



Inspection Report

April 15, 2021

Mr. & Mrs. Howlett

Property Address:

244 Spartan Ct.
Winchester Va



Hallmark Residential Services, Inc.

Karl Colbrunn DPOR #3380000754

15191 Montanus Dr.

Ste #109

Culpeper, Va. 22701

DPOR #3380000754





Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Intro Page4](#)

[1 Roofing.....5](#)

[2 Exterior.....8](#)

[3 Structural Components12](#)

[4 Plumbing System13](#)

[5 Electrical System18](#)

[6 Heating / Central Air Conditioning.....22](#)

[7 Insulation and Ventilation26](#)

[8 Interiors28](#)

[9 Built-In Kitchen Appliances30](#)

[10 Garage.....31](#)

[General Summary.....32](#)

[Invoice.....42](#)

[Agreement43](#)

Date: 4/15/2021	Time: 09:30 AM	Report ID: 41521-AK
Property: 244 Spartan Ct. Winchester Va	Customer: Mr. & Mrs. Howlett	Real Estate Professional: Alex Rossie

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (3 story)

Type of structure:

Traditional Framed

Approximate age of building:

Approx. 10 yrs old

Temperature:

Below 65

Weather:

Cloudy, Light Rain

Ground/Soil surface condition:

Wet

Radon Test:

Yes

Test ID : Radalink #1145-496

Mold Testing:

No

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.

Styles & Materials

Roof Covering:

Architectural

and

Metal Standing Seam

Viewed roof covering from:

Walked roof

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			
1.1	FLASHINGS	X			
1.2	ROOF PENETRATIONS	X			
1.3	ROOF DRAINAGE SYSTEMS	X			
		IN	NI	NP	RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

1.0 The roofing materials appear to remain serviceable, recommend monitoring as normal weathering and aging occur. Noted were remnants of a suspected antenna / satellite mounting bases secured to the shingle surface above the laundry area. Recommend monitoring the sealant around the metal brackets for deterioration to prevent potential moisture intrusion.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



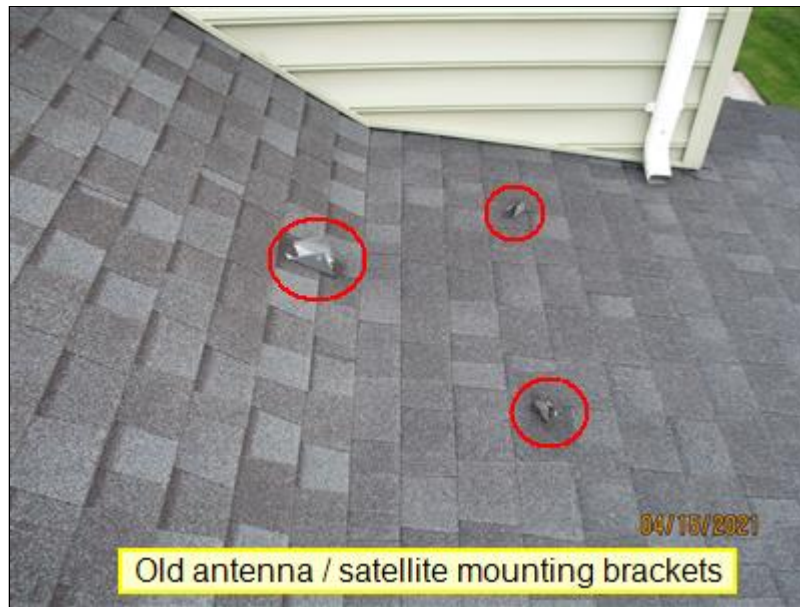
1.0 Picture 4



1.0 Picture 5



1.0 Picture 6



1.0 Picture 7

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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.

Styles & Materials

Exterior Siding Material:

Vinyl Siding
and
Stone Veneer

Exterior Entry Doors:

Metal and Insulated Glass

Appurtenance:

Covered Porch
Screened porch
Patio

Driveway / Parking:

Asphalt

		IN	NI	NP	RR
2.0	EXTERIOR WALL COVERINGS	X			X
2.1	EXTERIOR TRIM, EAVES, SOFFITS AND FASCIAS	X			
2.2	DOORS (Exterior)	X			
2.3	WINDOWS / SKYLIGHTS (Exterior)	X			
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X
2.5	VEGETATION, GRADING, DRAINAGE, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.6	DRIVEWAY / PARKING LOT	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

2.0 Area of distorted vinyl siding along the rear wall, appears to be caused by reflected sunlight off adjacent bay window glass (parabolic reflection).



