

Home Inspection Summary / Report

**220 Lorraine Avenue
Fredericksburg, Virginia, 22408
September 12, 2021**

This is a beautiful single-story home. There are a few issues (please see attached notes and pictures) that I have highlighted. With the repairs noted and a few upgrades, this could be a good investment as well as a great place to live. Should you have any questions or concerns, please do not hesitate to contact me.

Report 570



HOME INSPECTION AGREEMENT

A member of the Housing Inspection Foundation prepared this Agreement,
The Association of Home Inspectors

Inspector's Name: [Jesse Dodd](#)
Company: [Home Inspections](#)
Address: [123 Sunny Day Lane](#)
City: [Fredericksburg](#) State: [Virginia](#) Zip: [22406](#)
Cell: [\(703\) 929-3400](#) Email: jessedodd99@yahoo.com

Professional Membership# [23096](#)
Report # [570](#)

THIS INSPECTION AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT.
PLEASE READ IT CAREFULLY.

Client Name (s): [Paul Carroll](#)
Property Address [2220 Lorraine Avenue Fredericksburg, Va. 22408](#) Client Telephone [540-809-5857](#)
Client e-mail pcarroll1983@outlook.com john@nichollsauktion.com
Realtor: [Wilson Auction & Nicholls Auction Marketing Group](#)

1. Client requests a limited visual inspection of the residential structure identified at the above address by the listed inspector of the above company, herein after collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance on to the property.
2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.
3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential, and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY. (a) One copy may be provided to the current seller(s) of the property. Only upon the express condition that the seller(s) covenant to use the inspection report only in connection with Client's transaction. And agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only. Client agrees to indemnify, defend, and hold harmless Company from any third-party claims relating to this inspection or inspection report.
4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of the Housing Inspection Foundation. Copies of these Standards are provided to Client, upon request.
5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any areas which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing of any other

thing, or those areas/items which have been excluded by the Housing Inspection Foundation standards and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions, which are concealed from view at the time of the inspection or exists in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT included in the inspection:

- Code or zoning violations
- System or component installation
- Permit research
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis, or testing
- Termites or other wood destroying insects, rodents or other pests, dry rot, or fungus
- Latent or concealed defects
- Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards
- Private water or sewage systems
- Pools, spas, hot tubs, saunas, steam baths, fountains, or other types of or related systems and components
- Repair cost estimates
- Building value appraisal
- Radio controlled devices
- Automatic gates
- Elevators, lifts, dumbwaiters
- Thermostatic or time clock controls
- Water softeners or purifiers
- Radiant heat systems
- Furnace heat exchanger
- Solar heating systems

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HOUSING INSPECTION REPORT

THIS INSPECTION AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT.
PLEASE READ IT CAREFULLY.

SEE PAGES 14 &15 FOR IMPORTANT LIMITATIONS, DISCLAIMERS, AND INFORMATION.

INSPECTOR **Jesse Dodd**

LICENSE NO.

THIS REPORT IS OUR INVOICE

INSPECTION FEE \$ **350.00**

Paid **9/12/2021**

TERMS: Cash

Check #

Money order

BUYER **Paul Scott**

DATE **September 12,2021**

Time **10:00 am**

PROPERTY ADDRESS **220 Lorraine Avenue** CITY **Fredericksburg** STATE **Virginia** Zip **22408**

OCCUPIED

☒ VACANT

☒ SINGLE-STORY

TWO-STORY

TOWNHOUSE/CONDO

SPLIT-LEVEL

BASEMENT

FINISHED

UNFINISHED

☒ CRAW-SPACE

SLAB

MECHANICAL APPLIANCES NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION: CLOCKS, TIMERS AND AUTOMATIC COOKING OR CLEANING MODES OR INTERCOM, COMMUNICATION MODES. MICROWAVES will not be CHECKED FOR RADIATION LEAKAGE.

Not Inspected Needs Repair Works as Intended

		OK	COOK TOP/RANGE	GAS	<input checked="" type="checkbox"/> ELECTRIC
		OK	BURNERS		
		OK	OVEN	SELF CLEAN	CONTINUOUS CLEAN <input checked="" type="checkbox"/> MANUAL CLEAN
		OK	SETTING	350	TEMP 350
		OK	MICROWAVE		
		OK	KITCHEN EXHAUST	VENTED	<input checked="" type="checkbox"/> NON-VENTED
	X		GARBAGE DISPOSAL	SEE notes on disposal.	
		OK	DISHWASHER		
		OK	REFRIGERATOR		
		OK	ICE MAKER	<input checked="" type="checkbox"/>	FREEZER FREE-STANDING
O			TRASH COMPACTOR		
O			INTERCOM		
O			GAS GRILL		
O			CENTRAL VACUUM		

NOTE: PIPES, PLUMBING EQUIPMENT AND RESERVOIRS CONCEALED IN ENCLOSURES OR UNDER GROUND, NOT CHECKED FOR LEAKS OR DEFECTS-ALSO-THE SERVICEABILITY OR CONDITION OF THE SEPTIC OR SEWER SYSTEM IS NOT INCLUDED IN THIS INSPECTION. SPRINKLER SYSTEMS ARE ONLY CHECKED IN THE MANUAL OPERATION MODE. POOL PLUMBING SYSTEMS ARE NOT LEAK CHECKED.

