

Inspection Report

provided by:



Inspector: Barry Sanders

BARRY SANDERS INSPECTIONS

1082 Shandy Hall Road

Warsaw, VA 22572

804-761-7945

dbsanders53@gmail.com

Property Address:

110 Lightfoot Drive

Montross, VA



Report Information

Client Information

Client Name	Rachel Burnett
Client Contact Info	rachelb709@gmail.com
Agent Info	Jason Patton

Property Information

Approximate Year Built	1998
Approximate Square Footage	1500
Number of Bedroom	3
Number of Bath	3
Direction House Faces	South

Inspection Information

Inspection Date	July 22, 2025
Inspection Time	8:00 AM
Weather Conditions	Dry
Outside Temperature	75 degrees
Price for Inspection	\$475.00

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional 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. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company

within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

REPORT SUMMARY PAGE

There were no major defects found during this inspection. Items of concern are listed below.

Section	Condition#	Comment
Grounds	3	The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Common cracks of up to ¼ inch were observed. Recommend sealing and monitoring all cracks for further movement.
Exterior	6	The visible and accessible portions of the exterior wall coverings and trim appeared to be in serviceable condition at the time of the inspection. Mildew was present on the siding, trim and wood railings. Recommend maintenance such as pressure washing.
Exterior	9	The front faucet was leaking at the anti-siphon valve at the time of the inspection. Recommend repairs or replacement as needed. The rear hose faucet appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.
Roofing	12	The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. Tree branches were close to or in contact with roof surfaces. Recommend trimming branches back to prevent potential roof damage.
Roofing	13	The plumbing vent pipe flashing boots show signs of deterioration and need to be sealed or replaced. Also it appears that some of the roof sheathing has been damaged by moisture due to improper valley flashing. This is present on the upper rear left portion of the roof. It is suggested that a "Qualified Roofing Contractor" be contacted for further evaluation and repair.
Roofing	14	The majority of the gutter system appeared to be in serviceable condition at the time of the inspection. Gutter leaf guards were present in the gutter system however one section was missing at the right rear portion of the roof. Recommend maintenance and/or repairs as needed.
Heating - Air	17	The HVAC systems were operational at time of inspection. This is not an indication of future operation or condition. Although operational, the age of the systems is past the average life expectancy for this type of system. It is recommended budgeting for replacement. The insulation on the refrigerant lines was missing or deteriorated. Recommend installing this rather inexpensive pipe insulation to improve efficiency. Pipe insulation is available at most hardware stores.

Plumbing	28	The water heater was off at the time of inspection. Recommend unit be powered a few days prior to close and tested for operation.
Interiors	33	The majority of the interior doors appeared to be in serviceable condition at the time of the inspection. The basement bath door and double doors to the basement bedroom do not shut or latch properly. Repairs and / or adjustments are recommended.
Interiors	38	At the fireplace, the rear prefabricated firewall was cracked with deterioration observed. Recommend further evaluation and repair by a masonry, fireplace, or chimney specialist.
Bath(s)	46	The exhaust fans appeared serviceable in all baths however the exterior exhaust termination for the lower level bath was broken and pulled away from the wall. Recommend repairs or replacement as needed.
Bath(s)	49	The bathtubs, showers, faucets, and drains appeared to be in serviceable condition in all baths. The basement shower floor appears to have a couple loose tiles and cracked grout joints. Recommend maintenance and/or repairs as needed.
Foundation	59	The majority of the visible and accessible portions of the foundation appeared to be in serviceable condition at the time of the inspection. A crack of 1/8 " or more was observed in the foundation wall at the left side under the deck and near the entry area. The cracking implies that foundation movement has occurred at this area. Recommend sealing and monitoring the crack for further movement.

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1 Grounds

Grading

Grading Slope The site grading slope is steep.

1) Grading Conditions **AS** Grading of the soil near the foundation appears to be in serviceable condition.

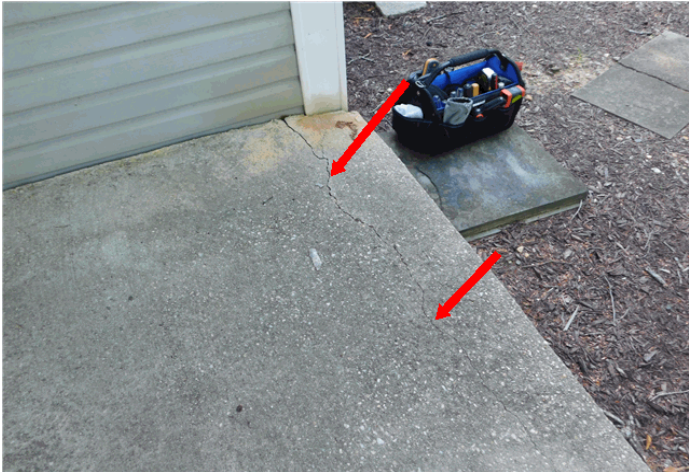
Driveways - Sidewalks - Walkways

Driveway Material Gravel and Asphalt

2) Driveway Conditions **AS** The driveway appeared to be in serviceable condition at the time of the inspection. Sealant is recommended on the driveway as part of normal maintenance.

Sidewalk Material Concrete Pavers and Concrete

3) Sidewalk Conditions **AS** The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Common cracks of up to ¼ inch were observed. Recommend sealing and monitoring all cracks for further movement.



Retaining Wall

Retaining Wall Material Concrete Blocks

4) Retaining Wall Conditions **AS** The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.

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2 Exterior

Entrances

5) Entrance Conditions

AS

The visible and accessible areas of the entrances appeared to be in serviceable condition at the time of the inspection. The front entrance deck appeared weathered and may require some maintenance.



Exterior Walls and Trim

Structure Type

Wood frame

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are vinyl.

6) Exterior Wall and Trim Conditions

AS

The visible and accessible portions of the exterior wall coverings and trim appeared to be in serviceable condition at the time of the inspection. Mildew was present on the siding, trim and wood railings. Recommend maintenance such as pressure washing.

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Exterior Windows - Doors

Window Type

Double Hung

Window Material

Vinyl

7) Window Conditions

AS

The windows appeared to be in serviceable condition at the time of the inspection.



8) Exterior Door Conditions

AS

The exterior doors appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

9) Faucet Conditions

R

The front faucet was leaking at the anti-siphon valve at the time of the inspection. Recommend repairs or replacement as

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needed. The rear hose faucet appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.



Exterior Electrical

10) Electrical Conditions

AS

All exterior electrical conditions appeared to be in serviceable condition at the time of the inspection.

Chimney

11) Chimney Conditions

AS

The visible and accessible portions of the chimney appeared to be in serviceable condition at the time of the inspection. Due to height and / or conditions observed, chimney was viewed from the ground only using high-powered binoculars.



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3 Roofing

Roof Covering

Method of Inspection The roof was inspected by observing from a ladder placed at the edge of the roof and by viewing with high power binoculars.

Roof Style Combination of gable and hip.

Roof Covering Material Fiberglass composition strip shingles.

Number of Layers One

12) Roof Covering Condition

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. Tree branches were close to or in contact with roof surfaces. Recommend trimming branches back to prevent potential roof damage.



13) Flashing Conditions

R

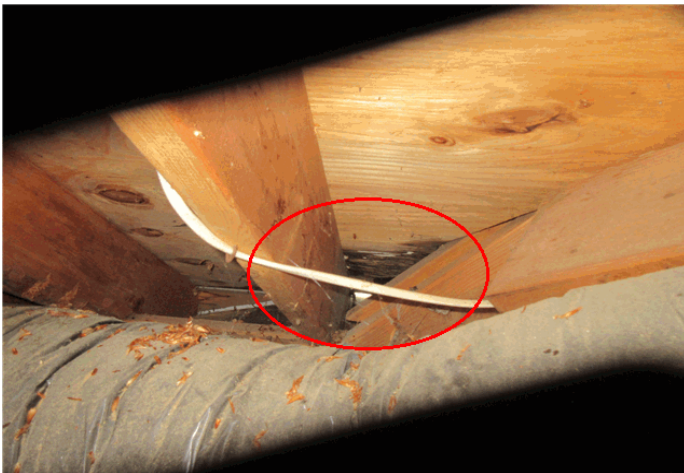
The plumbing vent pipe flashing boots show signs of deterioration and need to be sealed or replaced. Also it appears that some of the roof sheathing has been damaged by moisture due to improper valley flashing. This is present on the upper rear left portion of the roof. It is suggested that a "Qualified Roofing Contractor" be contacted for further evaluation and repair.

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14) Gutter & Downspout Conditions

AS

The majority of the gutter system appeared to be in serviceable condition at the time of the inspection. Gutter leaf guards were present in the gutter system however one section was missing at the right rear portion of the roof. Recommend maintenance and/or repairs as needed.



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Attic Area****Attic Access** Knee wall access only**Method of Inspection** Entered attic area.**Roof Frame Type** The roof framing is constructed with rafter framing.**15) Attic Conditions****AS**

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

**Attic Ventilation Type** Soffit and ridge vents**Attic Ventilation Conditions** Appeared adequate**Attic Insulation Type** Batt Insulation**16) Attic Insulation Conditions****AS**

The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

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4 Heating - Air

HVAC Systems

Location of Unit(s)

The air handler for the lower floors is located in the basement. The air handler for the upper floor is located in the attic.

