Inspection Report

Amy Ross
Sarah Knoll
98 Presley Dr
Heathsville VA 22473

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

Table of Contents

Summary

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

Customer
Amy Ross
Sarah Knoll

Address
98 Presley Dr
Heathsville VA 22473

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.

5. Electrical

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

Repair/Evaluate
A loose receptacle was observed in the front corner bedroom. Repair by a licensed electrician is recommended.

7. Interiors

7.3 Doors and windows (representative number)

Repair/Evaluate
There was a cracked window pane at the kitchen. Repair by a qualified glazier is recommended.

7.6 Installed microwave oven

Repair/Evaluate
Operation of the microwave caused the circuit breaker to trip. The breaker was reset multiple times

and tripped each time the microwave was started. A wet paper towel was used in the oven for testing. Further evaluation by a qualified appliance technician and/or licensed electrician is recommended.

8. Insulation and Ventilation

8.0 Insulation and vapor retarders in unfinished spaces

Repair/Evaluate

Some batts of insulation had fallen down in the crawlspace. This reduces the energy efficiency of the home and can increase heating and cooling costs. Re-installation of the fallen insulation in the crawlspace by a handyman is recommended.

10. Pier

10.4 Lift(s)

Repair/Evaluate

The operating switch for the PWC lift was misaligned so that the position of the lever did not line up with the up-off-down labeling. Repair by a handyman is recommended.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Shannon Lewis

Date: 5/11/2026

Start Time:09:45 AM

EndTime: 12:00 PM

Property:
98 Presley Dr
Heathsville VA 22473

Customer:
Amy Ross
Sarah Knoll

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:
Agent

Occupancy:
Furnished, with stored personal items; access to some items such as electrical receptacles, windows, walls, floors, closets and cabinet interiors was restricted by furniture or personal belongings. Any such items are excluded from the inspection.

Utilities:
Electric and Water - ON

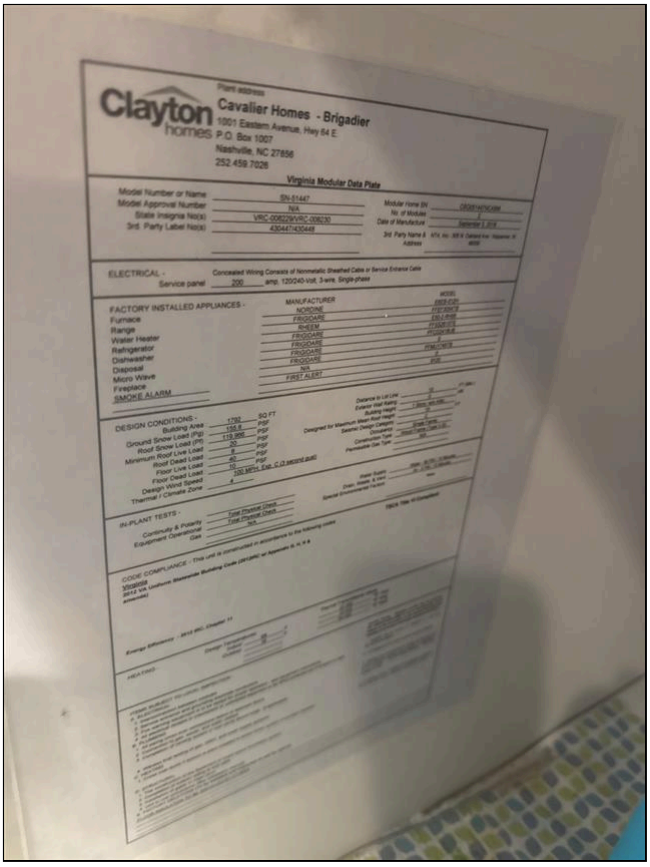
Year built (per listing information):
2018