2.0 Picture 1

2.4 Moisture deterioration noted at one front porch and one rear screened porch 6x6 pressure treated support posts. Pressure treated wood in direct contact with the ground increases the potential of wood decay, I'm unable to determine the extent of the potential unseen damage below grade. Recommend further evaluation and correction as needed by a qualified contractor.

Noted were the lack of graspable hand railings along the front porch and rear patio stairs. Building and construction standards require hand railings for exterior stair with three or more steps (rises). Possibly acceptable at time of the home's original construction, but updating to current standards is recommended to improve safety and limit liabilities.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4

2.6 Recommend application of sealant to settlement cracking observed at driveway to prevent excessive moisture intrusion and potential damage during freeze / thaw temperatures.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

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 effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured Concrete w / Stone Veneer
Not Fully Visible

Floor Structure:

Engineered floor joists
Not Fully Visible

Columns or Piers:

Steel beam and columns
Not Fully Visible

Wall Structure:

Wood framed
Not fully visible

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

Walked

Attic info:

Pull Down stairs
No Storage

IN NI NP RR

3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
3.1	COLUMNS OR PIERS	X			
3.2	FLOORS (Structural)	X			
3.3	WALLS (Structural)	X			
3.4	CEILINGS (structural)	X			
3.5	ROOF STRUCTURE AND ATTIC	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

3.0 All of the walls in the basement are covered and structural members are not visible. No obvious problems discovered, I could not see behind these coverings.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

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.

Styles & Materials

Water Source:

Well

Water Filters:

Whole house conditioner

Plumbing Water Supply (into structure):

Black Polyethylene

Not Fully Visible

Plumbing Water Distribution (inside structure):

CPVC

Not Fully Visible

Plumbing Waste:

PVC

Not fully visible

Water Heater Capacity:

74 Gallon

Water Heater Power Source:

Propane (quick recovery)

Manufacturer:

A.O. SMITH

Water Heater Date of Manufacture:

2010

Water Heater Location:

Basement utility area

Gas Piping:

Black Pipe

Not fully visible

Propane Tank Capacity:

500 Gallon

		IN	NI	NP	RR
4.0	WELL LOCATION.	X			
4.1	WELL PUMP PRESSURE SYSTEM	X			
4.2	SEPTIC TANK / DRAIN FEILD		X		
4.3	MAIN WATER LINE ENTRANCE AND SHUT-OFF DEVICE LOCATION	X			
4.4	WATER TREATMENT / FILTRATION SYSTEM	X			
4.5	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
4.6	EXTERIOR HOSE BIBB FAUCETS	X			X
4.7	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
4.8	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
4.9	TOILETS	X			
4.10	SUMP PUMP	X			
4.11	MAIN FUEL SHUT OFF (Describe Location)	X			
4.12	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

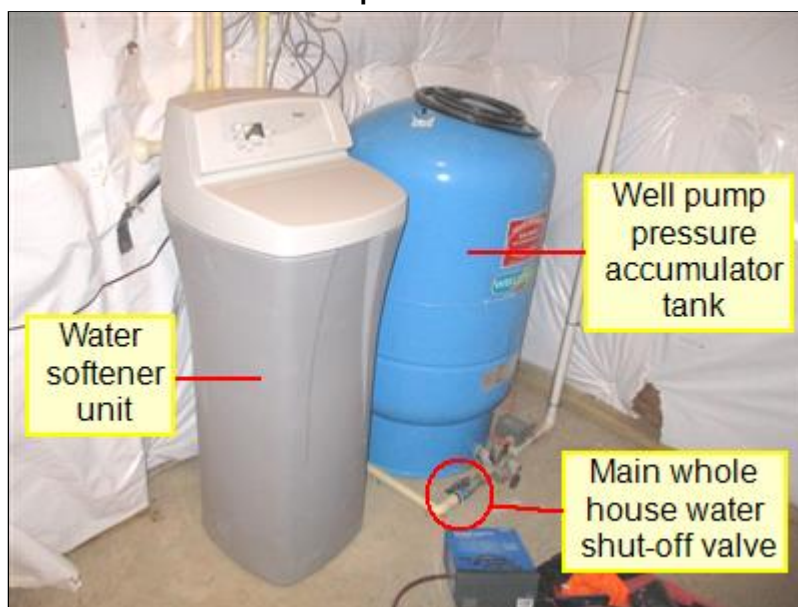
Comments:

4.2 This inspection did not access the septic tank, septic lift pump, distribution box and drain field or determine it's locations. For a more detailed inspection, I recommend contacting a septic inspection company for further evaluation.



4.2 Picture 1

4.3 Main water shut-off valve is located near the well pressure accumulator tank in the basement.



4.3 Picture 1

4.4 The whole house water conditioner system (softener unit) appears operational at time of the inspection. This unit was not inspected or tested for proper function. Recommend consulting with homeowner or system manufacture concerning calibration, use and maintenance.

4.5 Inspection of the plumbing system was very limited, I was unable to access / view most of the water supplies and drain connections.

4.6 The water hydrant located near the well head was non-functional when tested, the valve assembly appears to be seized.

The LH end wall exterior hose bib faucet does not have an anti-siphon valve installed. An anti-siphon device (or vacuum breaker) prevents unsanitary water from being pulled back through a garden hose and contaminating your water system. Otherwise known as a "Cross Connection".

FYI: The exterior hose bibb faucets are not frost proof and require draining during freezing temperatures.



4.6 Picture 1



4.6 Picture 2



4.6 Picture 3

4.7 The water heating system was operational at time of the inspection.

FYI: The home is equipped with an anti-scald valve for the master bathroom shower. The valve is located underneath the master vanity sink cabinet.



4.7 Picture 1



4.7 Picture 2

4.8 Slow draining shared (Jack & Jill) bathroom LH sink observed at time of the inspection. Recommend cleaning of drain trap to remove possible foreign materials.

The master bathroom RH vanity sink pop-up drain stopper is missing.

Inspection of the plumbing drain system was very limited, I was unable to access / view most of the drain connections.

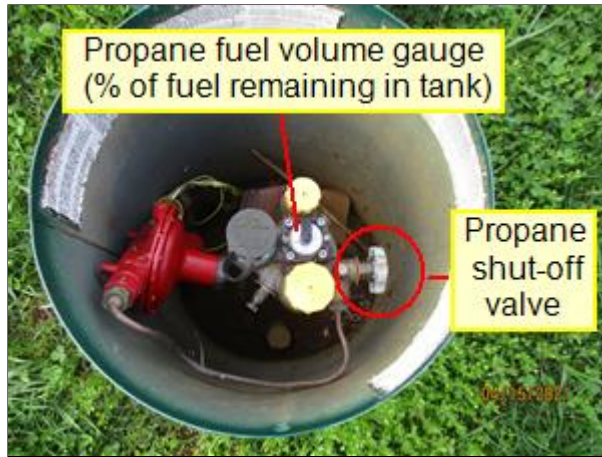
4.10 The existing sump pump was tested and operational at time of the inspection. The existing pump appears to be original, replacement is recommended for reliable operation.



4.10 Picture 1



4.10 Picture 2

4.11 Propane fuel shut-off valves are located at the in-ground tank and wall mounted regulator.

4.11 Picture 1



4.11 Picture 2

4.12 Inspection of the propane fuel supply lines was very limited, I was unable to access / view most of the gas piping connections.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

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 ampacities 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.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 volts

Main Electrical Panel Location:

Basement Utility Area

Panel capacity:

(2) 200 AMP service panel

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

EATON / CUTLER HAMMER

Branch wiring 110v 15 and 20 AMP:

Copper

Branch wiring 220v circuits:

Aluminum
Copper

Wiring Methods:

NM cable w/ground (Romex)
Not Fully Visible

		IN	NI	NP	RR
5.0	SERVICE ENTRANCE CONDUCTORS	X			
5.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.2	GENERATOR / GENERATOR CONNECTION	X			
5.3	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
5.4	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
5.5	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
5.6	POLARITY AND GROUNDING OF RECEPTACLES AT INTERIOR AND EXTERIOR.	X			
5.7	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
5.8	SMOKE DETECTORS	X			
5.9	CARBON MONOXIDE DETECTORS	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

5.1 The main electrical distribution panels are located in the basement utility area.



5.1 Picture 1

5.2 This home is equipped with an automatic generator system (20KW). The generator was test started at time of the inspection. The automatic transfer switch and circuitry were not tested for proper function. Recommend contacting manufacture for additional information and operators manual.

