



Property Inspection Report

810 Belmont Bay Dr , Woodbridge, VA 22191

INSPECTION PREPARED FOR:

MIKE MILLSPAUGH

Date of Inspection: 8/14/2020

INSPECTOR: Michael L. Millspaugh License #3380000885

VETERAN OWNED



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703-395-2753

<http://www.coveryourassetsinspections.com>



Report Summary

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

INSPECTED - Anything in BLACK is simply the conveyance of information to you. Most times it will be information about the homes components and if it was inspected. Sometimes there will be questions to ask the seller, I also put serial numbers & model numbers & date of manufacturer for major systems (water heater & HVAC) as well as a write up of your roof covering.

MAINTENANCE ISSUE - This item, component, or system while perhaps functioning as intended is in need of minor repair, service, or cleaning / maintenance. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance. Examples - Cleaning filters, changing washing machine hoses, trimming bushes.

RECOMMENDATIONS - Recommendations are made based on electrical, plumbing, structural and general construction code changes that have occurred over the years. Examples - Adding insulation to your attic. While not a requirement to add additional insulation, homes built many years ago have less insulation and as a result are less efficient than homes built today. GFCI protecting an outlet - Electrical outlets in certain areas of the home are now required to be GFCI protected for your safety. This was not always the case.

BUDGET TO REPLACE = If an item is older, showing signs of failing, or past the "average life expectancy" I will recommend you budget to replace. Example - Water heaters have an average life of 10-12 years. If the water heater is at or beyond that age, I will recommend you start to prepare financially.

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.

4. INTERIOR

Page 9 Item: 6	DOORS	<ul style="list-style-type: none">• Inspected - Repair / Replace - The bathroom door on the bedroom side did not catch when closed. The door can simply be pushed / pulled back opened. Have this door and/or catch plate adjusted by a qualified handyman.• Inspected - Repair / Replace - The utility closet door for the water heater has stripped screws. A qualified handyman is needed to repair.
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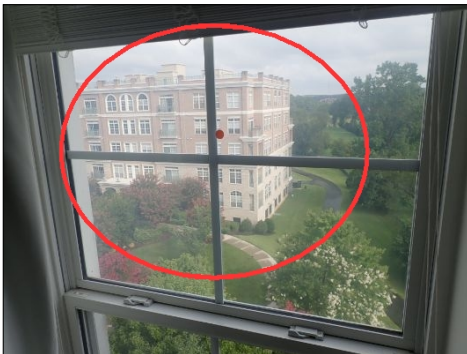


Door Not Latching



Hinge Screws

Page 10 Item: 7	WINDOWS	<ul style="list-style-type: none">• Inspected - Repair / Replace - There was one window in the home with a failed seal as there is moisture staining and or fogging between the two panes of glass. When the dry air between the window panes escapes because of the failed seal, air with moisture gets in. The window at this point is defective as it no longer provides the thermal protection as it once did. Have this window replaced by a licensed window contractor. Location - Bedroom• Inspected - Repair / Replace - There was one window with a defective or broken counterbalance. A counterbalance is the device on each side of the window that holds the window in place when opened and released. I marked this counterbalance issue with an orange dot along the side of the window frame. Have this window repaired by a licensed window contractor. Location - Bedroom
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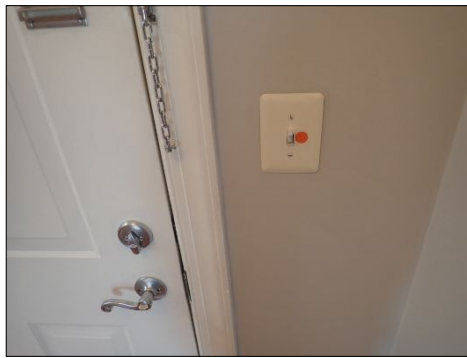
Failed Seal - Bedroom



