Inspection Report

James Christopher Balderson
Carolyn Reiner
15460 Kings Hwy
Montross VA 22520

Shannon Lewis
PO Box 244
Lively, VA 22507
(804) 724-4468

Virginia Licensed Home Inspector #3380000749 (NRS)
License expires 9/30/2026
ASHI Certified Inspector #259232

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Summary

ABI Home Inspections

PO Box 244
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Customer
James Christopher Balderson
Carolyn Reiner

Address
15460 Kings Hwy
Montross VA 22520

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.0 Wall coverings, flashing, and trim

Repair/Evaluate

(1) The windows at the rear sun porch were improperly flashed. Flashing tape was exposed to the elements and was peeling away, exposing the wood wall sheathing. This could lead to wood rot. Further evaluation by a qualified carpenter is recommended.

(2) A hole in the siding was observed. Repair by a handyman is recommended.

(3) The numerous outbuildings were beyond the scope of the home inspection, but were in overall poor, dilapidated condition. This could lead to significant expense to preserve, restore or demolish, depending on owner's desires. See general photos at the beginning of this section. Further evaluation by a qualified contractor is recommended.

3. Roofing

3.0 Roofing materials

Repair/Evaluate

(1) Several lifted shingles were observed on the back side of the roof. This can be a sign of inadequate roof ventilation. Shingles should be refastened by a qualified roofer to prevent wind damage and evaluated to determine if future shingle lifting needs to be mitigated by improved ventilation.

4. Plumbing

4.4 Fuel storage and fuel distribution systems

Repair/Evaluate

There was evidence of an abandoned underground fuel tank in the side yard. If available, documentation regarding the proper abandonment should be obtained and provided to prospective buyers. If the disposition of the tank is not known, inspection by a qualified inspector is recommended.

5. Electrical

5.3 Service panels, subpanels and their interior components

Repair/Evaluate

Open knockouts were observed at the junction box/former service panel in the basement. This could allow pest intrusion and was a shock hazard due to internal components being accessible. Installation of knockout cover blanks is recommended.

5.4 Conductors (wiring)

Repair/Evaluate

(1) An open junction box was observed in the attic. A cover should be installed by a licensed electrician to contain any potential overheating.

(2) Loose wiring from a missing fixture was observed at the exterior. Further evaluation by a licensed electrician is recommended.

5.6 A representative number of installed lighting fixtures, switches, and receptacles

Repair/Evaluate

(1) Several of the outlets tested as having "open grounds". This is typical of older homes where the older, ungrounded receptacles replaced to accommodate grounded plugs. These receptacles, however, do not provide grounding protection required by some modern electronic equipment. A licensed electrician should be contacted about upgrading the open ground receptacles.

5.7 Ground fault circuit interrupters (GFCI)

Repair/Evaluate

GFCI receptacles in the kitchen and at the exterior would not reset. GFCIs are safety devices that protect people against electric shock in potentially wet or damp locations. Further evaluation by a licensed electrician is recommended.

5.9 Smoke detectors

Repair/Evaluate

Some of the smoke detectors did not appear to be functional when tested. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. Smoke alarms should be installed in every bedroom, outside each sleeping area and on every level of your home. Test smoke alarms every month. Replace all smoke alarms in your home every ten years.

7. Interiors

7.1 Steps, stairways, and railings

Repair/Evaluate

The steps to the basement did not have a proper, secure handrail and guardrail installed. This was a fall hazard. Further evaluation by a qualified carpenter is recommended.

7.3 Doors and windows (representative number)

Repair/Evaluate

(1) Window sashes were missing in one of the upstairs bedrooms. Replacement by a qualified carpenter is recommended.

(2) Broken window panes were observed at some of the upstairs sashes. Repair by a qualified glazier is recommended.

(3) There was no jamb stop moulding at some of the upstairs windows. This could cause the sashes to fall inward. Further evaluation by a qualified carpenter is recommended.

9. Fireplaces and Fuel-Burning Appliances

9.2 Chimneys and vent systems

Repair/Evaluate

One of the chimneys (abandoned, not used) was missing a weather cap. Weather caps prevent animal and moisture intrusion which can lead to deterioration. Further evaluation by a qualified chimney service is recommended.

Date: 1/23/2026

Start Time:10:00 AM

EndTime: 12:00 PM

Property:
15460 Kings Hwy
Montross VA 22520

Customer:
James Christopher Balderson
Carolyn Reiner

Real Estate Professional:
Jason Patton

Inspection Item Key and Definitions

Inspected (IN) = The system or component was examined per the ASHI Standard of Practice, using normal operating controls and by opening readily openable access panels, where applicable. The system or component was visually observed and if no other comments were made then it appeared to be functioning as intended at the time of inspection.

Repair or Evaluate (RE) - The system or component was not functioning as intended at time of inspection and needs further evaluation by the appropriate, qualified contractor. Systems or components that can be repaired to satisfactory condition may not need replacement.

Not Present (NP) - The system or component is not present in the home.

Not Inspected (NI)= The system or component was not inspected and is excluded from this report. Inspector should state a reason for not inspecting.

This inspection report reflects the condition of the home AT THE TIME OF INSPECTION. *It is not uncommon for conditions of the home to change in the days and weeks immediately following the inspection.*

The condition of the home, and its systems and components, can be affected by weather (e.g. precipitation, wind, electrical storms, changes in temperature and humidity), human activities (occupants, tradesmen, service persons, the moving/removal of personal property, vandalism), animal activities (domestic and wild), and unpredictable mechanical failures (e.g. appliances, HVAC, water heater).

Parties Present:	Occupancy:	Utilities:
Agent	Vacant, some views obscured by stored personal items	Electric and Water - ON

Year built (per listing information):	Outside temperature (°F):	Weather:
1930	Upper 40s	Clear

1. Structural Components

The inspector shall inspect: structural components including the foundation and framing. ***The inspector shall describe:*** the methods used to inspect under-floor crawlspaces and attics; the foundation; the floor structure; the wall structure; the ceiling structure; the roof structure. ***The inspector is NOT required to:*** provide engineering or architectural services or analysis; offer an opinion about the adequacy of structural systems and components; enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches; traverse attic load-bearing components that are concealed by insulation or other materials.

Attic view

Attic view

Crawlspace view

Crawlspace view

Styles & Materials

Method used to inspect attic:
Entered

Roof structure:
Conventional roof framing (rafters)
Board sheathing

Ceiling structure:
Rafters

Wall structure:
Wood frame

Method used to inspect crawlspace:
Entered
Limited access
Extra Info : Access and views limited by HVAC components

Foundation:
Masonry block
Basement

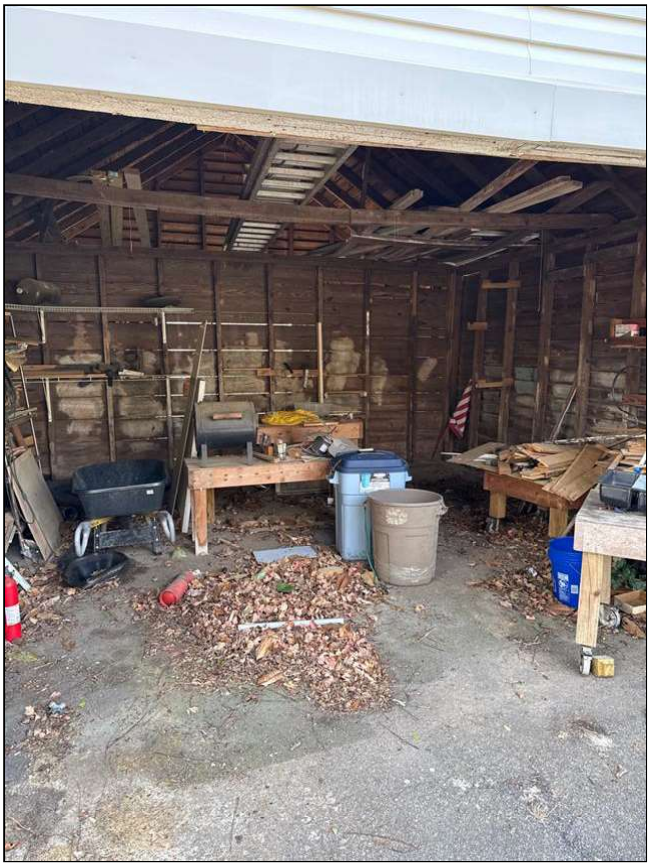
Floor structure:
Wood joists
Wood beams

		IN	RE	NP	NI
1.0	Structural components including the foundation and framing	•			

IN= Inspected, RE= Repair/Evaluate, NP= Not Present, NI= Not Inspected **IN RE NP NI**

2. Exterior

The inspector shall inspect: wall coverings, flashings, and trim; exterior doors; attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings; eaves, soffits, and fascias where accessible from the ground level; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building; adjacent and entryway walkways, patios, and driveways. ***The inspector shall describe:*** wall coverings. ***The inspector is NOT required to inspect:*** screening, shutters, awnings, and similar seasonal accessories; fences, boundary walls, and similar structures; geological and soil conditions; recreational facilities; outbuildings other than garages and carports; seawalls, break-walls, and docks; erosion control and earth stabilization measures.



Styles & Materials

Wall coverings (siding):

Vinyl

		IN	RE	NP	NI
2.0	Wall coverings, flashing, and trim		•		
2.1	Exterior doors	•			
2.2	Attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings	•			
2.3	Eaves, soffits, and fascias where accessible from the ground level	•			
2.4	Vegetation, grading, surface drainage, and retaining walls that may affect the building	•			
2.5	Adjacent and entryway walkways, patios, and driveways	•			

IN= Inspected, RE= Repair/Evaluate, NP= Not Present, NI= Not Inspected **IN** **RE** **NP** **NI**

Comments:

2.0 (1) The windows at the rear sun porch were improperly flashed. Flashing tape was exposed to the elements and was peeling away, exposing the wood wall sheathing. This could lead to wood rot. Further evaluation by a qualified carpenter is recommended.

2.0 Item 1(Picture) Exposed flashing tape, not rated for exposure

2.0 Item 2(Picture) Flashing tape, peeling away from wall sheathing

2.0 Item 3(Picture) Exposed flashing tape, not rated for exposure

2.0 (2) A hole in the siding was observed. Repair by a handyman is recommended.

2.0 Item 4(Picture)

2.0 (3) The numerous outbuildings were beyond the scope of the home inspection, but were in overall poor, dilapidated condition. This could lead to significant expense to preserve, restore or demolish, depending on owner's desires. See general photos at the beginning of this section. Further evaluation by a qualified contractor is recommended.

3. Roofing

The inspector shall inspect: roofing materials, roof drainage systems, flashing, skylights, chimneys, and roof penetrations. ***The inspector shall describe:*** roofing materials and the methods used to inspect the roofing. ***The inspector is NOT required to:*** walk on the roofing, inspect antennas, other installed accessories, or interiors of vent systems, flues, and chimneys that are not readily accessible.

Styles & Materials

Roofing Materials:
Asphalt/fiberglass
Laminated/Architectural
Metal

Methods used to inspect roofing:
Inspected from ground
Inspected from upper floor window(s)

Estimated Age of Roof:
Five to ten years

		IN	RE	NP	NI
3.0	Roofing materials		•		
3.1	Roof drainage systems	•			
3.2	Flashing	•			
3.3	Skylights			•	
3.4	Chimneys	•			
3.5	Roof penetrations	•			

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Comments:

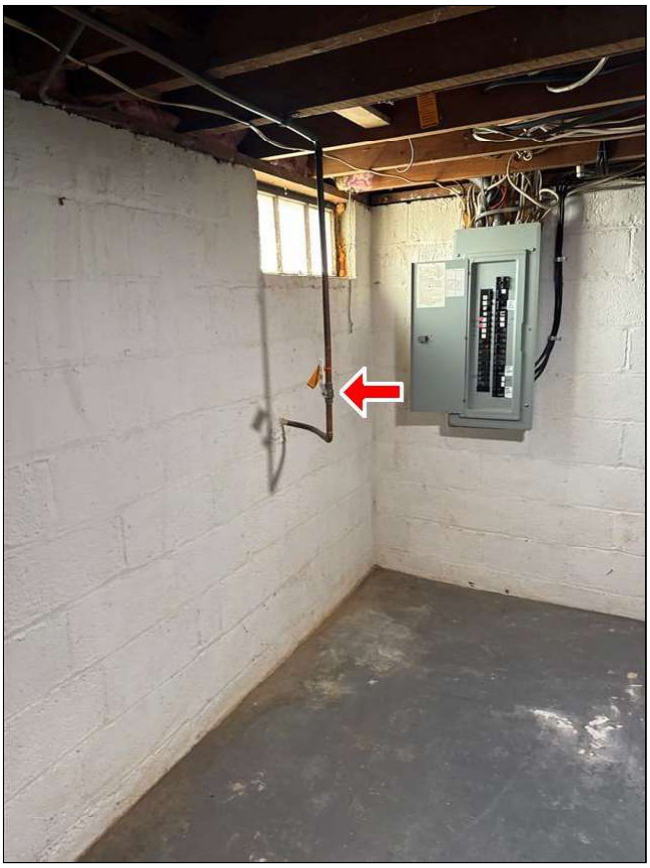
3.0 (1) Several lifted shingles were observed on the back side of the roof. This can be a sign of inadequate roof ventilation. Shingles should be refastened by a qualified roofer to prevent wind damage and evaluated to determine if future shingle lifting needs to be mitigated by improved ventilation.

3.0 Item 1(Picture) Lifted shingles on back side of roof

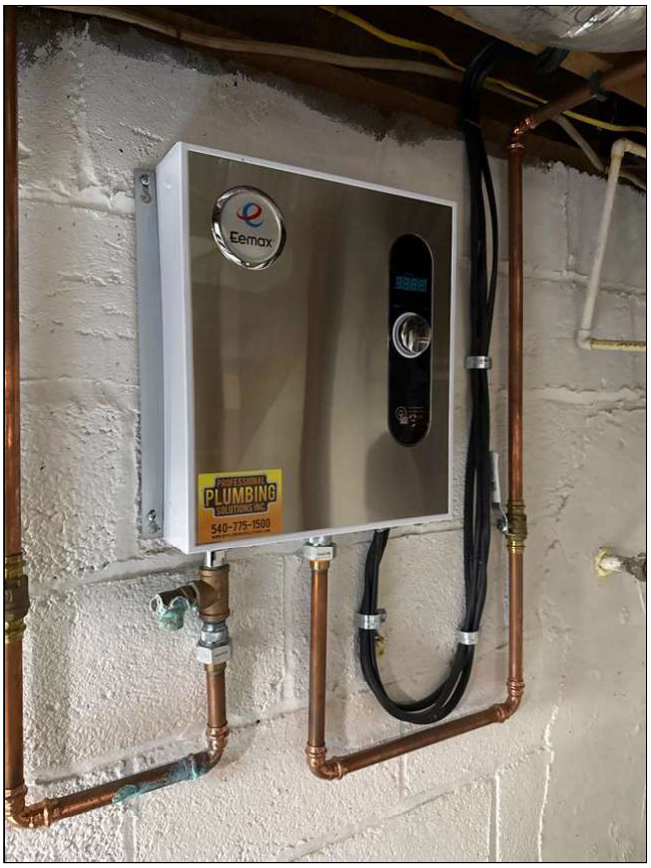
3.0 (2) Roofs made of asphalt shingles last for about twenty years.

4. Plumbing

The inspector shall inspect: interior water supply and distribution systems, including fixtures and faucets; interior drain, waste, and vent systems including fixtures; water heating equipment and hot water supply systems; vent systems, flues, and chimneys; fuel storage and fuel distribution systems; sewage ejectors, sump pumps, and related piping. ***The inspector shall describe:*** interior water supply, drain, waste, and vent piping materials; water heating equipment including energy source(s); location of main water and fuel shut-off valves. ***The inspector is NOT required to inspect:*** clothes washing machine connections; interiors of vent systems, flues, and chimneys that are not readily accessible; wells, well pumps, and water storage related equipment; water conditioning systems; solar, geothermal, and other renewable energy water heating systems; manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems; septic and other sewage disposal systems. The inspector is not required to determine: whether water supply and sewage disposal are public or private; water quality; the adequacy of combustion air components. The inspector is not required to measure water supply flow and pressure, and well water quantity. The inspector is not required to fill shower pans and fixtures to test for leaks.



Main water valve



Electric tankless water heater

Styles & Materials

Water source:
Public

Water supply piping materials:
Copper
Galvanized (old)

DWV piping materials:
PVC
Cast iron

Water heater location:
Basement

Water heater capacity:
Tankless

Water heater energy source:
Electric

WH manufacturer:
UNKNOWN
Manufacture date : Manufacturer: EEmax, date not available (+/- 5 years old)

Main water shut-off valve:
Basement

Main fuel shut-off valve:
Not applicable

Fuel supply piping materials:
Not applicable

Hose bibb(s):
Not functional, winterized

		IN	RE	NP	NI
4.0	Water supply and distribution systems, fixtures and faucets	•			
4.1	Drain, waste and vent systems, fixtures		•		
4.2	Water heating equipment and hot water supply systems	•			
4.3	Vent systems, flues, and chimneys			•	
4.4	Fuel storage and fuel distribution systems		•		

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		IN	RE	NP	NI
4.5	Sewage ejectors, sump pumps, and related piping			•	

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Comments:

4.1 (1) The DWV system includes cast iron and/or galvanized steel. There were no indications at time of inspection of drainage problems. This material, however, is obsolete and is prone to failure or clogging due to corrosion. Questions about the remaining expected service life of this material should be directed to a licensed plumber.

4.1 (2) A possible grease trap was observed on the side of the home, near the kitchen. This may have been part of the original gray water waste system and was likely abandoned. Questions about this should be directed to a licensed plumber.

4.1 Item 1(Picture)

4.2 (1) The life expectancy of a tankless water heater is 20+ years.

4.2 (2) The life expectancy of an electric water heater is about 10 years. The water heater was functioning but was past its expected service life. Budgeting for future replacement is recommended.

4.4 There was evidence of an abandoned underground fuel tank in the side yard. If available, documentation regarding the proper abandonment should be obtained and provided to prospective buyers. If the disposition of the tank is not known, inspection by a qualified inspector is recommended.

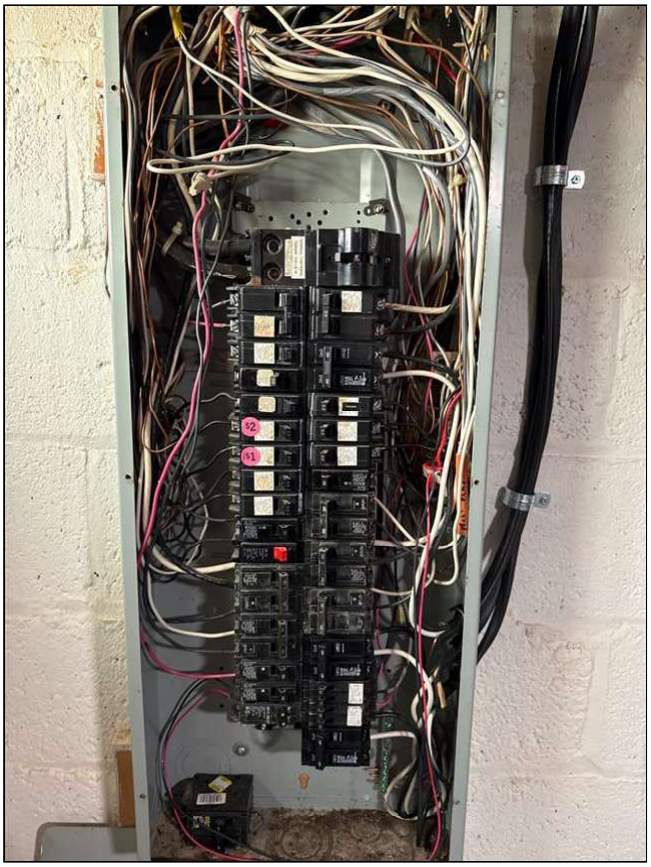
4.4 Item 1(Picture)

5. Electrical

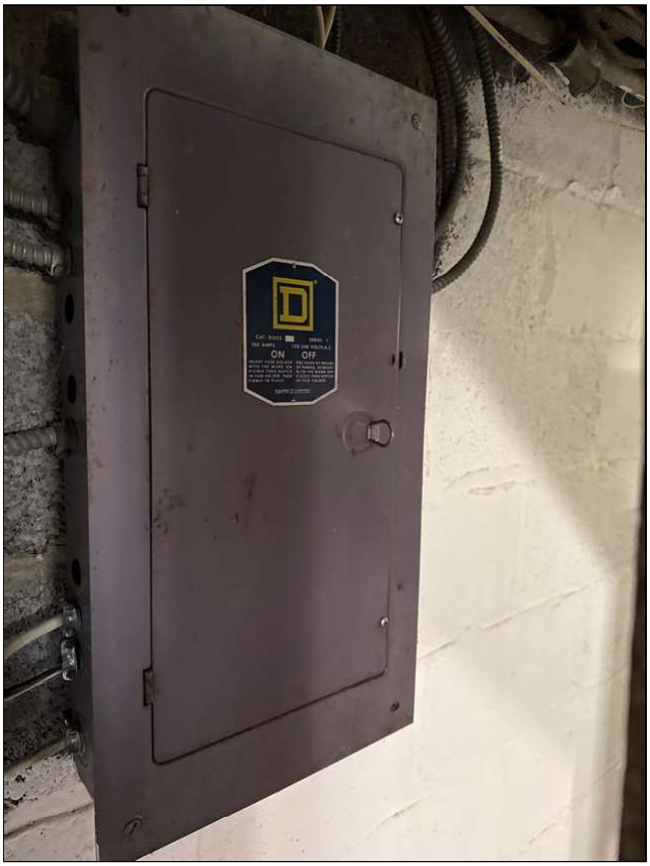
The inspector shall inspect: service drop; service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and subpanels; conductors; overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; ground fault circuit interrupters and arc fault circuit interrupters. ***The inspector shall describe:*** amperage rating of the service; location of the main disconnect(s) and subpanels; presences or absence of smoke alarms and carbon monoxide alarms; the predominant branch circuit wiring method. ***The inspector is NOT required to inspect:*** remote control devices; or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices; low voltage wiring systems and components; ancillary wiring systems and components not a part of the primary electrical power distribution system; solar, geothermal, wind, and other renewable energy systems. The inspector is not required to measure amperage, voltage, and impedance. The inspector is not required to determine the age and type of smoke alarms and carbon monoxide alarms.

Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. Smoke alarms should be installed in every bedroom, outside each sleeping area and on every level of your home. Test smoke alarms every month. Replace all smoke alarms in your home every ten years.

Service panel and main disconnect



View of panel interior



Former panel, serving as a sealed junction box

Styles & Materials

Amperage rating of the service:
200 amp

Location of main disconnect(s):
Basement

Location of subpanels:
Not applicable

Predominant branch circuit wiring method:
Copper, Non-metallic sheathed cable (Type NM), "Romex"

Smoke alarms:
Not present

Carbon Monoxide alarms:
Not required (no attached garage or fuel burning appliances)

		IN	RE	NP	NI
5.0	Service drop, service entrance conductors, cables, and raceways	•			
5.1	Service equipment and main disconnects	•			
5.2	Service grounding	•			
5.3	Service panels, subpanels and their interior components		•		
5.4	Conductors (wiring)		•		
5.5	Overcurrent protection devices (breakers or fuses)	•			
5.6	A representative number of installed lighting fixtures, switches, and receptacles		•		
5.7	Ground fault circuit interrupters (GFCI)		•		
5.8	Arc fault circuit interrupters (AFCI)			•	
5.9	Smoke detectors		•		

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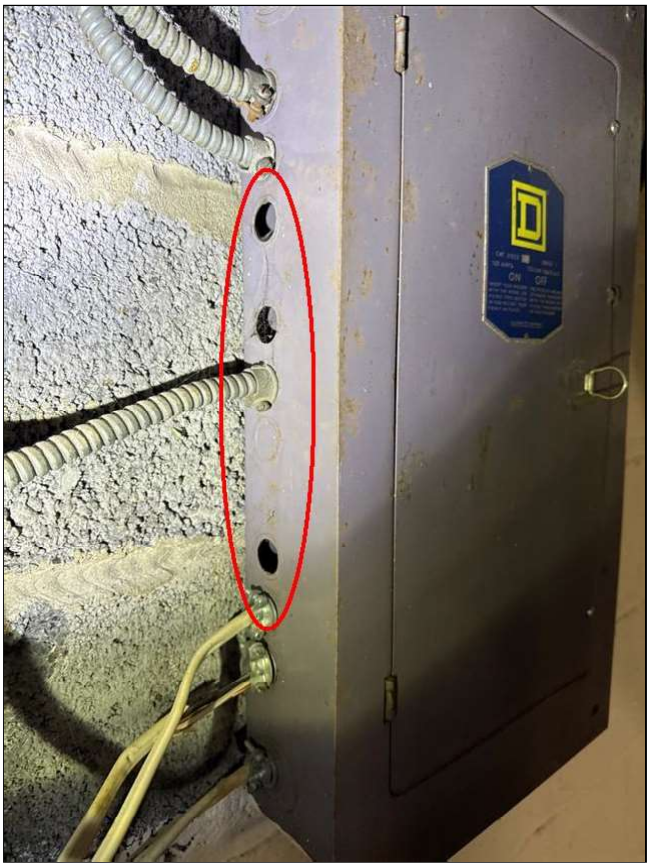
Comments:

5.3 Open knockouts were observed at the junction box/former service panel in the basement. This could allow pest intrusion and was a shock hazard due to internal components being accessible. Installation of knockout cover blanks is recommended.



5.3 Item 1(Picture)

5.3 Item 2(Picture)

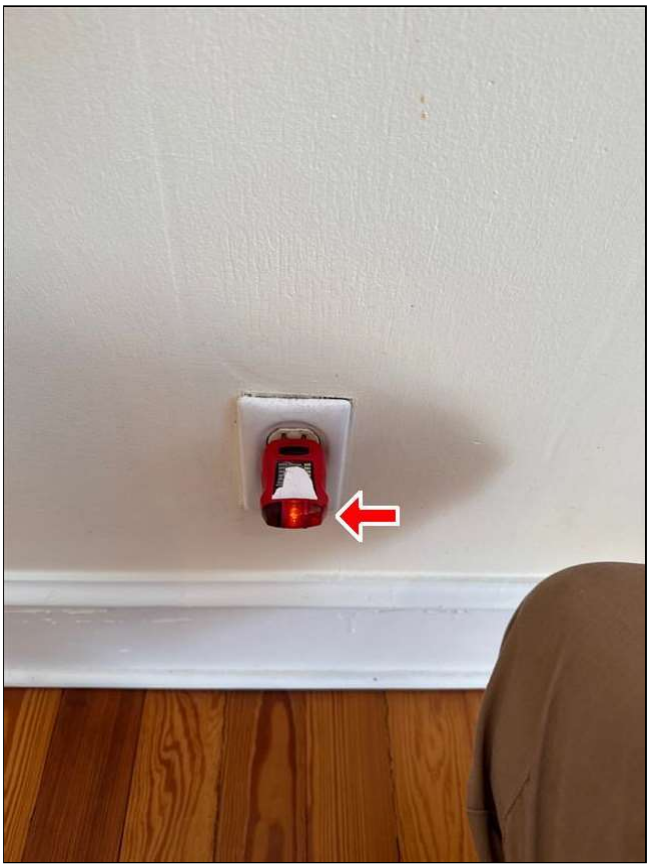
5.4 (1) An open junction box was observed in the attic. A cover should be installed by a licensed electrician to contain any potential overheating.

5.4 Item 1(Picture)

5.4 (2) Loose wiring from a missing fixture was observed at the exterior. Further evaluation by a licensed electrician is recommended.

5.4 Item 2(Picture)

5.6 (1) Several of the outlets tested as having "open grounds". This is typical of older homes where the older, ungrounded receptacles replaced to accommodate grounded plugs. These receptacles, however, do not provide grounding protection required by some modern electronic equipment. A licensed electrician should be contacted about upgrading the open ground receptacles.



5.6 Item 1(Picture)

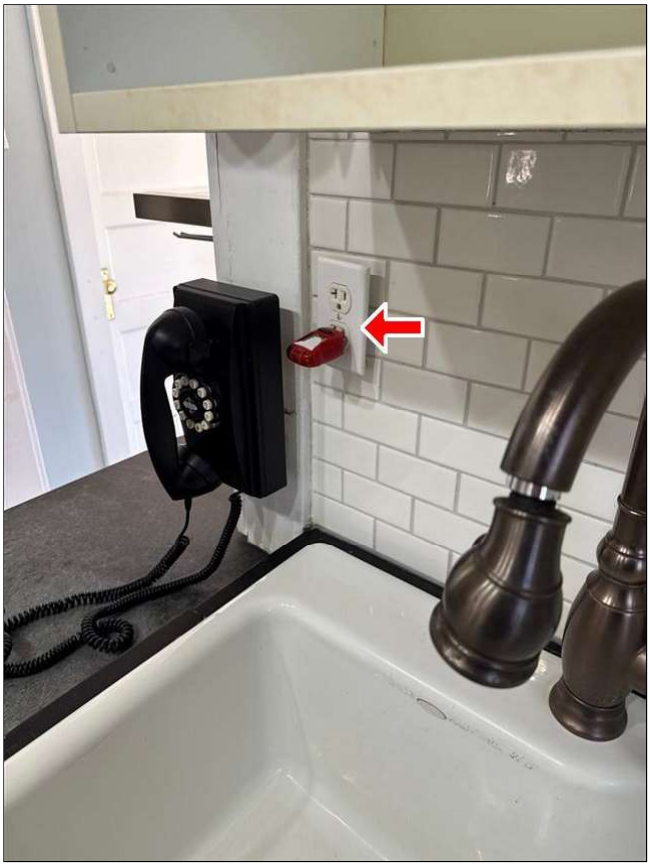
5.6 Item 2(Picture)

5.6 (2) Switches were observed alongside the kitchen counter receptacles. These switches did not appear to operate any fixtures. Further evaluation by a licensed electrician is recommended.

5.6 Item 3(Picture)

5.7 GFCI receptacles in the kitchen and at the exterior would not reset. GFCIs are safety devices that protect people against electric shock in potentially wet or damp locations. Further evaluation by a licensed electrician is recommended.

5.7 Item 1(Picture) Receptacle would not reset, was not functional



5.7 Item 2(Picture)

5.7 Item 3(Picture) Receptacle would not reset, was not functional

5.9 Some of the smoke detectors did not appear to be functional when tested. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. Smoke alarms should be installed in every bedroom, outside each sleeping area and on every level of your home. Test smoke alarms every month. Replace all smoke alarms in your home every ten years.

5.9 Item 1(Picture) Smoke alarm was not functional

6. Heating and Air Conditioning

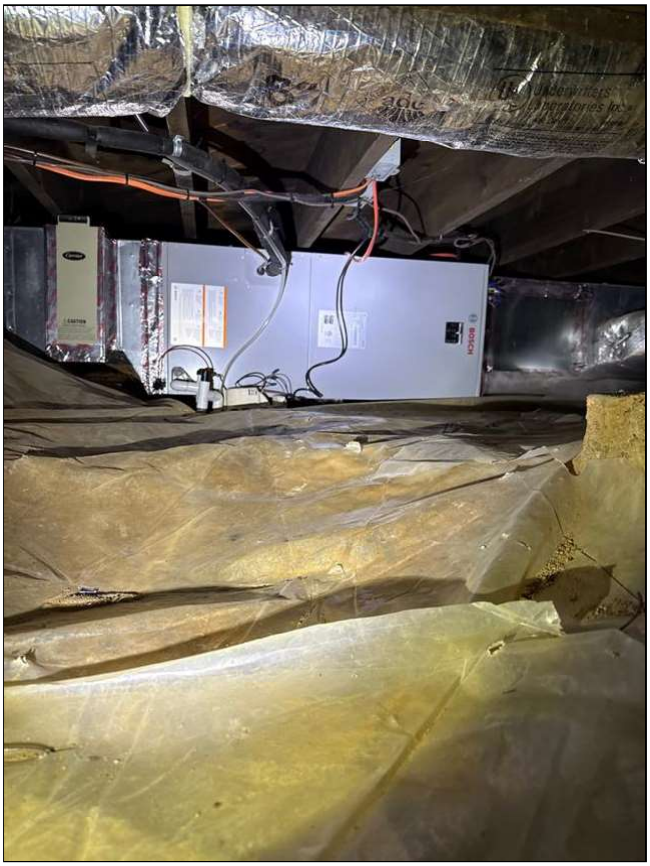
Heating: The inspector shall open readily openable access panels. ***The inspector shall inspect:*** installed heating equipment; vent systems, flues, and chimneys; distribution systems. ***The inspector shall describe:*** energy source(s); heating systems. ***The inspector is NOT required to inspect:*** interiors of vent systems, flues, and chimneys that are not readily accessible; heat exchangers; humidifiers and dehumidifiers; electric air cleaning and sanitizing devices; heating systems using ground-source, water-source, solar, and renewable energy technologies; heat-recovery and similar whole-house mechanical ventilation systems. The inspector is not required to determine heat supply adequacy and distribution balance or the adequacy of combustion air components.

Air Conditioning: The inspector shall open readily openable access panels. ***The inspector shall inspect:*** central and permanently installed cooling equipment; distribution systems. ***The inspector shall describe:*** energy source(s); cooling systems. ***The inspector is NOT required to inspect:*** electric air cleaning and sanitizing devices; cooling systems using ground-source, water-source, solar, and renewable energy technologies; cooling units that are not permanently installed or that are installed in windows. The inspector is not required to determine cooling supply adequacy and distribution balance.

Systems with disposable air filters require that filters be replaced regularly to prolong the life of the equipment. Inexpensive, fiberglass filters are sufficient protection and should be changed monthly. Other types of filters should be changed or maintained per manufacturer's instructions.

Heat pumps


Air handler, in attic



Air handler, in crawlspace

Styles & Materials

Heating system:
Heat pump (less than 12 years old)

Heating energy source:
Electric

Heating system brand/manufacturer:
BOSCH
Manufacture date : Not available (+/- 5 years old)

Cooling system:
Central air/heat pump (also provides heating)

Cooling energy source:
Electric

Cooling system brand/manufacturer:
Brand and manufacture date same as heating system

Filter type:
Disposable

		IN	RE	NP	NI
6.0	Installed heating equipment	•			
6.1	Vent systems, flues, and chimneys			•	
6.2	Central and permanently installed cooling equipment	•			
6.3	Distribution systems	•			

IN= Inspected, RE= Repair/Evaluate, NP= Not Present, NI= Not Inspected **IN RE NP NI**

Comments:

6.0 The average life expectancy of a heat pump system is 16 years. Heating, ventilation and air conditioning (HVAC) systems require proper and regular maintenance in order to work efficiently and should be checked at least annually by a qualified HVAC technician.

7. Interiors

The ASHI Standard of Practice for Interiors

The inspector shall inspect: walls, ceilings, and floors; steps, stairways, and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows; garage vehicle doors and garage vehicle door operators; installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate *the primary function*.

The inspector is NOT required to inspect: paint, wallpaper, and other finish treatments; floor coverings; window treatments; coatings on and the hermetic seals between panes of window glass; central vacuum systems; recreational facilities; installed and free-standing kitchen and laundry appliances not previously listed; appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance; operate, or confirm the operation of every control and feature of an inspected appliance.

Important notes regarding the interior inspection:

Refrigerators, clothes washers and clothes dryers are considered to be free-standing appliances and are technically excluded from the ASHI Standard of Practice to which this inspection was performed (Virginia home inspector regulations also do not require inspection of these appliances). The inspection of ice-makers, water dispensers, appliance shelves, racks and drawers, specialized functions, etc. is beyond the scope of a home inspection. The inspector may inspect these appliances for their primary function and may make note of any observed defects, but this is not required and defects not related to the primary function may go unreported.

Window and door screens are considered seasonal items and do not affect the primary function or safety of the home's windows and doors. The absence of, or damage to, window and door screens is beyond the scope of a home inspection and are excluded by all national home inspector trade organization standards of practice as well as Virginia regulations. The inspector may make note of screening defects but this is not required and such defects may go unreported.

Standards of practice for both major home inspector trade organizations, as well as Virginia regulations, require that only a representative sample of windows and doors be inspected. The inspector attempted to operate every accessible window and door in the home to inspect for primary function. The primary function of doors is ingress and egress. The primary function of windows is emergency egress. Furniture, decorative items, stored items, door storage racks, etc., may prevent the inspector from operating some windows and doors. The inspector may note minor defects to windows and doors but this is not required and some defects not related to primary function may go unreported.

		IN	RE	NP	NI
7.0	Walls, ceilings, and floors	•			
7.1	Steps, stairways, and railings		•		
7.2	Countertops and a representative number of installed cabinets	•			
7.3	Doors and windows (representative number)		•		
7.4	Garage vehicle doors and garage vehicle door operators			•	
7.5	Oven, range, surface cooking appliance	•			
7.6	Installed microwave oven			•	
7.7	Dishwashing machine			•	
7.8	Food waste grinder	•			
7.9	Refrigerator (courtesy inspection)	•			
7.10	Laundry equipment (courtesy inspection)	•			

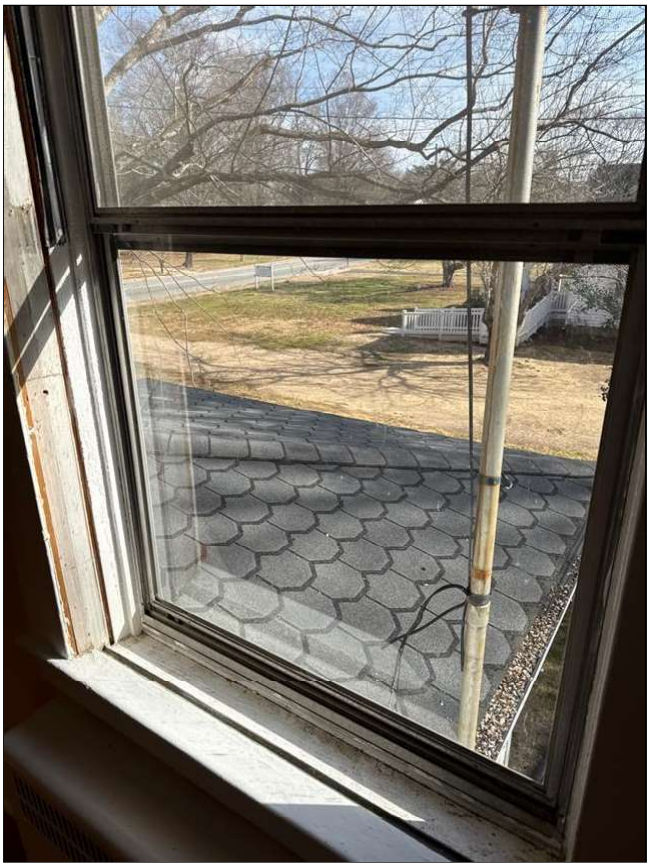
IN= Inspected, RE= Repair/Evaluate, NP= Not Present, NI= Not Inspected **IN RE NP NI**

Comments:

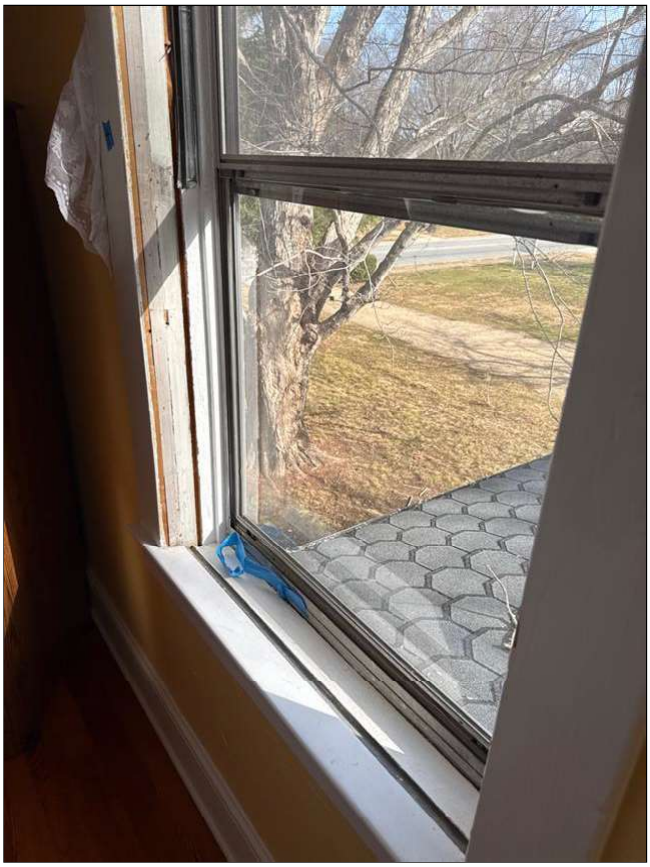
7.1 The steps to the basement did not have a proper, secure handrail and guardrail installed. This was a fall hazard. Further evaluation by a qualified carpenter is recommended.

7.1 Item 1(Picture)

7.3 (1) Window sashes were missing in one of the upstairs bedrooms. Replacement by a qualified carpenter is recommended.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.3 (2) Broken window panes were observed at some of the upstairs sashes. Repair by a qualified glazier is recommended.

7.3 Item 3(Picture)

7.3 Item 4(Picture)

7.3 (3) There was no jamb stop moulding at some of the upstairs windows. This could cause the sashes to fall inward. Further evaluation by a qualified carpenter is recommended.

7.3 Item 5(Picture)

7.3 Item 6(Picture)

8. Insulation and Ventilation

The inspector shall inspect: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, laundry, and similar exhaust systems; clothes dryer exhaust systems. ***The inspector shall describe:*** insulation and vapor retarders in unfinished spaces; the absence of insulation in unfinished spaces at conditioned surfaces. The inspector is not required to disturb insulation.

Styles & Materials

Attic ventilation:
Gable vents

Insulation in attic:
Loose-fill
Fiberglass

Crawlspace ventilation:
Not applicable
Vapor barrier present
Extra Info : Crawlspaces open to basement

Insulation in crawlspace:
None

		IN	RE	NP	NI
8.0	Insulation and vapor retarders in unfinished spaces	•			
8.1	Ventilation of attic and foundation areas	•			
8.2	Kitchen, bathroom, and similar exhaust systems	•			
8.3	Clothes dryer exhaust system	•			

IN= Inspected, RE= Repair/Evaluate, NP= Not Present, NI= Not Inspected **IN** **RE** **NP** **NI**

Comments:

8.0 There was no insulation installed in the crawlspace or basement. This is typical of older homes, however, this reduces the energy efficiency of the home and can lead to higher heating and cooling costs. Questions about an insulation system in these areas should be directed to a qualified contractor.

9. Fireplaces and Fuel-Burning Appliances

The inspector shall inspect: fuel-burning fireplaces, stoves, and fireplace inserts; fuel-burning accessories installed in fireplaces; chimneys and vent systems. ***The inspector shall describe:*** fuel-burning fireplaces, stoves, and fireplace inserts; fuel-burning accessories installed in fireplaces. ***The inspector is NOT required to inspect:*** interiors of vent systems, flues, and chimneys that are not readily accessible; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantels and fireplace surrounds; combustion air components and to determine their adequacy; heat distribution assists (gravity fed and fan assisted); fuel-burning fireplaces and appliances located outside the inspected structures. The inspector is not required to determine draft characteristics or to move fireplace inserts, stoves or firebox contents.

Wood-burning fireplace

Wood stove, in basement

Styles & Materials

Description:

Wood-burning fireplace

Wood-burning stove

Accessory description:

Not applicable

		IN	RE	NP	NI
9.0	Fuel-burning fireplaces, stoves, and fireplace inserts	•			
9.1	Fuel-burning accessories installed in fireplaces			•	
9.2	Chimneys and vent systems		•		

IN= Inspected, RE= Repair/Evaluate, NP= Not Present, NI= Not Inspected **IN RE NP NI**

Comments:

9.0 A general home inspection includes a limited visual inspection of readily accessible areas of the fireplace and chimney. The home inspector may identify readily observable defects but the absence of noted defects in this report **should not** be interpreted as a certification that the system is safe to operate. Fireplaces and

chimneys are specialized systems and a complete inspection is beyond the scope of a general home inspection. The Chimney Safety Institute of America (csia.org) recommends a "Level 2" inspection by a certified chimney sweep upon the sale or transfer of a property.

9.2 One of the chimneys (abandoned, not used) was missing a weather cap. Weather caps prevent animal and moisture intrusion which can lead to deterioration. Further evaluation by a qualified chimney service is recommended.

9.2 Item 1(Picture)

INVOICE

ABI Home Inspections
PO Box 244
Lively, VA 22507
(804) 724-4468

Virginia Licensed Home Inspector #3380000749 (NRS)
License expires 9/30/2026
ASHI Certified Inspector #259232
Inspected By: Shannon Lewis

Inspection Date: 1/23/2026
Report ID: 20260123-15460-Kings-Hwy

Customer Info:	**Inspection Property:**
James Christopher Balderson Carolyn Reiner **Customer's Real Estate Professional:** Jason Patton	15460 Kings Hwy Montross VA 22520

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection: 1,500 - 1,999 sq. ft.	460.00	1	460.00

Tax $0.00
Total Price $460.00

Payment Method: Invoiced
Payment Status: Invoiced
Note: