



Building Inspection Report

1234 Mountain Lion Ln., Manassas, Va.

Inspection Date:
2-27-06

Prepared For:
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Report Number:
155322706

Inspector:
John Spinello

Weather: Cold, 30's

House Age: 1yr

Ground Cover: None

House Style: Patio House/Townhouse

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a newer house that has been well maintained.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant and/or important improvements (including “walk-through” items) that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. It is recommended that any repairs that are performed as a result of this report be done so only by licensed or qualified contractors or professionals. Obtain receipts/proof of permits for any upgrades or repairs that were recently done (example: a new roof) and for any that will be done after this point.

Garage

- **Monitor: Repair:** The overhead garage door is damaged along the bottom and may need repair. It is also difficult to open. It appears to have been hit from the inside.

Water Heater (see 4A.12)

- **Repair: Safety Issue:** The thermostat at the water heater needs evaluation. The hot water temperature is 157 degrees, though the setting at the water heater is not very high. This is also a scald hazard. The thermostat may need replacing.

Fixtures

- **Repair:** The front exterior faucet leaks at the faucet and at the shut off valve in the furnace room. The rear faucet does not operate and may be frozen. Have evaluated to determine if the pipe is damaged.

Supply Plumbing

- **Repair:** A leak was found under the kitchen sink, though the cause is not known.

Windows (see 7C.17)

- **Monitor:** Water staining/peeling paint was observed at the side of the window of the family room at the side wall. Caulking may need improving. No active moisture was found.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.



Structure

DESCRIPTION OF STRUCTURE (SEE 1A)

Foundation:	•Poured Concrete •Slab on Grade •Inspection by Direct Access •100% Of Foundation Was Not Visible at Interior
Columns:	•Not Visible
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Trusses •FRT Plywood (see 3c.12) •Waferboard Sheathing
Attic Inspection:	•Access by Kneewall •Located in: Loft room (several panels) •Inspected from access panel

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

General Comments

It would be wise to use screws instead of nails to secure the kneewall attic access panels at the loft room.

LIMITATIONS OF STRUCTURE INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- There is no access to the upper attic area over the loft.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Roofing

DESCRIPTION OF ROOFING (SEE 3A)

General Information:	•Style: Gable •Pitch: Medium •Number of Layers: 1 •Valley Material: Shingle Material
Roof Covering:	•Asphalt Shingle (see 3c.01)
Roof Flashings:	•Metal
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Chimneys/Roof Penetrations:	•Metal •Plumbing Vents •Roof vents/ Fans
Method of Inspection:	•Viewed with Binoculars

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Flashings

- **Monitor:** The flashing over the small roof at the rear of the house appears to have been caulked and may not have been properly installed. Also, the area where your roof and your neighbor's roof meet at the rear of the house may also be vulnerable. See pictures.

Discretionary Improvements

As a preventative measure, it may be wise to redirect all downspouts so they discharge at least five (5) feet from the house.

LIMITATIONS OF ROOFING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Some roof flashings were not visible for inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Exterior

DESCRIPTION OF EXTERIOR (SEE 2A)

Wall Covering:	•Vinyl Siding
Eaves, Soffits, Facias and Trim:	•Wood
Exterior Doors:	•Fiberglas •French Doors
Window/Door Frames:	•Vinyl-Covered
Storms and Screens:	•Insulated Glass with Screens
Entry Driveways:	•Asphalt (unfinished)
Entry Walkways and Patios:	•Concrete
Garage Related:	•Attached •1 Car
Overhead Garage Doors:	•Steel
Surface Drainage:	•Level Grade •Graded Away From House
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material.

General Comments

The house has a lot of wood trim. This material requires regular care to include caulk/paint as needed.

The garage door has no opener at this time. No airflow was found at the exterior vent (rear wall) that serves the main level bath. It may simply be stuck in place.

RECOMMENDATIONS / OBSERVATIONS

Driveway

- **Monitor:** The driveway has not been finished by the builder at this time. A second layer should be added.

Trim, Fascia, Soffit

- **Improve:** Caulking is needed at trim joints to keep water out. This includes trim at the roofline.

Garage

- **Monitor: Repair:** The overhead garage door is damaged along the bottom and may need repair. It is also difficult to open. It appears to have been hit from the inside.

LIMITATIONS OF EXTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Storage in the garage restricted the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Electrical

DESCRIPTION OF ELECTRICAL (SEE 5A)

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: in Main Panel
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: at Dinette
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Ground Fault Circuit Interrupters:	•Bathroom(s) •Garage •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The main electric panel appears in good order. No evidence of amateur workmanship was found.

All outlets and light fixtures that were tested operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. (see 5A.12)

Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

General Comments

I was not able to determine whether the exterior yard light is operational.

It is not recommended to have a fridge/freezer plugged into a GFI controlled outlet as this outlet can "trip" without warning and disconnect power to the appliance. This setup is often found in a garage. You may consider having a non-GFI dedicated circuit installed.

LIMITATIONS OF ELECTRICAL INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures may have been tested (depending on access to interior areas).
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Heating

DESCRIPTION OF HEATING (SEE 6A)

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Goodman •Serial Number: 0410043250
	•Main Shutoff Location: Gas Meter
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork
Filter:	•Paper (disposable) •Location(s): the Furnace (near the garage)
Other Components:	•Multiple Zones/Thermostats

HEATING OBSERVATIONS

Positive Attributes

The system has duct dampers which allow you to control air flow to the different levels of the home.

General Comments

An annual service contract is recommended to keep your system(s) in proper operating condition. If not already permanently installed, carbon monoxide detectors are highly recommended. Garages, fireplaces, and any fossil fuel burning appliances can produce this gas which can be deadly. "Intake" ducting for the furnace is typically required in new construction. This was not found, though it is likely in the attic area and was not visible. You may want to check with the builder for its location.

RECOMMENDATIONS / OBSERVATIONS

Furnace (see 6A.05)

- **Improve:** The furnace fan is dirty and ideally should be cleaned at the next servicing.

LIMITATIONS OF HEATING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The humidifier, or dehumidifier, are not inspected.
- Solar space heating equipment/systems are not inspected.
- The furnace heat exchanger can only be partially inspected. Further evaluation by a heating company may be desired.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS (SEE 6H)

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning •Serial Number: 0501014277 •Air Source Heat Pump System with Auxiliary Heat •Serial Number: 0502107774
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Ductwork
Filter:	•Paper (disposable) •Location(s): the Furnace at the loft (see metal access panel)
Other Components:	•Air Handler/Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary. The location of the return air vents is well suited to air conditioning.

General Comments

An annual service contract is recommended to keep your system(s) in proper operating condition.

The disconnect boxes at the exterior A/C units may require metal covers under the outer covers. Have the builder evaluate.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system(s) could not be tested as the outdoor temperature was below 60 degrees F.
- The heat pump was operated in the heating mode only.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION (SEE 9D/9E)

Attic Insulation:	•R30 Fiberglass in kneewall areas
Exterior Wall Insulation:	•Not Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Ridge Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments

“End caps” are missing at the ends of the ridge vents. These can be added, but aren’t vital.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Improve:** Insulation has fallen at one area at the loft stairs. This is visible at the attic/kneewall access panel in the loft. Insulation also needs securing at the access panel itself.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the wall cavities of the home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING (SEE 4A)

Water Supply Source:	•Public Water Supply
Service Pipe To House:	•Plastic
Main Water Valve Location:	•Furnace Room
Interior Supply Piping:	•Plastic
Waste System:	•Public Sewer System
Drain, Waste, Vent Piping (4a.03):	•Plastic
Water Heater (see 4A.12)	•Gas •Approx. Age: 2 Yrs. •Approximate Capacity (in gallons): 65 •Manufacturer: Bradford White •Serial Number: bb5831304
Fuel Shut Off Valves:	•Natural Gas Main Valve At : Gas Meter at Exterior Wall
Other Components:	•Hose Bib(s) •Backflow Preventers on Hose Bibs •Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when multiple fixtures were operated simultaneously.

General Comments

“Studor” type vents are in use in your plumbing drain system. These vents use a flap to allow air into the system when needed and are usually found under sinks. If sewer gas is ever smelled in the house, it is likely that one of these vents has failed and will need repair/replacement. The house may have a radon system in place based on the pipe (3 inch) found exiting the rear wall.

RECOMMENDATIONS / OBSERVATIONS

Water Heater (see 4A.12)

- **Repair: Safety Issue:** The thermostat at the water heater needs evaluation. The hot water temperature is 157 degrees, though the setting at the water heater is not very high. This is also a scald hazard. The thermostat may need replacing.

Fixtures

- **Repair:** The front exterior faucet leaks at the faucet and at the shut off valve in the furnace room. The rear faucet does not operate and may be frozen. Have evaluated to determine if the pipe is damaged.

Supply Plumbing

- **Repair:** A leak was found under the kitchen sink, though the cause is not known.

LIMITATIONS OF PLUMBING INSPECTION

As described in your contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Overflow drains at sinks and tubs are not inspected or tested.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Interior

DESCRIPTION OF INTERIOR (SEE 7A)

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Single Hung •Double Glazed
Doors:	•Wood-Hollow Core •French Doors
Tubs/showers:	•Fiberglass •Ceramic Tile
Tempered Glass Found:	•French Doors •Shower Doors

INTERIOR OBSERVATIONS

Positive Aspects

Wood floors are a nice feature. This house has a unique floor plan. The house appears to have been well maintained and cared for.

General Comments

Carpet is “fraying” at the kitchen/family room floors. Air fresheners are being used throughout the house. The reason is not known. A small piece of trim is missing at the hallway near the garage.

RECOMMENDATIONS / OBSERVATIONS

Doors

- **Repair:** The front door, patio door and the garage/house door are difficult to open and should be repaired/adjusted as necessary to work and close properly. Also, the patio door needs improvement to weatherstripping at the bottom of the door.

Wall / Ceiling Finishes

- **Monitor:** Some walls are “damaged”. This is apparently a test being done by the builder. Check with the seller and/or builder for details.
- **Improve:** Cracks at drywall were found at several rooms. This may be covered by the builder’s warranty.

Kitchen Cabinets

- **Monitor: Repair:** An upper cabinet door left of the stove is warped.

Windows (see 7C.17)

- **Monitor:** Water staining/peeling paint was observed at the side of the window of the family room at the side wall. Caulking may need improving. No active moisture was found.
- **Monitor: Improve:** The window at the balcony bedroom is difficult to open.
- **Repair:** The spring at the left window (bedroom over the garage) is disconnected and needs repair.

Floors

- **Improve:** Floor squeaks were found at the hallway near the laundry. If this area is carpeted, pulling the carpet back and re-screwing the sub-floor should correct this.

LIMITATIONS OF INTERIOR INSPECTION

As described in your contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The house was furnished/occupied. This limited my access to some areas, outlets, etc.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES (SEE 8A)

Appliances Tested:

- Gas Range (Approx. age: 2 Yrs.)
- Disposal (Approx. age: 2 Yrs.)
- Microwave Oven (Approx. age: 2 Yrs.)
- Dishwasher (Approx. age: 2 Yrs.)
- Refrigerator (Approx. age: 2 Yrs.)
- Clothes Washer (Approx. age: 2 Yrs.)
- Clothes Dryer (Approx. age: 2 Yrs.)

Laundry Facility:

- 240 Volt Circuit for Dryer
- Dryer Vented to Building Exterior
- 120 Volt Circuit for Washer
- Hot and Cold Water Supply for Washer
- Waste Standpipe for Washer

Other Components Tested:

- Icemaker
- Kitchen Exhaust Fan
- Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All of the major appliances in the home are newer. All appliances tested responded satisfactorily. The kitchen and laundry facilities are well organized.

General Comments

The use of metal braided hoses for the washing machine and smooth metal pipe for venting the dryer are highly recommended. These materials are stronger and will perform better than the rubber and plastic that is typically used.

LIMITATIONS OF APPLIANCES INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES (SEE 6W)

Fireplaces:

•Zero Clearance •Gas •Located at: Family Room

Vents, Flues, Chimneys:

•Outside Combustion Air Provided •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Improve: Repair:** The fireplace is cold underneath and may not be well insulated. Cold air blows in at the access panel.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

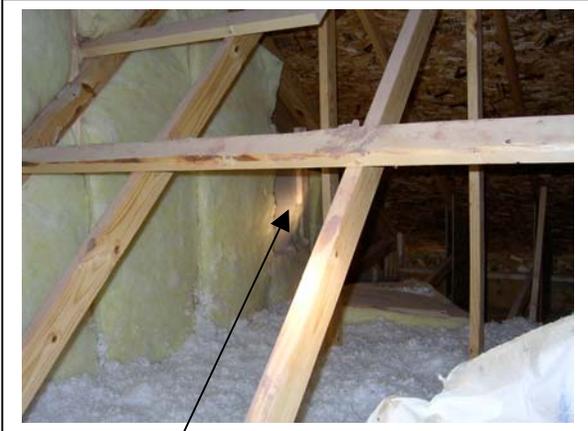
As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are only partially inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Pictures

Fallen insulation at loft stairs area.



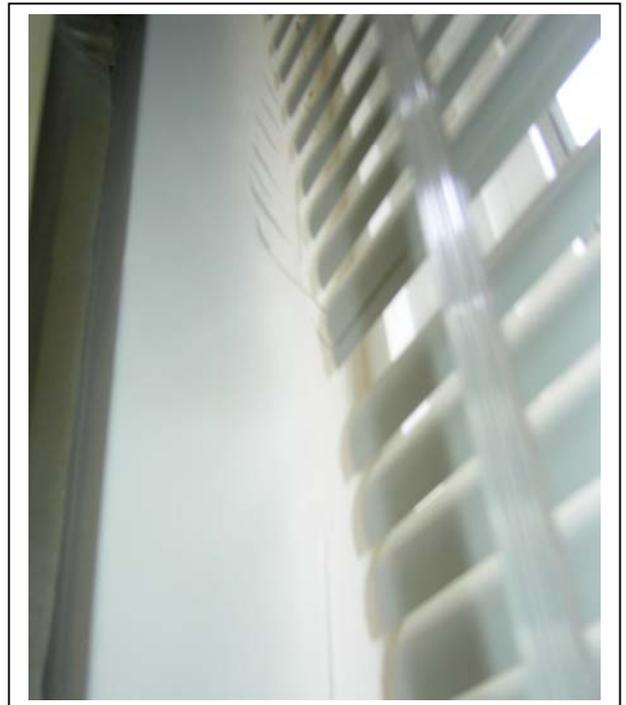
Mechanical vent at kitchen sink.



Leak under kitchen sink.



Peeling paint/staining at family room window.



Pictures 2

Potential vulnerable areas at rear roof.



Roof trim needs caulking.



Damage at garage door.