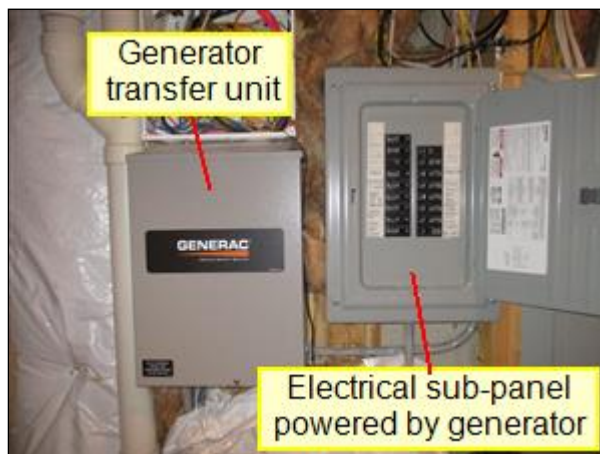
The digital display for the generator was indicating a potential battery warning, recommend further evaluation and correction as needed.



5.2 Picture 1



5.2 Picture 2



5.2 Picture 3

5.5 Improperly secured wiring extending to electrical receptacle in the basement storage area. Electrical installation requirements specify wiring to be secured to framing within 8" of junction boxes. Also, the electrical receptacle is required to be GFCI protected in an unfinished basement area. Most likely this wiring was installed after original construction.

Inspection of the complete electrical system was limited, I was unable to access or fully view many of the electrical junctions and wiring.



5.5 Picture 1

5.7 FYI: The home is equipped with GFCI protected electrical circuits for the kitchen, exterior, garage and bathrooms. The main GFCI reset for the garage and exterior electrical outlets is located in the basement utility area below the distribution boxes. The GFCI reset for upstairs bedroom bathroom and shared bathroom is located in the first floor bathroom. The kitchen area GFCI resets are located along the counter top outlets.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

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 openable access 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.

Styles & Materials

Heat Type:

Forced Air Gas Furnace

Energy Source:

Propane

Number of HVAC Systems:

Two

Heat System Brand:

CARRIER

Age of HVAC system:

2011

Ductwork:

Insulated

and

Non-insulated

Not fully visible

Filter Type:

Disposable

Types of Fireplaces:

Propane gas logs vented

Cooling Equipment Type:

Central air conditioning system

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

CARRIER

Capacities:

2.5 Ton

and

4 Ton

		IN	NI	NP	RR
6.0	HEATING EQUIPMENT	X			
6.1	NORMAL OPERATING CONTROLS	X			
6.2	COOLING AND AIR HANDLER EQUIPMENT	X			
6.3	NORMAL OPERATING CONTROLS	X			
6.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
6.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
6.6	GAS LOG FIREPLACE	X			X

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

6.0 Recommend review of the annual service log / records for both HVAC propane forced air heating systems. Recommend routine annual service and cleaning of the HVAC systems per the manufacture's service requirements if not completed within the previous year.

6.1 Both heating systems were operational at time of the inspection.



6.1 Picture 1



6.1 Picture 2

6.2 Recommend review of the annual service log / records for both HVAC central AC systems. Recommend routine annual service and cleaning of the HVAC systems per the manufacture's service requirements if not completed within the previous year.

The overgrown landscaping around the exterior AC compressor / condenser units restricts the available air flow through the units. This reduces the operational efficiency of the HVAC systems.



6.2 Picture 1

6.3 Both cooling systems were operational at time of the inspection.



6.3 Picture 1



6.3 Picture 2

6.4 The lower HVAC system disposable filter is located in the base of the air handler unit. The upper HVAC system disposable filters are located in the return air registers. Filters should be changed every 4-6 weeks.



6.4 Picture 1



6.4 Picture 2

6.5 Recommend the installation of a pest screen at the fresh air recovery vent.



6.5 Picture 1



6.5 Picture 2

6.6 Gas fireplace was non-operation at time of the inspection, the spark ignition unit appears defective requiring replacement. Recommend reviewing the manufacture's operating requirements before use. Also recommend cleaning and adjustment by a qualified individual for proper fuel burning.



6.6 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and 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.

