

Inspection Report

provided by:



Inspector: Barry Sanders

BARRY SANDERS INSPECTIONS

1082 Shandy Hall Road

Warsaw, VA 22572

804-761-7945

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Property Address:

394 Springview Road

Hague, VA



Report Information

Client Information

Client Name	Barry Sudduth
Client Contact Info	brsudduth2000@yahoo.com
Agent Info	Jason Patton

Property Information

Approximate Year Built	1968
Approximate Square Footage	1600
Number of Bedroom	3
Number of Bath	2
Direction House Faces	West

Inspection Information

Inspection Date	July 28, 2025
Inspection Time	8:00 AM
Weather Conditions	Recently Rained
Outside Temperature	80 degrees
Price for Inspection	\$500.00 - PAID IN FULL by check #3780

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	1	The grade around the home was neutral or slightly sloping towards the foundation. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the crawlspace, and / or cracks or movement in the foundation.
Grounds	3	Common cracks of up to ¼ inch were observed. After removing the grass, recommend sealing and monitoring all cracks for further movement.
Exterior	4	Loose bricks were present at the front entrance. Poison ivy was present at the rear entrance. Recommend maintenance and/or repairs as needed.
Exterior	5	The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection. Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation. Also dead tree limbs were overhanging the home at the rear. Recommend maintenance and/or repairs as needed.
Exterior	7	The majority of the windows appeared to be in serviceable condition at the time of the inspection. Screens were missing at most of the windows and most also required caulking. The wood window(s) were in need of re-glazing and painting.
Exterior	8	The front entry door would not close properly. Recommend repairs or adjustments as needed. As mentioned, the rear home entry door has poison ivy on 3 sides.
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	12	The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. Leaves and debris were present at the valleys. Recommend keeping these areas clear of debris
Roofing	14	The gutter system has leaf guards however the majority were completely blocked with pine needles and debris. Suggest

		cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.
Roofing	15	I was unable to access the attic due to personal items blocking the utility room access and not being able to open the garage access due to the weight of the access door.
Roofing	16	I was unable to enter the attic to inspect the insulation.
Heating - Air	17	The HVAC systems were was operational at time of inspection. This is not an indication of future operation or condition. I was unable to inspect the main house air handler in the attic. Although operational, the age of the main house system is past the average life expectancy for this type of system. It is recommended budgeting for replacement.
Electrical	21	The panel was inaccessible due to personal items.
Electrical	22	The cover was off the subpanel at the time of the inspection. The 100 amp wires were protected by a 200 amp breaker. This is a safety and fire hazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Interiors	29	The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Quite a few stains were present on the wood flooring.
Interiors	30	The majority of windows tested were operational at the time of the inspection. There were several bedroom windows that were difficult to open and at least one of the windows top sash would fall when unlocked. This could cause injury. Recommend maintenance and/or repairs as needed.
Interiors	32	The majority of the outlets tested were properly functional at the time of the inspection. The GFCI outlet at the left side of the kitchen sink would not reset once tested. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Interiors	36	A wood burning insert was present in the fireplace at the time of the inspection. Recommend chimney flue cleaning by a chimney sweep specialist prior to use. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.
Bath(s)	43	Window ventilation only was observed in both baths. We strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.
Garage - Laundry	52	The right side vehicle door could not be opened with normal pressure. The left side vehicle door appeared to be in serviceable condition at the time of the inspection.

Garage - Laundry	55	The washer and dryer were both operable at the time of the inspection. The flexible dryer vent was bent behind the dryer. This can impede exhaust flow and can be a fire hazard. A metal elbow should be installed. The dryer vent cover (at the exterior) was missing. Recommend replacement.
Detached Building	56	The soffit was open and damaged. This can allow moisture and critters to enter the structure. Also vegetation was in contact with the exterior covering. Recommend maintenance and/or repairs as needed.
Detached Building	57	The visible and accessible areas of the roof covering appeared to be in serviceable condition for it's age. I was unable to view the rear roof areas due to poison ivy and other vegetation. The gutters were filled with leaves and debris and downspouts were missing. Recommend maintenance and/or repairs as needed.
Detached Building	58	Open wiring was present at several locations. Also the cover was off of the subpanel at the time of the inspection. Both of these items create a safety hazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Detached Building	59	Evidence of termite damage was present at a lower wall area. The majority of the interior walls were blocked by storage and personal items.
Foundation - Crawl Space	62	Areas of moisture were observed in the crawl space. The crawl space access was open at the time of the inspection. Also the humidity was extremely high in this area(96%). Steps should be taken to reduce moisture. The conditions observed are conducive to wood rot, mold, rust and corrosion to pipes and wires. A mold inspection or testing was not performed as part of this general home inspection.
Foundation - Crawl Space	64	Significant microbial growth was present on the floor framing, especially at the rear of the crawl space. This growth is probably due to the high humidity in the crawl space. It is suggested that a Qualified Crawl Space Contractor be contacted for further evaluation.

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R = Repair

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1 Grounds

Grading

Grading Slope

The site is flat.

1) Grading Conditions

R

The grade around the home was neutral or slightly sloping towards the foundation. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the crawlspace, and / or cracks or movement in the foundation.



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

Concrete

3) Sidewalk Conditions

AS

Common cracks of up to ¼ inch were observed. After removing the grass, recommend sealing and monitoring all cracks for further movement.

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2 Exterior

Entrances

4) Entrance Conditions

R

Loose bricks were present at the front entrance. Poison ivy was present at the rear entrance. Recommend maintenance and/or repairs as needed.



Exterior Walls and Trim

Structure Type

Wood frame

Exterior Wall Covering

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

5) Exterior Wall Conditions

R

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection. Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation. Also dead tree limbs were overhanging the home at the rear. Recommend maintenance and/or repairs as needed.

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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 and wood

7) Window Conditions



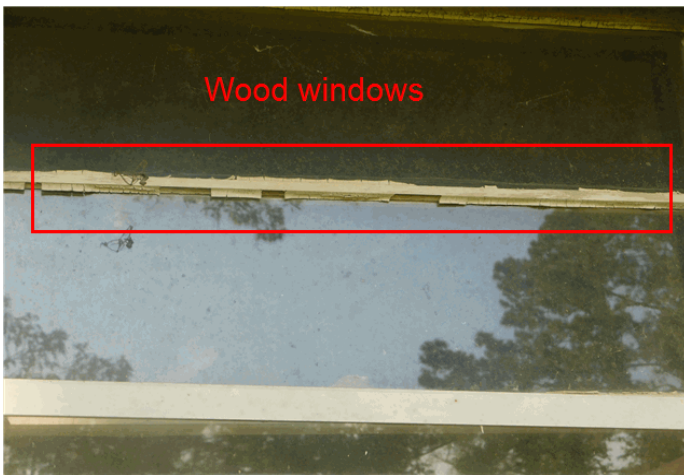
The majority of the windows appeared to be in serviceable condition at the time of the inspection. Screens were missing at most of the windows and most also required caulking. The wood window(s) were in need of re-glazing and painting.

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8) Exterior Door Conditions

R

The front entry door would not close properly. Recommend repairs or adjustments as needed. As mentioned, the rear home entry door has poison ivy on 3 sides.



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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. The chimney and / or flue did not have a rain cap installed. Recommend a cap be installed during normal chimney maintenance.

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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.

Roof Style

Gable

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. Leaves and debris were present at the valleys. Recommend keeping these areas clear of debris



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****13) Flashing Conditions****AS**

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

14) Gutter & Downspout Conditions**R**

The gutter system has leaf guards however the majority were completely blocked with pine needles and debris. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.

**Attic Area****Attic Access**

Garage and utility room

Roof Frame Type

The roof framing is constructed with rafter framing.

15) Attic Conditions**NI**

I was unable to access the attic due to personal items blocking the utility room access and not being able to open the garage access due to the weight of the access door.



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Attic Ventilation Type

Soffit and ridge vents

Attic Ventilation Conditions

Appeared adequate

16) Attic Insulation Conditions

NI

I was unable to enter the attic to inspect the insulation.

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4 Heating - Air

HVAC Systems

Location of Unit(s) The main house air handler is located in the attic. The rear room air handler is wall mounted.

System(s) Type Heat pumps

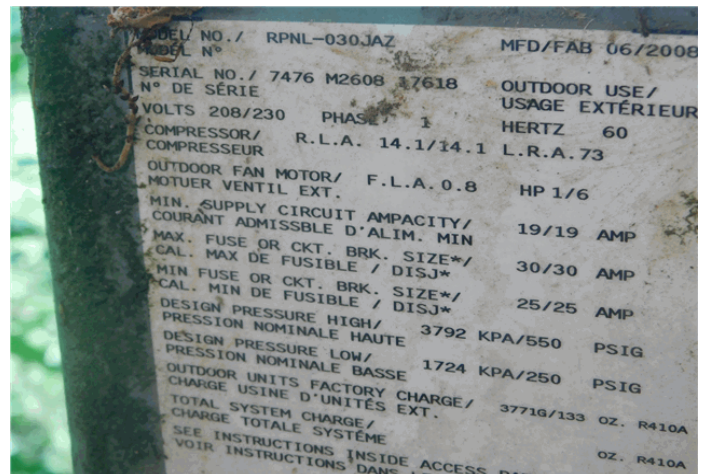
Energy Source(s) The energy source is electric.

Approximate Size and Age The main house system is a 2.5 ton and 2008 year model.

17) Systems Conditions

AS

The HVAC systems were was operational at time of inspection. This is not an indication of future operation or condition. I was unable to inspect the main house air handler in the attic. Although operational, the age of the main house system is past the average life expectancy for this type of system. It is recommended budgeting for replacement.



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Distribution Type

The visible areas of the system(s) 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 garage.

Panel Amperage Rating

200 amps

Circuit Protection Type

Breakers

21) Electrical Panel Conditions**NI**

The panel was inaccessible due to personal items.

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Electrical Subpanel

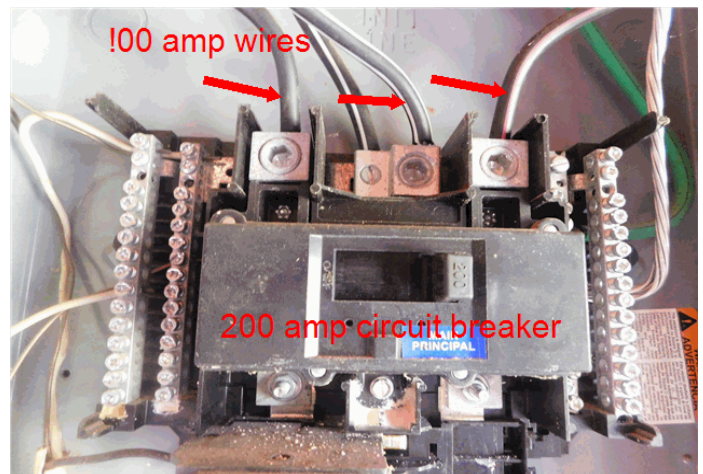
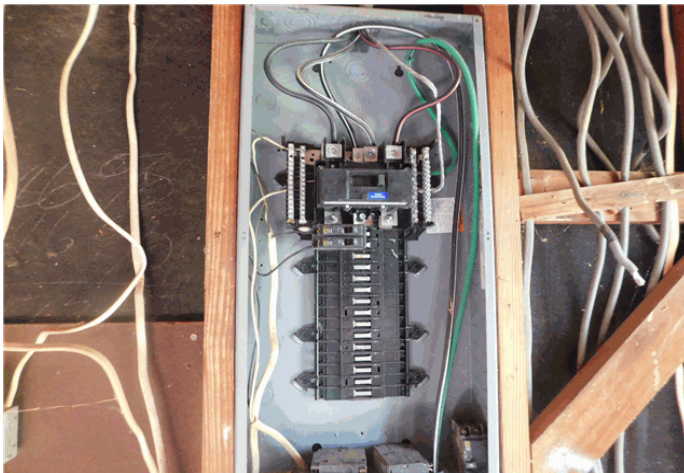
Subpanel Location

A subpanel is located at the detached shed.

22) Subpanel Conditions

S

The cover was off the subpanel at the time of the inspection. The 100 amp wires were protected by a 200 amp breaker. This is a safety and fire hazard. 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 garage next to pressure tank.

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 Lines

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.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are cast iron and plastic

25) 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

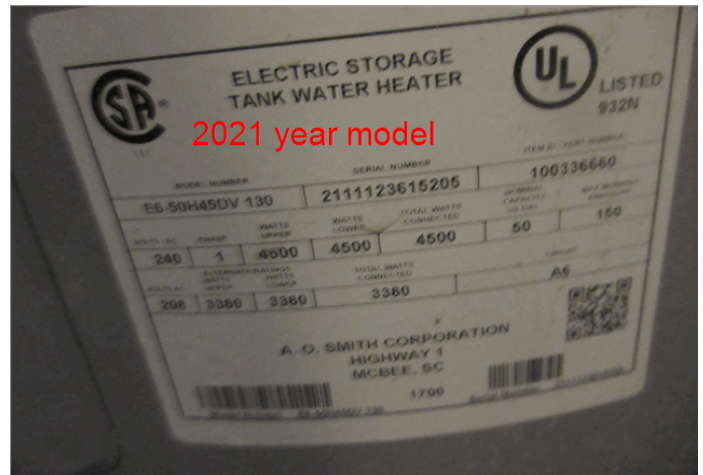
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Water Heater Capacity

50 Gallon

26) 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

27) 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.

28) Ceiling Conditions

AS

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

29) 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. Quite a few stains were present on the wood flooring.



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Windows - Doors****30) Interior Window Conditions****R**

The majority of windows tested were operational at the time of the inspection. There were several bedroom windows that were difficult to open and at least one of the windows top sash would fall when unlocked. This could cause injury. Recommend maintenance and/or repairs as needed.

**31) Interior Door Conditions****AS**

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

Electrical Conditions**32) Electrical Conditions****R**

The majority of the outlets tested were properly functional at the time of the inspection. The GFCI outlet at the left side of the kitchen sink would not reset once tested. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****33) Lighting Conditions****AS**

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

34) 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.

35) Smoke Detector Conditions**AS**

The detector responded to the inspector's test. Recommend smoke detectors near or in each bedroom.

Fireplace**Fireplace materials**

The fireplace is mason built.

36) Fireplace Conditions**NI**

A wood burning insert was present in the fireplace at the time of the inspection. Recommend chimney flue cleaning by a chimney sweep specialist prior to use. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.



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8 Kitchen

Kitchen Sink - Counter tops - Cabinets

37) Counter Conditions

AS

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

38) Cabinet Conditions

AS

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

39) 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.

Appliances

Stove - Range Type

The range is electric.

40) Stove - Range Condition

AS

The range was operational at the time of the inspection.

41) Hood Fan Conditions

AS

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

42) 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.

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**9 Bath(s)****Electrical Conditions****43) Vent Fan Conditions****AS**

Window ventilation only was observed in both baths. We strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

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

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

The bathtubs, showers, faucets, and drains appeared to be in serviceable condition in all baths.

47) 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 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

48) 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.



49) Ceiling Conditions

AS

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

50) 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

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prevented a full visual inspection of all areas.

51) Door Conditions**AS**

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

52) Vehicle Door Conditions**AS**

The right side vehicle door could not be opened with normal pressure. The left side vehicle door appeared to be in serviceable condition at the time of the inspection.

**53) Electrical Conditions****AS**

The accessible outlets tested were functioning properly at the time of the inspection.

54) Lighting Conditions**AS**

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

Laundry Room**55) Laundry Room Conditions****R**

The washer and dryer were both operable at the time of the inspection. The flexible dryer vent was bent behind the dryer. This can impede exhaust flow and can be a fire hazard. A metal elbow should be installed. The dryer vent cover (at the exterior) was missing. Recommend replacement.

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11 Detached Building

Building Conditions

56) Siding and Trim Conditions

R

The soffit was open and damaged. This can allow moisture and critters to enter the structure. Also vegetation was in contact with the exterior covering. Recommend maintenance and/or repairs as needed.



57) Roofing and Gutters

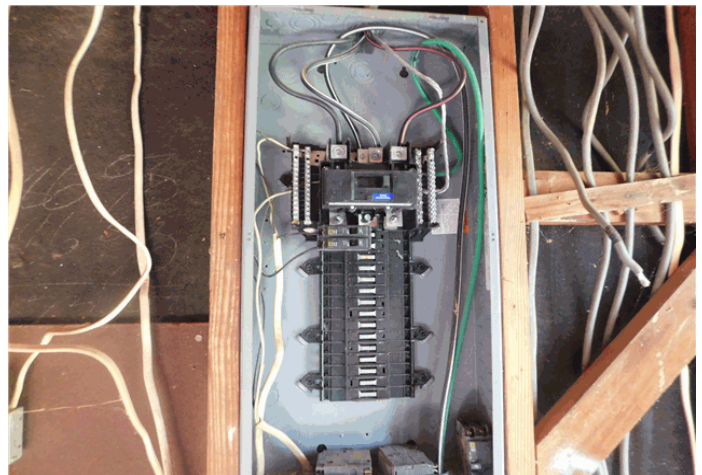
R

The visible and accessible areas of the roof covering appeared to be in serviceable condition for its age. I was unable to view the rear roof areas due to poison ivy and other vegetation. The gutters were filled with leaves and debris and downspouts were missing. Recommend maintenance and/or repairs as needed.



AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**58) Electrical Conditions****S**

Open wiring was present at several locations. Also the cover was off of the subpanel at the time of the inspection. Both of these items create a safety hazard. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

**59) Wall Conditions****R**

Evidence of termite damage was present at a lower wall area. The majority of the interior walls were blocked by storage and personal items.

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60) Windows Conditions



The wood windows are in need of re-glazing and painting.



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12 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space

Foundation Material Block

61) Foundation Conditions **AS** The visible and accessible portions of the foundation appeared to be in serviceable condition at the time of the inspection.

62) Crawl Space Conditions **R** Areas of moisture were observed in the crawl space. The crawl space access was open at the time of the inspection. Also the humidity was extremely high in this area(96%). Steps should be taken to reduce moisture. The conditions observed are conducive to wood rot, mold, rust and corrosion to pipes and wires. A mold inspection or testing was not performed as part of this general home inspection.



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**63) Crawl Space
Conditions(cont)**



Flooring Structure

Flooring Support Type

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

64) Flooring Support Conditions

R

Significant microbial growth was present on the floor framing, especially at the rear of the crawl space. This growth is probably due to the high humidity in the crawl space. It is suggested that a Qualified Crawl Space Contractor be contacted for further evaluation.