PLUMBING, OUTSIDE

O			METER-MAIN SHUT-OFF
		OK	OUTSIDE FAUCETS (2)
O			SPRINKLER SYSTEM BACKFLOW PREVENTER ANTISIPHON VALVE NO. STATIONS () WINTERIZED
O			OIL LINE CHECK VISUAL 5-MINUTE CHECK
		OK	GAS LINE CHECK VISUAL 5-MINUTE CHECK
O			WATER METER CHECK VISUAL 5-MINUTE CHECK
O			DRAIN FIELD
O			WELL
		X	COUNTY/CITY WATER-SEWER

PLUMBING, INSIDE

NOTE: PIPES AND PLUMBING IN WALLS, IN OR UNDER CONCRETE SLABS OR CONCEALED BY PERSONAL EFFECTS AND THEIR QUALITY, CONDITION OR PURIFICATION OF WATER IS NOT INCLUDED IN THIS INSPECTION.

		OK	KITCHEN FAUCET & DRAIN
O			UTILITY FAUCET & DRAIN
		OK	LAVATORIES (2)
		OK	TUBS (1)
		OK	SINKS (2)
		OK	SHOWERS (2)
		OK	COMMODOES (2)
		OK	WATER HEATER () GAS (X) ELECTRIC SIZE 40 Gallons No. OF UNITS, One
O			WATER HEATER PAN AND OVERFLOW DRAIN
O			TEMPERATURE & PRESSURE VALVE OPERATION
O			WATER CONDITIONER PLUMBING
		OK	WATER HEATER LOCATION Closet in dining room.
		OK	MAIN WATER SHUT OFF LOCATION Kitchen.

**ELECTRICAL
OUTSIDE**

NOTE: LIGHTS AND EQUIPMENT ACTIVATED BY PHOTOCELL SWITCHES ARE NOT CHECKED. ALSO, LANDSCAPE AND EXTERIOR GROUNDS LIGHTING IS NOT INCLUDED IN THIS INSPECTION. ANTIQUATED WIRING UPDATED. IT CREATES A POSSIBLE HAZARD.

TYPE OF WIRING IN PANEL: () COPPER () ALUMINUM () CIRCUIT BREAKERS () FUSES

		OK	SERVICE ENTRANCE / METER Left side of house.
O			SERVICE PANEL – LOCATION
O			SUB SERVICE PANEL – LOCATION
		OK	GFCI-OUTLETS
O			POOL/SPA ELEC.
		OK	OUTLETS

ELECTRICAL, INSIDE

NOTE: ONLY REPRESENTATIVE NUMBER OF ACCESSIBLE OUTLETS IS CHECKED. SECURITY SYSTEMS ARE NOT INCLUDED IN THIS INSPECTION

		OK	FIXTURES – SWITCHES AND OUTLETS
		OK	BREAKER BOX – LOCATION Laundry room.
		OK	DOORBELL/CHIME
		OK	SMOKE DETECTORS
		OK	GFCI () GARAGE () KITCHEN (X) BATHROOMS
		OK	CARBON MONOXIDE TESTER
O			BACK UP NATURAL GAS GENERATOR

FIREPLACE

		OK	FIREPLACE (X) GAS (X) WOOD () OTHER Gas insert.
			WOOD STOVE
		OK	(X) DIRECT VENT () NON-DIRECT VENT
		OK	LINTEL-DAMPER-FLUE
		OK	MANTEL FIXTURES - SWITCHES AND OUTLETS
		OK	CHIMNEY
	X		CHIMNEY CAP See notes on chimney cap.

HEATING

NOTE: ONLY THE EMERGENCY HEAT MODE IS CHECKED ON HEAT PUMPS WHEN TEMPERATURE IS ABOVE 80°. WE RECOMMEND THE HEATING SYSTEM IS COMPLETELY SERVICED BEFORE EACH HEATING SEASON. FILTERS SHOULD BE CHANGED, AS NEEDED (AT LEAST EVERY 2 MONTHS). CHECKING HUMIDIFIERS, ELECTRIC AIR FILTERS AND PROPER AIR FLOW BALANCE IS NOT INCLUDED IN THIS INSPECTION.

		OK	() CENTRAL () GAS () FLR/WALL (X) ELECTRIC () RADIANT () HEAT PUMP () OIL.
		OK	BURNER/ELEMENT
		OK	(X) FLOOR VENTS () CEILING VENTS
		OK	THERMOSTAT 'S
		OK	BASEBOARD
		OK	DUCT-WORK (X) METAL (X) FLEX
		OK	NUMBER OF UNITS One.

COOLING

NOTE: AIR CONDITIONING UNITS ARE NOT CHECKED WHEN OUTSIDE TEMP IS BELOW 80°. WE RECOMMEND THE A.C. UNIT BE COMPLETELY SERVICED BEFORE EACH COOLING SEASON AND THE CONDENSATE DRAIN BE FLUSHED WITH A CHLORINE BLEACH EVERY 2 MONTHS DURING THE COOLING SEASON TO PREVENT CLOGGING.

		OK	(X) CENTRAL () ZONED (X) REFRIGERATED () SASH/WALL (X) EVAPORATIVE
		OK	NUMBER OF UNITS One.
		OK	COMPRESSOR
		OK	CONDENSER – COIL & FAN
		OK	CONDENSATE DRAIN
		OK	THERMOSTAT
		OK	CEILING FANS
		OK	ATTIC FANS () CEILING (X) ROOF
		OK	BATH VENT FANS
O			WINDOW UNIT'S
	X		See notes on duct in crawl space. See notes on disconnect box at unit.

