

The Uniform Building Inspection Report™



Single Family Residence:
5634 East Williams Lane, Leesburg, VA

Prepared Exclusively for:
Ted Johanson

Inspection Date:
5/9/2003, 8:00:00 AM

Report Number:
05092003

Inspection Company:
North American Associated Inspectors
3100 East Lansing,
Washington, DC 09110
800.553.5660

Professional Commercial and Residential Building Analysis

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CERTIFIED MEMBER



North American Associated Inspectors

3100 East Lansing, Washington, DC 09110

Phone: 800.553.5660 Fax: 800.422.5660

Professional Commercial and Residential Building Analysis

Address of inspection: 5634 East Williams Lane, Leesburg, VA

Client: Ted Johanson

Date: 5/9/2003

Address:

Phone:

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent:	John Billings
Company:	C-21
Phone:	
Fax:	
Present at Inspection:	Approx. 30%
Listing Agent:	Same
Company:	
Phone:	
Fax:	
Present at Inspection:	Agent did not attend
Client Present:	100%
Structure Type:	Single Family Residence
Occupancy Status:	Furnished/occupied
Approx. Sq. Ft.:	5600
Approx. Year Built:	1990
Main Entry Faces:	Northerly
Weather Conditions:	Clear with recent rain
Approx. Temp.:	Outside temp. = 75 deg.
Time Inspection Began:	8:00:00 AM
Inspector:	Pat James
Lic. Number:	360945

INVOICE

Report Number:	05092003
Inspection Type:	Visual
Base Fee:	335.00
Sq. Ft. Extra:	
Sq. Ft. Pool:	55.00
Spa:	
Pool and Spa:	
Escrow:	50.00
Pre 1955:	
Outbuilding:	
Duplex:	
Condominium:	
Other:	
Total:	\$ 440

Paid by: _____

NOTICE: Client is responsible for payment of this invoice whether escrow closes or not. A finance charge of the maximum amount allowed in this state will be computed and assessed monthly from the escrow termination date until paid.

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

North American Associated Inspectors Inspection Agreement

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: 5634 East Williams Lane, Leesburg, VA

Report Number: 05092003

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

4. The Visual Inspection Service is performed in accordance with the Standards of Practice as published by the American Society of Home Inspectors (ASHI) and according to these standards, is intended to provide an opinion, through observation, as to the apparent general condition of a building's components, systems or parts thereof, including the identification of significant observable deficiencies therewith, as they exist at the time of the inspection. The observation is limited to a visual survey of certain fixed components and systems of a property.

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

5. The following are NOT included in the inspection:

- Latent or concealed defects
- Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
- Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
- Permit research or validation, code, installation or zoning violations
- The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or the damage caused thereby
- Radio controlled devices or low-voltage systems or relays
- Security or intercom systems
- Elevators, lifts or dumbwaiters
- Thermostatic, time clock or photoelectric controls
- Water softener or purifier systems
- Furnace heat exchangers, solar heating systems and freestanding appliances
- Window coverings
- The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, and/or any underground system or portion thereof, or ejector pumps for rain or waste
- Landscape or farm irrigation systems
- The condition and/or irrigation of trees, shrubs or vegetation of any kind
- Any item which is hidden from view or impractical to test
- Any system or component not listed in the Standards of Practice of the American Society of Home Inspectors as an observation requirement
- Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

6. The Uniform Building Inspection Report utilizes referenced narratives corresponding to items listed on computer generated findings pages. You must read the narratives in the accompanying manual corresponding to each item on the findings pages to have read the entire report. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.

7. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

8. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.

9. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

11. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers, agents, or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive. **The fee for this inspection and report is: \$ 440**

CLIENT: Ted Johanson (sign) _____ Date: _____

INSPECTION COMPANY: North American Associated Inspectors, An Independent Sole Proprietorship

INSPECTOR: Pat James (sign) _____ Date: _____

This Report Has Been Prepared Exclusively For: Ted Johanson

Property Address: 5634 East Williams Lane, Leesburg, VA

Date of Inspection: 5/9/2003 Start Time: 8:00:00 AM

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Letter Code Definitions:

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Maintenance, alteration or repair could be expected to improve component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution is advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE System or component failure. The system or component fails to function or to function properly. Any failure requires a total system review by qualified repair persons.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when needed, are recommended.
- (N) NOTICE Discretion advised. The significance of the finding is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that this finding and all associated components be reviewed and corrected, as needed, by a qualified licensed contractor.
- (T) TYPICAL/Common Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and Applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

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Grounds Survey Findings:

Vegetation, grading, drainage, driveways, patios, walkways and retaining walls, and other general conditions were observed, and one or more conditions indicated the potential need of service, with respect to any effect on the condition of the building and/or any safety concerns. (See below)

All stoops and steps, if present, were observed and their conditions were found to be serviceable at the time of the inspection.

Grounds electrical systems, if present, were observed and their conditions were found to be serviceable at the time of the inspection.

The irrigation system functionality may not be part of the inspection service. Contact the inspector about this limitation. Exterior faucets, if present, were observed and found to be serviceable at the time of the inspection.

[D] 0020: Erosion potential noted (lack of vegetation / diversion, etc.).

Erosion potential was noted but no actual damage was noted. Monitor on a regular basis and have a qualified soils engineer correct if conditions worsen.

[P] 0090: Landscape / site drainage questionable. Areas of pooling water were noted during the inspection. One depicted was noted on the pool deck. See photo: 0090-(1)

[D] 0140: Downspout extension(s) recommended. It is recommended that all water exiting the downspouts be channeled and/or otherwise directed away from the building. See photo: 0140-(1)

[C] 0530: Masonry fence cracked / tilted / settling / damaged. This was noted at the west fence line. See photo: 0530-(1)

Grounds Components & Applications:

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Digital Photos/Notes:



Photo: 0090-(1)



Photo: 0140-(1)



Photo: 0530-(1)

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Digital Photos/Notes:

IRRIGATION (sprinklers):

00a(1) All or part of the irrigation or sprinkler system is automatically activated. Be aware that the inspector does not inspect or review the operational characteristics of irrigation or sprinkler systems.

00c Pop-up/conventional heads

SITE ELEMENTS:

01a Enclosed plant area next to foundation

01c Yard drains (if visible and discovered)

01d(1) Above grade (with respect to roadway)

01e(1) Low to moderate slope

01f Flat pad/site

01g Rocky soil

01k Expansive/clay type soil

RETAINING WALL(S):

No retaining walls noted

FENCE(S) & GATE(S):

04a(1) Masonry

04d Metal, chain-link, or wire

DECK(S), WALK(S), PATIO(S) & DRIVE(S):

05a Wood

05b(1) Cement concrete

GROUNDS LIGHTING:

06a Low voltage lights

06b Solar powered lights

06c 110/120 volt lighting/outlets

06d Post lights

06f Timer, photo elec., motion det.

MISC. GROUNDS DEVICES & OUTBUILDING(S):

No outbuildings noted

02a(1) Waterfalls or pumped stream

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Exterior/Roof Survey Findings:

The roof was either partially or fully observed and the condition of the observed sections was found to be serviceable at the time of the inspection.

The roof drainage systems appeared to be in need of service at the time of the inspection. (See below)

Jacks, flashings, skylights, chimneys and other roof penetrations appeared to be serviceable at the time of the inspection.

No signs of leaks or abnormal condensation on building components were noted at the time of the inspection.

Wall cladding, flashing, trim, eaves, soffits and fascias were observed and their conditions were found to have potential need for service. (See below)

A representative number of doors and windows were observed and their conditions were found to have potential need for service. (See below)

Garage door(s) and operator(s) where installed, were operated and found to be functional at the time of the inspection.

No vegetation was observed to be adversely affecting the building at the time of the inspection.

[D] 1290: Gutters need cleaning.
Gutters at the front of the structure have weeds growing inside. Clean as soon as possible to prevent excessive rust and deterioration of the gutters. See photo: 1290-(1)

[D] 1310.02: Siding holed.
Siding holed by fallen tree. Noted at the right side of the building. See photo: 1310.02-(1)

[D] 1600: Door surface delaminated / damaged.
The garage side door skin is delaminating Prepare to replace this door. See photo: 1600-(1)

Exterior/Roof Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before**

Digital Photos/Notes:



Photo: 1290-(1)



Photo: 1310.02-(1)



Photo: 1600-(1)

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purchasing the property.

ROOF REVIEW METHOD:

17a Roof fully viewed from roof level. The inspector's vantage point allowed full view of the roof whether fully traversed or not.

ROOF / DECK STYLE(S):

13a Gable
13c Valley
13t 4 to 6/12 pitch

ROOF / FLASHING MATERIALS:

15c(1) Concrete tile
15p Metal flashing

GUTTER(S) / ROOF DRAIN(S):

No gutters installed

WALL CLADDING MATERIALS:

16a(1) Brick (all types)
16h Stucco or EIFS

WINDOWS / SKYLIGHT(S):

10a Multi-glaze (I.G.)
10c(1) Metal sash
10h Sliding sash
10m Single hung sash

EXTERIOR DOORS:

12b Solid core
12c(1) Glass (large pane)
12c(2) Glass (small pane)
12d(1) Security gate

VEHICLE DOOR(S):

14a Automatic opener
14b(1) Sectional
14g Metal (frame/skin)

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Heating/Air Conditioning Survey Findings:

One or more of the following; Heating equipment, Normal operating controls, Automatic safety controls, Chimneys, Flues, or Vents appeared to be in need of service at the time of the inspection. (See Below)

One or more of the following; Fans, Pumps, Ducts, Piping, Supports, Dampers, Insulation, Air filters, Registers, Radiators, Fan coil units or Convectors appeared to be in need of service at the time of the inspection. (See Below)

The presence of an installed heat and cooling source in each room was noted. This may be accomplished by a single central heating and/or cooling system.

[R] 2050: Evaporator / condenser radiator dirty / damaged / blocked / amiss.
Dirt piled against the #1 compressor must be removed.
Damage to the unit is imminent. See photo: 2050-(1)

[D] 2250.02: Filter misfitting.
Heater #2 filter is misfitted. This will allow dust and lint to bypass the filter and adversely affect the evaporator coils.
See photo: 2250.02-(1)

Fireplace/Chimney Survey Findings:

The fireplace(s) and parts of the chimney(s) were observed and found to be in potential need of service at the time of the inspection. (See below)

[P] 2620.03: Chimney damper balky.
Damper doors should be maintained periodically.
Recommend cleaning and oiling annually. The damper depicted is very difficult to open or close. See photo: 2620.03-(1)

Heating/Air Conditioning/Fireplace Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™**

Digital Photos/Notes:



Photo: 2050-(1)



Photo: 2250.02-(1)

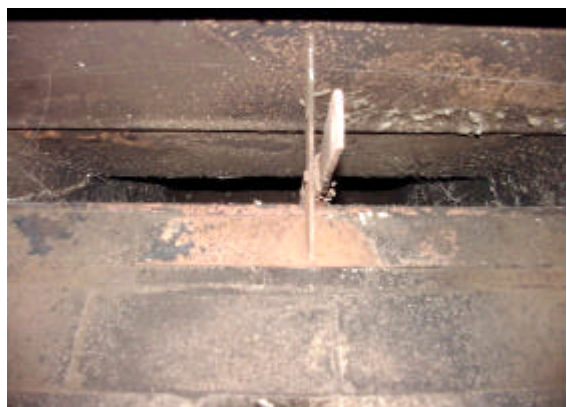


Photo: 2620.03-(1)

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Reference Manual, referenced by item number, before purchasing the property.

HEATING EQUIPMENT LOCATION(S):
Heating equipment #1 is located in the attic.

APPROXIMATE TEMPERATURES:
Outside Temp. = Outside temp. = 75 degrees
Unit 1 Temperature Differential = 16 degrees AC mode

COOLING / VENTILATION SYSTEM(S):
20a(1) Electric cooling system
20c(1) Condenser/evaporator separate (split system)

HEATING SYSTEM(S):
21a(1) Natural gas heating
21e Forced air heat
21m(1) Intermittent pilot light
21n Visually restricted heat exchanger
24b Disposable or washable filters

THERMOSTAT(S) / ZONING:
22a Set-back thermostat

ELECTRONIC AIR CLEANER / HUMIDIFIER:
No electronic filter/air cleaning system noted
No humidifier noted

FIREPLACE(S), STOVE(S), CHIMNEY(S):
23b Gas fireplace (decorative only)
23h(1) Glass or metal door(s)
23j (2) Metal chimney

CHIMNEY INTERIOR REVIEW METHOD(S):
23k(5) Not reviewed

Digital Photos/Notes:

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Pool/Spa Survey Findings:

The pool and/or spa electrical was observed and appeared serviceable at the time of the inspection.

[R] 3010.04: Pool finish coating worn.
The pool plaster is heavily worn and may need to be replastered. Please contact a pool refinish company for a second opinion. See photo: 3010.04-(1)

[M] 3110.02: Moderate pool deck cracks noted.
See photo: 3110.02-(1)

[C] 3910.01: Gate(s) allowing direct access to pool or spa not self-closing and self latching.
See photo: 3910.01-(1)

Pool/Spa Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

POOL / SPA BODY:
30a(3) "Pebbletec" surface

DECK, BOARD, SLIDE, ETC.:
30g Cement concrete deck
30m Waterfall

POOL / SPA HEATER:
No pool/spa heater noted

FILTER SYSTEM:
33c Cartridge filter
33d Leaf trap
33e Skimmer

CLEANING EQUIPMENT:
32a Vacuum system
32d(1) Automatic chlorine

PUMPS / LIGHTS / ELEC.:
34b Filter pump
34c Booster pump
34f Remote control switching

Digital Photos/Notes:

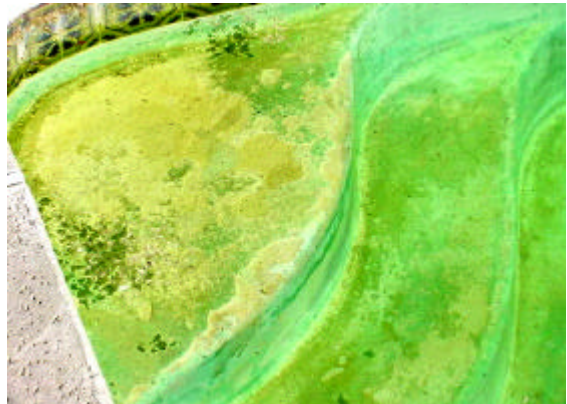


Photo: 3010.04-(1)



Photo: 3110.02-(1)



Photo: 3910.01-(1)

Questions or concerns? Please call 800.553.5660

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34g Timer controlled
34h Lighting system
34j GFCI system

PLUMBING:

35b Plastic piping
35d(2) Automatic fill-valve

Digital Photos/Notes:

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Plumbing Survey Findings:

The hot water system(s), or parts thereof, appeared to be in need of service at the time of the inspection. (See below)

The interior water supply and distribution systems, including pipes, supports, and insulation, were observed. The potential need for service in one or more areas was noted. (See below)

Unless access was impaired, all fixtures, faucets and valves were observed. Functional flow was observed. Observation for leaking pipes was performed. None of these observations indicated the need for service at the time of the inspection.

The interior drain systems including waste and vent systems and sump pumps, if installed, were observed where possible, and were found to be functional at the time of the inspection.

No cross connections were observed at the time of the inspection.

Where present, interior and/or exterior fuel storage and distribution systems, and any detectable leaks therefrom, and venting and supports were observed. These systems appeared to be serviceable at the time of the inspection.

The laundry venting systems, if present, were observed and found to be serviceable and/or functional at the time of the inspection.

[H] 4080.01: Water heater vent improper.
Water heater #2 vent is installed incorrectly. This condition must be corrected as soon as possible as it could pose a fire hazard. See photo: 4080.01-(1)

[R] 4260.03: Water heater stand faulty or otherwise amiss.
The water heater in the basement appears to be tilted. Corrections as needed are advised. See photo: 4260.03-(1)

[R] 4430: Water pipes or fittings corroded and/or leaking.
Leaks noted at the main water valve. Corrections advised. See photo: 4430-(1)

Plumbing Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™**

Digital Photos/Notes:



Photo: 4080.01-(1)



Photo: 4260.03-(1)



Photo: 4430-(1)

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Reference Manual, referenced by item number, before purchasing the property.

MAIN WATER SOURCE AND VALVE:

45(a)(b) Main water valve located at the right side of the building.

45c Spade type main water valve installed

45d Handle type main water valve installed

42a Municipal water supply indicated

45f Water supply approximate size = 1"

45e Water pressure regulator installed

MAIN HEAT ENERGY SOURCE AND VALVE:

44a Natural gas

Gas shutoff valve located at the right side of the garage.

WATER HEATER(S) / WATER TREATMENT DEVICE(S):

43a(1) Natural gas water heater(s)

43h(1) Water softener

43h(3) Water treatment device

WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

Water Heater #1 is located in the garage.

The approximate age of this water heater is 1 to 5 years.

Its approximate size is 50 gals.

LAUNDRY FACILITIES:

40a Washer connections

40b Electric dryer connections

40c Gas dryer connections

40d Laundry sink

PIPE AND VENT TYPES:

41a(1) Sheet-metal appliance vents

41c Copper/brass water lines visible

41e(1) Plastic water lines visible

41g Steel gas/oil lines visible

41q Plastic drain lines visible

SEWAGE DISPOSAL:

46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

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Electrical Survey Findings:

Where possible and if installed, the service entrance conductors, service equipment, main overcurrent device, main and distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages, a representative number of lighting fixtures, switches and receptacles with respect to their operation, polarity, grounding on the interior and all receptacles within 6 feet of plumbing fixtures and all in attached garages, carports, on the exterior, and, if possible, all ground fault circuit interrupters were observed. The potential need for service was noted. (See below. See all other sections of this report for additional electrical considerations)

[B] 5120.01: Breaker knockout missing from main panel (exposes bus bar).
See photo: 5120.01-(1)

[R] 5470: Electrical additions/modifications noted. Several modifications were noted. Two depicted are above the garage door and in the master bedroom closet. See photos: 5470-(1 and 2)

Electrical Components & Applications:

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MAIN / SUB-PANEL LOCATION(S):
Main service panel located at the right side of the building.

Sub-panel # 1 located in the garage.

SERVICE & SERVICE PANEL:
51a Underground service
51e Exterior main service panel
51g Single disconnect

CAPACITIES, ETC:
52b 110/120 volt service
52c 220/240 volt service
52d Single phase
52g 100 to 200 amp service

Digital Photos/Notes:



Photo: 5120.01-(1)



Photo: 5470-(1)



Photo: 5470-(2)

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DISTRIBUTION:

- 53a Sub-panel(s)
- 53b Circuit breakers
- 53f Nonmetallic sheathed cable ("Romex")
- 53h Plastic conduit
- 53j Copper wires

GROUNDING METHOD, ETC.:

- 54c Grounded to wire/rebar in footing
- 54d Bonded service panel
- 54e Ground Fault Circuit Interrupters
(GFCI locations may be partially or fully compliant)

Digital Photos/Notes:

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Bathroom(s) Survey Findings:

Bathroom electrical systems were observed and their conditions were found to be serviceable at the time of the inspection.

Unless access was impaired, all fixtures and faucets were observed. One or more of these observations indicated the potential need for service. (See below)

Bathroom windows were observed and their condition was found to be serviceable at the time of the inspection.

Bathroom walls, ceilings and floors were observed and appeared to be serviceable.

Bathroom counters and a representative number of cabinets were observed and appeared to be serviceable.

Bathroom venting systems were observed and appeared to be in need of service. (See below)

[D] 6200.01: Toilet bowl loose on floor.
Noted in the master bath. See photo: 6200.01-(1)

[F] 6500.01: Exhaust fan inoperative.
Noted in the downstairs hall bath. See photo: 6500.01-(1)

[P] 6730: Caulk tub or shower pan to wall.
Recommended to prevent water damage to the walls and surrounding structure. One depicted is in the master bath.
See photo: 6730-(1)

Bathroom(s) Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

BATHTUB TYPE(S):
60b(1) Pressed steel bathtub(s)

SHOWER FLOOR TYPE(S):
60d Fiberglass pan insert

TUB/SHOWER WALLS:
62a Floated tile walls
62h(1) The tub and/or shower door(s) appeared to be

Digital Photos/Notes:



Photo: 6200.01-(1)



Photo: 6500.01-(1)



Photo: 6730-(1)

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safety glaze

WASH BASIN(S):

64e(1) Cultured marble wash basin(s)

64g(1) The wash basin(s) and the countertop(s) are molded as a single unit

COUNTERTOP MATERIALS:

65d Cultured marble countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61a "Washerless" faucet(s)

61c Diverter valve(s)

61d Pop-up stopper(s)

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted

66a(1) Openable window(s)

66b Exhaust fan(s)

66g GFCI Receptacle(s)

BATHROOM FLOOR(S):

67a Carpet floor(s)

67c Vinyl floor(s)

Digital Photos/Notes:

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Interior Survey Findings:

Walls, ceilings and floors were observed and one or more conditions indicated the potential need of service. (See below)

Steps, stairways, balconies and railings were observed and those areas not hidden from view appeared to be serviceable at the time of the inspection.

Counters and a representative number of cabinets were observed and those areas not hidden from view appeared to be serviceable at the time of the inspection.

A representative number of doors were observed and one or more conditions indicated the potential need of service or other consideration. (See below)

A representative number of windows were observed and all appeared to be serviceable at the time of the inspection.

Separation walls, ceilings, and doors between the attached garage and the dwelling unit or another dwelling unit were observed and one or more conditions indicated the potential need of service or other consideration. (See below)

Signs of leaks and/or abnormal condensation on building components were noted at the time of the inspection. (See below)

The laundry venting system, if installed, appeared to be functional at the time of the inspection.

[N] 7000.01: Stain noted on interior surface.
This was noted in the garage by the washer valves. See photo: 7000.01-(1)

[B] 7450.01: Door weather-strip missing.
Noted in the master bath. See photo: 7450.01-(1)

[B] [C] 7490.02: Fire resistant door self-close mechanism needs adjustment.
See photo: 7490.02-(1)

Interior Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

Digital Photos/Notes:



Photo: 7000.01-(1)

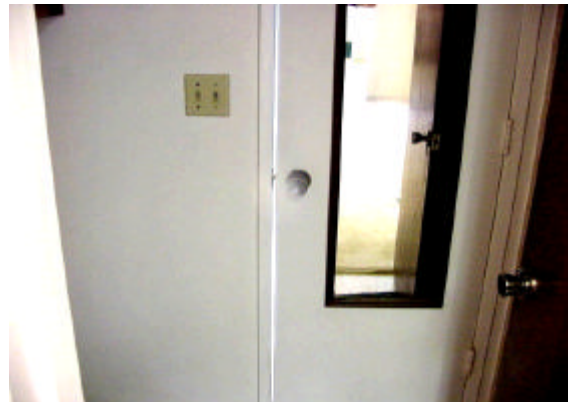


Photo: 7450.01-(1)



Photo: 7490.02-(1)

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Digital Photos/Notes:

WALLS AND CEILINGS:

70b Drywall

EXTERIOR AND INTERIOR DOOR TYPES:

71b Bypass door(s)

71e Hinged door(s)

71f Sliding glass door(s)

71g(1) Metal door(s)

71h Dead bolt(s)

71m Weather stripped

71n Fire resistant door(s)

71p(1) Self-closing door(s)

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings

72c Nominal 8' ceilings

72f Multi story / split level

72g(1) Wood stairway/steps

72h Furnished and/or occupied

72j Room(s) over garage

FINISH FLOORING:

73a Carpet

73c Vinyl and baseboard

73e Tile (All types)

MISC. SYSTEMS:

74a Smoke alarm

74h Ceiling fan(s)

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Kitchen Survey Findings:

Kitchen venting systems, where installed, were observed and appeared to be functional.

The interior water supply and distribution system, including pipes, supports, and insulation, where associated with the kitchen, was observed. Those areas which were observable appeared to be functional and/or serviceable at the time of the inspection.

Kitchen electrical systems were observed and their conditions were found to be serviceable at the time of the inspection.

Kitchen counters and a representative number of cabinets were observed and one or more areas appeared to be in need of service. (See below)

[N] 8200.02: Dishwasher cosmetically damaged. The dishwasher is cosmetically damaged and is locked in by floor tile. Removal of the tile of the counter will be necessary when replacing the dishwasher. See photo: 8200.02-(1)

[F] 8400.01: Compactor inoperative. See photo: 8400.01-(1)

[A] 8800.01: Tile or grout cracked. See photo: 8800.01-(1)

Kitchen Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

RANGE(S) / COOKTOP(S):
80a(1) Gas range or cooktop

OVEN(S):
83a(2) Electric oven
83c Built-in oven
83e Self-cleaning oven
83h Microwave oven

VENTILATION:
81c Ventless filtered hood

Digital Photos/Notes:



Photo: 8200.02-(1)



Photo: 8400.01-(1)



Photo: 8800.01-(1)

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81e Openable window

CABINETS:

84c Built-in or custom cabinets

COUNTERTOP(S) AND BACKSPLASH:

86e Acrylics (Corian/other)

KITCHEN SINK(S):

82a(1) Cast iron sink

82d Self-rimming sink

82g Washerless faucet

REFRIGERATOR(S):

85a Ice maker connection

85c Electric refrigerator

LIGHTING AND ELECTRIC:

87a Counter outlets

87c Incandescent lighting

OTHER APPLIANCES:

88a Water filter

88d Disposal

88e Dishwasher

Digital Photos/Notes:

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Structure Survey Findings:

The visible portion of the foundation was observed and it appeared to be serviceable at the time of the inspection.

Walls, columns, ceilings, floors and roof structures were observed and one or more areas appeared to be in need of service or other considerations. (See below)

Decks and balconies, if present, were observed and those areas not hidden from view appeared to be serviceable at the time of the inspection.

Porches, if present, were observed and those areas not hidden from view appeared to be serviceable at the time of the inspection.

Railings, where present, were observed and all appeared to be serviceable at the time of the inspection.

The ventilation techniques and applications of the attic and foundation areas were observed and those areas not hidden from view appeared to be serviceable at the time of the inspection.

Insulation and vapor retarders in unfinished areas were observed and one or more areas appeared to be in need of service or other considerations. (See below)

No signs of leaks and/or abnormal condensation on building components were noted at the time of the inspection.

The kitchen, bathroom, and laundry venting systems, if present, were observed and appeared to be serviceable at the time of the inspection.

Chimneys, flues and vents, if present, were observed and those not hidden from view appeared to be serviceable at the time of the inspection.

Areaway(s) where present, were observed and appeared to be functional and serviceable at the time of the inspection.

[N] 9150.01: Slab cracks noted.
Noted in the garage. See photo: 9150.01-(1)

[D] 9400.10: Prior or present moisture noted in the crawlspace area.
This may be caused by the lack of downspout extensions.
See photo: 9400.10-(1)

[R] [B] [E] 9700.01: Insulation appears insufficient.
The area over the family room appears to not have been fully insulated by the original insulation contractor. See photo: 9700.01-(1)

Digital Photos/Notes:



Photo: 9150.01-(1)



Photo: 9400.10-(1)



Photo: 9700.01-(1)

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Digital Photos/Notes:

Structure Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. **Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

BUILDING TYPE:

- 94a Single family residence
- 94b(2) Home Owner's Association

APPROXIMATE ERA OF CONSTRUCTION:

- 91a 1984 to present

STRUCTURAL COMPONENTS:

- 90a Truss roof system
- 90c Plywood/OSB roof sheathing
- 90f Plywood/OSB subfloor
- 90j Concrete slab floor
- 90t Wood framing

ATTIC OBSERVATION METHOD:

- 96b Partially traversed

SUB-AREA OBSERVATION METHOD:

The type of construction has no sub-area

INSULATION, VAPOR AND MOISTURE BARRIERS:

- 95a Batt/blanket insulation
- 95b Loose fill insulation

APPROXIMATE ATTIC AND FLOOR INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

- 95e Over 12 inches (attic)

ATTIC AND SUB-AREA VENTILATION:

- 92a Attic ventilation

FOUNDATION AND BASEMENT (if basement exists):

- 93a Concrete
- 93m Bolted sill plate

ATTIC ACCESS LOCATION:

The attic access is located in the master bedroom closet.

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Additional Information:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual for an insight into the scope of the inspection.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.

Digital Photos/Notes: