Inspection Report

1234 Not-A-Real Street, Sterling, VA 20165
Inspection prepared for: SAMPLE REPORT
Date of Inspection: 1/20/2015
Inspector: Michael Millsapugh
Report Summary

The summary below consists of findings during this inspection. As a guide to better serve you, I have color coded these findings as follows.

**MAINTENANCE ISSUE** = This item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or upgrade of this item, component, or system, should be considered to enhance the function, efficiency, safety, and/or more closely align with current construction standards. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance or recommended upgrades.

**REPAIR OR REPLACE** = This item, component, or system is not functioning as intended or needs further inspection by a qualified professional or contractor. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

**SAFETY ITEM** = This item, component or system needs immediate attention by a qualified professional or contractor for the safety and/or health of the occupants. Inherent safety issues should be rectified as soon as possible or injuries could occur.

### 1. ROOFING

<table>
<thead>
<tr>
<th>Page 18 Item: 1</th>
<th>ROOF COVERINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Inspected - Repair / Replace - The shingles on this home are at the 20 year mark and have held up well. A few items needing attention on the roof are . . .</td>
<td></td>
</tr>
<tr>
<td>1. The peak shingles on the front and ends of the roof are cracked.</td>
<td></td>
</tr>
<tr>
<td>2. The ridge vent has rusted nails which are beginning to deteriorate. This will lead to leaking in the attic once they allow small droplets of water past.</td>
<td></td>
</tr>
<tr>
<td>3. There is evidence of a small leak in the attic. The sheathing has some staining and the insulation below was wet at one point. This is a slow drip if it is still an active leak. I did not see any evidence of a repair so it leads me to believe it is still active.</td>
<td></td>
</tr>
<tr>
<td>Have a licensed roofing contractor assess this roof and make the necessary repairs. After these repairs, given the age and current state of this roof, I would begin to budget immediately for a replacement within 3 years.</td>
<td></td>
</tr>
</tbody>
</table>
### ROOF DRAINAGE SYSTEMS

- **Page 19 Item: 4**
  - Inspected - Repair / Replace - The gutter system is loose on the front right side of the home. Have a licensed roofing contractor firmly attach this gutter to the home.

### 2. EXTERIOR

- **Page 20 Item: 1**
  - Inspected - Repair / Replace - There were two siding related items to note requiring repairs.

  1. There is a warped area of siding on the rear of the home. This appears to be from the heat of a grill or possibly from the wood fireplace inside. The sun has also been the cause of this at times but I do not believe that to be the case here.

  2. The deck was stained at some point and the stain got all over the siding.

  Have a licensed contractor replace the warped / damaged siding and clean the stain from the siding around and below the deck area.
DOORS (Exterior)

- Inspected - Repair / Replace - The exterior doors had items to note.

1. The sliding glass door from the family room side to the deck has a failed seal. The moisture is between the panes of glass.

2. The sliding screen door from the kitchen to the deck will not stay on the track.

3. The basement sliding glass door to the back patio has a failed seal. This door is also difficult to lock and unlock.

Have a licensed contractor replace the doors with failed seals as they are defective. The sliding screen can be repaired I believe.
**DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

- **Inspected - Safety Item** - There are two deck related items to note.
  1. The deck railing is not completely secure at the corner.
  2. There is a rotted deck board just outside the family room sliding glass door.

Have a licensed contractor secure the railing and replace the rotted deck board(s)

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**DECK RAILING**

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**DECK BOARDS**

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**3. GARAGE**

- **Inspected - Repair / Replace** - The garage door has a few items to note.
  1. The wood trim around the garage door is rotted in the corner.
  2. The garage door seal is not completely sealing to the floor.
  3. There is a partially disconnected door panel brace on the right side (looking from the inside)

Have a qualified handyman replace the damaged / rotted wood and paint to match. Have a licensed garage door company replace the door seal and secure the panel bracket.
### 4. INTERIOR

| Page 26 Item: 1 | CEILINGS | • Inspected - Repair / Replace - There is a small amount of ceiling damage due to a corner bead section in the hallway bathroom on the upper level. Have a qualified drywall contractor repair. |

| Page 26 Item: 3 | FLOORS | • Inspected - Repair / Replace - The flooring in the kitchen sinks slightly near the kitchen sink. This appears to be a sub flooring issue but I cannot be sure. Have a licensed flooring contractor make any necessary repairs to ensure the floor is level. |
**Page 27 Item: 4** | STEPS, STAIRWAYS, BALCONIES AND RAILINGS  
--- | ---  
- Inspected - Repair / Replace - The railing heading to the upper level has a missing screw on the attachment to the wall. The railing is not in danger of failing as it is sturdy but it should have a screw here.

**Page 27 Item: 6** | DOORS  
--- | ---  
- Inspected - Repair / Replace - Some doors do not have a door stop. Have a qualified handyman install door stops on all doors that are in need of them.
Page 28 Item: 7  WINDOWS

• Inspected - Repair / Replace - There are a few window related items to note.

1. The living room has a failed side sash seal (the foam / weather seal on the side of the window) as you can see and feel air coming into the living room.

2. In the living room (top right) master bedroom (top left) and rear bedroom (bottom) the windows have failed seals. These windows have slight fogging (living room) or moisture between the window panes. Moisture staining or fogging between the window panes happens when the dry air between the window panes escapes due to a failed seal and air and moisture gets in. The window at this point is defective as it no longer provides the thermal protection as it once did.

Have a licensed window contractor repair the living room side seal issue and replace the defective windows.

6. PLUMBING
<table>
<thead>
<tr>
<th>Page 30 Item: 2</th>
<th>PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Inspected - Repair / Replace - There are a few plumbing / fixture related items to note.</td>
<td></td>
</tr>
<tr>
<td>1. The drain stop in the main level bathroom is not working.</td>
<td></td>
</tr>
<tr>
<td>2. The outside hose bibs still provided water even though the inside supply valves were off. The valves were already marked so I believe they are correct. They are above the main water valve behind the water heater.</td>
<td></td>
</tr>
<tr>
<td>3. The left sink in the master bathroom has a hot water valve that leaked slightly when I turned it.</td>
<td></td>
</tr>
<tr>
<td>4. The master toilet was turned off at the inspection. I carefully turned this valve on (slight leak in valve) and when the toilet was flushed it did not correctly flush and drain. No water issues but there is a partial clog or the tank components are the issue.</td>
<td></td>
</tr>
</tbody>
</table>

Have a licensed plumber use this list as a guide and make the necessary repairs / replacements.

- Main Level Sink Drain Stop
- Hose Bib Supply Valves
- Master Bathroom Sink Valve
- Master Bathroom Toilet
<table>
<thead>
<tr>
<th>Page 31 Item: 3</th>
<th>HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Inspected - Repair / Replace - This water heater is almost 20 years old. The average life span on a water heater is 10-13 years. One cannot determine when a water heater will fail if no evidence is found on the outside of the unit. The unit functions as intended now, however I recommend you begin budgeting immediately for a replacement. Have the licensed plumber replacing the valve mentioned below assess this tank and make a recommendation on repairs / replacement.</td>
</tr>
<tr>
<td></td>
<td>• Inspected - Repair / Replace - The water supply valve to the hot water tank will not operate. It appears to but when turned off, it does not stop the hot water in the home. This valve controls the hot water supply to the house. Have a licensed plumber repair or replace this valve.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gas Water Heater</th>
<th>Water Heater Supply Valve</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>7. ELECTRICAL</th>
<th>CONNECTED DEVICES AND FIXTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 34 Item: 4</td>
<td>• Inspected - Safety Item - There were numerous electrical items to note.</td>
</tr>
<tr>
<td></td>
<td>1. The outside light on the deck is not straight. There is a large amount of older caulk above it which is or has allowed water into the light fixture itself. When I lifted the light slightly, water came running out of it.</td>
</tr>
<tr>
<td></td>
<td>2. The exterior outlets on the deck are not GFCI protected. These outlets have been required to be protected since 1975 so something changed during a renovation or something. There may have been a GFCI breaker at some point and then GFCI outlets were installed in the bathrooms during an upgrade. If this is the case, the outlets were then unprotected from then until now.</td>
</tr>
<tr>
<td></td>
<td>3. In the upper level bedroom (the green one) there is an outlet that has switched power on the bottom portion of the outlet but no power on the top plug of the outlet. This is an individual outlet issue. It needs to be replaced.</td>
</tr>
<tr>
<td></td>
<td>Have a licensed electrician</td>
</tr>
<tr>
<td></td>
<td>1. Replace the outside light and correctly mount it.</td>
</tr>
<tr>
<td></td>
<td>2. Ensure the exterior outlets are all GFCI protected.</td>
</tr>
<tr>
<td></td>
<td>3. Replace the bedroom outlet and ensure the entire outlet has power fed from the switch.</td>
</tr>
</tbody>
</table>
Page 35 Item: 7 SMOKE DETECTORS

- Inspected - Repair / Replace - The smoke detectors on the upper level were beeping. This indicates failing batteries. Have them replaced.

8. HEATING & CENTRAL A/C
<table>
<thead>
<tr>
<th>Page 36 Item: 1</th>
<th>HEATING EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HEATING EQUIPMENT</strong></td>
<td>• Inspected - Repair / Replace - This furnace has a manufacturer's specification for heat rise of 25 degrees to 55 degrees. The heat rise (i.e. the difference in temperature of the intake air (68 Degrees) and the delivered air (129 Degrees) was 61 degrees. This is outside the manufacturers specification.</td>
</tr>
<tr>
<td></td>
<td>It was then discovered that the filter was dirty and needed replacement. There was no filter present so I removed the filter for a 10 minute repeat test.</td>
</tr>
<tr>
<td></td>
<td>This time, the heat rise was 69-110 = 41 degrees which is within the specifications of the manufacturer.</td>
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<tr>
<td></td>
<td>It appears the unit was run for a length of time with a dirty filter, and possibly without a filter for a long period of time as well because the fan blades were dirty. This unit requires service by a licensed HVAC contractor. Any recommendations made by the HVAC contractor regarding cleaning, maintenance or operation should be completed with receipts provided for your records.</td>
</tr>
</tbody>
</table>

Gas Furnace

Gas Furnace
| DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | • Inspected - Repair / Replace - The Filter is very dirty and needs to be replaced ASAP.

- Inspected - Repair / Replace - The filter slot has no proper cover. Air gets pulled into the system through this area and can bypass the filter. Over time, the coils inside can become clogged which will reduce air flow. This will result in a shorter life for the HVAC unit. Have a licensed HVAC contractor fabricate a cover for this ductwork. There is also a magnet style cover that can be added which will be sufficient and less expensive. I have added a picture of it below.

Open Filter Slot Video - https://www.youtube.com/watch?v=9gsLf6yfDSc

- Inspected - Repair / Replace - The return duct to the left of the furnace is not connected properly. Have the HVAC technician repair this duct.

- Inspected - Repair / Replace - The refrigerant lines for the A/C unit have old and cracked insulation on them. These pipes should have insulation covering the entire pipe so the units run more efficiently. Have the HVAC technician that is servicing the furnace add a new piece of insulation to these pipes. |

- Dirty HVAC Filter
- HVAC Duct
- HVAC Filter Cover
- HVAC Refrigerant Lines

9. INSULATION & VENTILATION
| Page 40 Item: 5 | VENTING SYSTEMS (baths and laundry) | • Inspected - Safety Item - The picture below shows the basement bathroom vent line connecting with the dryer vent line. This is not permitted as bathrooms and dryer systems are required to be independent. This could cause a dryer fire if left as is long enough. Have a licensed contractor remove the bathroom vent line from the system and ensure it vents outside using its own duct. Once removed, the dryer line should be correctly run which means removing the 'T' from the line. |

| 10. APPLIANCES | Page 42 Item: 7 | MICROWAVE COOKING EQUIPMENT | • Inspected - Repair / Replace - The microwaves front faceplate is loose. Have a licensed appliance technician repair or replace this microwave. |

| Page 43 Item: 8 | REFRIGERATOR | • Inspected - Repair / Replace - The fridge has a small dent in the freezer door. Have a licensed appliance technician replace this door. |
| Page 43 Item: 10 | Clothes Dryer | • Inspected - Repair / Replace - The dryer vent line has a hole in it. Have the contractor removing the bathroom vent from this line replace the dryer duct line as well. |

![Dryer Duct](image)
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Greeting & Inspection Information

I appreciate the opportunity to conduct this inspection for you. Even though you have already seen the summary page, please carefully read your entire inspection report as more information on the condition of the home and equipment within is listed.

In this report, I may insert links to web sites that provide general information to assist in explaining issues noted. Simply click on them and another window will open with the information.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects.

Also, since this inspection is just a snapshot in time, I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

If you have any questions after reviewing your report, feel free to call me.

INSPECTION INFORMATION

Date - 1/20/2015  
Address - 1234 Not-A-Real Street Sterling, VA 20165

Built –1986  
Square Footage - 1,360

Time of Inspection- 1:00PM  
Temperature - ~34

In Attendance - SAMPLE REPORT

Current Weather Conditions- Cold

Rain in Last 3 Days- YES - 2 inches of snow the night before inspection

Standards of Practice- National Association of Certified Home Inspectors (NACHI) http://www.nachi.org/sop.htm

Radon Test - NO
Disclosures and Definitions

PLEASE READ CAREFULLY: This report is the exclusive property of Cover Your Assets Home Inspections, LLC and the client for whom it was prepared. The use of this report by unauthorized persons is strictly prohibited. The purpose of a home inspection is to assist in the evaluation of the overall condition of a building. This inspection is based on visual observations of the apparent condition of the building and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. The observations and opinions expressed within this report are those of Cover Your Assets Home Inspections, LLC and supersede any verbal comments by its representatives.

Cover Your Assets Home Inspections inspects all systems, components, and conditions in accordance with the Standards of Practice set forth by the National Association of Certified Home Inspectors (NACHI) (http://www.nachi.org/sop.htm). Those systems, components and conditions that we do not inspect are disclaimed in the contract and/or in the aforementioned standards. This inspection is of a general nature in as much as it does not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, this inspection and its subsequent report will not be, and are not intended to be, as comprehensive, nor as technically exhaustive, as those generated by specialists.

The purpose of this inspection is to identify significant defects or adverse conditions that would warrant evaluation by a specialist. You should be aware of the limitations of this type of inspection, which are clearly spelled out in the standards mentioned above.

However, this inspection is not intended to document insignificant deficiencies or the type of cosmetic deficiencies that are apparent to the average person. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs have been included in the inspection report to help you understand what has been observed during the inspection. A photo might be included to show an example of a defect, but may not show every occurrence of the defect. When correcting these defects, you should have a qualified specialist carefully check for similar occurrences.

All comments by the inspector should be considered before purchasing this property (if applicable). Any recommendations by the inspector to repair or replace suggests that you should get a second opinion or further instruction by a qualified contractor. All costs associated with further inspection, or repair and replacement of an item, component, or unit should be considered before you purchase the property.
1. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

1. ROOF COVERINGS

- Composition Shingles

  Observations:
  - The home was built in 1995 and the roof covering is original. This places the roof at 20 years of age at the time of inspection. The roof covering is a 20 year shingle that from the ground still appears in good condition. After walking the roof however, there are a few roof related items to note. These items will need attention from a roofing contractor.

  - Inspected - Repair / Replace - The shingles on this home are at the 20 year mark and have held up well. A few items needing attention on the roof are . . .

  1. The peak shingles on the front and ends of the roof are cracked.

  2. The ridge vent has rusted nails which are beginning to deteriorate. This will lead to leaking in the attic once they allow small droplets of water past.

  3. There is evidence of a small leak in the attic. The sheathing has some staining and the insulation below was wet at one point. This is a slow drip if it is still an active leak. I did not see any evidence of a repair so it leads me to believe it is still active.

Have a licensed roofing contractor assess this roof and make the necessary repairs. After these repairs, given the age and current state of this roof, I would begin to budget immediately for a replacement within 3 years.
2. FLASHINGS

Observations: Inspected

3. SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

- Metal Chimney
- Metal Flue Pipe
- PVC Vent Stack
- Chimney Inspected
- Roof Penetrations Inspected

4. ROOF DRAINAGE SYSTEMS

- Inspected - Repair / Replace - The gutter system is loose on the front right side of the home. Have a licensed roofing contractor firmly attach this gutter to the home.
2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

1. WALL SIDING, FLASHING, AND TRIM

Observations:

- Inspected - Maintenance Item - There are a few exterior areas that require some routine maintenance. Above the front door and the sliding glass doors, the wood trim needs to be caulked where the corners and anywhere two boards meet. As the wood shrinks slightly, the space should be caulked so water does not rot this wood.

- Inspected - Repair / Replace - There were two siding related items to note requiring repairs.

1. There is a warped area of siding on the rear of the home. This appears to be from the heat of a grill or possibly from the wood fireplace inside. The sun has also been the cause of this at times but I do not believe that to be the case here.

2. The deck was stained at some point and the stain got all over the siding.

Have a licensed contractor replace the warped / damaged siding and clean the stain from the siding around and below the deck area.
2. DOORS (Exterior)

- Metal Front Door
- Sliding Glass Doors to Deck
- Basement Walkout - Sliding Glass Doors

Observations:
- Inspected - Repair / Replace - The exterior doors had items to note.

1. The sliding glass door from the family room side to the deck has a failed seal. The moisture is between the panes of glass.

2. The sliding screen door from the kitchen to the deck will not stay on the track.

3. The basement sliding glass door to the back patio has a failed seal. This door is also difficult to lock and unlock.

Have a licensed contractor replace the doors with failed seals as they are defective. The sliding screen can be repaired I believe.
3. WINDOWS

Observations:
• Inspected - Maintenance Item - I recommend to my clients to check and caulk the exterior windows annually. Left unchecked they could allow moisture and air to enter the home.

4. DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

• Concrete Front Steps
• Deck without steps
• Stone paver patio

Observations:
• Inspected - Safety Item - There are two deck related items to note.

1. The deck railing is not completely secure at the corner.

2. There is a rotted deck board just outside the family room sliding glass door.

Have a licensed contractor secure the railing and replace the rotted deck board(s)

5. VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

• Concrete Driveway

Observations:
• Inspected

6. EAVES, SOFFITS AND FASCIAS

Observations:
• Inspected
7. OTHER

• Check to see if you have a fire hydrant within 100 foot of your home. Some insurance companies (most) give a small discount on the home fire coverage because of this. Doesn't hurt to make that call.

8. ADDITIONAL BUILDINGS ON PROPERTY

• NONE
3. GARAGE

1. GARAGE CEILINGS
Observations:
• Inspected

2. GARAGE WALLS
Observations:
• Inspected

3. GARAGE FLOOR
Observations:
• Inspected

4. OCCUPANT DOOR GARAGE TO INSIDE HOME
Observations:
• Inspected

5. GARAGE DOOR (S)
• One single bay wood door
Observations:
• Inspected - Repair / Replace - The garage door has a few items to note.

1. The wood trim around the garage door is rotted in the corner.
2. The garage door seal is not completely sealing to the floor.
3. There is a partially disconnected door panel brace on the right side (looking from the inside)

Have a qualified handyman replace the damaged / rotted wood and paint to match. Have a licensed garage door company replace the door seal and secure the panel bracket.
6. GARAGE DOOR OPERATORS

- CRAFTSMAN
- 1/2 HORSEPOWER

Observations:
- Inspected
- The obstruction sensor was tested - It is an electronic eye mounted about six inches off the ground on each side of the door. As the door is closing, if the beam is broken the door will auto reverse as expected.
- The automatic reversal system was tested and activates anytime the door encounters excessive resistance. (~3-5 lbs of force)
4. INTERIOR

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

1. CEILINGS

• Ceilings consist of finished and painted drywall
  Observations:
  • Inspected - Repair / Replace - There is a small amount of ceiling damage due to a corner bead section in the hallway bathroom on the upper level. Have a qualified drywall contractor repair.

2. WALLS

• Walls consist of finished and painted drywall
  Observations:
  • Inspected

3. FLOORS

• Carpet
• Ceramic Tile
• Laminated T&G
  Observations:
  • Inspected - Repair / Replace - The flooring in the kitchen sinks slightly near the kitchen sink. This appears to be a sub flooring issue but I cannot be sure. Have a licensed flooring contractor make any necessary repairs to ensure the floor is level.
4. STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Observations:
• Inspected - Repair / Replace - The railing heading to the upper level has a missing screw on the attachment to the wall. The railing is not in danger of failing as it is sturdy but it should have a screw here.

5. COUNTERS AND CABINETS

- Granite Counter tops
- Wood Cabinets
Observations:
• Inspected

6. DOORS

- Interior Doors- Hollow core
Observations:
• Inspected - Repair / Replace - Some doors do not have a door stop. Have a qualified handyman install door stops on all doors that are in need of them.
### 7. WINDOWS

- Double Hung
- Tilt Feature
- Thermal Insulated

**Observations:**

- **Inspected - Maintenance Item** - Some windows around the home are in need of caulking. It is recommended that all windows are checked annually to ensure they are properly sealed.

- **Inspected - Repair / Replace** - There are a few window related items to note.

1. The living room has a failed side sash seal (the foam / weather seal on the side of the window) as you can see and feel air coming into the living room.

2. In the living room (top right) master bedroom (top left) and rear bedroom (bottom) the windows have failed seals. These windows have slight fogging (living room) or moisture between the window panes. Moisture staining or fogging between the window panes happens when the dry air between the window panes escapes due to a failed seal and air and moisture gets in. The window at this point is defective as it no longer provides the thermal protection as it once did.

Have a licensed window contractor repair the living room side seal issue and replace the defective windows.

![Window Caulking](image1.png) ![Living Room Window](image2.png) ![Living Room Window](image3.png)

![Living Room Window](image4.png) ![Master Bedroom Window](image5.png) ![Bedroom Window](image6.png)

### 8. PESTS

**Observations:**

- **Inspected - No evidence of any pest infestation noted at the time of inspection.**
5. STRUCTURE

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

1. FOUNDATIONS, BASEMENTS AND CRAWLSPACES
   • Concrete Slab Construction
     Observations:
     • Inspected

2. WALLS (Structural)
   • 2 X 4 Wood
     Observations:
     • Inspected

3. COLUMNS OR PIERS
   • Supporting walls
     Observations:
     • Inspected

4. FLOORS (Structural)
   • Not visible
     Observations:
     • Inspected

5. CEILINGS (structural)
   • 2 X 4
     Observations:
     • Inspected

6. ROOF STRUCTURE AND ATTIC
   • Attic access
   • Pull Down stairs
   • Light in attic

Observations:
• Inspected
6. PLUMBING

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

1. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

• 1 1/2" Diameter
• 1 1/4" Diameter
Observations:
• Inspected

2. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

• Copper
Observations:
• Inspected - Repair / Replace - There are a few plumbing / fixture related items to note.

1. The drain stop in the main level bathroom is not working.

2. The outside hose bibs still provided water even though the inside supply valves were off. The valves were already marked so I believe they are correct. They are above the main water valve behind the water heater.

3. The left sink in the master bathroom has a hot water valve that leaked slightly when I turned it.

4. The master toilet was turned off at the inspection. I carefully turned this valve on (slight leak in valve) and when the toilet was flushed it did not correctly flush and drain. No water issues but there is a partial clog or the tank components are the issue.

Have a licensed plumber use this list as a guide and make the necessary repairs / replacements.
3. HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

• RHEEM
• GAS

• Serial Number - 0695D04112
Model Number - 21VR75
Manufactured in - JUN 1995
• Capacity - 75 Gallons

Observations:
• Inspected - Repair / Replace - This water heater is almost 20 years old. The average life span on a water heater is 10-13 years. One cannot determine when a water heater will fail if no evidence is found on the outside of the unit. The unit functions as intended now, however I recommend you begin budgeting immediately for a replacement. Have the licensed plumber replacing the valve mentioned below assess this tank and make a recommendation on repairs / replacement.

• Inspected - Repair / Replace - The water supply valve to the hot water tank will not operate. It appears to but when turned off, it does not stop the hot water in the home. This valve controls the hot water supply to the house. Have a licensed plumber repair or replace this valve.

4. MAIN WATER SHUT-OFF DEVICE (Describe location)

Observations:
• Inspected - Clearly marked
5. FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Observations:
- Inspected

6. MAIN FUEL SHUT OFF

Observations:
- The main fuel shut off is at gas meter outside. Get to know where the gas gets shut off for each gas appliance is as well. IF these are convenient in a gas emergency, shut them off and then get outside and call 911.

7. SUMP PUMP / EJECTION PUMP

- No Sump Pump

8. Water Heater Location

- Garage Utility Closet
7. ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their amperage and voltages. The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls. The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

1. SERVICE ENTRANCE CONDUCTORS

- Below ground
- Aluminum Mains
- 110 / 208 Volts

Observations:
- Inspected

2. SERVICE AND GROUNDING EQUIPMENT

- 200 Amp Main circuit breaker

Observations:
- Inspected

3. BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES

- Romex Wiring
- Circuit Breakers

Observations:
- Inspected
4. CONNECTED DEVICES AND FIXTURES

Observations:

- Inspected - Maintenance Item - When the home was built the requirement for GFCI protection was "Outlets within 6 foot of a water source." In this house that requirement was met so nothing is needed to be done. Over time though the requirement has changed and now it is "ALL outlets that service a counter top." I recommend you consider upgrading your kitchen outlets to this new requirement. It is for your protection.

- Inspected - Safety Item - There were numerous electrical items to note.

1. The outside light on the deck is not straight. There is a large amount of older caulk above it which is or has allowed water into the light fixture itself. When I lifted the light slightly, water came running out of it.

2. The exterior outlets on the deck are not GFCI protected. These outlets have been required to be protected since 1975 so something changed during a renovation or something. There may have been a GFCI breaker at some point and then GFCI outlets were installed in the bathrooms during an upgrade. If this is the case, the outlets were then unprotected from then until now.

3. In the upper level bedroom (the green one) there is an outlet that has switched power on the bottom portion of the outlet but no power on the top plug of the outlet. This is an individual outlet issue. It needs to be replaced.

Have a licensed electrician
1. Replace the outside light and correctly mount it.
2. Ensure the exterior outlets are all GFCI protected.
3. Replace the bedroom outlet and ensure the entire outlet has power fed from the switch.
5. OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Observations:
• Inspected

6. LOCATION OF MAIN AND DISTRIBUTION PANELS

• The main 200 Amp electrical panel is located in the basement

7. SMOKE DETECTORS

Observations:
• Inspected - Repair / Replace - The smoke detectors on the upper level were beeping. This indicates failing batteries. Have them replaced.

8. CARBON MONOXIDE DETECTORS

Observations:
• Not present
• http://www.homesafe.com/coalert/detect.htm
8. HEATING & CENTRAL A/C

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

1. HEATING EQUIPMENT

- CARRIER
- System Type - Gas Furnace
- Services - Whole Home
- Serial Number - 1695A17654
- Model Number - 58GPA065-12
- Manufactured - APR 1995

Observations:
- Inspected - Repair / Replace - This furnace has a manufacturer’s specification for heat rise of 25 degrees to 55 degrees. The heat rise (i.e. the difference in temperature of the intake air (68 Degrees) and the delivered air (129 Degrees) was 61 degrees. This is outside the manufacturers specification.

It was then discovered that the filter was dirty and needed replacement. There was no filter present so I removed the filter for a 10 minute repeat test.

This time, the heat rise was 69-110 = 41 degrees which is within the specifications of the manufacturer.

It appears the unit was run for a length of time with a dirty filter, and possibly without a filter for a long period of time as well because the fan blades were dirty. This unit requires service by a licensed HVAC contractor. Any recommendations made by the HVAC contractor regarding cleaning, maintenance or operation should be completed with receipts provided for your records.

2. NORMAL OPERATING CONTROLS

Observations:
- Inspected

3. AUTOMATIC SAFETY CONTROLS

Observations:
- Inspected
4. DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

- Disposable filters
- Located in the ductwork adjacent to the furnace

Observations:
- Inspected - Repair / Replace - The Filter is very dirty and needs to be replaced ASAP.

- Inspected - Repair / Replace - The filter slot has no proper cover. Air gets pulled into the system through this area and can bypass the filter. Over time, the coils inside can become clogged which will reduce air flow. This will result in a shorter life for the HVAC unit. Have a licensed HVAC contractor fabricate a cover for this ductwork. There is also a magnet style cover that can be added which will be sufficient and less expensive. I have added a picture of it below.

Open Filter Slot Video - https://www.youtube.com/watch?v=9gsLf6yfDSc

- Inspected - Repair / Replace - The return duct to the left of the furnace is not connected properly. Have the HVAC technician repair this duct.

- Inspected - Repair / Replace - The refrigerant lines for the A/C unit has old and cracked insulation on them. These pipes should have insulation covering the entire pipe so the units run more efficiently. Have the HVAC technician that is servicing the furnace add a new piece of insulation to these pipes.
5. HVAC Maintenance

Observations:
• I recommend getting the Furnace and A/C units under a twice a year maintenance contract. This means that the contractor calls you to set an appointment for Fall or Spring maintenance. This has many benefits:
  1) You are able to get emergency repair work even on the big holidays.
  2) Your system will run better and last longer.
  3) You won't forget to have the maintenance done.
  4) When you go to sell the house, your service company can provide a computer print out of everything done on the unit.

6. PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Observations:
• Inspected

7. FLUES AND VENTS (gas water heaters or heat systems)

Observations:
• Inspected

8. SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Observations:
• Inspected - Maintenance Item - The fireplace flue appeared to be intact and in usable condition. The damper functioned without difficulty. It is always a good idea though to have a certified fireplace professional clean the chimney and inspect for safety before using.

9. GAS/LP FIRELOGS AND FIREPLACES

Observations:
• Not Present
10. COOLING AND AIR HANDLER EQUIPMENT

• CARRIER
• 2.5 Ton A/C unit
• Services Whole Home

• Serial Number - 2395E08020
Model Number - 38CKB030300
Manufactured - JUN 1995

Observations:
• The A/C was not tested for proper operation due to the outside air temperature at 60 degrees or less. The actual air temp was 35-40 degrees at inspection. I did confirm the unit functioned though for a 5 minute period.

• Maintenance Item - Clear the vegetation from around this unit so air can properly flow across the coils.

11. NORMAL OPERATING CONTROLS

Observations:
• Inspected

12. PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Observations:
• Inspected
9. INSULATION & VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

1. INSULATION IN ATTIC

- Approximately 4-6 inches
- Blown in Cellulose @ 3.5 / Inch

Observations:
- Inspected - Recommended Upgrade - I recommend you consider upgrading you insulation in the attic areas. There are numerous contractors in the area that will blow additional insulation in your attic which will provide a better R value to the home.

2. INSULATION UNDER FLOOR SYSTEM

- Not Applicable

3. VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Observations:
- Not Applicable

4. VENTILATION OF ATTIC AND FOUNDATION AREAS

- Ridge vent
- Soffit Vents

Observations:
- Inspected
- Good air flow - Soffit guards in place to prevent insulation from covering vents.

5. VENTING SYSTEMS (baths and laundry)

- Vented

Observations:
- Inspected - Safety Item - The picture below shows the basement bathroom vent line connecting with the dryer vent line. This is not permitted as bathrooms and dryer systems are required to be independent. This could cause a dryer fire if left as is long enough. Have a licensed contractor remove the bathroom vent line from the system and ensure it vents outside using its own duct. Once removed, the dryer line should be correctly run which means removing the ‘T’ from the line.
6. VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Observations:
- Not Present

7. Radon

Observations:
- Inspected
- Results attached to email. The average of the two tests was 3.5 PCi/L which is well below the EPA remediation level (4.0pCi/L)

- [http://www.epa.gov/radon/pubs/consguid.html#livinginhouse](http://www.epa.gov/radon/pubs/consguid.html#livinginhouse)
10. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self cleaning oven function, or thermostats for calibration or automatic operation; Non built in appliances; or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

1. DISHWASHER
   • GENERAL ELECTRIC
   Observations:
   • Inspected

2. RANGES/OVENS/COOKTOPS
   • GENERAL ELECTRIC
   Observations:
   • Inspected - Maintenance Item - Install a tip guard on the range oven as per manufacturer specifications. This is to prevent a child for standing on the oven door when it is open and having water boiling on the range burner come over on him.

3. WALL OVEN
   Observations:
   • Not Present

4. EXHAUST FAN
   • PART OF MICROWAVE
   • RE-CIRCULATE
   Observations:
   • Inspected

5. TRASH COMPACTOR
   • Not Present

6. FOOD WASTE DISPOSER
   • BADGER 1 1/3 HP
   Observations:
   • Inspected

7. MICROWAVE COOKING EQUIPMENT
   • GENERAL ELECTRIC
   Observations:
   • Inspected - Repair / Replace - The microwaves front faceplate is loose. Have a licensed appliance technician repair or replace this microwave.

Microwave Faceplate
8. REFRIGERATOR

Observations:
• Inspected - Maintenance Item - The water filter in the refrigerator can be 1 week old or 2 years old. My recommendation is to always replace it when you move in.

• Inspected - Repair / Replace - The fridge has a small dent in the freezer door. Have a licensed appliance technician replace this door.

9. Clothes Washing Machine

Observations:
• Inspected - Maintenance Item - Rubber lines can deteriorate over time and rupture leaving a flood in your home. Have these rubber lines changed out for braided lines.

10. Clothes Dryer

Observations:
• Inspected - Maintenance Item - I recommend to all of my clients to clean out the dryer vent line when they move in. Dryer fires do happen and a clean dryer vent line can help prevent them.

• Inspected - Repair / Replace - The dryer vent line has a hole in it. Have the contractor removing the bathroom vent from this line replace the dryer duct line as well.
11. KITCHEN BAR ICEMAKER

Observations:
• Not Present
Pre Inspection Agreement

The address of the property is: 1234 Not-A-Real Street Sterling, VA 20165

THIS AGREEMENT made on 1/20/2015 by and between Cover Your Assets Home Inspections (Hereinafter “INSPECTOR”) and SAMPLE REPORT the undersigned (hereinafter “CLIENT”), collectively referred to herein as “the parties.” The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide the CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. The INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller’s disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at http://www.nachi.org/sop.htm. The CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.

3. The inspection and report are performed and prepared for the use of CLIENT, who gives the INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. The INSPECTOR accepts no responsibility for use or misinterpretation by third parties. The INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

4. The INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The CLIENT acknowledges that the liability of the INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney’s fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. The CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. The INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against the INSPECTOR, the CLIENT agrees to supply the INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release the INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court
having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that the CLIENT fails to prove any adverse claims against the INSPECTOR in a court of law, the CLIENT agrees to pay all legal costs, expenses and fees of the INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of the INSPECTOR or its agents shall be binding unless reduced to writing and signed by the INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. The CLIENT shall have no cause of action against the INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to the INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney’s fees, if any. If the CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: The CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by the INSPECTOR for the purpose of inspecting the subject home.

THE CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.
1. Invoice Summary

Thank you for choosing Cover Your Assets Home Inspection Company, LLC. It was my pleasure to perform a Home Inspection for you today. If you have any questions about the report or in general, please feel free to contact me.

Cover Your Assets Home Inspection Company LLC.

6107 Calico Pool Lane Burke Virginia 22015

Inspected by Michael Millspaugh

703-395-2753

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Inspection Services Provided for:

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Inspection Date - 1/20/2015

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Inspection Services Provided and Total Amount Due:

301K to 400K - $350.00
Radon Testing $150.00

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TOTAL AMOUNT DUE: $500.00

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Method of Payment - Check
Payment Status - Paid in Full at Time of Inspection

THANK YOU!