Styles & Materials

Attic Insulation:

Blown Fiberglass
R38 or better

Attic Ventilation:

Ridge vents
Soffit Vents

Exterior Wall Insulation:

Fiberglass Batts
Not Visible

Foundation / Floor System Insulation:

Vinyl faced fiberglass basement wall wrap
Not fully visible

		IN	NI	NP	RR
7.0	INSULATION IN ATTIC	X			
7.1	INSULATION AT EXTERIOR WALLS		X		
7.2	INSULATION AT BASEMENT / CRAWLSPACE WALLS	X			
7.3	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X			
7.4	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
7.5	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
7.6	RADON MITIGATION SYSTEM	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

7.1 The home's exterior wall insulation is not visible for inspection.

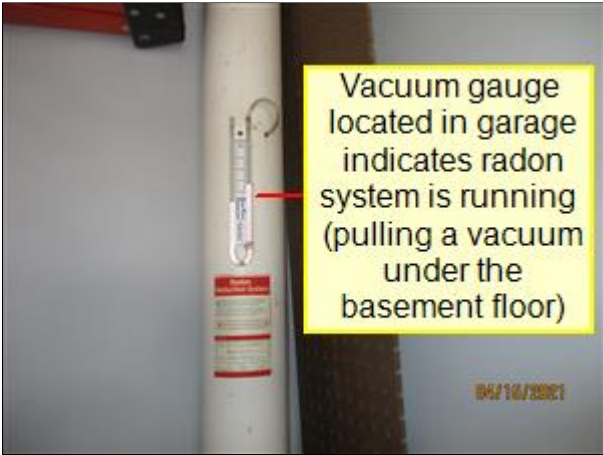
7.2 The home's exterior basement wall insulation is not fully visible for inspection.

7.5 The basement bathroom ventilation fan is defective (unusual noise when turned off) recommend replacement.

7.6 A Radon mitigation system is present in the subject home and appears to be operational.



7.6 Picture 1



7.6 Picture 2



7.6 Picture 3



7.6 Picture 4

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

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.

Styles & Materials

Ceiling Material:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Hardwood T&G

Vinyl Plank Flooring

Carpet

Ceramic Tile

Interior Doors:

Hollow Core Wood

Window Types:

Vinyl single hung thermal insulated

Cabinetry:

Wood

Countertop:

Granite

		IN	NI	NP	RR
8.0	CEILINGS	X			
8.1	WALLS AND TRIM	X			
8.2	FLOORS	X			
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
8.5	DOORS (REPRESENTATIVE NUMBER)	X			
8.6	WINDOWS / SKYLIGHTS	X			X
8.7	BATHROOMS	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

8.1 All of the walls in the finished portions are covered and structural members are not visible. I could not see behind these coverings.

8.2 All of the floors in the finished portions are covered and structural members are not visible. I could not see behind these coverings.

8.5 Several upper level interior doors require under cutting to clear carpet height to prevent premature carpet deterioration.

8.6 Defective sash counter balance spring mechanism at middle bedroom window. The window could drop unexpectedly possibly causing damage or injury. Recommend repairs by a window / glass repair contractor.



8.6 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

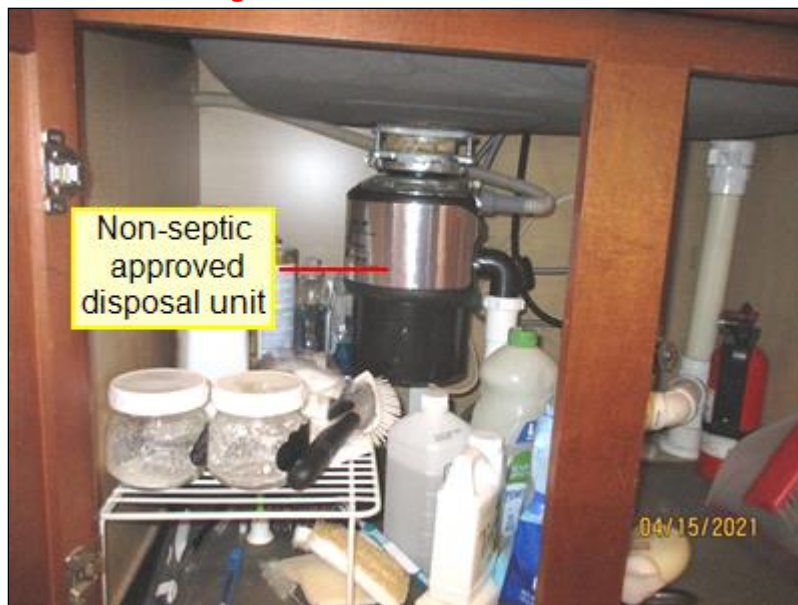
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed 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.

