

# Inspection Report

provided by:



Inspector: Barry Sanders

**BARRY SANDERS INSPECTIONS**

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## Property Address:

535 Courtney Lane

Callao, VA



## Report Information

### Client Information

Client Name	Catherine Courtney
Agent Info	Jason Patton

### Property Information

Approximate Year Built	1974
Approximate Square Footage	2600
Number of Bedroom	3
Number of Bath	2
Direction House Faces	West

### Inspection Information

Inspection Date	August 28, 2025
Inspection Time	8:30 AM
Weather Conditions	Dry
Outside Temperature	75 degrees
Price for Inspection	\$500.00

## 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](http://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

The item of most concern would be the settlement of the house foundation and floors. Soil conditions may have contributed too this issue. A structural engineer evaluation is highly recommended. Other items of concern are listed here.

Section	Condition#	Comment
Exterior	4	The floor of the front porch has settled significantly at the exterior wall. This settlement will allow storm water to drain towards the structure. Due to conditions observed, recommend further evaluation by a licensed structural engineer.
Exterior	5	Settlement has occurred at the rear entry stairs and sun room. Due to conditions observed, recommend further evaluation by a licensed structural engineer.
Exterior	6	Settlement cracks were present at numerous locations of the brick veneer. Due to conditions observed, recommend further evaluation by a licensed structural engineer.
Exterior	12	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.
Heating - Air	19	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 sun room system is past the average life expectancy for this type of system. It is recommended budgeting for replacement.
Electrical	25	The generator was not operable at the time of the inspection. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Interiors	30	Structural cracks were present at numerous locations. Several of these cracks appear to be just opposite the cracks in the exterior walls. Due to conditions observed, recommend further evaluation by a licensed structural engineer.
Interiors	33	The general condition of the visible and accessible portions of the floors of the main house appeared to be in serviceable condition at the time of the inspection however the floor of the rear sun room has significant settlement at the main house wall. Due to conditions observed, recommend further evaluation by a licensed structural engineer.

Interiors	35	The majority of the interior doors appeared to be in serviceable condition at the time of the inspection. The right side bifold door of the laundry area was off it's track. Recommend maintenance as needed.
Interiors	36	All outlets tested were properly functional at the time of the inspection. It is recommended installing GFCI outlets for safety near the sinks in the kitchen and baths. Ground Fault Circuit Interrupter outlets protect from electrical shock at wet locations.
Interiors	38	The ceiling fan in the kitchen was not operable at the time of the inspection
Interiors	40	The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection however it appears that the brick hearth has settled. This is consistent with the overall house settlement.
Kitchen	43	The faucet leaked at the time of the inspection. Repair is recommended.
Kitchen	44	The range was operational at the time of the inspection however the wall oven was not operable at the time of the inspection. The circuit breaker was OFF.
Bath(s)	50	The bathtubs, showers, faucets, and drains appeared to be in serviceable condition in all baths. The tub faucet in the primary bath has a slight leak. Recommend maintenance and/or repairs as needed.
Basement	53	The general condition of the walls appeared to be in serviceable condition at the time of the inspection. It appears that previous cracks have been repaired.
Foundation - Crawl Space	58	Cracks of 1/4" or more was observed in the foundation wall at several locations.. The cracking implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation / masonry contractor and / or a qualified geo-technical or structural engineer. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise.

AS = Appears Serviceable      R = Repair      S = Safety      NI = Not Inspected

1 Grounds

Grading

Grading Slope      The site is flat.

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      Brick

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

#### Front Entrance Type

#### Covered Porch

#### 4) Front Entrance Conditions

R

The floor of the front porch has settled significantly at the exterior wall. This settlement will allow storm water to drain towards the structure. Due to conditions observed, recommend further evaluation by a licensed structural engineer.



#### 5) Back Entrance Conditions

R

Settlement has occurred at the rear entry stairs and sun room. Due to conditions observed, recommend further evaluation by a licensed structural engineer.



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### Exterior Walls and Trim

Structure Type

Wood frame

Exterior Wall Covering

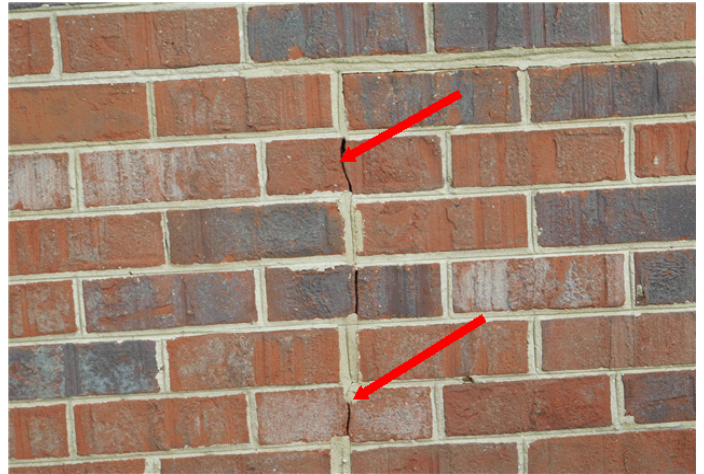
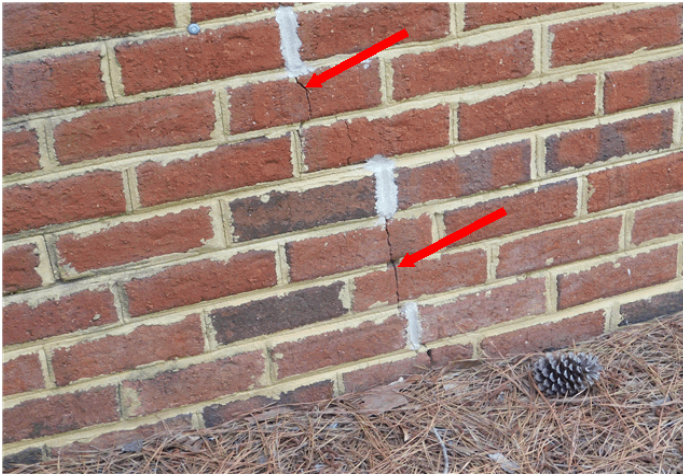
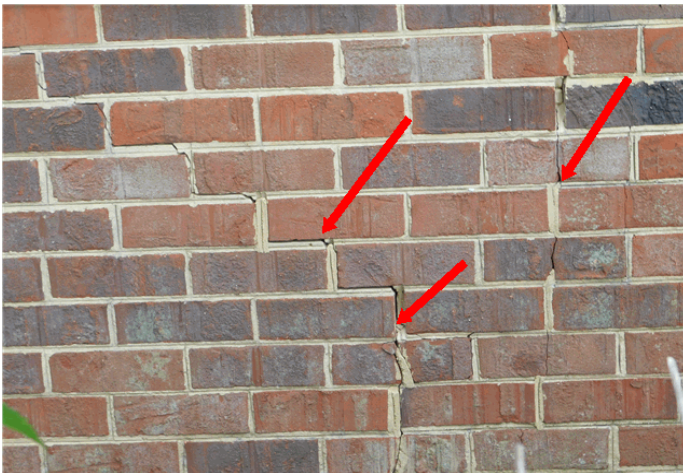
The visible and accessible areas of the exterior siding material are brick.

6) Exterior Wall Conditions

R

Settlement cracks were present at numerous locations of the brick veneer. Due to conditions observed, recommend further evaluation by a licensed structural engineer.



**AS** = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**7) Exterior Wall Conditions(cont)****8) Exterior Trim Conditions****AS**

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

**Exterior Windows - Doors****Window Type**

Double Hung and Awning

**Window Material**

Vinyl

**9) Window Conditions****AS**

The windows appeared to be in serviceable condition at the time of the inspection. The window caulking was cracking with some deterioration observed.



**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****10) Exterior Door Conditions****AS**

The door(s) appeared to be in serviceable condition at the time of the inspection.

**Exterior Water Faucet(s)****11) 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****12) Electrical Conditions****S**

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****13) Chimney Conditions****AS**

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. The chimney and / or flue did not have a rain cap installed. Recommend a cap be installed during normal chimney maintenance. 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	Gable
Roof Covering Material	Fiberglass composition strip shingles.
Number of Layers	One

#### 14) 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. Recommend keeping valleys clear of debris.



#### 15) Flashing Conditions

**AS**

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

#### 16) Gutter & Downspout Conditions

**AS**

The gutter system appeared to be in serviceable condition at the time of the inspection. Gutter leaf guards were present in the gutter system

#### Attic Area

Attic Access	The attic stairs appeared to be in serviceable condition at the time of inspection.
Method of Inspection	Entered attic area.
Roof Frame Type	The roof framing is constructed with rafter framing.

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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**

The ventilation appeared to be adequate.

**18) Attic Insulation Conditions****NI**

The main house attic was floored and I was unable to view the insulation. The attic of the rear sun room has blown-in insulation. The approximate depth of the insulation is 8 to 10 inches, which appears adequate.



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## 4 Heating - Air

### HVAC Systems

#### Location of Unit(s)

The air handler for the main house system is located in the basement. The air handler for the rear sun room is located in the attic.

#### System(s) Type

Heat pumps

#### Energy Source(s)

The energy source is electric.

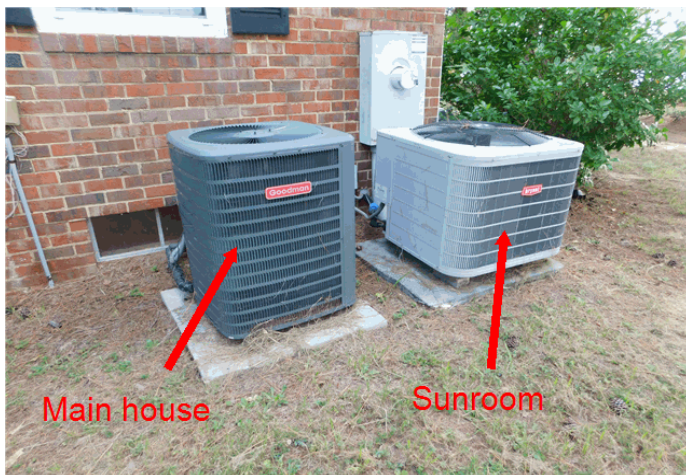
#### Approximate Size and Age

The main house system is a 4 ton and 2019 year model. The sun room system is a 2 ton and 2010 year model

#### 19) 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 sun room system is past the average life expectancy for this type of system. It is recommended budgeting for replacement.





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The visible areas of the system(s) distribution system is ductwork with registers.

**20) Distribution Conditions****AS**

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

**21) 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.

**22) 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 panels are located at the basement.

**Panel Amperage Rating**

400 amps - (2) 200 amp panels

**Circuit Protection Type**

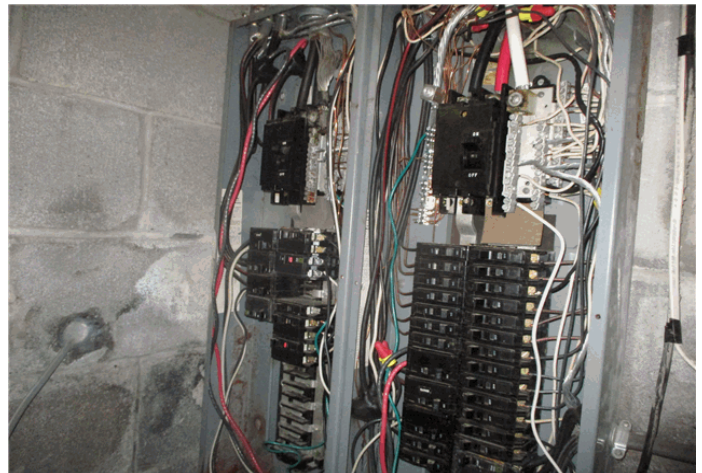
Breakers

**23) Wiring Methods****AS**

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

**24) Electrical Panel Conditions****AS**

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



### Generator

**25) Generator Conditions****R**

The generator was not operable at the time of the inspection. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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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.

#### 26) 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.

#### 27) 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.

### Drain - Waste Lines

#### Drain Line Material

The visible portions of the waste lines are plastic.

#### 28) 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)

**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****Water Heater Type** Electric**Water Heater Location** Basement**Water Heater Capacity** 50 Gallon**29) Water Heater Conditions****AS**

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



AS = Appears Serviceable

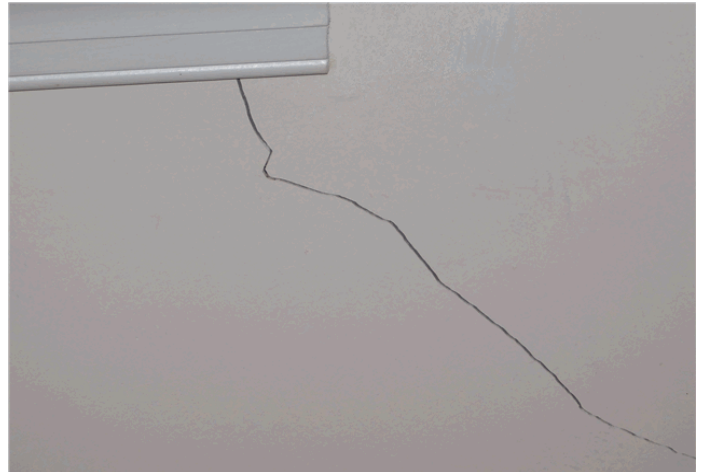
R = Repair

S = Safety

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**7 Interiors****Walls - Ceilings - Floors****30) Wall Conditions****R**

Structural cracks were present at numerous locations. Several of these cracks appear to be just opposite the cracks in the exterior walls. Due to conditions observed, recommend further evaluation by a licensed structural engineer.

**31) Wall Conditions(cont)**



**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****32) Ceiling Conditions****AS**

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

**33) Floor Conditions****R**

The general condition of the visible and accessible portions of the floors of the main house appeared to be in serviceable condition at the time of the inspection however the floor of the rear sun room has significant settlement at the main house wall. Due to conditions observed, recommend further evaluation by a licensed structural engineer.

**Windows - Doors****34) Interior Window Conditions****AS**

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



**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****35) Interior Door Conditions****R**

The majority of the interior doors appeared to be in serviceable condition at the time of the inspection. The right side bifold door of the laundry area was off it's track. Recommend maintenance as needed.

**Electrical Conditions****36) Electrical Conditions****S**

All outlets tested were properly functional at the time of the inspection. It is recommended installing GFCI outlets for safety near the sinks in the kitchen and baths. Ground Fault Circuit Interrupter outlets protect from electrical shock at wet locations.



**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****37) Lighting Conditions****AS**

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

**38) Ceiling Fan Conditions****R**

The ceiling fan in the kitchen was not operable at the time of the inspection

**39) Smoke Detector Conditions****NI**

The smoke detector may be part of an alarm. The smoke detector was not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.

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## Fireplace

Fireplace materials

The fireplaces are mason built.

### 40) Fireplace Conditions

**AS**

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection however it appears that the brick hearth has settled. This is consistent with the overall house settlement.





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## 8 Kitchen

### Kitchen Sink - Counter tops - Cabinets

**41) Counter Conditions**

AS

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

**42) Cabinet Conditions**

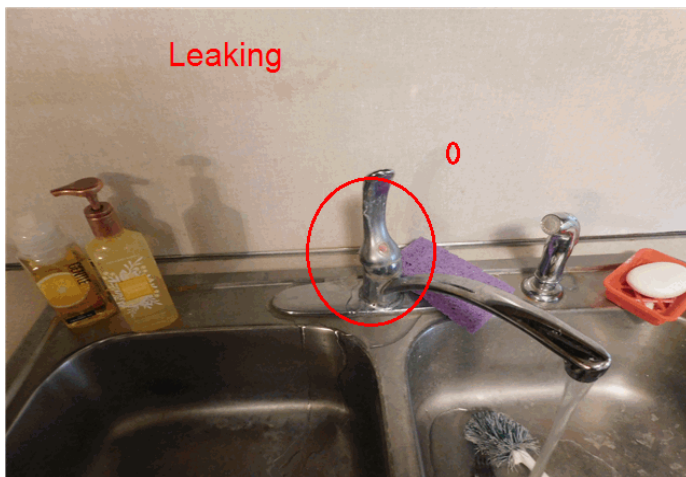
AS

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

**43) Sink Plumbing Conditions**

R

The faucet leaked at the time of the inspection. Repair is recommended.



### Appliances

**Stove - Range Type**

The range is electric.

**44) Stove - Range Condition**

AS

The range was operational at the time of the inspection however the wall oven was not operable at the time of the inspection. The circuit breaker was OFF.

**AS = Appears Serviceable****R = Repair****S = Safety****NI = Not Inspected****45) Hood Fan Conditions****AS**

The fan / hood and light were in operational condition at the time of the inspection.

**46) 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****47) Vent Fan Conditions**

AS

The exhaust fan(s) appeared serviceable in all baths.

**Bathroom Sink****48) Counter - Cabinet Conditions**

AS

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

**49) Sink Conditions**

AS

The sink(s) appeared to be in serviceable condition at the time of inspection in all baths.

**Shower - Tub - Toilet****50) Shower - Tub Conditions**

AS

The bathtubs, showers, faucets, and drains appeared to be in serviceable condition in all baths. The tub faucet in the primary bath has a slight leak. Recommend maintenance and/or repairs as needed.

**51) Toilet Conditions**

AS

The toilet(s) appeared to be in serviceable condition at the time of inspection in all baths.



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## 10 Basement

### Basement Conditions

#### 52) Basement Stair Conditions

AS

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

#### 53) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. It appears that previous cracks have been repaired.



#### 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

AS

The sump pump operated when tested at the time of the inspection. This does not however guarantee future conditions or operation.

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**S** = Safety

**NI** = Not Inspected



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11 Foundation - Crawl Space

Foundation

Foundation Type      Basement and Crawl Space

Foundation Material      Block

58) Foundation Conditions

R

Cracks of 1/4" or more was observed in the foundation wall at several locations.. The cracking implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation / masonry contractor and / or a qualified geo-technical or structural engineer. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise.



59) Crawl Space Conditions

AS

The visible and accessible portions of the crawl space appeared to be in serviceable condition at the time of the



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inspection. HVAC duct work prevented full access of the crawl space. Installing a new access at the right side of the crawl space is recommended.



### 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.