Failed Counterbalance - Bedroom

7. ELECTRICAL

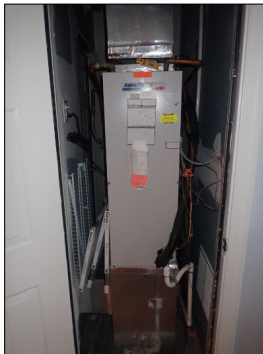
Page 16 Item: 4	CONNECTED DEVICES AND FIXTURES	<ul style="list-style-type: none">• Inspected - Repair / Replace - The dimmer switch located by the front door did not dim the light.
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Defective Dimmer

8. HEATING & CENTRAL A/C

Page 17 Item: 1	HEATING EQUIPMENT	<ul style="list-style-type: none">Inspected - Repair / Replace - The units indoor section has dirty coil fins that should be professionally cleaned to provide a more efficient cooling and heating system. Have a licensed HVAC contractor service this system and clean these coil fins. Any other recommendations made by the HVAC contractor regarding cleaning, maintenance or operation should be completed with receipts provided for your records.
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Hydronic Heating System



HVAC - Dirty Coils

10. APPLIANCES

Page 22 Item: 2	RANGES/OVENS/COOKTOPS	<ul style="list-style-type: none">Inspected - Repair / Replace - The gas range is not secured. Have a qualified appliance contractor properly secure the range to the counter top.
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Gas Range - Loose

Greeting & Inspection Information

MIKE MILLSPAUGH

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 - 8/14/2020

Address - 810 Belmont Bay Dr Woodbridge, VA 22191

Built - 1976

Square Footage - 960

Time of Inspection - 12:30 PM (Duration 2:00)

Temperature - 75-80 Degrees

In Attendance - Mohammad Kabir & AGENT

Current Weather Conditions - Warm, Clear Skies, Winds 0-2 MPH

Rain / Snow in Last 3 Days - NO

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

Radon Testing - 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

Observations:

- Not Inspected
- The roof covering is maintained by the association. It is important to read and understand the level of responsibility the association has regarding leaks and damage to property.

2. FLASHINGS

Observations: Not Inspected • Maintained by the Association

3. SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

- Not Inspected
- Maintained by the Association

4. ROOF DRAINAGE SYSTEMS

- Not Inspected
- Maintained by the Association

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; 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 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; 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:

- Not Inspected
- The exterior is maintained by the association.

2. DOORS (Exterior)

- Metal Front Door
- Sliding Glass Door

Observations:

- Inspected

3. WINDOWS

Observations:

- Not Inspected - The condo unit was located on the fifth floor

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

Observations:

- Inspected

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

- No Driveway - Garage Only

Observations:

- Maintained by the Association

6. EAVES, SOFFITS AND FASCIAS

Observations:

- Maintained by the Association

7. OTHER

- Inspected

• Recommendation - You have a fire suppression system in the home. Make sure you inform your insurance company about this so you can enjoy a cheaper fire insurance policy.

8. ADDITIONAL BUILDINGS ON PROPERTY

- None

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

2. WALLS

- Walls consist of -
- finished and painted drywall

Observations:

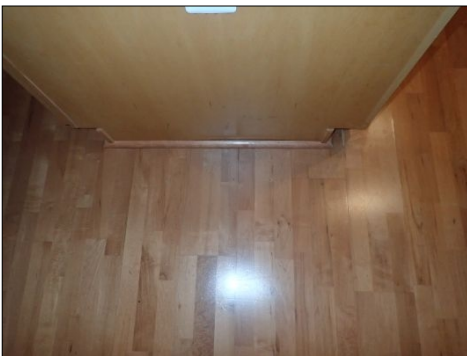
- Inspected

3. FLOORS

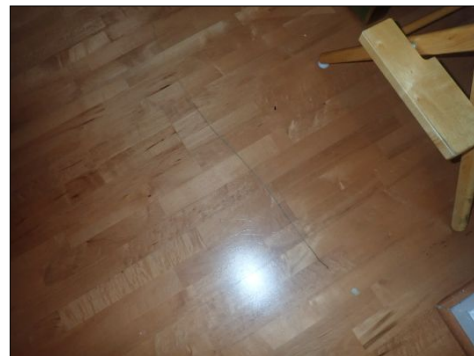
- Carpet
- Hardwood T&G
- Ceramic Tile

Observations:

- Inspected - There were some imperfections in the flooring around the condo. I would describe everything as normal wear and tear as the unit is 16 years old.



Floor Imperfections



Floor Imperfections

4. STEPS, STAIRWAYS, AND RAILINGS

Observations:

- Inspected

5. COUNTERS AND CABINETS

- Granite Counter Top
- Wood Cabinets

Observations:

- Inspected

6. DOORS

- Interior Doors- Hollow core

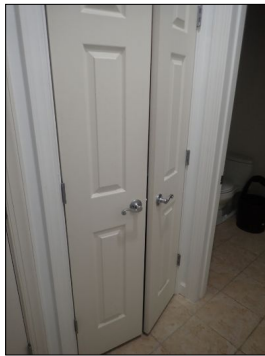
Observations:

- The doors to the laundry closet do not close because the washer and dryer are larger than the area inside the closet. I have seen multiple homes where these doors are removed completely.

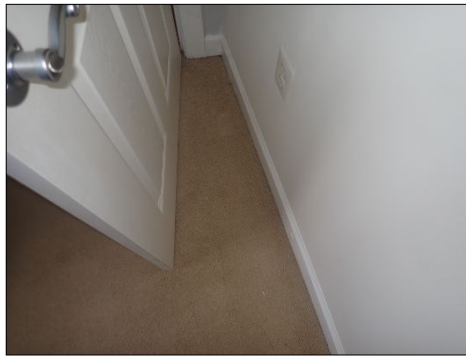
• Maintenance Item - There are missing door stops on a few doors in this home. Before you have wall damage, I recommend you have them installed.

• Inspected - Repair / Replace - The bathroom door on the bedroom side did not catch when closed. The door can simply be pushed / pulled back opened. Have this door and/or catch plate adjusted by a qualified handyman.

• Inspected - Repair / Replace - The utility closet door for the water heater has stripped screws. A qualified handyman is needed to repair.



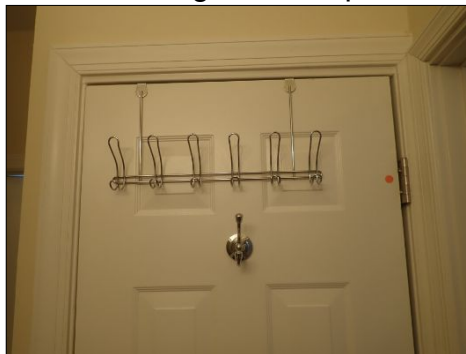
Laundry Closet Doors



Missing Door Stops



Door Not Latching



Hinge Screws

7. WINDOWS

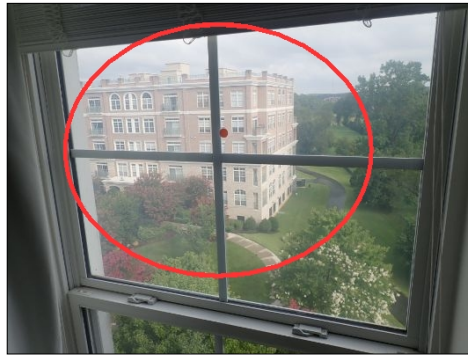
- Single Hung
- Tilt Feature
- Thermal Insulated

Observations:

- **Maintenance Item** - There was one broken tilt release mechanism in the bedroom for the right window. These are relatively easy to replace and not expensive.
- **Inspected - Repair / Replace** - There was one window in the home with a failed seal as there is moisture staining and or fogging between the two panes of glass. When the dry air between the window panes escapes because of the failed seal, air with moisture gets in. The window at this point is defective as it no longer provides the thermal protection as it once did. Have this window replaced by a licensed window contractor. Location - Bedroom
- **Inspected - Repair / Replace** - There was one window with a defective or broken counterbalance. A counterbalance is the device on each side of the window that holds the window in place when opened and released. I marked this counterbalance issue with an orange dot along the side of the window frame. Have this window repaired by a licensed window contractor. Location - Bedroom



Window Tilt Release



Failed Seal - Bedroom



Failed Counterbalance -
Bedroom

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

Observations:

- Outer areas are the responsibility of the association

2. WALLS (Structural)

- Not Visible

Observations:

- Inspected

3. COLUMNS OR PIERS

- Concrete Piers
- Supporting Walls

Observations:

- Inspected

4. FLOORS (Structural)

- Concrete Floors

Observations:

- Inspected

5. CEILINGS (structural)

- Concrete Ceilings

Observations:

- Inspected

6. ROOF STRUCTURE AND ATTIC

- No Overhead Attic access

Observations:

- Not 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 **PVC** Drains

Observations:

- Inspected

2. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- CPVC Supply Pipes

Observations:

- Inspected

3. HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

- BRADFORD-WHITE

- GAS

• Serial Number - KM33588342
Model Number - M2TW75T6BN
Manufactured in - December 2013

- Capacity - 75 Gallons

Observations:

- Inspected

- Average Life Expectancy - 10-12 Years

• Budget for Replacement - This water heater is only almost 7 years old. I found the water heaters temperature turned to VERY HOT , meaning it has been running at a high temperature for most likely a prolonged period of time. The average life span on a water heater is 10-12 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 for a replacement (\$2400-\$2600 installed) I just try to ensure my clients are prepared for when things do fail.



Gas Water Heater

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

Observations:

- Inspected - Clearly marked
- The main water shut off is located in the utility closet to the left of the water heater. I tested the valve and it functions. I placed a Cover Your Assets Home Inspection tag on the valve.



Main Water Valve

5. FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

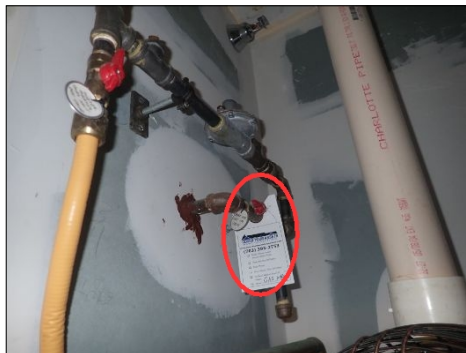
Observations:

- Inspected

6. MAIN FUEL SHUT OFF

Observations:

- Inspected
- The main fuel shut off is located in the utility room to the left and slightly behind the water heater.



Main Gas Valve

7. SUMP PUMP / EJECTION PUMP

- No Sump Pump
- No Ejector Pump

8. Water Heater Location

- 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

- Underground Service Entrance

- Aluminum Mains
- 110 / 208 Volts

Observations:

- Not Inspected - The service entrance for the condo is the responsibility of the association or the electric company

2. SERVICE AND GROUNDING EQUIPMENT

- 125 Amp Panel

Observations:

- Inspected



Electrical Panel



Main Breaker



Electrical Panel

3. BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES

- Romex Wiring
- Circuit Breakers

Observations:

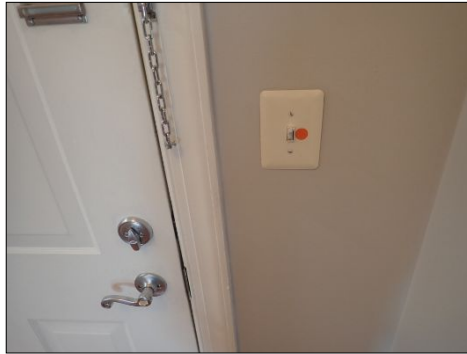
- Inspected

• Recommended Upgrade - The electrical code has updated many times since the construction of this home. Arc fault breakers are now commonplace in electrical panels. I recommend you consider having a licensed electrician install arc breakers in the appropriate locations in this electrical panel.

4. CONNECTED DEVICES AND FIXTURES

Observations:

- Inspected - Repair / Replace - The dimmer switch located by the front door did not dim the light.



Defective Dimmer

5. OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Observations:

- None

6. LOCATION OF MAIN AND DISTRIBUTION PANELS

- The main electrical panel is located in the
- Bedroom

7. SMOKE DETECTORS

Observations:

- Inspected
- Located in Bedrooms and Hallways
- Maintenance Item - Some detectors were beeping meaning the batteries require replacement. Replace these batteries with new so the detectors will function even if the power to the home is off.
- Recommended Upgrade - Older smoke detectors were observed in the home. I recommend installing new smoke detectors in all bedrooms and hallways to ensure safe notification in the event of a fire.

8. CARBON MONOXIDE DETECTORS

Observations:

- Not present
- I recommend installing the carbon monoxide detectors on all levels of the home as per the manufacturer specifications.
- <https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Carbon-monoxide>

<https://www.nfpa.org/Public-Education/Teaching-tools/Community-tool-kits/Keeping-Your-Community-Safe-with-Carbon-Monoxide-Alarms>

<https://www.safety.com/carbon-monoxide-detector-placement/#gref>

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

- FIRST COMPANY

- System Type - Hydronic System

- Services - Whole Home

- Indoor Air Handler Section

Serial Number - K03 800517

Model Number - 24VAQ3

Manufactured - October 2003

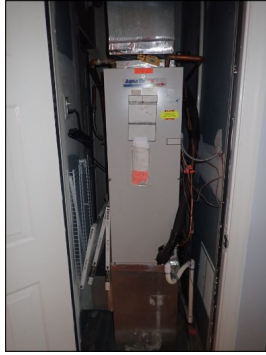
Observations:

- Inspected - The unit provided heating with a measured temperature of 118 degrees at the time of the inspection.

- This condo has a hydronic heating system. A hydronic system uses hot water from the water heater to heat the home. In the HVAC system there is a pump that will pump the hot water from the water heater through a coil when the thermostat is set to heat and the temperature increased. This coil will get hot and as air blows across, it will get hot as well. In order for this to happen, there are valves on the side of the water heater that need to be turned on. Below are pictures of the water heater with the valves in the ON position. I marked these valves (ON FOR HEAT)

- Budget for Replacement - It should be noted that this unit is 19 years old. I recommend you begin to budget for replacement so you are prepared financially when the time comes. Estimated Cost - \$2,500 - \$3,000

- Inspected - Repair / Replace - The units indoor section has dirty coil fins that should be professionally cleaned to provide a more efficient cooling and heating system. Have a licensed HVAC contractor service this system and clean these coil fins. Any other recommendations made by the HVAC contractor regarding cleaning, maintenance or operation should be completed with receipts provided for your records.



Hydronic Heating System



HVAC - Dirty Coils



Hydronic Heating System - Valves

2. NORMAL OPERATING CONTROLS

Observations:

- Inspected

3. AUTOMATIC SAFETY CONTROLS

Observations:

- Inspected
- As discussed, the switch on the left of the HVAC unit controls the power to the HVAC system.

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

- Disposable Filters
- Filter Location - Located in the lower cabinet of the furnace

Observations:

- Inspected
- The system was found with a filter in the return duct. This filter was absolutely filthy. There was also a filter in the bottom of the HVAC cabinet. This filter was dirty. The unit is designed to have one filter, and one filter only. I removed both dirty filters and installed a clean filter in the filter slot located inside the HVAC cabinet.

• **Maintenance Item** - I recommend checking the filters for the HVAC system when you take ownership of the home and replace if needed. Then, check them monthly and replace as needed. Dirty filters are the #1 cause of HVAC system failures.



HVAC Filters

5. HVAC Maintenance

Observations:

- Recommendation - I recommend getting the HVAC System(s) under a twice a year maintenance contract. This means that the contractor contacts you to set an appointment for Fall or Spring maintenance. This has many benefits:

- 1) Your system will run better, more efficiently, and last longer.
- 2) You are able to get emergency repair work priority
- 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 / COOLING SOURCE IN EACH ROOM

Observations:

- Inspected

7. FLUES AND VENTS (heat systems)

Observations:

- Not Applicable

8. SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Present

9. GAS/LP FIRELOGS AND FIREPLACES

Observations:

- Not Present

10. COOLING AND AIR HANDLER EQUIPMENT

- Services Whole Home

- Serial Number - Not Legible

Model Number - Not Legible

Manufactured - Unknown - Assuming late 2003 / early 2004

Observations:

- Inspected

- **A/C** Temperature at time of inspection - 58 degrees.

The outside temperature was - 80-85 degrees

The inside temperature of the home was - 77 degrees

Delta Temp = 19 degrees

The unit is operating per the manufacturers specifications.

- Budget for Replacement - It should be noted that this unit is 17 years old. I recommend you begin to budget for replacement so you are prepared financially when the time comes. Estimated Cost - \$2,500 - \$3,000



A/C Unit

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

- Not Accessible

Observations:

- Not Inspected

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

Observations:

- Not Inspected

5. VENTING SYSTEMS (baths and laundry)

- Vented to Exterior

Observations:

- Inspected

6. VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Observations:

- Not Inspected

7. Radon

Observations:

- Not Inspected

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

- THERMADOR

Observations:

- Inspected

2. RANGES/OVENS/COOKTOPS

- GENERAL ELECTRIC

Observations:

- Inspected - Repair / Replace - The gas range is not secured. Have a qualified appliance contractor properly secure the range to the counter top.



Gas Range - Loose

3. WALL OVEN

Observations:

- Inspected

4. EXHAUST FAN

- VENTED

Observations:

- Inspected

5. TRASH COMPACTOR

- Inspected

6. FOOD WASTE DISPOSER

- BADGER
- 1/3 HP

Observations:

- Inspected

7. MICROWAVE COOKING EQUIPMENT

- GENERAL ELECTRIC

Observations:

- Inspected

8. REFRIGERATOR

Observations:

- Inspected

9. Clothes Washing Machine

Observations:

- Inspected

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 and then once annually. Dryer fires do happen and a clean dryer vent line can help prevent them.

11. BAR ICE MAKER

Observations:

- Not Present

11 DIY

1. DIY

Materials:

- Below are links to helpful Do It Yourself videos to help keep your home in good condition.

Home Checklist Video - https://www.youtube.com/watch?v=MiaXlJFNq_w

- CAULKING

- Choosing the right caulk - https://www.youtube.com/watch?v=SZMke_7ktGg

- Exterior Windows - <https://www.youtube.com/watch?v=xzPit2Jf1zg>

- Tubs and Sinks - https://www.youtube.com/watch?v=-aoqL9VR_2g

- Kitchen - <https://www.youtube.com/watch?v=GqsuesGGFbs>

- HVAC

- <https://www.airfiltersdelivered.com/c/how-do-i-change-my-air-filter>

Pre Inspection Agreement

The address of the property is: 810 Belmont Bay Dr Woodbridge, VA 22191

THIS AGREEMENT made on 8/14/2020 by and between Cover Your Assets Home Inspections LLC (Hereinafter "INSPECTOR") and MIKE MILLSPAUGH 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, repair persons, 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 for the inspection, 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.

11. No drafter. This agreement has been negotiated at arm's length, and each party had the opportunity to utilize counsel to negotiate the terms of the agreement. Accordingly, the normal rule of construction stating that all ambiguities in a written contract are to be construed against the drafter shall not apply to the interpretation of the agreement. Any court, agency, judicial body, arbitrator, or other person or entity interpreting this agreement shall treat the agreement as if it had no drafter.

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

Invoice

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 Inspections LLC
Michael Millspaugh
10138 Marshall Pond Road Burke VA 22015
703-395-2753

VA License# 3380000885
NRSB (Radon) 16SS105

Inspection Services Provided for:

Inspection Address - 810 Belmont Bay Dr Woodbridge VA 22191

Inspection Date - 8/14/2020

Inspection Services Provided and Total Amount Due:

Condo - (1,000 to 1,500 sq/ft) - \$325.00

TOTAL AMOUNT DUE: \$325.00

Method of Payment - Credit Card

Payment Status - Paid in Full at Time of Inspection

THANK YOU!

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.