		IN	NI	NP	RR
9.0	DISHWASHER	X			
9.1	FOOD WASTE DISPOSER	X			
9.2	RANGES/OVENS/COOKTOPS	X			
9.3	MICROWAVE COOKING EQUIPMENT	X			
9.4	REFRIGERATOR	X			
9.5	LAUNDRY APPLIANCES	X			
		IN	NI	NP	RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

9.1 The existing kitchen sink disposal unit is not a septic system approved type. The use of garbage disposals will potentially add to the build up of sludge in the septic tank, unless the septic tank and drain field are designed to accommodate the increase water and organic load created from these devices.



9.1 Picture 1

9.5 FYI: The existing washing machine is connected with rubber fill hoses. Aged and fatigued hoses have a higher potential for failure. Recommend replacement of the rubber fill hoses with braided stainless steel burst proof type hoses.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage

Styles & Materials

Type of Vehicle Doors:

One automatic

Garage Door Material:

Insulated Metal

Auto-opener Manufacturer:

GENIE

		IN	NI	NP	RR
10.0	GARAGE WALLS & CEILING (INCLUDING FIREWALL SEPARATION)	X			
10.1	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
10.2	GARAGE FLOOR	X			
10.3	GARAGE OVERHEAD DOOR (S)	X			
10.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			
10.5	GARAGE ELECTRICAL	X			
		IN	NI	NP	RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

10.0 Unable to fully inspect / view garage walls because of homeowner stored items

10.2 Unable to fully inspect / view garage floor because of homeowner stored items.

10.4 The garage overhead door will reverse when met with resistance. Both photoelectric sensor and obstruction reverse safety features were tested.

FYI: The garage overhead door unit is linked electrically to the GFCI device located in the basement utility area. If the GFCI is tripped, this will cause the overhead door unit to be non-operational.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Hallmark Residential Services, Inc.

General Summary



Hallmark Residential Services, Inc.

15191 Montanus Dr.
Ste #109
Culpeper, Va. 22701
DPOR #3380000754

Customer
Mr. & Mrs. Howlett

Address
244 Spartan Ct.
Winchester Va

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.0 EXTERIOR WALL COVERINGS

Inspected, Repair or Replace

Area of distorted vinyl siding along the rear wall, appears to be caused by reflected sunlight off adjacent bay widow glass (parabolic reflection).

2. Exterior



2.0 Picture 1

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

Inspected, Repair or Replace

Moisture deterioration noted at one front porch and one rear screened porch 6x6 pressure treated support posts. Pressure treated wood in direct contact with the ground increases the potential of wood decay, I'm unable to determine the extent of the potential unseen damage below grade. Recommend further evaluation and correction as needed by a qualified contractor.

Noted were the lack of graspable hand railings along the front porch and rear patio stairs. Building and construction standards require hand railings for exterior stair with three or more steps (rises). Possibly acceptable at time of the home's original construction, but updating to current standards is recommended to improve safety and limit liabilities.

2. Exterior



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4

2. Exterior

2.6 DRIVEWAY / PARKING LOT

Inspected

Recommend application of sealant to settlement cracking observed at driveway to prevent excessive moisture intrusion and potential damage during freeze / thaw temperatures.

4. Plumbing System

4.6 EXTERIOR HOSE BIBB FAUCETS

Inspected, Repair or Replace

The water hydrant located near the well head was non-functional when tested, the valve assembly appears to be seized.

The LH end wall exterior hose bib faucet does not have an anti-siphon valve installed. An anti-siphon device (or vacuum breaker) prevents unsanitary water from being pulled back through a garden hose and contaminating your water system. Otherwise known as a "Cross Connection".

FYI: The exterior hose bibb faucets are not frost proof and require draining during freezing temperatures.



4.6 Picture 1



4.6 Picture 2



4.6 Picture 3

4.8 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

4. Plumbing System

Inspected

Slow draining shared (Jack & Jill) bathroom LH sink observed at time of the inspection. Recommend cleaning of drain trap to remove possible foreign materials.

The master bathroom RH vanity sink pop-up drain stopper is missing.

Inspection of the plumbing drain system was very limited, I was unable to access / view most of the drain connections.

5. Electrical System

5.2 GENERATOR / GENERATOR CONNECTION

Inspected

This home is equipped with an automatic generator system (20KW). The generator was test started at time of the inspection. The automatic transfer switch and circuitry were not tested for proper function. Recommend contacting manufacture for additional information and operators manual.

