

INSPECTION REPORT



For the Property at:
8313 ARMETALE LANE
FAIRFAX STATION, VA 22039

Prepared for: JOHN DOE
Inspection Date: Tuesday, June 7, 2022
Prepared by: Steve Friday



Consumer Resources
8313 Armetale Lane
Fairfax Station, VA 22039
703-309-8200

www.crhomeinspection.com
stevefriday@cox.net



INVOICE

August 4, 2022

Client: John Doe

Report No. 1001
For inspection at:
8313 Armetale Lane
Fairfax Station, VA
22039
on: Tuesday, June 7, 2022

Home inspection	\$400.00
Total	<hr/> \$400.00 <hr/>

Consumer Resources
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SUMMARY

8313 Armetale Lane, Fairfax Station, VA June 7, 2022

Report No. 1001

www.crhomeinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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INTERIOR

Description

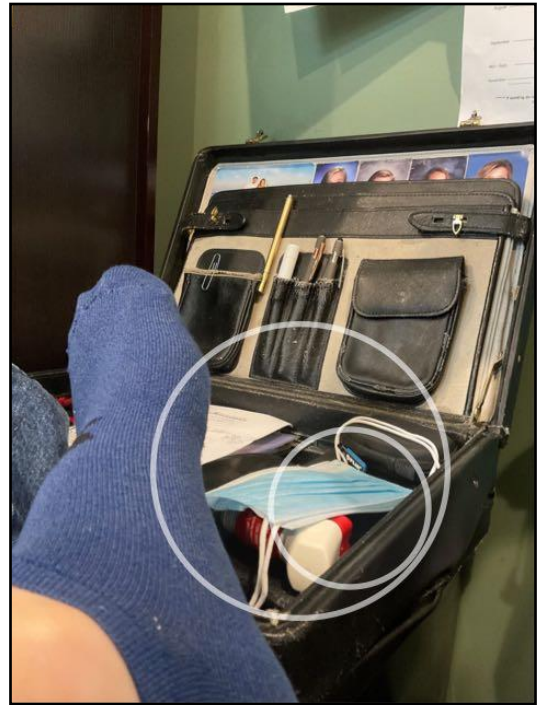
Roofing material: • Asphalt shingles

Flashing material:

• Metal



1. Metal



2. Metal



3. Metal

ROOFING

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Inspection Methods and Limitations

Inspection performed: • By walking on roof

EXTERIOR

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Description

Wall surfaces and trim: • Vinyl siding

STRUCTURE

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INTERIOR

Description

Configuration: • Basement • Crawl space

Foundation material: • Poured concrete

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses • Oriented Strand Board (OSB) sheathing

Inspection Methods and Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage

Attic/roof space: • Inspected from access hatch

Crawl space: • Entered but access was limited

ELECTRICAL

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Description

Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location: • Breakers - basement

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Present

HEATING

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INTERIOR

Description

Heating system type: • Furnace

Approximate capacity: • 100,000 BTU/hr

Approximate age: • 5 years

Fireplace/stove: • Wood-burning fireplace

Location of the thermostat for the heating system: • Living Room

COOLING & HEAT PUMP

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INTERIOR

Description

Air conditioning type: • Air cooled • Central

Cooling capacity: • 36,000 BTU/hr

Compressor approximate age: • 10 years

Location of the thermostat for the cooling system: • Living Room

INSULATION AND VENTILATION

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INTERIOR

Description

Attic/roof insulation material: • Cellulose

Attic/roof insulation amount/value: • R-40

Attic/roof air/vapor barrier: • Plastic

Wall insulation material: • Not visible

Floor above basement/crawlspace insulation material: • Glass fiber

Floor above basement/crawlspace insulation amount/value: • R-20

Floor above basement/crawlspace air/vapor barrier: • Plastic

Inspection Methods and Limitations

Attic inspection performed: • From access hatch

PLUMBING

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INTERIOR

Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • Copper

Main water shut off valve at the: • Front of the basement

Water heater type: • Tank

Water heater fuel/energy source: • Gas

Water heater tank capacity: • 40 gallons

Waste and vent piping in building: • Plastic

Main gas shut off valve location: • Exterior • Gas meter

INTERIOR

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Inspection Methods and Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings

END OF REPORT