

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:

14333 Kings Highway

Montross, VA



Report Information

Client Information

Client Name	Debra Bertrand
Client Contact Info	debrabertrand@yahoo.com
Agent Info	Jason Patton

Property Information

Approximate Year Built	1979
Approximate Square Footage	1600??
Number of Bedroom	3
Number of Bath	1 full and 1 half
Direction House Faces	West

Inspection Information

Inspection Date	July 22, 2025
Inspection Time	10:00 AM
Weather Conditions	Dry
Outside Temperature	85 degrees
Price for Inspection	\$450.00 - PAID IN FULL by check #257

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
Exterior	10	All exterior electrical conditions appeared to be in serviceable condition at the time of the inspection. The exterior outlets were not GFCI protected. Ground Fault Circuit Interrupter receptacles protect you from shock at wet or damp locations. Recommend installing GFCI outlets at these locations.
Roofing	14	The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. Due to the height of the gutter system, leaf guards are recommended.
Roofing	15	The roof system appears to be a timber frame type. Typically roof panels with high density foam sandwiched in between are used in this type of construction.
Electrical	22	The subpanel appeared to be in serviceable condition at the time of inspection. The subpanel was missing covers where breakers were not installed. Recommend installation of standard plastic covers for safety.
Interiors	29	The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. A moisture stain was present on the ceiling of the upper floor near the front skylight. When checked with a moisture meter, no active moisture was present.
Interiors	37	A wood burning insert was installed in the fireplace. Recommend chimney flue inspection/ cleaning by a chimney sweep specialist prior to use
Basement	48	A handrail is recommended at the top portion of the basement stairway for safety.
Garage - Laundry	54	The majority of the visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection. A section of the siding was damaged at the right side. Recommend repairs as needed.
Garage - Laundry	55	The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement will most likely be needed. I was unable to access the attic to check for leaks due to personal item storage. Also the gutters have been damaged and are full of debris. Recommend repairs or replacement as needed.

Garage - Laundry	61	The right side vehicle door appeared to be in serviceable condition at the time of the inspection. The left side door opener was unplugged at the time of the inspection. The left door did open manually.
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1 Grounds

Grading

Grading Slope The site is moderately sloped.

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



Driveways - Sidewalks - Walkways

Driveway Material Gravel

2) Driveway Conditions **AS** The driveway appeared to be in serviceable condition at the time of the inspection.

Sidewalk Material Gravel

3) Sidewalk Conditions **AS** The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

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2 Exterior

Entrances

4) Entrance Conditions

AS

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

Exterior Walls and Trim

Structure Type

Wood frame

Exterior Wall Covering

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

5) Exterior Wall Conditions

AS

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

6) Exterior Trim Conditions



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

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. Holes in the screens were present at several of the windows



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****8) Exterior Door Conditions****AS**

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

Exterior Water Faucet(s)**9) Faucet Conditions****AS**

The hose faucets 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. The exterior outlets were not GFCI protected. Ground Fault Circuit Interrupter receptacles protect you from shock at wet or damp locations. Recommend installing GFCI outlets at these locations.

**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.

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3 Roofing

Roof Covering

Method of Inspection The roof was not mounted due to the slope of the roof. The roof was inspected by observing from a ladder placed at the edge of the roof.

Roof Style 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. The age of the roof covering appeared to be +/- 5 year old.



13) Flashing Conditions

AS

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

14) Gutter & Downspout Conditions

R

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. Due to the height of the gutter system, leaf guards are recommended.

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Attic Area

Attic Access

No attic present

15) Attic Insulation Conditions

NI

The roof system appears to be a timber frame type. Typically roof panels with high density foam sandwiched in between are used in this type of construction.

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4 Heating - Air

HVAC Systems

Location of Unit(s)

The air handler for the lower 2 floors is located in the basement. The upper floor system is a mini split type heat pump with a wall mounted air handler.

System(s) Type

Heat pumps

Energy Source(s)

The energy source is electric.

Approximate Size and Age

The system for the lower 2 floors is a 3 ton and 2013 year model. I could not determine the size or age of the mini split system.

16) Systems Conditions

AS

The HVAC systems were operational at time of inspection. This is not an indication of future operation or condition.



Distribution Type

The visible areas of the 2 lower floors distribution system is

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ductwork with registers.

17) Distribution Conditions

AS

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

18) 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.

19) 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

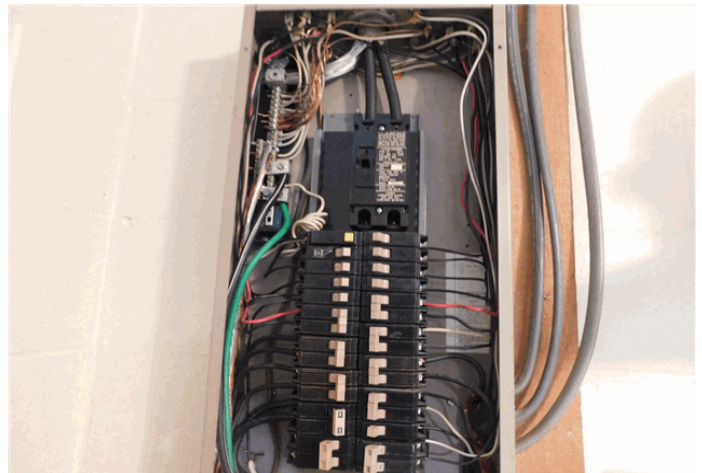
Breakers

20) Wiring Methods**AS**

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

21) Electrical Panel Conditions**AS**

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



Electrical Subpanel

Subpanel Location

A subpanel is located at the garage.

22) Subpanel Conditions**AS**

The subpanel appeared to be in serviceable condition at the time of inspection. The subpanel was missing covers where breakers were not installed. Recommend installation of standard plastic covers for safety.

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6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement under the stairway

Main Line Material

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

23) 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

Supply Line Material

The visible material used for the supply lines is copper.

24) 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.

25) Other

A water conditioning system was present however it did not appear to be operational at the time of the inspection.

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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.

Water Heater(s)

Water Heater Type

Electric

Water Heater Location

Basement

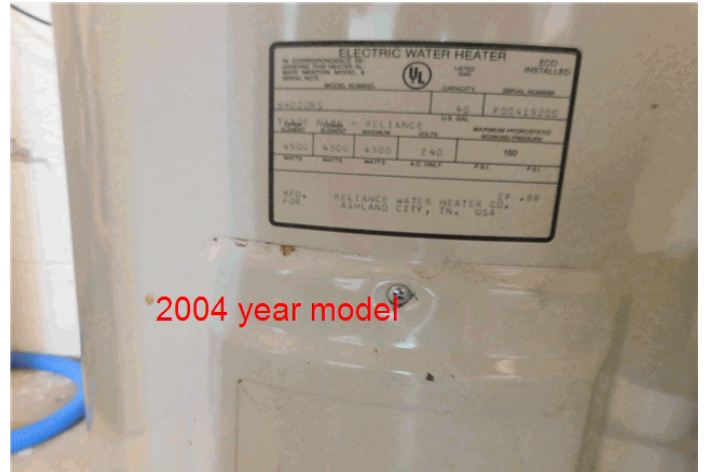
Water Heater Capacity

40 Gallon

27) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

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7 Interiors

Walls - Ceilings - Floors

28) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas.



29) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. A moisture stain was present on the ceiling of the upper floor near the front skylight. When checked with a moisture meter, no active moisture was present.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****30) 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. Furnishings and personal item storage prevented a full visual inspection of all areas.

Windows - Doors**31) Interior Window Conditions****AS**

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

32) Interior Door Conditions**AS**

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

Electrical Conditions**33) Electrical Conditions****AS**

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

34) Lighting Conditions**AS**

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

35) 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.

36) Smoke Detector Conditions**AS**

The detector(s) 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.

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37) Fireplace Conditions

NI

A wood burning insert was installed in the fireplace.
Recommend chimney flue inspection/ cleaning by a chimney
sweep specialist prior to use



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8 Kitchen

Kitchen Sink - Counter tops - Cabinets

38) Counter Conditions

AS

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

39) Cabinet Conditions

AS

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

40) 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.

41) 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.

42) Stove - Range Condition

AS

The range was operational at the time of the inspection.

43) Hood Fan Conditions

AS

The down draft exhaust fan was in operational condition at the time of the inspection.

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**9 Bath(s)****Bathroom Sink****44) Counter - Cabinet Conditions****AS**

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

45) Sink Conditions**AS**

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

Shower - Tub - Toilet**46) Shower - Tub Conditions****AS**

The shower, faucet, and drains appeared to be in serviceable condition.

47) 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

48) Basement Stair Conditions

S

A handrail is recommended at the top portion of the basement stairway for safety.



49) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Personal item storage prevented a full visual inspection of all areas.

50) Ceiling Conditions

AS

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

51) 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

52) Electrical Conditions

AS

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

53) Lighting Conditions

AS

All lighting tested was operational at the time of the inspection

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11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type The garage is detached from the house.

54) Siding Conditions (if detached)

AS

The majority of the visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection. A section of the siding was damaged at the right side. Recommend repairs as needed.



55) Roof Conditions (if detached)

R

The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement will most likely be needed. I was unable to access the attic to check for leaks due to personal item storage. Also the gutters have been damaged and are full of debris. Recommend repairs or replacement as needed.



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56) Roof Conditions (cont)



Personal storage in attic

57) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.

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58) Ceiling Conditions

AS

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

59) 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.

60) Door Conditions

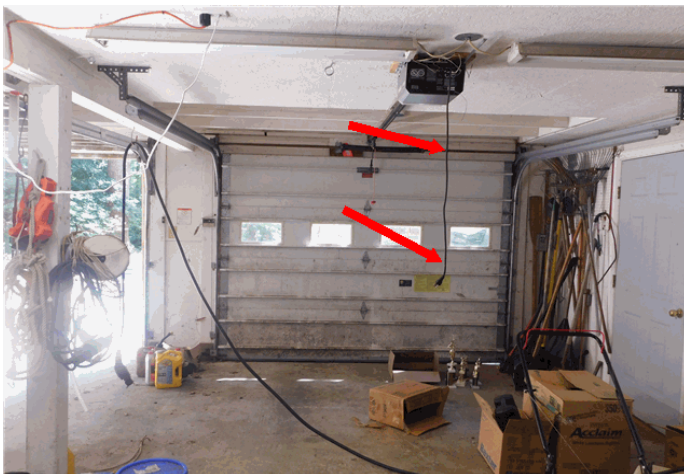
AS

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

61) Vehicle Door Conditions

AS

The right side vehicle door appeared to be in serviceable condition at the time of the inspection. The left side door opener was unplugged at the time of the inspection. The left door did open manually.



62) Electrical Conditions

AS

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

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63) Lighting Conditions

AS

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

Laundry Room

64) 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

Block

65) Foundation Conditions**AS**

The visible and accessible portions of the foundation appeared to be in serviceable condition at the time of the inspection. Minor moisture stains were observed on the foundation walls at the time of the inspection. While this is fairly common of a home in this area, this may also be an indication of occasional water penetration, which is not unusual for a block foundation.



Flooring Structure

Flooring Support Type

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

66) 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.