NOTE: FOUNDATION ON CLAY SOIL REQUIRES ADEQUATE AND EVEN MOISTURE AROUND THE PERIMETER FOR THE FOUNDATION THE ENTIRE YEAR

TO PREVENT MOVEMENT. TREES AND SHRUBS CAN CAUSE FOUNDATION DAMAGE WHEN GROWING TOO CLOSE. WATER SHOULD NOT BE PERMITTED TO POND OR ERODE, UNDER OR ALONG ANY PART OF THE FOUNDATION. DEPENDING ON THE DESIGN AND METHOD OF

ORIGINAL CONSTRUCTION OF A PIER AND BEAM FOUNDATION, THE FLOOR SYSTEM MAY NEED LEVELING PERIODICALLY.

STRUCTURAL FOUNDATION

		OK	OBSERVATIONS
		OK	VENTILATION Crawl space-foundation vents.
	X		See notes on water leak in sewer pipe in crawl space.

FOUNDATION DRAINAGE

		OK	
		OK	SCREEN PORCH

EXTERIOR WALLS

		OK	() STONE (X) FRAME () BRICK () SHAKES (X) CONCRETE/CINDER BLOCK () STUCCO () POURED CONCRETE
		OK	SIDING Vinyl.

GARAGE

		OK	GARAGE DOOR OPENER
		OK	AUTO REVERSE
		OK	DOORS (X) METAL () WOOD
		OK	DETACHED GARAGE

ROOF

NOTE: WEATHER CONDITIONS, WIND, HAIL AND EXTREME TEMPERATURES AFFECT ALL ROOFING FROM DAY TO DAY, SO, CONTINUAL OBSERVATION IS REQUIRED. () ASPHALT () WOOD SHINGLE () SLATE/TILE () BUILT-UP

		OK	OBSERVATIONS
		OK	PLUMBING VENT PIPES
		OK	RIDGE VENT
		OK	ROOF VENTS – RAIN CAPS
		OK	GUTTERS – DOWNSPOUTS
		OK	SOFFITS – FASCIA

ATTIC: ATTICS ARE NOT ALWAYS TOTALLY OBSERVABLE

		OK	TRUSS ROOF SYSTEM (X) YES () NO
		OK	RAFTERS – PURLINS – COLLAR TIES
		OK	DECKING
		OK	CEILING JOIST – RATER TIES (X) YES () NO
		OK	INSULATION TYPE (X) BLOWN () BATT AVERAGE HEIGHT 8-10 Inches.
		OK	VENTILATION
		OK	GABLE LOUVERS & SCREENS
O			TURBINES POWER VENTS

NOTE: ONLY A REPRESENTATIVE NUMBER OF ACCESSIBLE WINDOWS are CHECKED FOR OPERATION AT THIS INSPECTION. AS THERMAL PANE WINDOWS LOSE THEIR VACUUM, MOISTURE MAY APPEAR, AND THEN DISAPPEAR, DEPENDING ON INSIDE AND OUTSIDE TEMPERATURE, BAROMETRIC PRESSURE AND THE HUMIDITY LEVEL. THEREFORE, WINDOWS ARE LISTED AS OBSERVED AT TIME OF INSPECTION ONLY, AND NO WARRANTY IS IMPLIED.

INTERIOR

		OK	CEILINGS AND WALLS Some surface cracks and scrapes on walls.
		OK	FLOORS
	X		DOORS See notes on kitchen door.
		OK	WINDOWS
		OK	WATER PENETRATION No signs of present water penetration.

EXTERIOR

		OK	WINDOWS
		OK	DOORS
		OK	WINDOW & DOOR TRIM
		OK	CAULK & WEATHER STRIP

POOL/SPA

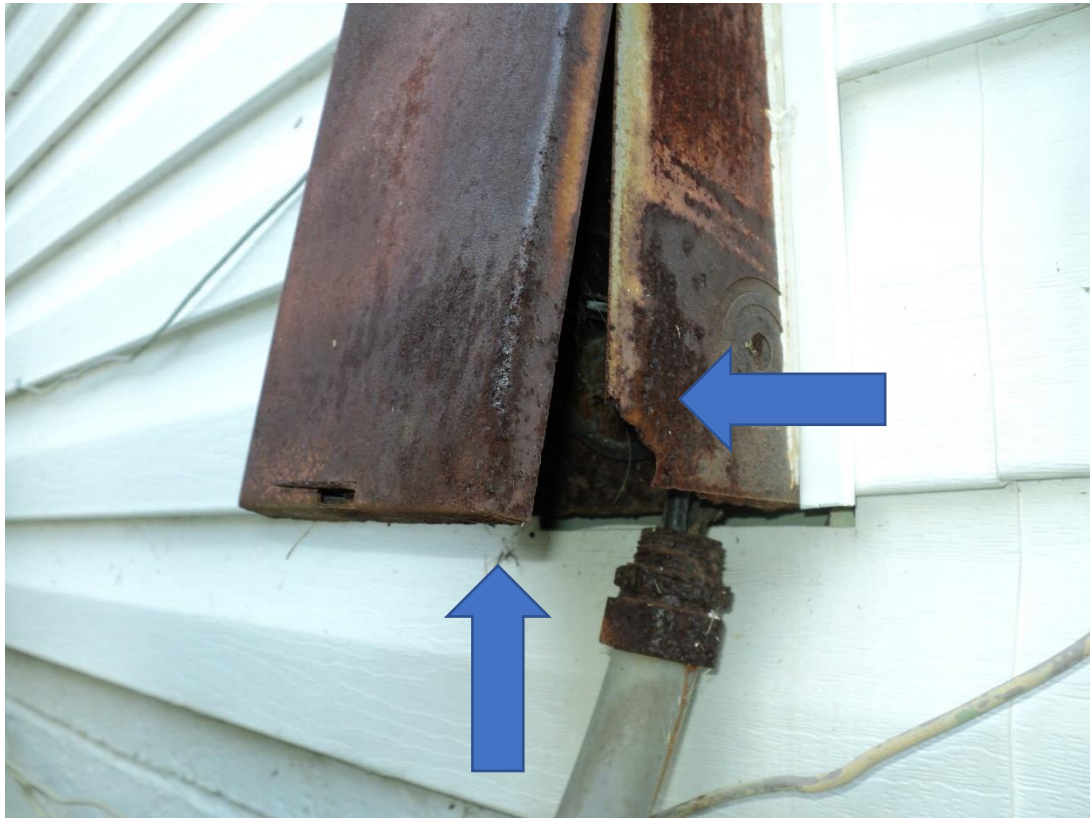
NOTE: POOLS & SPAS ARE CHECKED FOR EQUIPMENT ONLY, NOT LEAKAGE, POOL TIMER FUNCTION

O			() GUNITE () FIBERGLASS () VINYL
O			TYPE-COPING-DECK
O			HEATER
O			POOL SWEEP
O			DIVING BOARD () LADDER () SLIDE

LAUNDRY ROOM

		OK	WASHER HOOK-UP
	X		WASHER OVERFLOW PAN & DRAIN See notes on washer drain line.
		OK	DRYER HOOK-UP
	X		DRYER VENT See notes on dryer exhaust pipe vent.
O			DRYER (X) ELECTRIC () GAS

NOTES: PLEASE SEE ATTACHED NOTES AND PICTURES:



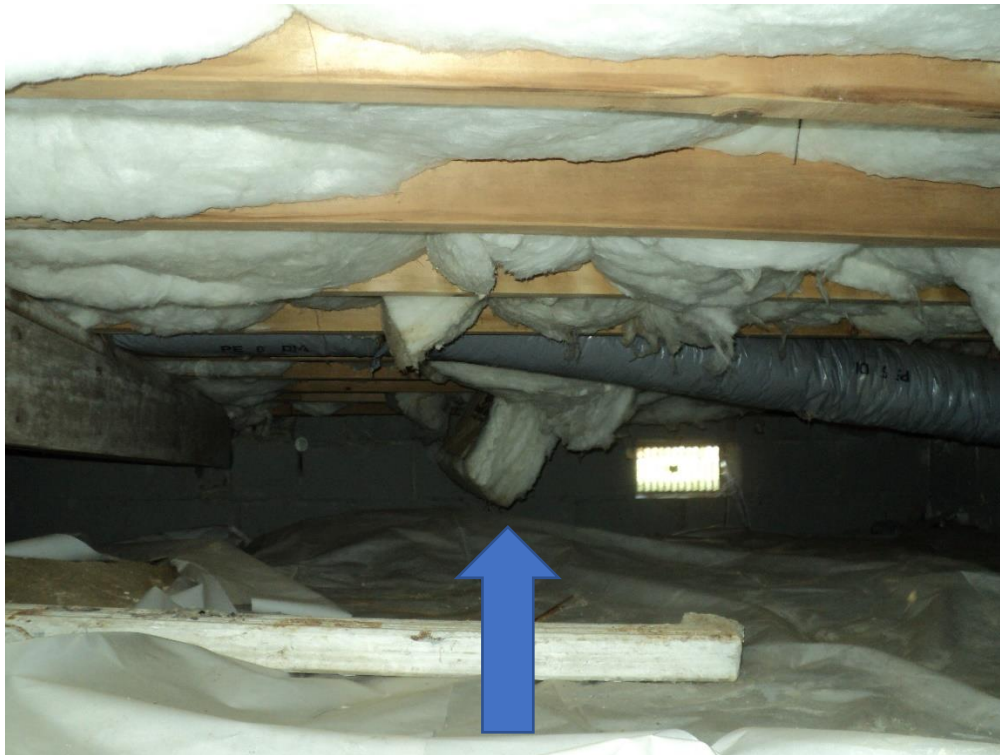
The disconnect box for the AC unit is rusted. The bottom is completely rusted out. Because this wiring is 220 volts and the connections are open, it is recommended a new box and breaker be installed.



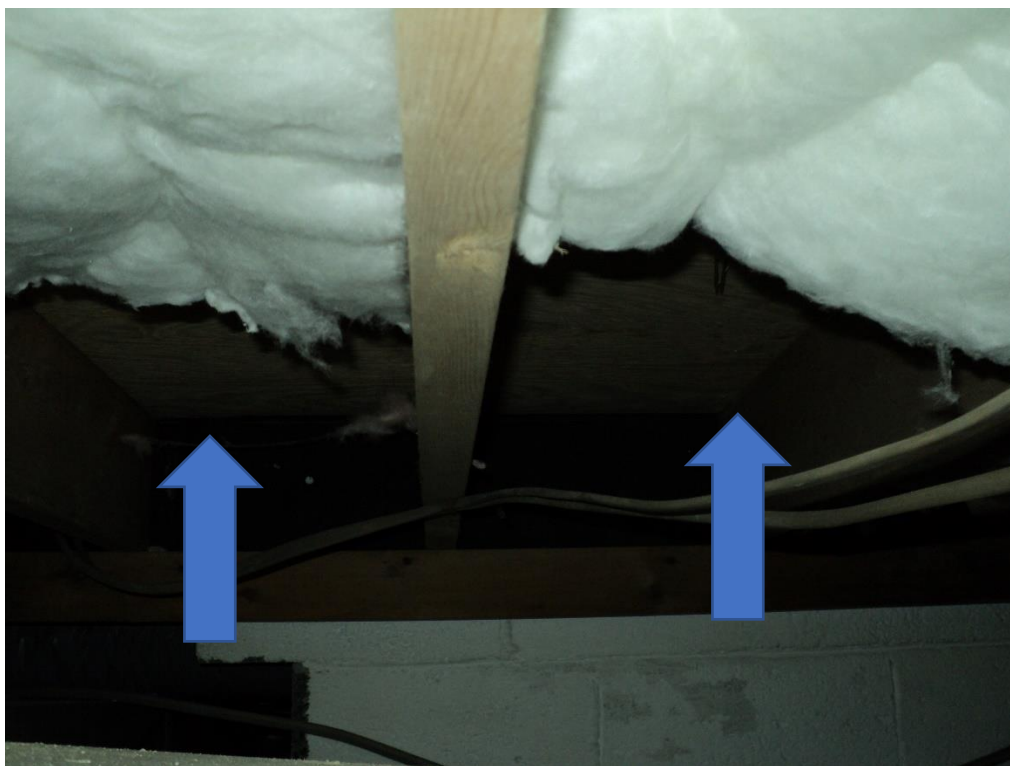
The mortar on top of the brick chimney is cracked and loose at one corner.



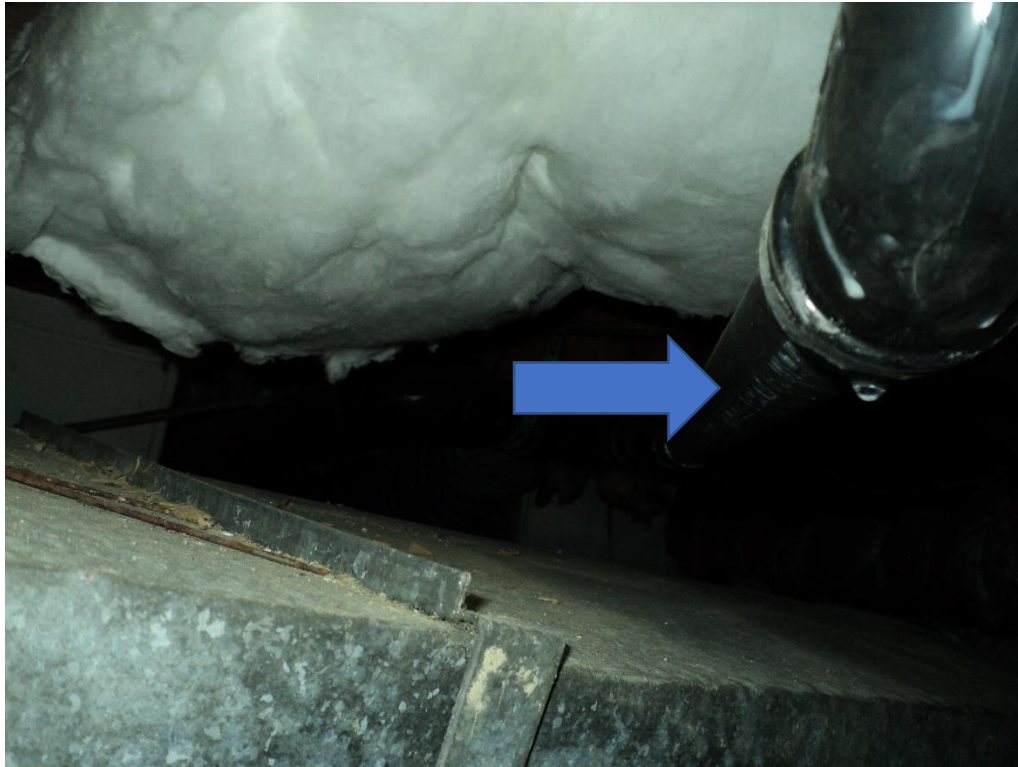
The nail in the corner flashing on the bottom of the brick chimney has popped up. This nail should be secured and caulked.



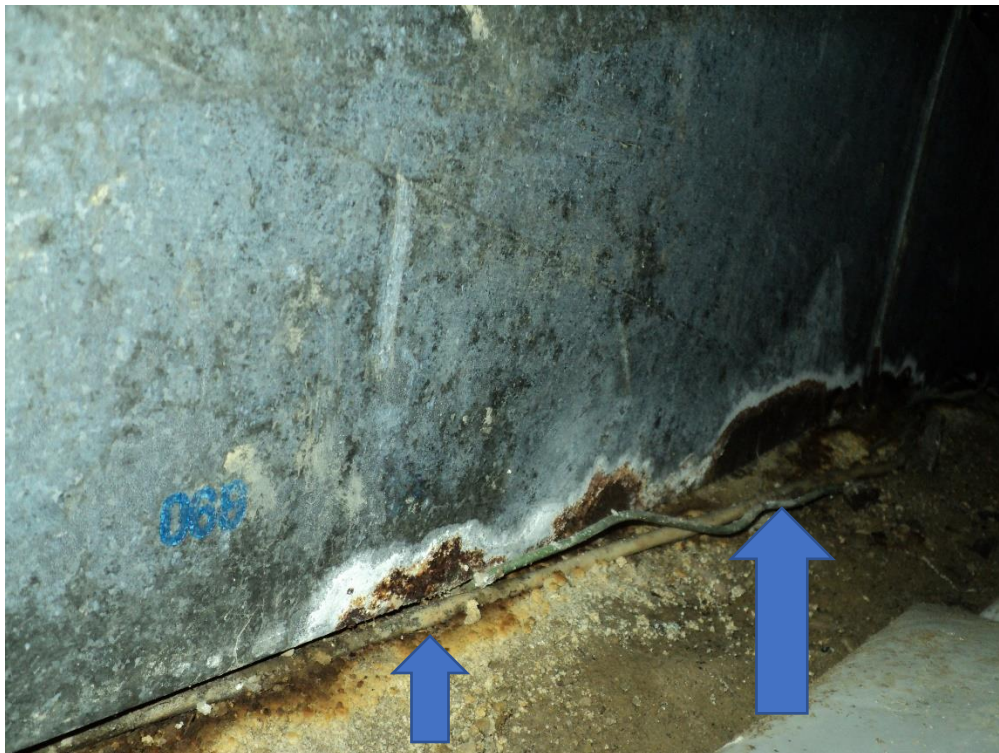
Some of the BAT insulation has fallen down under the house.



There is a small area under the house where the insulation is missing. It appears to be in the hall and part of the master bedroom.



There is a small water leak in the sewer drainpipe under the house. It appears to be from the sink in the back bathroom. This coupling will need to be replaced and sealed. [See picture below.](#)



The main trunk line under the house is rusted where its laying on the ground. This is directly below the water leak mentioned above. The water is dripping on the ground and rusting the bottom of the unit. The trunk line should be cleaned and sealed. A small piece of plastic sheathing should also be installed under the metal duct.



The drain line for the washer should be sealed. This is ONLY because the drain is within 24" of the electric panel box.



The dryer exhaust line has too many curves. The exhaust line should be as short and direct as possible. **Clogged dryer vents are the number one cause of homeowner fires.**



The garbage disposal only hums when engaged. It most likely needs to be reset. The reset button is usually located on the bottom of the unit.



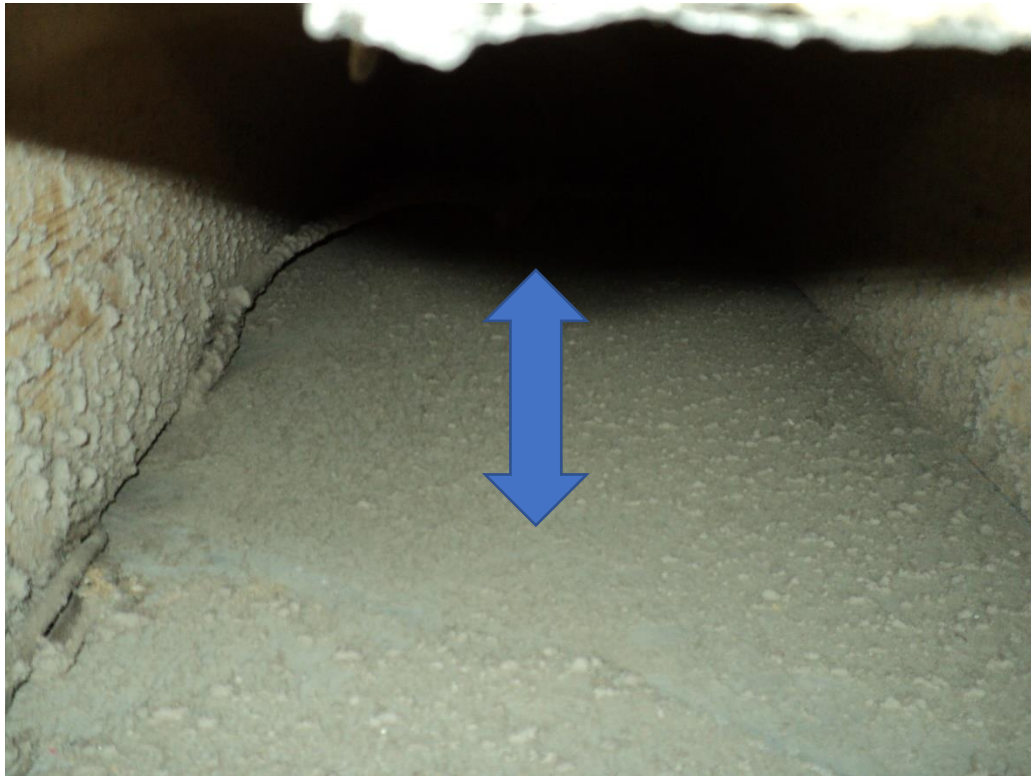
The door between the kitchen and hall does not close completely. Hinge adjustments can usually adjust the door.



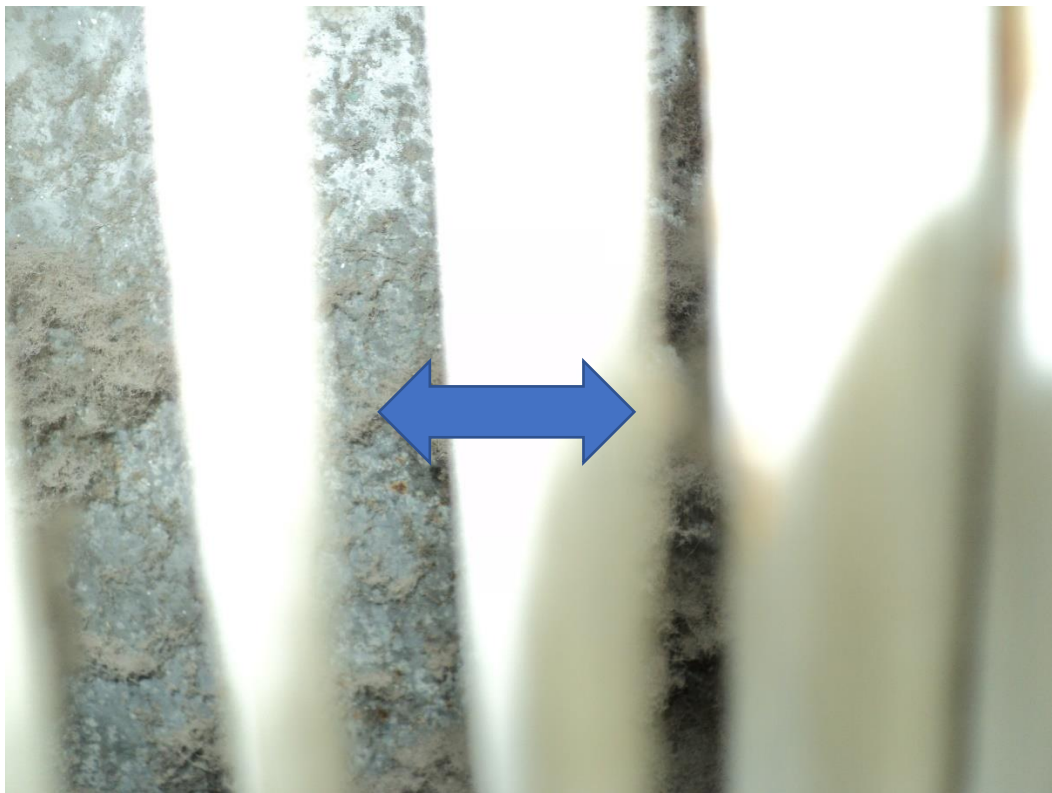
The main return air vent is in the hall closet floor (next to master bedroom). There is currently NO filter system. The entire return duct is dirty and should be cleaned. See pictures below.



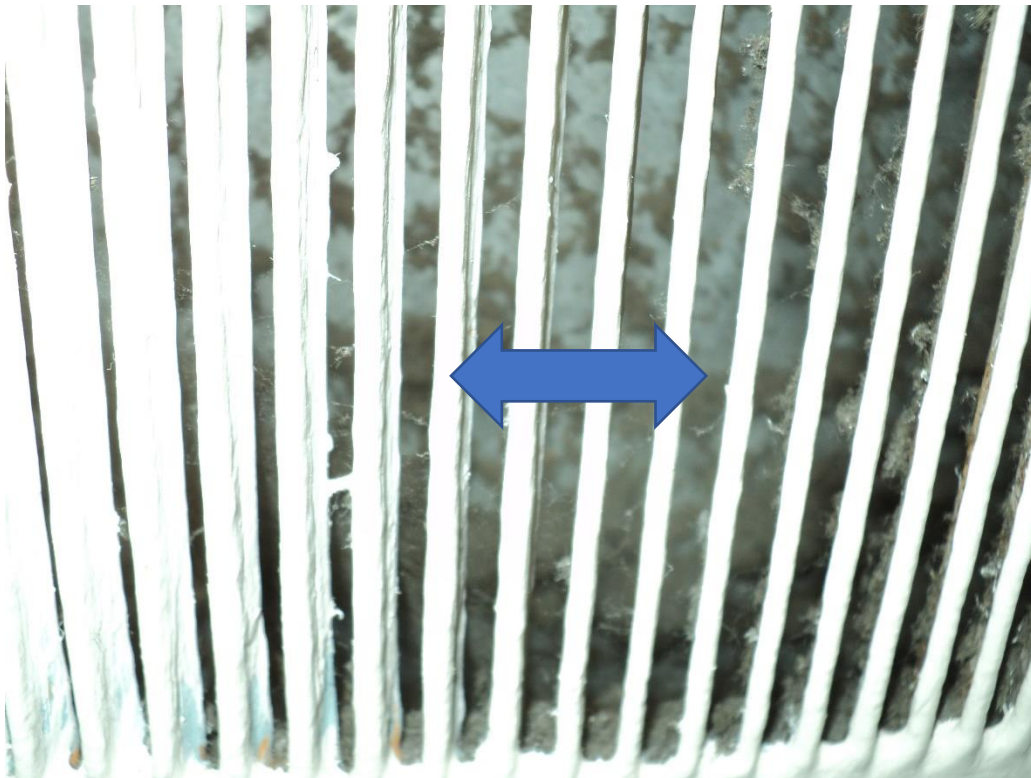
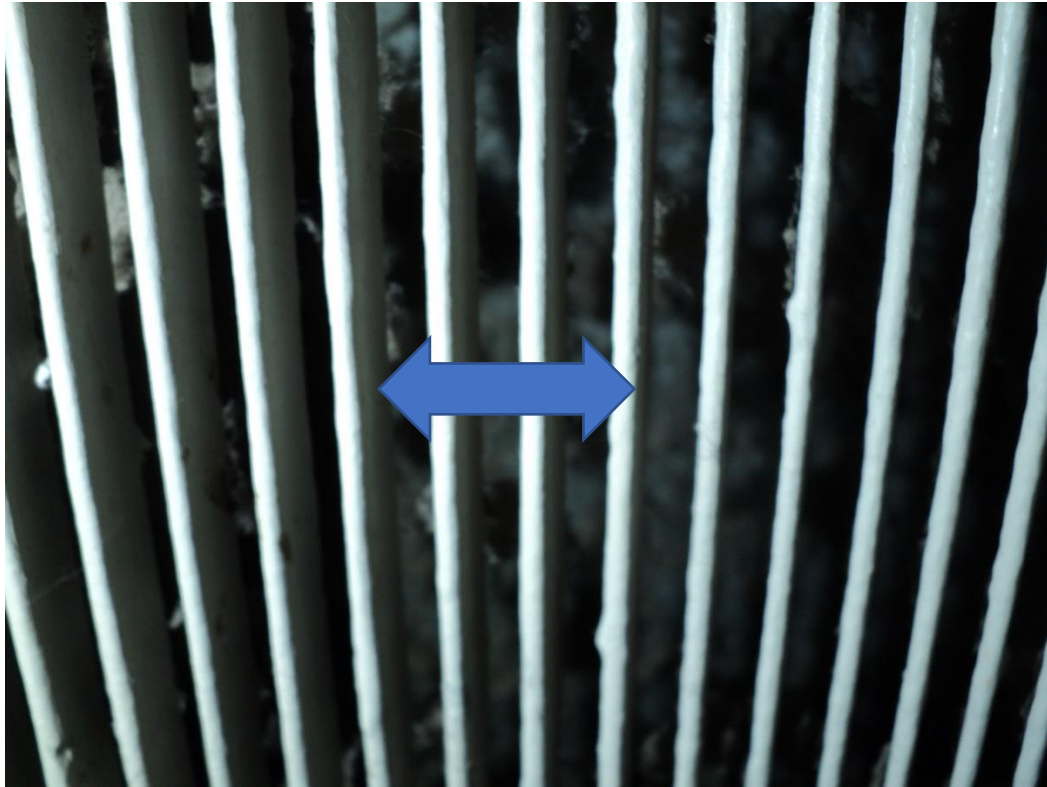
This is the view inside the main return air trunk. It was dirty as far back as I could see. See pictures below.



This is a view further down the return air trunk line.



Each room (except the addition) has its own return air vent and duct. Each one is dirty and needs to be cleaned. See pictures below.



The entire return trunk line should be cleaned. To keep it clean and protect the unit, some type of filter system should be installed. Most likely at a central location or at each return.

IMPORTANT AGREEMENTS AND LIMITATIONS

SPECIAL NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION: 1. WATER OR AIR QUALITY 2. PRESENCE OF TOXIC OR CARCINOGENIC MATTER EMITTED FROM THE GROUND, BUILDING MATERIALS, IN WATER OR AIR SUPPLY OR FROM THE OPERATION OF ANY EQUIPMENT 3. ITEMS THAT ARE OBSTRUCTED, INACCESSIBLE OR NOT IN PLAIN VIEW. - The Client is hereby informed structural and mechanical insurance is available for a nominal fee From insurance companies. Your real estate agent may be able to help you with obtaining structural Alternatively, mechanical insurance coverage. The client understands that the Comments and Notations made On this report is subjective opinion of the inspector based on observations at the time of inspection. Therefore, the INSPECTOR desires it be clearly understood he offers NO WARRANTY concerning Future operation or condition of any item inspected - OR - that all defects of such items were observed At the time of inspection and noted on the report. THEREFORE, the INSPECTOR does not imply that He warrants or guarantees any item regardless of whether they were inspected or reported.

1. What We Do:

- a. All inspections are performed in accordance with Standards of Practice. The inspection is of conditions, which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection.
- b. We shall observe, render an opinion, and report which of the parts, components and systems are not functioning at the time of the inspection or need repair and report on visible existing or recognized hazards.
- c. If you have questions, we will explain what we saw about the item.

2. What We Do Not Do:

- a. We do not make guarantees, warranties, representations, or insure the future performance or condition of any item. If you want a warranty, guarantee, or insurance policy, you must obtain it from a warranty or insurance company. Please remember that almost every item in any used home is in *used condition* and has ordinary wear and tear, and all houses will change and deteriorate in the future. WE DISCLAIM ALL OTHER WARRANTIES.
- b. We do not inspect any item, which we cannot see in a normal inspection. For example, we do not Move furniture, rugs, carpet, paintings, appliances, or other furnishings in performing an inspection. We do Not un-cover buried pipes or items. We cannot see items covered by wallpaper, flooring, or plants. Repairs Alternatively, remodeling may hide evidence of prior damage or defects. We do suggest that you ask the seller about Repairs that are covered up or any previous problems because we DO NOT report on past conditions that Appear corrected. We do not inspect for latent defects, therefore, you should obtain a copy of the sellers Disclosure statement.
- c. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, floor plain location, pollution, habitability, environmental hazards such as asbestos, UFFI, EMF, lead base paint, etc. Please remember older homes do not meet the same standards as newer homes, even though items in both may perform the function for which they are intended.

d. We do not allow the inspector to change or add to these printed provisions in any way.

e. We do not hold ourselves to be specialists for any item or engineers. We are a general real Estate improvement Inspection Company. If we report an item is not performing its intended function, needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house. We do not and cannot give cost estimates to repair any item.

3. What You Must Do:

a. If you have any complaints about our inspection, you must notify us in writing within seven days After you discovered any problem, and allow us to re-inspect before changing the condition on the item, Except in an emergency.

b. If we report an item needs immediate repair, or is not performing its intended function or shows Past damage and you intend to purchase the property anyway; you should first have the item re-inspected by a specialist in that field (i.e., foundation - structural engineer//plumbing - plumber).

c. You agree that, to the extent allowed by law, any damages for breach of this contract or report are limited to the amount of the inspection fee only.

d. If you sue on this inspection, but do not prevail, you agree to pay all our reasonable attorney's fees.

e. You represent to us that (1) the inspector has not made any oral representations that are different from, or in addition to, what is written in this report, and (2) you agree to each provision of this report by relying on it any way, whether or not you sign it.

f. You shall not allow anyone else to use or rely on this report without prior written consent

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEM AFTER THE DATE AND TIME OF THIS INSPECTION. ALL WARRANTIES EXPRESSED OR IMPLIED ARE DISCLAIMED.

Dated this 12th Day of September 2021

NAME Jesse Dodd SIGNATURE _____

REGISTERED HOUSING INSPECTOR #

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