System(s) Type

Heat pumps

Energy Source(s)

The energy source is electric.

Approximate Size and Age

The lower floor system is a 2.5 ton and 1998 year model. The upper floor system is a 1.5 ton and 1999 year model.

17) Systems Conditions

AS

The HVAC systems were operational at time of inspection. This is not an indication of future operation or condition. Although operational, the age of the systems is past the average life expectancy for this type of system. It is recommended budgeting for replacement. The insulation on the refrigerant lines was missing or deteriorated. Recommend installing this rather inexpensive pipe insulation to improve efficiency. Pipe insulation is available at most hardware stores.

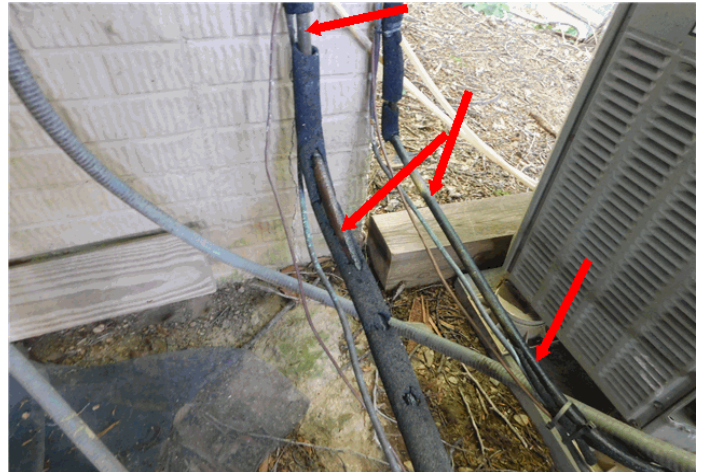


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Distribution Type

The visible areas of the systems distribution system is ductwork with registers.

18) Distribution Conditions

AS

The visible and accessible areas of the distribution system(s) appeared to be in serviceable condition at the time of inspection.

19) Thermostat Conditions

AS

The normal operating controls appeared to be serviceable at the time of the inspection.



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5 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is underground.

20) Electrical Service Conditions**AS**

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Electric Panel Location

The main electric panel is located at the basement.

Panel Amperage Rating

200 amps

Circuit Protection Type

Breakers

21) Wiring Methods**AS**

The main power cable is aluminum. The branch cables are copper.

22) Electrical Panel Conditions**AS**

The main panel appeared to be in serviceable condition at the time of the inspection.



Electrical Subpanel

23) Subpanel Conditions**AS**

A small subpanel was present for possible generator connection. The subpanel appeared to be in serviceable condition at the time of inspection.

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6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.

Main Line Material

The visible material of the main line / pipe appears to be plastic.

24) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

25) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Sewage System

Drain Line Material

The visible portions of the waste lines are plastic.

26) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

27) Grinder Pump

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Water Heater(s)

Water Heater Type Electric

Water Heater Location Basement

Water Heater Capacity 50 Gallon

28) Water Heater Conditions

NI

The water heater was off at the time of inspection.
Recommend unit be powered a few days prior to close and tested for operation.



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7 Interiors

Walls - Ceilings - Floors

29) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

30) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

31) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

32) Interior Window Conditions

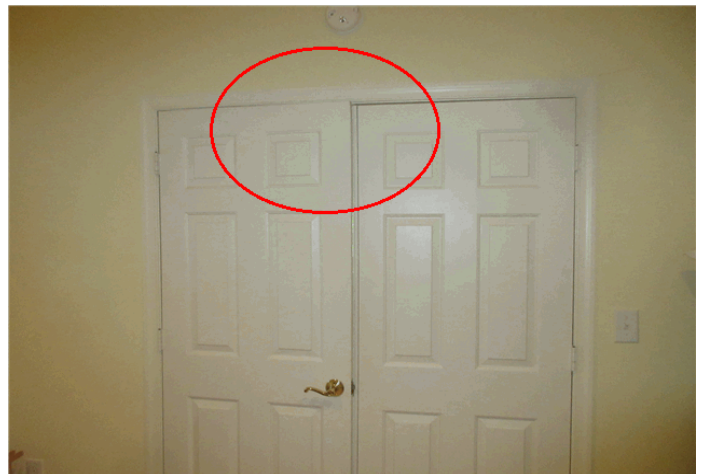
AS

The sample of windows tested were operational at the time of the inspection.

33) Interior Door Conditions

AS

The majority of the interior doors appeared to be in serviceable condition at the time of the inspection. The basement bath door and double doors to the basement bedroom do not shut or latch properly. Repairs and / or adjustments are recommended.



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Electrical Conditions

34) Electrical Conditions

AS

All outlets tested were properly functional at the time of the inspection.

35) Lighting Conditions

AS

All lighting tested was operational at the time of the inspection.

36) Ceiling Fan Conditions

AS

The ceiling fans were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

37) Smoke Detector Conditions

AS

The detectors responded to the inspector's test. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.

Fireplace

Fireplace materials

The fireplace is metal/pre-fabricated.

38) Fireplace Conditions

R

At the fireplace, the rear prefabricated firewall was cracked with deterioration observed. Recommend further evaluation and repair by a masonry, fireplace, or chimney specialist.

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8 Kitchen

Kitchen Sink - Counter tops - Cabinets

39) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

40) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

41) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

42) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances

Stove - Range Type

The range is electric.

43) Stove - Range Condition

AS

The range was operational at the time of the inspection.

44) Hood Fan Conditions

AS

The combo microwave/fan/light appeared serviceable at the time of the inspection.

45) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

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9 Bath(s)**Electrical Conditions****46) Vent Fan Conditions****R**

The exhaust fans appeared serviceable in all baths however the exterior exhaust termination for the lower level bath was broken and pulled away from the wall. Recommend repairs or replacement as needed.

**Bathroom Sink****47) Counter - Cabinet Conditions****AS**

The bath counters and cabinets appeared to be in serviceable condition in all baths.

48) Sink Conditions**AS**

The sinks appeared to be in serviceable condition at the time of inspection in all baths.

Shower - Tub - Toilet**49) Shower - Tub Conditions****AS**

The bathtubs, showers, faucets, and drains appeared to be in serviceable condition in all baths. The basement shower floor appears to have a couple loose tiles and cracked grout joints. Recommend maintenance and/or repairs as needed.

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50) Toilet Conditions

AS

The toilets appeared to be in serviceable condition at the time of inspection in all baths.

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10 Basement

Walls - Ceilings - Floors

51) Basement Stair Conditions

AS

The interior stairs appeared serviceable at the time of the inspection.

52) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The inspector was unable to fully inspect the foundation walls due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

53) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The inspector was unable to fully inspect the foundation walls, ceilings and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

54) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

55) Electrical Conditions

AS

All outlets tested were properly functional at the time of the inspection.

56) Lighting Conditions

AS

All lighting tested was operational at the time of the inspection

57) Sump Pump Conditions

NI

The sump pit was sealed closed. The inspector was unable to inspect pit and / or pump (if present).

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AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**11 Laundry****Laundry Room****58) Laundry Room Conditions****AS**

The washer and dryer were both operable at the time of the inspection. The visible and accessible portions of the laundry plumbing components and dryer exhaust venting appeared to be in serviceable condition at the time of inspection.

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12 Foundation

Foundation

Foundation Type

Basement

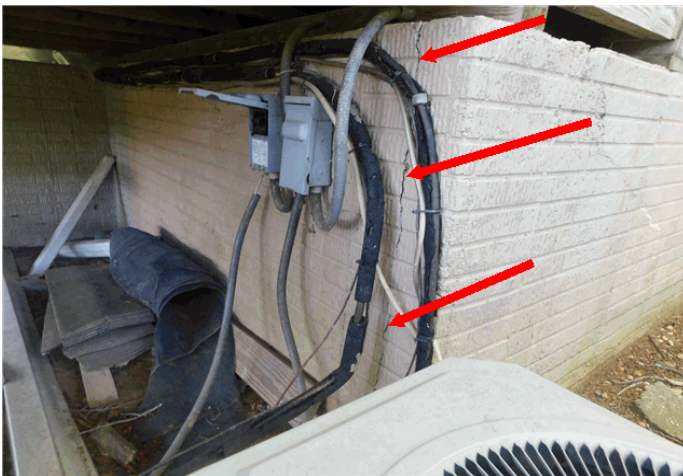
Foundation Material

Concrete

59) Foundation Conditions

AS

The majority of the visible and accessible portions of the foundation appeared to be in serviceable condition at the time of the inspection. A crack of 1/8 " or more was observed in the foundation wall at the left side under the deck and near the entry area. The cracking implies that foundation movement has occurred at this area. Recommend sealing and monitoring the crack for further movement.



Flooring Structure

Flooring Support Type

The wood framing floor system was constructed of 2 X 10 floor joists.

60) Flooring Support Conditions

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

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13 Pier

Pier

- 61) Decking Conditions

AS

The pier decking appeared to be in serviceable condition at the time of the inspection.
- 62) Support Conditions

AS

The structural components of the pier appeared to be in serviceable condition at the time of the inspection.