BASE:	The service entrance cable and meter base appear to be satisfactory.
SERVICE GROUNDING:	Method of Electric Service Grounding: Exterior ground rod(s). and, Water service pipe.
SERVICE RATING:	120/240 volt 3-phase power is provided. 200 amps. The total electrical service (amperage) supplied to house appears to be adequate.
SERVICE CONDITIONS:	The total electrical service (amperage) supplied to house appears to be satisfactory.

### ELECTRIC PANEL COMPONENTS

LOCATION OF MAIN DISCONNECT & COUNTY INSP. DATE:	In main electric panel is located in the basement.
SERVICE PANEL & SUBPANEL LOCATIONS:	Components appear to be satisfactory.
WIRING TYPE DESCRIPTION:	Wiring Type - Non-metallic sheathed cable, Copper and Large Gauge Solid or Stranded Aluminum.
WIRING 1:	Wire conductor components appear to be satisfactory.
TYPE OF OVERCURRENT PROTECTION DEVICES:	Overcurrent protection device type: Circuit breakers.
OVERCURRENT PROTECTION DEVICES 1:	Overcurrent protection devices (breakers and/or fuses) appear in satisfactory condition.

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## EXTERIOR WIRING

EXTERIOR LIGHT  
FIXTURES # 1:

**DEFECT.** Basement exterior light not working.



EXTERIOR RECEPTACLES  
# 1:

Exterior electrical receptacles operated satisfactorily.

## INTERIOR WIRING

LIGHTING FIXTURES/  
SWITCHES/RECEPTACLES  
1:

Light/switch/receptacle components appear to be satisfactory.

LIGHTING FIXTURES/  
SWITCHES/RECEPTACLES  
2:

**DEFECT.** Central vacuum in the basement is not working.



## GROUND FAULT CIRCUIT INTERRUPTERS

GROUND FAULT CIRCUIT  
INTERRUPTER  
LOCATION(S):

GFCI outlet protection is provided: at bath areas, at basement bath, at master bath, at hall bath, at half bath, at non-dedicated wall outlets in the garage, and at exterior outlets.

GROUND FAULT CIRCUIT  
INTERRUPTER  
EVALUATIONS:

GFCI protection worked as designed when tested.

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## SMOKE & CO DETECTORS

### SMOKE DETECTORS:

Smoke detectors are present, at every level,  
**DEFECT. Safety Concern:** The following smoke detector(s) failed to work when manually tested and need repair/replacement: 1st Floor, 2nd Floor, Basement.



### CARBON MONOXIDE DETECTORS:

Number of carbon monoxide detectors present: NONE, I strongly recommend that you purchase additional carbon monoxide detectors so that there is one on every sleeping level and in every room where combustion appliances are present.

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## KITCHEN & LAUNDRY


Inspection of stand alone freezers and secondary refrigerators are outside the scope of the inspection. Interior refrigerator/freezer temperatures are not tested. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers may not be included in this inspection as they require connection to facilitate testing. Stored items in cabinets will limit what can be viewed for inspection. Laundry appliances are not tested through all cycles and levels 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.

### KITCHEN SINK AND APPLIANCES


KITCHEN SINK TYPE:	Stainless Steel.
KITCHEN SINK CONDITION:	Kitchen sink appears to be in satisfactory condition.
RANGE/OVEN TYPE:	Fuel Type: Electric.
RANGE/OVEN CONDITION:	<b>DEFECT.</b> Front right burner and lower oven lower element not working. Range/oven is near/at its average life expectancy--Budget For Replacement.



VENT TYPE AND CONDITION:	Externally-vented range hood.
REFRIGERATOR/ICE MAKER CONDITION:	<b>DEFECT.</b> The ice maker in the refrigerator did not operate during the inspections. Repair as required and check on final walk through inspection. Refrigerator shelving/drawers damaged.



DISHWASHER CONDITION:	<b>DEFECT.</b> Dishwasher drainline needs to be cleaned. Overflows at sink airgap when dishwasher is operated. One or both of the dishwasher door counter balance springs are gone allowing door to fall with greater force--Safety Hazard. Some knobs missing at controls. Budget to replace this dishwasher.
-----------------------	--



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GARBAGE DISPOSAL  
CONDITION:

Garbage disposal ran when tested.

MICROWAVE:

Microwave does not convey and was not tested.

## INTERIOR COMPONENTS

COUNTERS AND  
CABINETS:

Kitchen counters appear to be in satisfactory condition.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear to be in satisfactory condition.

## LAUNDRY COMPONENTS

LOCATION:

Basement.

WASHER HOOK-UP  
CONDITION:

Plumbing appears to be satisfactory.

LAUNDRY TUB:

Laundry tub is provided

DRYER HOOK-UP  
CONDITION:

Dryer 240 volt electrical service appears to be satisfactory. **DEFECT.** The dryer vent piping is damaged/disconnected--Needs repair.



CLOTHES WASHER:

Washing machine is an older model and is at/near the end of its useful life--Budget for Replacement.

CLOTHES DRYER:

Electric, Clothes dryer is an older model and is at/near the end of its useful life--Budget for Replacement.

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## BATHROOMS

### BATHROOMS PRESENT

FULL BATHS:

Master Bath, Hall Bath, Basement Bath,

HALF BATHS:

First Floor Half Bath,

### DOORS and WINDOWS

BATH DOORS/WINDOWS  
CONDITION 1:

Satisfactory.

### WALLS/CEILINGS/FLOORS

FLOORING TYPES:

Ceramic tile.

WALL/CEILING/FLOOR  
CONDITION 1:

Satisfactory.

### VANITIES

VANITY CONDITION 1:

Misc. minor defects in vanity cabinet(s) and/or counter top(s).

### VENTILATION MEANS

VENTILATION CONDITION  
1:

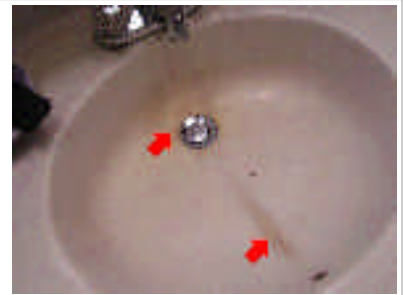
Exhaust Fan, **DEFECT**. The ventilator fan does not exhaust to the exterior of the dwelling (Improper) in the basement bath.



### SINKS

SINK CONDITION 1:

**DEFECT**. Due to the water temperature having been above 140 degrees, surface cracks have formed in the synthetic marble sink in the hall and master baths.



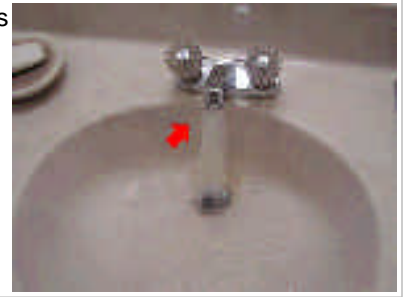
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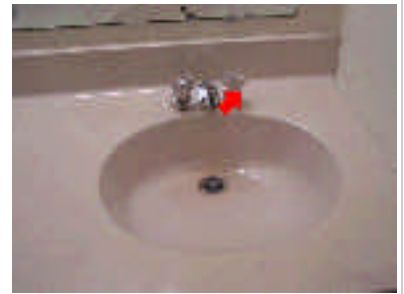
## SINK CONDITION 2:

**DEFECT.** Aerator at the sink faucet is missing parts or restricted in the powder room.



## SINK CONDITION 3:

**DEFECT.** The sink faucet not working at hall and master baths.



## TOILETS/BIDETS

### TOILET/BIDET CONDITION 1:

**DEFECT.** The toilet is not tightly secured to the floor which can allow leakage from the wax seal in the powder room, basement, hall and master baths.



### TOILET/BIDET CONDITION 2:

**DEFECT.** Improper Flush: The flush handle has to be held down to flush toilet in the powder room and basement baths.



# DREWRY HOME INSPECTIONS, INC.

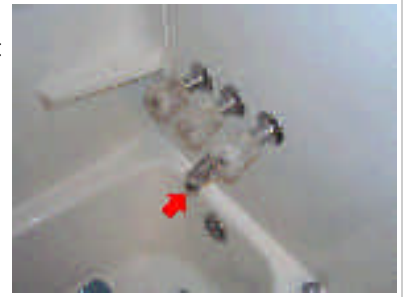
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## TUBS and ENCLOSURES

TUB CONDITION 1:

**DEFECT.** Water leakage is noted from the tub at the following areas: Leaking from base of tub faucet spout in the master bath tub.



TUB ENCLOSURE  
CONDITION 1:

The bath tub wall and floor areas appear in satisfactory condition.

## SHOWERS and ENCLOSURES

SHOWER CONDITION 1:

The shower components appear to be in satisfactory.

SHOWER ENCLOSURE  
CONDITION 1:

The shower wall and floor areas appear to be satisfactory.

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## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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 homeowners for additional information concerning these matters. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed in the chimney, flue or firebox. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage which cannot be discovered until the chimney flue is cleaned by a chimney sweep. Chimney/Woodstove flues and flue interiors are NOT Inspected.

### ROOMS PRESENT

NUMBER OF BEDROOMS:

5.

OTHER ROOMS:

Living Room, Dining Room, Family Room, Hall, Finished areas of basement.

### DOORS AND WINDOWS

DOOR CONDITION 1:

**DEFECT.** Right rear bedroom door has damaged and poor repairs.



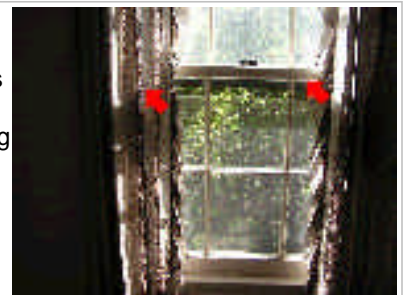
DOOR CONDITION 2:

**DEFECT.** Front door metal threshold is sloped toward the house due to settlement and needs to be caulked to prevent water from leaking into the house.



WINDOW CONDITION 1:

**DEFECT.** Damaged/broken sash cords or counter-balances present--This is a **Safety Concern**, especially in bedrooms where the windows serve as the secondary means of egress in case of fire or emergency. Window sashes can fall upon unlatching which also presents a **Safety Hazard**. Windows Need Repair.



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WINDOW CONDITION 2:

**DEFECT.** One living room window is missing lock.



WINDOW CONDITION 3:

**DEFECT.** Broken glass at one dining room window.



## INTERIOR WALLS/CEILINGS/TRIM

MATERIAL :

Drywall. and, Wood Paneling.

CONDITION 1:

General condition of walls/ceilings/trim appears to be satisfactory.

## FLOORS

FLOORING TYPE:

Carpet, Wood Tile.

FLOORING CONDITION # 1:

**DEFECT.** Wood flooring at kitchen is not level with entry hall wood floor. Poor installation.

## STAIRS & HANDRAILS

CONDITION:

Interior stairs appear to be in satisfactory condition.

## FIREPLACE/WOOD BURNING DEVICES

NUMBER:

1.

TYPE:

Masonry.

CONDITION:

The fireplace(s) appear satisfactory.

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## GARAGE / CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Automatic garage door openers should be tested periodically to ensure proper, safe operation. Exterior components of garage are included elsewhere in this report.

### GARAGE OR CARPORT DESCRIPTION

TYPE:

Attached garage, Two-car.

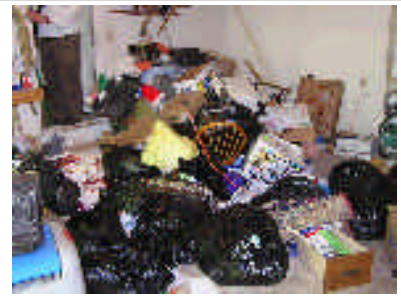
### INTERIOR

WALL/CEILING/FLOOR  
MATERIALS:

Sheetrock.

WALL/CEILING/FLOOR  
CONDITION:

**NOTE: Inspection was limited due to storage in the garage. Check on final walk through inspection.**



FIREWALL SEPARATION:

Appears to be satisfactory.

### DOORS AND WINDOWS

VEHICLE ENTRY DOOR  
TYPE AND CONDITION:

Pine frame/fiberboard panel overhead doors. Appears to be satisfactory.

AUTOMATIC GARAGE  
DOOR OPENERS:

Automatic door opener(s)- operated as designed and appear to be satisfactory. **DEFECT.** The automatic door opener(s) have extension cord(s) installed to provide power to units. This is temporary wiring of a permanently affixed motorized device and is, therefore, not considered safe. Have a licensed electrician install an outlet with a non-switched power supply on ceiling to provide power to unit.



INTERIOR GARAGE DOOR  
TYPE:

Steel.

INTERIOR GARAGE DOOR  
CONDITION:

Garage door(s) appear to be in satisfactory condition for their age.

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## ATTIC

### ATTIC LOCATIONS and ACCESSIBILITY

NUMBER AND LOCATION  
OF ATTIC AREAS:

NUMBER OF ATTICS: 2 Master Bedroom Closet. & Garage.

MEANS OF ACCESS:

Hatch.

ATTIC ACCESSIBILITY:

Attic areas are reasonably accessible for visual inspection. Attic areas were entered.

### GENERAL ATTIC CONDITIONS

ATTIC CONDITIONS # 1:

The attic appears to be satisfactory for the age of the house.

### FRAMING

ROOF FRAMING TYPE:

Engineered trusses.

ROOF FRAMING  
CONDITION # 1:

Roof framing members appear to be satisfactory.

### SHEATHING

ROOF SHEATHING TYPE:

Regular Plywood.

ROOF SHEATHING  
CONDITION:

Roof sheathing appears to be in satisfactory condition and normal for its age.

### INSULATION/VAPOR BARRIER

ATTIC INSULATION AND  
VAPOR BARRIER TYPE:

Blown Fiberglass/

ATTIC INSULATION  
CONDITION:

Insulation appears to be satisfactory for a house of this age.

### VENTILATION

VENTILATION TYPE:

Ridge vents, Soffit vents, and, Power vent fan.

VENTILATION CONDITION #  
1:

Attic ventilation appears to be satisfactory.

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## FOUNDATION & STRUCTURE

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water/surface rain run-off should be expected at basement walls during times of prolonged rainfall or melting snows. As a first attempt to remedy, check the grading and water runoff control (gutters and downspouts) around the perimeter of the house for needed improvements. This report is not a termite or other wood destroying organism clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite/WDO infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

### INSPECTION LIMITATIONS

#### STRUCTURAL INSPECTION LIMITATIONS:

Full inspection of structural components (foundation walls and/or framing) is not possible due to: finished walls, ceilings and floors, and/or, insulation installed at foundation walls.

### FOUNDATION COMPONENTS

#### FOUNDATION WALLS:

Foundation Wall Type: CMU (Concrete Masonry Units) a.k.a. "Concrete Block."  
Foundation wall components appear to be satisfactory where visible.

#### FOUNDATION FLOOR:

Floor Type: Concrete.

#### SUMP PUMP:

None.

#### FOUNDATION INSULATION AND VAPOR BARRIER:

Insulation and Vapor Barrier Type: Fiberglass batts with a vapor barrier are installed at foundation walls and appears to be satisfactory.

### BASEMENT/CRAWLSPACE CONDITIONS

#### SIGNS OF WATER PENETRATION:

**DEFECT.** Evidence of water penetration through foundation seen at area under family room. (Former crawl space) Water stains indicate water on floor. Areas of penetration have elevated moisture levels now. Suspect the foundation drain is not to daylight or blocked at this area. Repair as required.



### FLOOR/WALL/CEILING FRAMING

#### JOISTS:

2 X 10.

#### BEAMS:

Steel I-Beam.

#### SUB-FLOOR:

Plywood.

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WALL AND CEILING  
STRUCTURE:

WALL STRUCTURE: Gypsum board on wood stud walls.

## FRAMING CONDITIONS

CONDITION 1:

Structural framing components (where visible) appear serviceable and in normal condition for a house of this age.

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## SUMMARY & RECOMMENDATIONS

Summary and Recommendations text follows.

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May 15, 2005

Judy and John Smith  
4321 Wysteria Lane  
Reston, VA 20191

REFERENCE:  
1234 Main Street  
Fairfax, VA 22033.

At your request, and in your presence, a visual inspection of the above referenced property was conducted on May 15, 2005; 02:00 PM. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

## REPORT SUMMARY AND RECOMMENDATIONS

The overall condition of the Property appears to be:      **Marginal with a FEW MAJOR Defects.**

The Property appears to have had:      **Below normal maintenance.**

**Some unprofessional/substandard work was observed on the property.**

Overall, the home appears to be constructed in a workmanship-like manner and appears to have had an average amount of upkeep and repairs performed over the year(s). In accordance with your contract to purchase this property, you should be aware of the following items which are identified in the inspection report as DEFECTS. You should either ask the seller to make the repairs/replacements of these defects or be prepared to make the repairs/replacements at your expense once you complete the purchase of the property.

### GUTTERS

#### GUTTER TYPE & CONDITION:

1. **DEFECT.** Gutters, gutter screens and possibly downspouts, need cleaning to restore proper operation.

### CHIMNEY

#### CHIMNEY CONDITION 1:

2. **DEFECT.** The chimney mortar crown is cracked. Crown needs cracks patched to prevent water penetration.

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## EAVES & TRIM

### EAVES & TRIM CONDITION 1:

3. **DEFECT.** Some exterior wood trim has water damage/rot and needs repairs or replacement at the garage overhead doors.

## EXTERIOR OF DOORS & WINDOWS

### EXTERIOR DOOR CONDITION 1:

4. **DEFECT.** Basement patio door glass is fogged and both doors exhibit signs of deterioration as a result of age and general wear. Doors need repairs or replacement.

### EXTERIOR DOOR CONDITION 2:

5. **DEFECT.** Upper patio door screen is missing and door is very difficult to open and close due to worn out rollers.

### WINDOW EXTERIORS CONDITION 1:

6. **DEFECT.** Some water damage and rot at some windows at exterior. Repair as required.

### SHUTTERS:

7. **DEFECT.** Damaged/deteriorated window shutters present--Need repair/replacement.

## GROUNDS & DRAINAGE

### TREES & SHRUBS

8. **DEFECT.** Trees and shrubs are too close or in contact with the house and roof. Cut back trees and shrubs as required.

### WALKS:

9. **DEFECT.** Wood steps at flagstone walk at right side of house has rot and needs repairs for safety.

## AIR CONDITIONER #1

### OUTDOOR UNIT AGE IN YEARS:

10. A/C #1 is beyond its average life expectancy--**Budget For Replacement.** The average life expectancy for an A/C unit is 10 to 15 years; the age of this unit is:20.

### SYSTEM OPERATING CONDITION:

11. **DEFECT.** A/C #1 is producing an abnormally low temperature differential indicating defective operation. I suspect the inside coil is dirty and needs to be chemically cleaned by an HVAC company due to unit being operated without a filter installed.

## DISTRIBUTION/FILTERS/ACCESSORIES

### HUMIDIFIER:

12. **DEFECT.** Humidifier is operating and humistate is missing parts. Unit will not shut off. Repair or replace as required.

## EXTERIOR WIRING

### EXTERIOR LIGHT FIXTURES # 1:

13. **DEFECT.** Basement exterior light not working.

## INTERIOR WIRING

### LIGHTING FIXTURES/SWITCHES/RECEPTACLES 2:

14. **DEFECT.** Central vacuum in the basement is not working.

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## SMOKE & CO DETECTORS

### SMOKE DETECTORS:

15. **DEFECT. Safety Concern:** The following smoke detector(s) failed to work when manually tested and need repair/replacement: 1st Floor, 2nd Floor, Basement.

## KITCHEN SINK AND APPLIANCES

### RANGE/OVEN CONDITION:

16. **DEFECT.** Front right burner and lower oven lower element not working. Range/oven is near/at its average life expectancy--Budget For Replacement.

### REFRIGERATOR/ICE MAKER CONDITION:

17. **DEFECT.** The ice maker in the refrigerator did not operate during the inspections. Repair as required and check on final walk through inspection. Refrigerator shelving/drawers damaged.

### DISHWASHER CONDITION:

18. **DEFECT.** Dishwasher drainline needs to be cleaned. Overflows at sink airgap when dishwasher is operated. One or both of the dishwasher door counter balance springs are gone allowing door to fall with greater force--Safety Hazard. Some knobs missing at controls. Budget to replace this dishwasher.

## LAUNDRY COMPONENTS

### DRYER HOOK-UP CONDITION:

19. **DEFECT.** The dryer vent piping is damaged/disconnected--Needs repair.

## VENTILATION MEANS

### VENTILATION CONDITION 1:

20. **DEFECT.** The ventilator fan does not exhaust to the exterior of the dwelling (Improper) in the basement bath.

## SINKS

### SINK CONDITION 1:

21. **DEFECT.** Due to the water temperature having been above 140 degrees, surface cracks have formed in the synthetic marble sink in the hall and master baths.

### SINK CONDITION 2:

22. **DEFECT.** Aerator at the sink faucet is missing parts or restricted in the powder room.

### SINK CONDITION 3:

23. **DEFECT.** The sink faucet not working at hall and master baths.

## TOILETS/BIDETS

### TOILET/BIDET CONDITION 1:

24. **DEFECT.** The toilet is not tightly secured to the floor which can allow leakage from the wax seal in the powder room, basement, hall and master baths.

### TOILET/BIDET CONDITION 2:

25. **DEFECT.** Improper Flush: The flush handle has to be held down to flush toilet in the powder room and basement baths.

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## TUBS and ENCLOSURES

### TUB CONDITION 1:

26. **DEFECT.** Water leakage is noted from the tub at the following areas: Leaking from base of tub faucet spout in the master bath tub.

## DOORS AND WINDOWS

### DOOR CONDITION 1:

27. **DEFECT.** Right rear bedroom door has damaged and poor repairs.

### DOOR CONDITION 2:

28. **DEFECT.** Front door metal threshold is sloped toward the house due to settlement and needs to be caulked to prevent water from leaking into the house.

### WINDOW CONDITION 1:

29. **DEFECT.** Damaged/broken sash cords or counter- balances present--This is a **Safety Concern**, especially in bedrooms where the windows serve as the secondary means of egress in case of fire or emergency. Window sashes can fall upon unlatching which also presents a **Safety Hazard**. Windows Need Repair.

### WINDOW CONDITION 2:

30. **DEFECT.** One living room window is missing lock.

### WINDOW CONDITION 3:

31. **DEFECT.** Broken glass at one dining room window.

## FLOORS

### FLOORING CONDITION # 1:

32. **DEFECT.** Wood flooring at kitchen is not level with entry hall wood floor. Poor installation.

## INTERIOR

### WALL/CEILING/FLOOR CONDITION:

33. **NOTE: Inspection was limited due to storage in the garage. Check on final walk through inspection.**

## DOORS AND WINDOWS

### AUTOMATIC GARAGE DOOR OPENERS:

34. **DEFECT.** The automatic door opener(s) have extension cord(s) installed to provide power to units. This is temporary wiring of a permanently affixed motorized device and is, therefore, not considered safe. Have a licensed electrician install an outlet with a non-switched power supply on ceiling to provide power to unit.

## BASEMENT/CRAWLSPACE CONDITIONS

### SIGNS OF WATER PENETRATION:

35. **DEFECT.** Evidence of water penetration through foundation seen at area under family room. (Former crawl space) Water stains indicate water on floor. Areas of penetration have elevated moisture levels now. Suspect the foundation drain is not to daylight or blocked at this area. Repair as required.

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Each of these items will likely require further evaluation and repair/replacement by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the body of the report and should receive eventual attention. The majority are the result of normal wear and tear but none of them affect the habitability of the house. You should schedule these items for maintenance and repairs as recommended.

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Recommend the following on the Presettlement/Preoccupancy final "Walk Through:"

- Termite Inspection.
- Well and Well Water to be tested and certified by Health Dept or local lab.
- Septic and Waste System be tested and certified by specialist.
- Heating and A/C System be retested or certified by owner/seller.
- Review this report and ensure no items or components have been damaged or removed from the property since this inspection.
- Recheck ALL APPLIANCES.
- Recheck ALL ELECTRICAL BREAKERS/FUSES, SWITCHES, OUTLETS, & FIXTURES, ETC.
- Recheck ALL PLUMBING FIXTURES AND FAUCETS, ETC.

Finally, recommend the following: At settlement obtain a signed statement from the owner or from the attorney representing the owner that you, the purchaser of the property, have been made aware of all known serious defects in the property and that the roof does not leak, the heating system will heat the house to at least 70 degrees (F) inside when the outside temperature is 0 degrees (F), that the A/C will cool the house inside to 70 degrees (F) when the outside temperature is 95 degrees (F), that the electrical service is adequate and that there are no overloaded circuits or small gauge aluminum wire in the house, that the plumbing system, water supply and waste systems are functioning satisfactorily and no temporary repairs have been made and that the water functional flow/pressure is adequate, and that the lower level/basement does not leak.

These suggestions are not all-inclusive and should be discussed with your attorney prior to the settlement and simplified, augmented, or modified as recommended.

In the event Drewry Home Inspections, Inc. (DHI) is contacted regarding this inspection, I hereby authorize DHI and its employees to discuss this inspection report with the real estate agents (listing and selling), the seller of the property, and any other official or tradesperson who may be involved with the sale, purchase, or repair of this property.

I have received the property inspection report from DREWRY HOME INSPECTIONS, INC. and it has fulfilled the requirement of our contract.

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Received \$\_\_\_\_\_ for referenced property inspection. \_\_\_\_\_  
DREWRY HOME INSPECTIONS, INC.

Time inspection completed: \_\_\_\_\_ AM/PM

Thank you for choosing DREWRY HOME INSPECTIONS, INC. If you have any questions regarding the inspection report or the home, please feel free to call us.

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