The digital display for the generator was indicating a potential battery warning, recommend further evaluation and correction as needed.

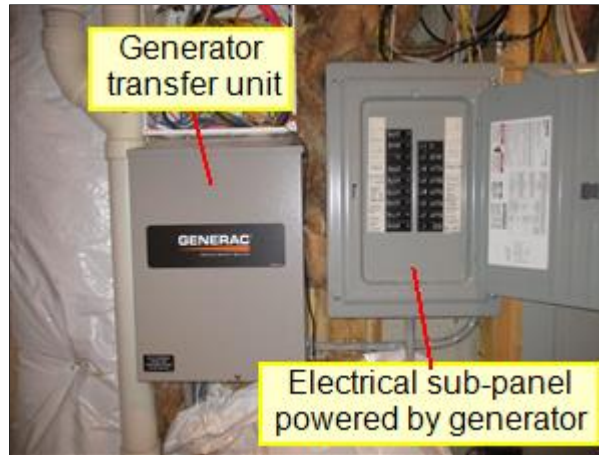


5.2 Picture 1



5.2 Picture 2

5. Electrical System



5.2 Picture 3

5.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

Improperly secured wiring extending to electrical receptacle in the basement storage area. Electrical installation requirements specify wiring to be secured to framing within 8" of junction boxes. Also, the electrical receptacle is required to be GFCI protected in an unfinished basement area. Most likely this wiring was installed after original construction.

Inspection of the complete electrical system was limited, I was unable to access or fully view many of the electrical junctions and wiring.



5.5 Picture 1

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT

Inspected

Recommend review of the annual service log / records for both HVAC propane forced air heating systems. Recommend routine annual service and cleaning of the HVAC systems per the manufacture's service requirements if not completed within the previous year.

6.2 COOLING AND AIR HANDLER EQUIPMENT

Inspected

Recommend review of the annual service log / records for both HVAC central AC systems. Recommend routine annual service and cleaning of the HVAC systems per the manufacture's service requirements if not completed within the previous year.

The overgrown landscaping around the exterior AC compressor / condenser units restricts the available air flow through the units. This reduces the operational efficiency of the HVAC systems.



6.2 Picture 1

6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

Recommend the installation of a pest screen at the fresh air recovery vent.

6. Heating / Central Air Conditioning



6.5 Picture 1



6.5 Picture 2

6.6 GAS LOG FIREPLACE

Inspected, Repair or Replace

Gas fireplace was non-operation at time of the inspection, the spark ignition unit appears defective requiring replacement. Recommend reviewing the manufacture's operating requirements before use. Also recommend cleaning and adjustment by a qualified individual for proper fuel burning.



6.6 Picture 1

7. Insulation and Ventilation

7.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected

The basement bathroom ventilation fan is defective (unusual noise when turned off) recommend replacement.

8. Interiors

8.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

8. Interiors

Several upper level interior doors require under cutting to clear carpet height to prevent premature carpet deterioration.

8.6 WINDOWS / SKYLIGHTS

Inspected, Repair or Replace

Defective sash counter balance spring mechanism at middle bedroom window. The window could drop unexpectedly possibly causing damage or injury. Recommend repairs by a window / glass repair contractor.



8.6 Picture 1

9. Built-In Kitchen Appliances

9.1 FOOD WASTE DISPOSER

Inspected

The existing kitchen sink disposal unit is not a septic system approved type. The use of garbage disposals will potentially add to the build up of sludge in the septic tank, unless the septic tank and drain field are designed to accommodate the increase water and organic load created from these devices.

9. Built-In Kitchen Appliances



9.1 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Hallmark Residential Services, Inc.

**INVOICE**

Hallmark Residential Services, Inc.
 15191 Montanus Dr.
 Ste #109
 Culpeper, Va. 22701
 DPOR #3380000754
 Inspected By: Karl Colbrunn

Inspection Date: 4/15/2021
 Report ID: 41521-AK

Customer Info:	Inspection Property:
Mr. & Mrs. Howlett	244 Spartan Ct. Winchester Va
Customer's Real Estate Professional: Alex Rossie	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,501 - 4,000	525.00	1	525.00
Radon test with inspection	175.00	1	175.00
Inspection Discount	-350.00	1	-350.00

Tax \$0.00

Total Price \$350.00

Payment Method:
Payment Status:
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.