Outside temperature (°F):
Low 60s

Weather:
Rain

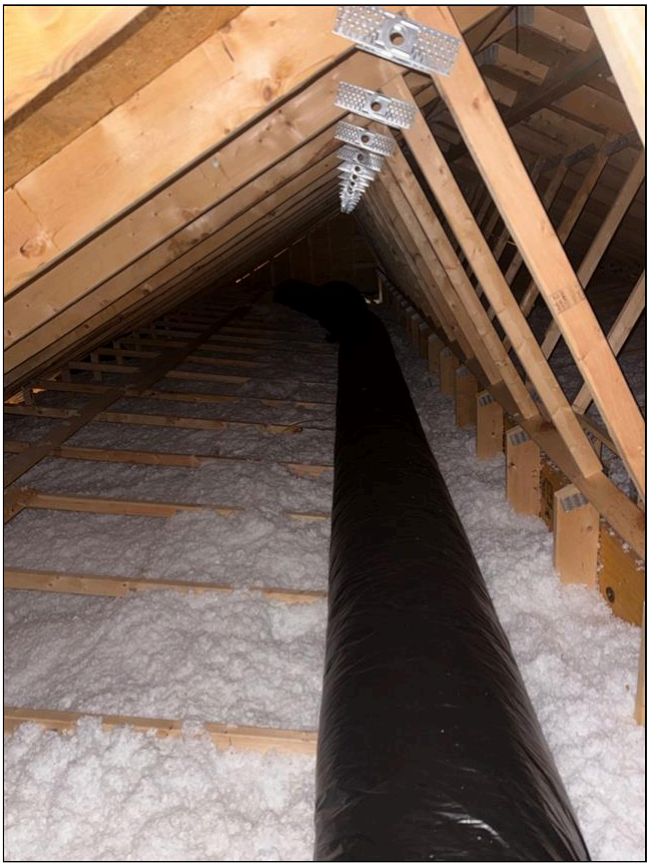
1. Structural Components

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.

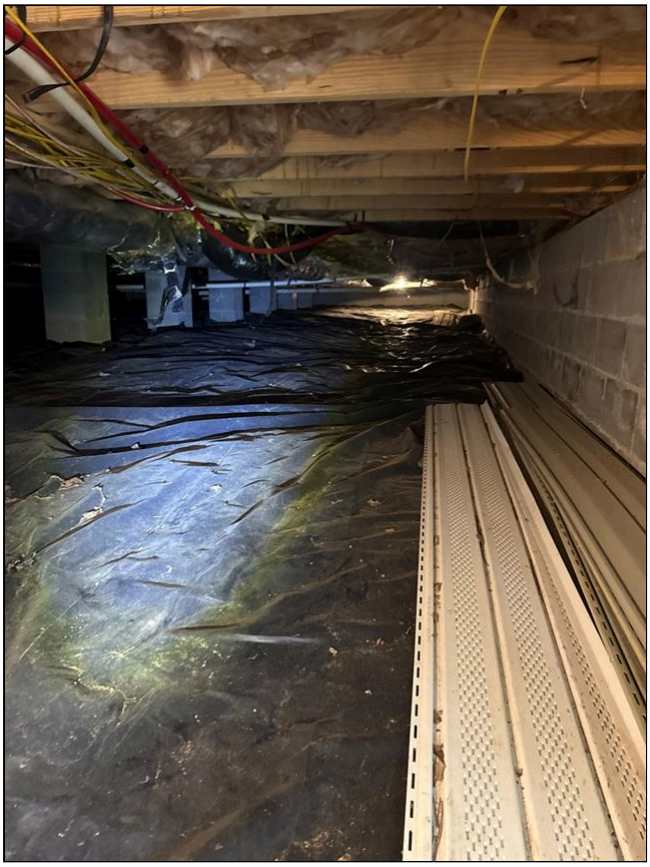


Modular home data plate, under kitchen sink

Attic view



Attic view



Crawlspace view

Styles & Materials

Method used to inspect attic:
Entered

Roof structure:
Wood framing, modular construction

Ceiling structure:
Modular construction

Wall structure:
Wood frame
Modular construction

Method used to inspect crawlspace:
Entered

Foundation:
Masonry block
Masonry piers

Floor structure:
Wood joists
Wood beams
Modular construction

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

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

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	•			

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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

Methods used to inspect roofing:
Inspected from ground
Roof was not mounted due to weather conditions
Extra Info : All roof planes were visible from ground level.

Estimated Age of Roof:
Five to ten years
Original (equals age of home)

		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 Roofs made of asphalt shingles last for about twenty years.

3.0 Item 1(Picture) Small nail pop on back side of roof should be monitored for future repair

3.1 A gutter system is recommended to prevent soil erosion and water intrusion in the crawlspace.

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.

Water heater

Main water valve

Styles & Materials

Water source:
Public

Water supply piping materials:
PEX

DWV piping materials:
PVC

Water heater location:
Concealed

Water heater capacity:
50 gallons

Water heater energy source:
Electric

WH manufacturer:
RHEEM
Manufacture date : 2018

Main water shut-off valve:
Laundry room

Main fuel shut-off valve:
Not applicable

Fuel supply piping materials:
Not applicable

		IN	RE	NP	NI
4.0	Water supply and distribution systems, fixtures and faucets	•			

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

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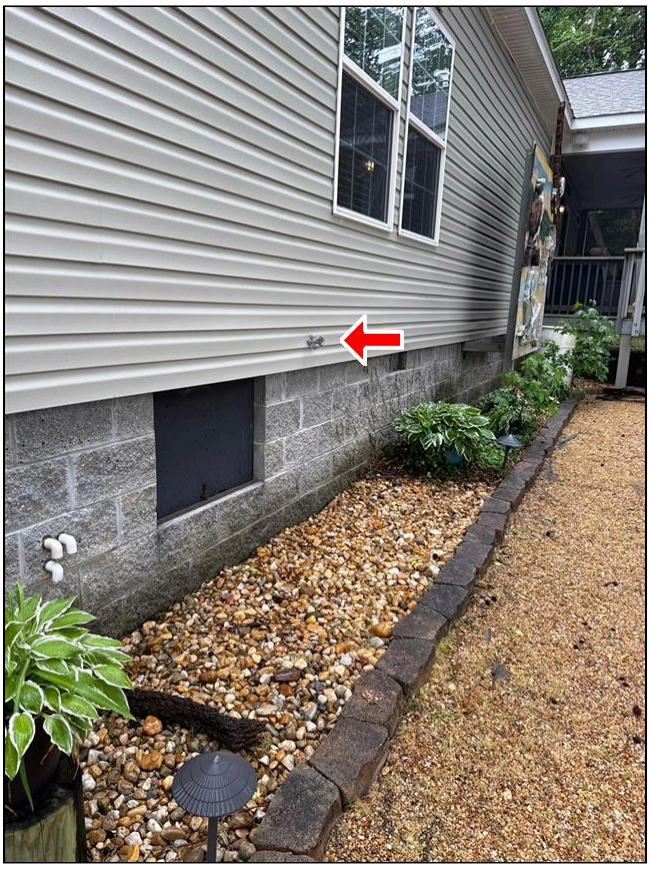
Comments:

4.0 One of the rear hose bibbs was not functional at time of inspection and may have been winterized.



4.0 Item 1(Picture)

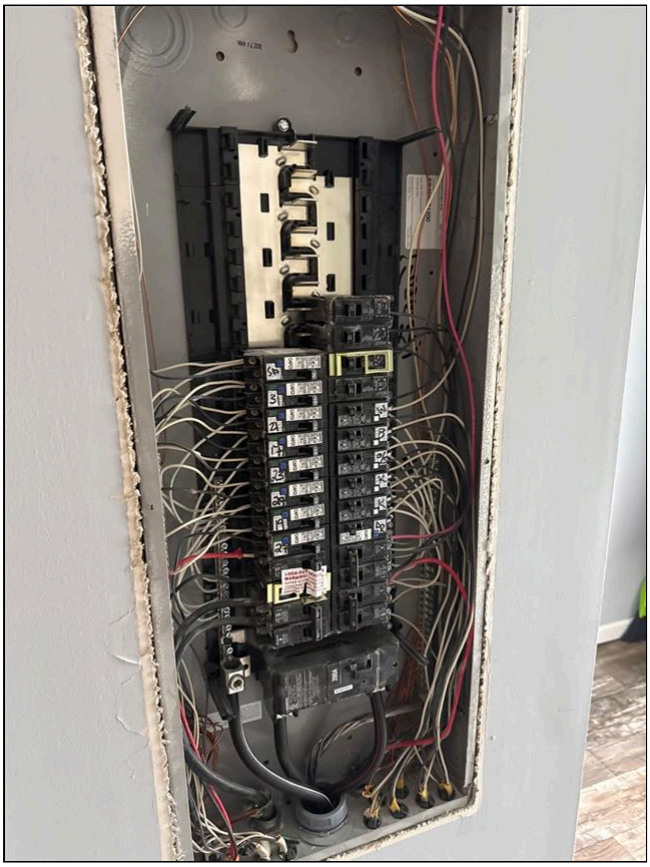
4.2 The life expectancy of an electric water heater is about 10 years.

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

Exterior disconnect

Styles & Materials

Amperage rating of the service:
200 amp

Location of main disconnect(s):
Laundry room

Service panel manufacturer:
Siemens

Location of subpanels:
Not applicable
Pier

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

Smoke alarms:
In good working order

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		•		

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		IN	RE	NP	NI
5.7	Ground fault circuit interrupters (GFCI)	•			
5.8	Arc fault circuit interrupters (AFCI)	•			

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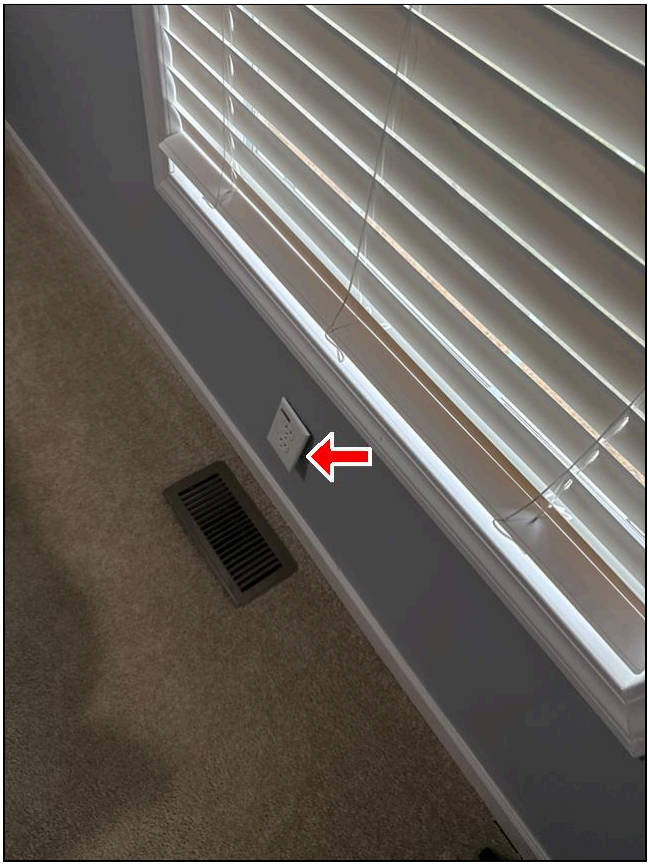
Comments:

5.6 A loose receptacle was observed in the front corner bedroom. Repair by a licensed electrician is recommended.



5.6 Item 1(Picture)

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.

Air handler, filter located on top of unit

Thermostat location

Heat pump

Styles & Materials

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

Heating energy source:
Electric

Heating system brand/manufacturer:
MILLER
Manufacture date : 2018

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*.

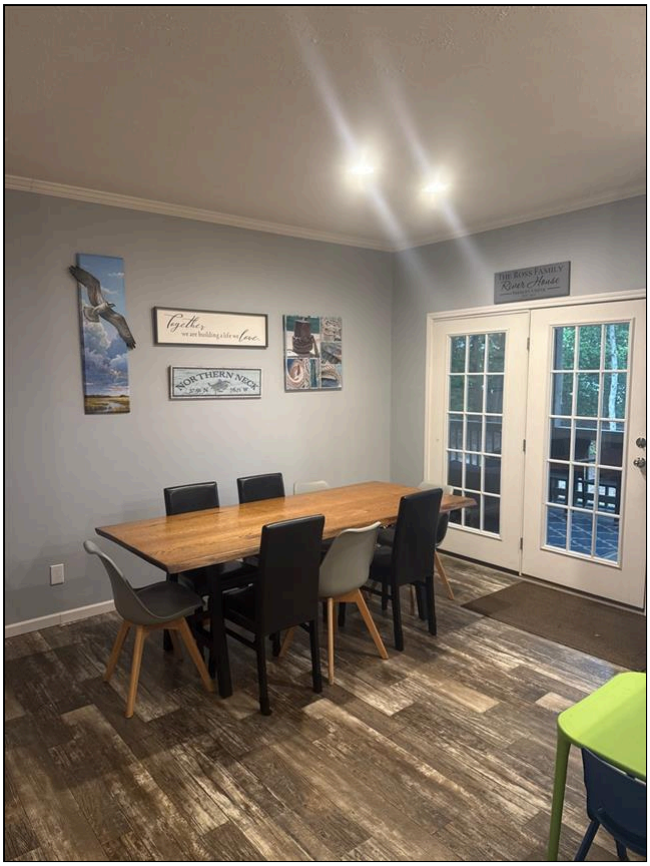
The inspector is NOT required to inspect: paint, wallpaper, and other finish treatments; floor coverings; window treatments; coatings on and the hermetic seals between panes of window glass; central vacuum systems; recreational facilities; installed and free-standing kitchen and laundry appliances not 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.

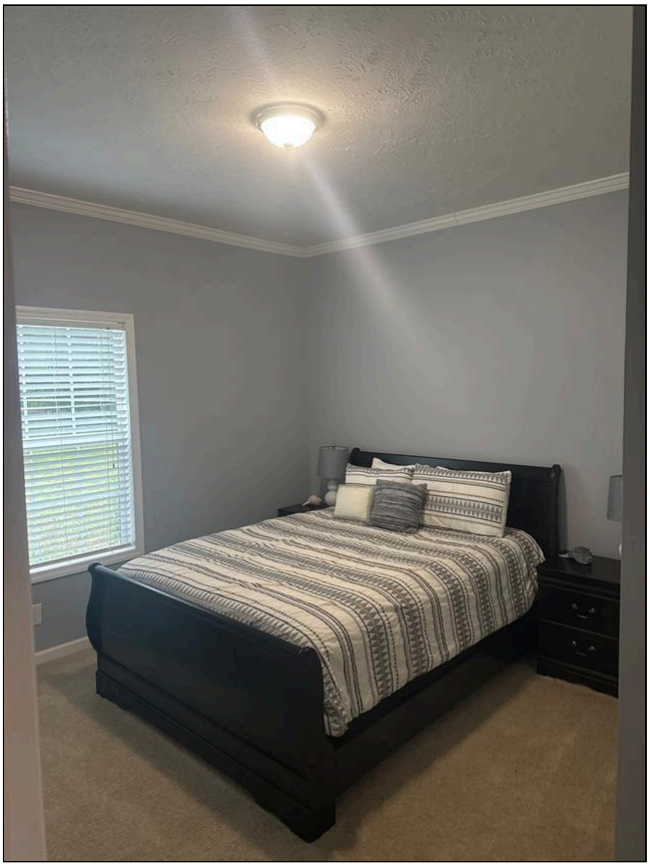
Important notes regarding the interior inspection:

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.





Owner's closet, locked and not accessible at time of inspection

		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:

7.3 There was a cracked window pane at the kitchen. Repair by a qualified glazier is recommended.

7.3 Item 1(Picture) Cracked pane

7.6 Operation of the microwave caused the circuit breaker to trip. The breaker was reset multiple times and tripped each time the microwave was started. A wet paper towel was used in the oven for testing. Further

evaluation by a qualified appliance technician and/or licensed electrician is recommended.

7.6 Item 1(Picture) Microwave was not functional

7.6 Item 2(Picture) Tripped microwave circuit breaker

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:
Ridge vents
Soffit vents

Insulation in attic:
Loose-fill
Fiberglass

Crawlspace ventilation:
Foundation vents
Vapor barrier present

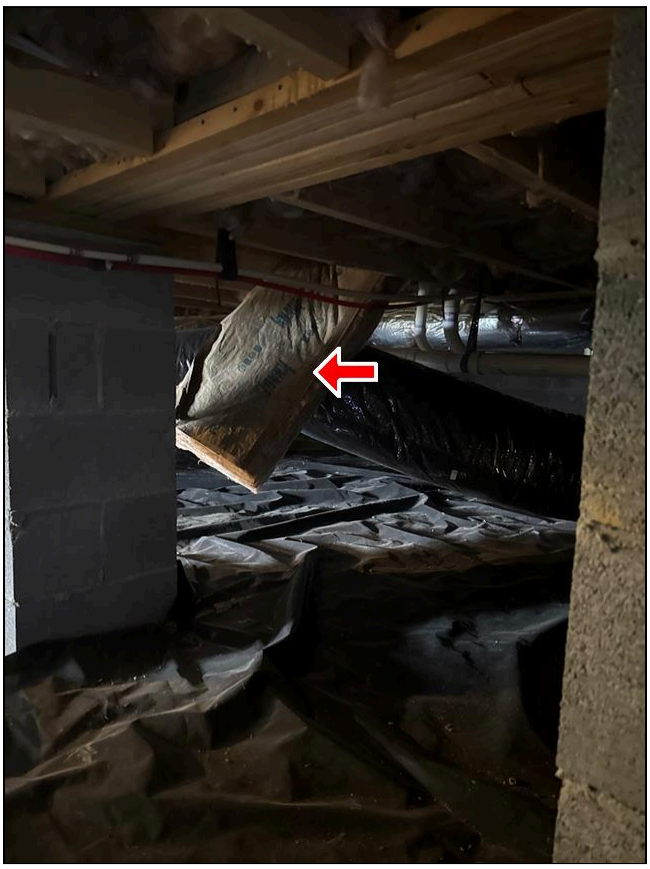
Insulation in crawlspace:
Fiberglass batts

		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 Some batts of insulation had fallen down in the crawlspace. This reduces the energy efficiency of the home and can increase heating and cooling costs. Re-installation of the fallen insulation in the crawlspace by a handyman is recommended.



8.0 Item 1(Picture)

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.

Styles & Materials

Description:

Not applicable

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			•	

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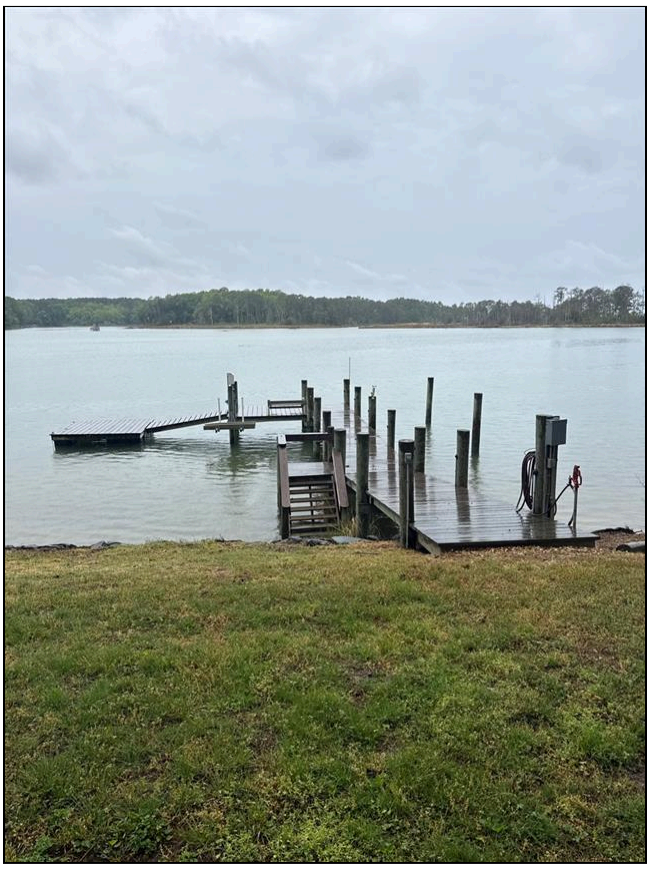
10. Pier



		IN	RE	NP	NI
10.0	Pier structure, piles and stringers	•			
10.1	Pier decking	•			
10.2	Pier electrical	•			
10.3	Pier plumbing			•	
10.4	Lift(s)		•		

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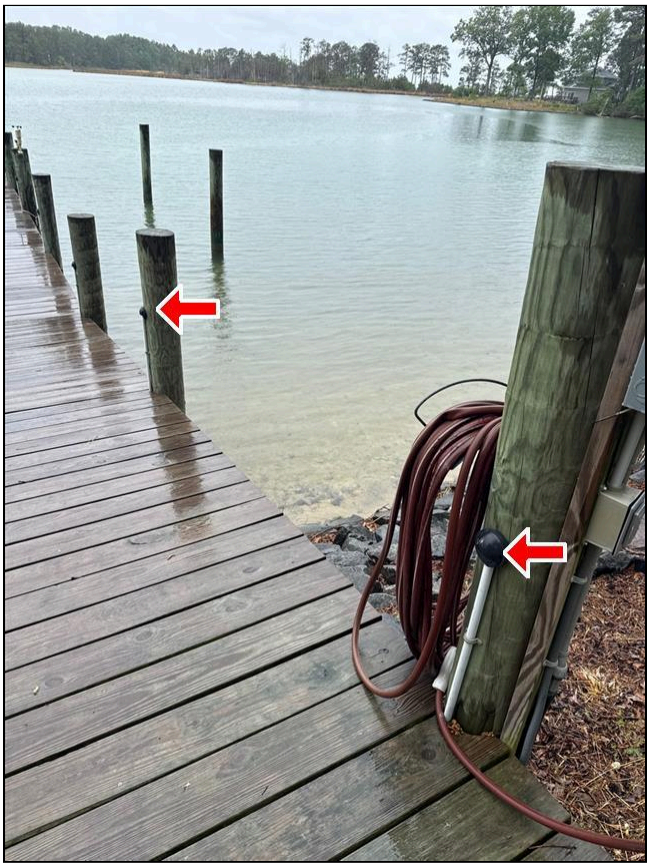
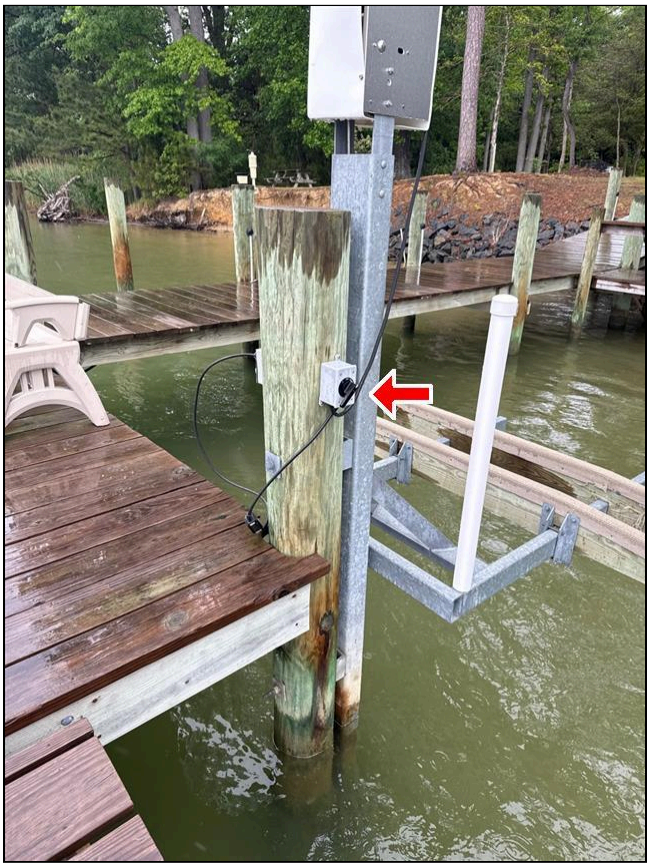
Comments:

10.2 The dock lighting appeared to be low voltage lighting and was not functional at inspection. Further evaluation by a licensed electrician is recommended.



10.2 Item 1(Picture)

10.4 The operating switch for the PWC lift was misaligned so that the position of the lever did not line up with the up-off-down labeling. Repair by a handyman is recommended.



10.4 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: 5/11/2026
Report ID: 20260511-98-Presley-Dr

Customer Info:	**Inspection Property:**
Amy Ross Sarah Knoll **Customer's Real Estate Professional:** Jason Patton	98 Presley Dr Heathsville VA 22473

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection: 1,500 - 1,999 sq. ft.	480.00	1	480.00

Tax $0.00
Total Price $480.00

Payment Method: Invoiced
Payment Status: Invoiced
Note: