

Inspection Report

**Don & Betty Short
629 Wrights Cove Dr
Lottsburg VA 22511**



**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

[Cover Page.....1](#)
[Table of Contents.....2](#)
[Summary.....3](#)
[Intro Page.....5](#)
[1 Structural Components.....6](#)
[2 Exterior.....8](#)
[3 Roofing.....11](#)
[4 Plumbing.....15](#)
[5 Electrical.....18](#)
[6 Heating and Air Conditioning.....21](#)
[7 Interiors.....23](#)
[8 Insulation and Ventilation.....28](#)
[9 Fireplaces and Fuel-Burning Appliances.....29](#)
[Invoice.....30](#)

Summary



ABI Home Inspections

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Lively, VA 22507
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Customer

Don & Betty Short

Address

629 Wrights Cove Dr
Lottsburg VA 22511

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.

3. Roofing

3.0 Roofing materials

Repair/Evaluate

Roofs made of asphalt shingles last for about twenty years. The roof was at the end of its service life. Several shingle tabs were damaged or missing and the roof was showing signs of age and wear, with exposed fiberglass substrate visible across large areas of the roof. Budgeting for replacement is recommended.

5. Electrical

5.3 Service panels, subpanels and their interior components

Repair/Evaluate

The portable generator system did not have a transfer switch or mechanical interlock device to prevent a dangerous backfeed. Further evaluation by a licensed electrician is recommended.

5.10 Carbon monoxide detectors

Not Present

Carbon monoxide (CO) alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home, so that when one sounds, they all sound. Test CO alarms at least once a month. Replace them according to manufacturer's instructions.

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

Date: 5/18/2026**Start Time:** 10:00 AM**End Time:** 11:30 AM**Property:**629 Wrights Cove Dr
Lottsburg VA 22511**Customer:**

Don & Betty Short

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:

Client and Agent

Occupancy:

Occupied; 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, Propane - ON

Year built (per listing information):

2002

Outside temperature (°F):

Upper 80s

Weather:

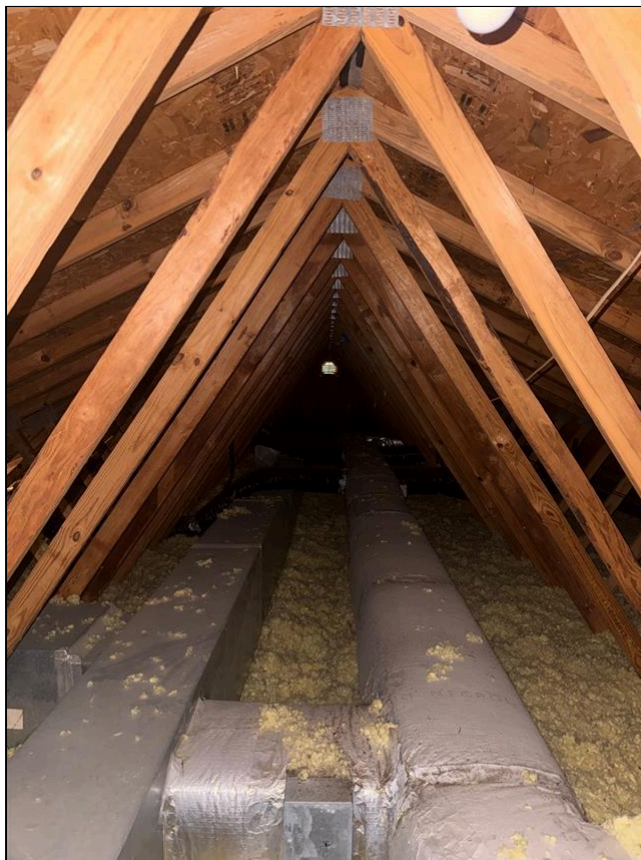
Clear

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



Attic view



Crawlspace view

Styles & Materials

Method used to inspect attic:

Entered
Some areas of the attic were not accessible.

Roof structure:

Oriented Strand Board (OSB) sheathing
Trusses

Ceiling structure:

Trusses (lower chords)

Wall structure:

Wood frame

Method used to inspect crawlspace:

Entered

Foundation:

Masonry block
Masonry piers

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

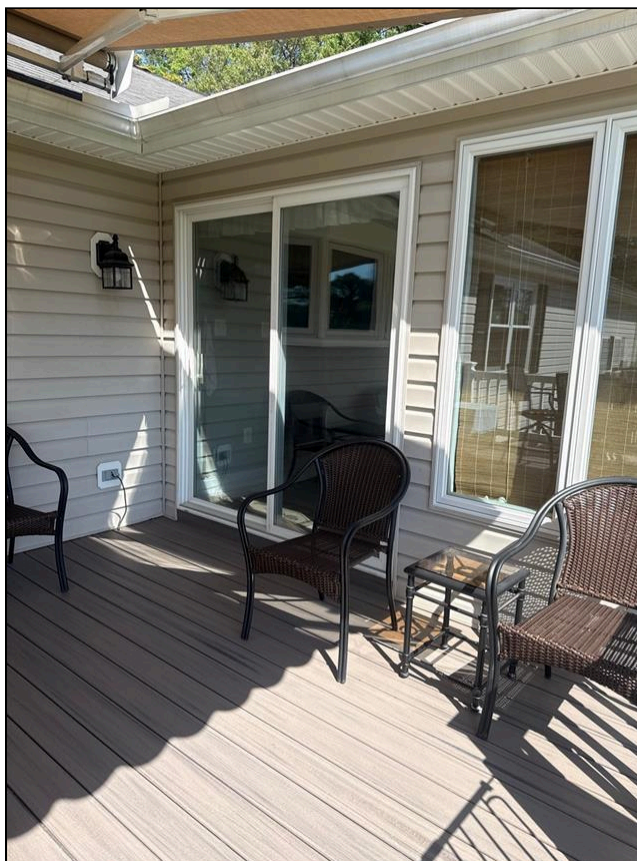
2. Exterior

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
- Masonry

		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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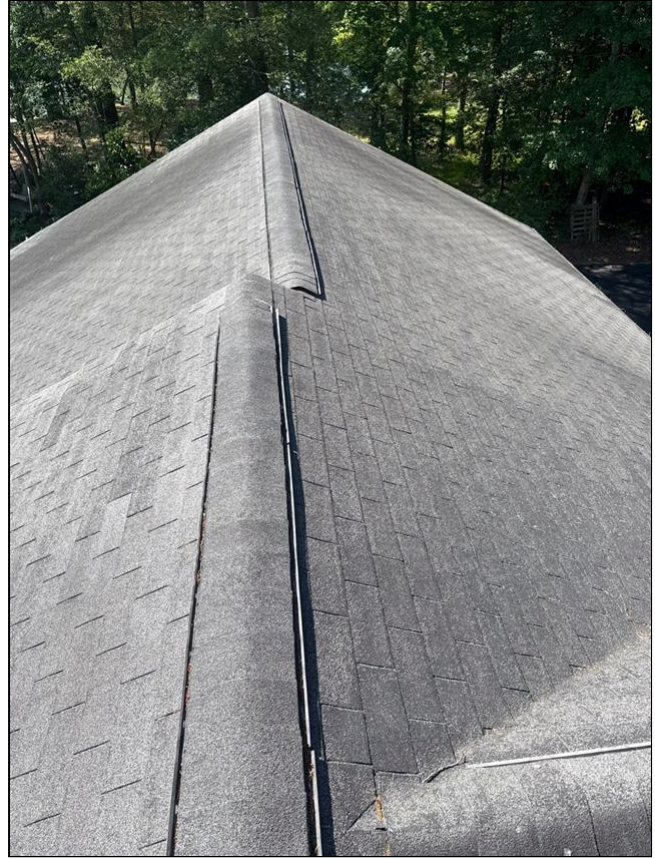
IN RE NP NI

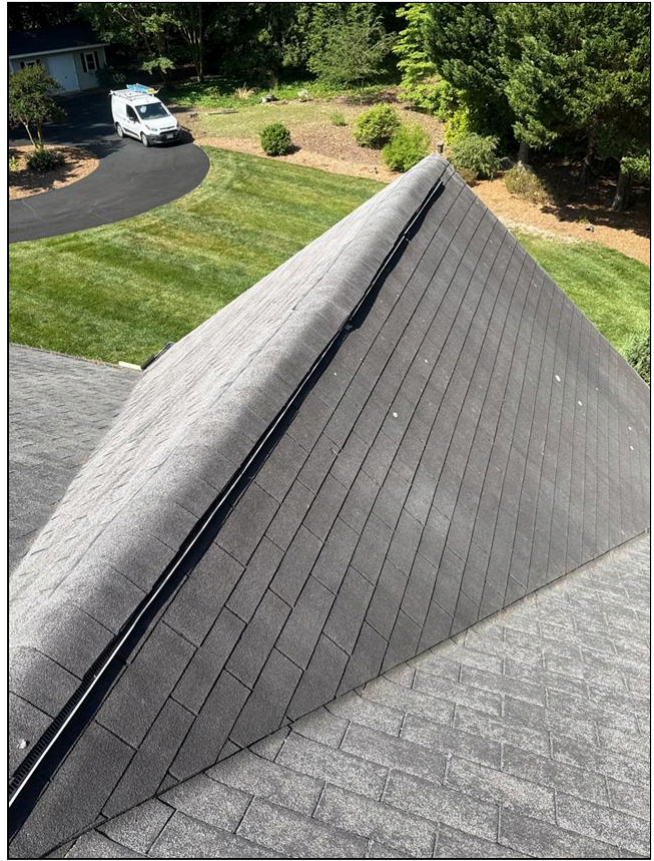
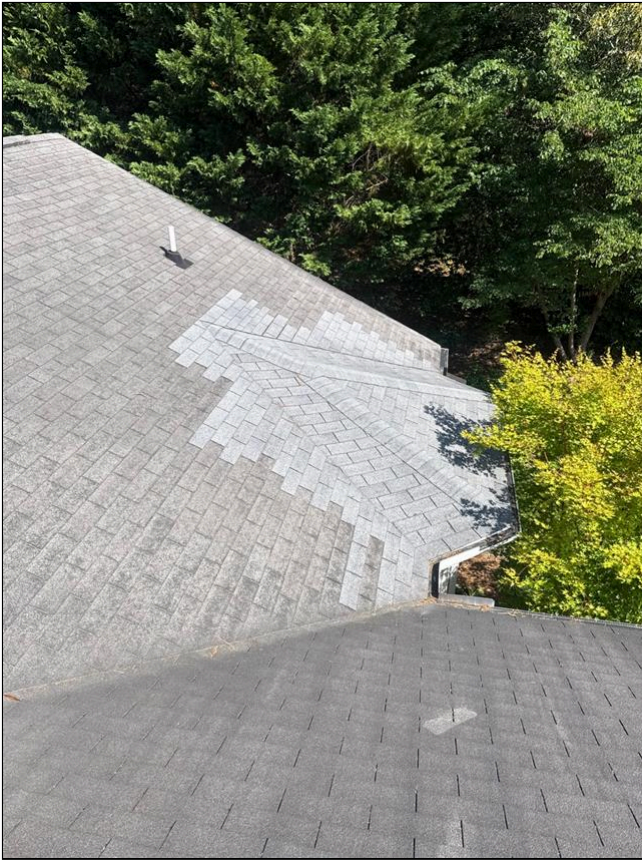
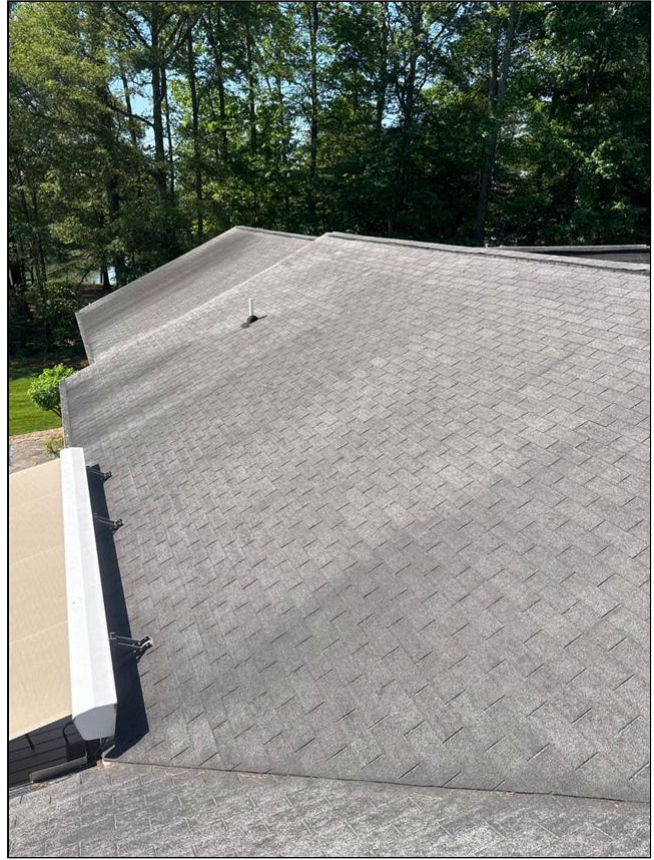
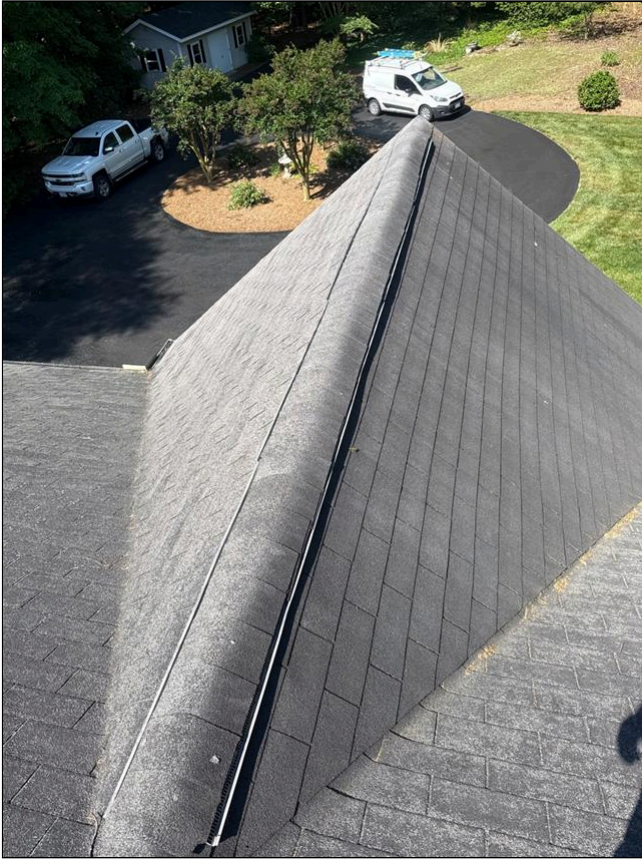
Comments:

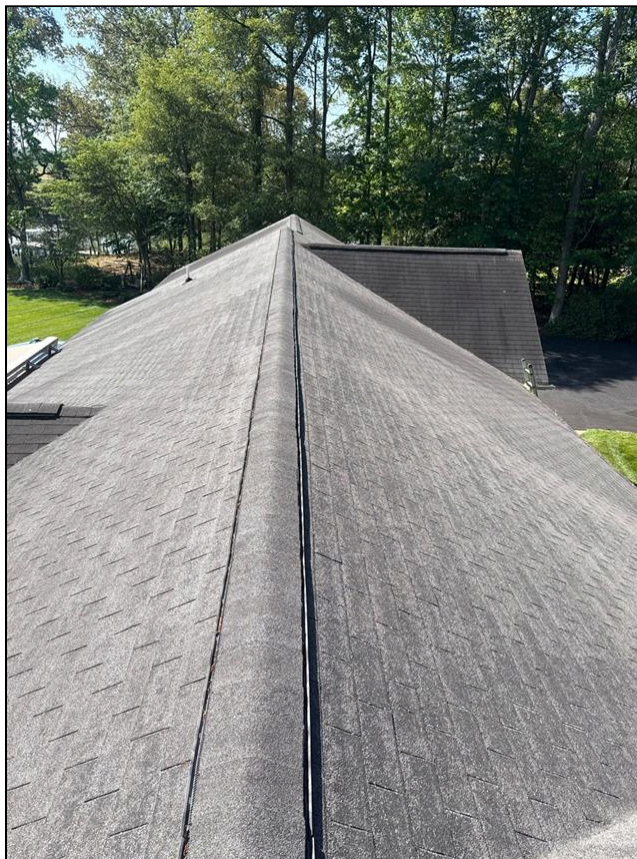
2.4 Shrubs and other plants should be trimmed away from house to allow a clearance of twelve inches or more. Vegetation that is too close to the structure can cause damage to siding or create damp conditions that are harmful to moisture-sensitive building materials.

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
Three-tab

Methods used to inspect roofing:

Mounted and walked roof

Estimated Age of Roof:

Fifteen years or more
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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IN RE NP NI

Comments:

3.0 Roofs made of asphalt shingles last for about twenty years. The roof was at the end of its service life. Several shingle tabs were damaged or missing and the roof was showing signs of age and wear, with exposed fiberglass substrate visible across large areas of the roof. Budgeting for replacement is recommended.



3.0 Item 1(Picture) Missing, damaged shingle tabs

3.0 Item 2(Picture) Missing/damaged shingle tab

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.



Propane tank



Jetted tub, in operation



Well system equipment in crawlspace



Water heater

Styles & Materials

Water source:

Well

Water supply piping materials:

Copper

DWV piping materials:

PVC

Water heater location:

Garage

Water heater capacity:

50 gallons

Water heater energy source:

Electric

WH manufacturer:

WHIRLPOOL

Manufacture date : 2001

Main water shut-off valve:

Crawlspace, near pressure tank

Main fuel shut-off valve:

At tank

Fuel supply piping materials:

Copper

Hose bibb(s):

Functional

		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	•			
4.5	Sewage ejectors, sump pumps, and related piping			•	

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IN RE NP NI

Comments:

4.2 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.

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.

Carbon monoxide (CO) alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home, so that when one sounds, they all sound. Test CO alarms at least once a month. Replace them according to manufacturer's instructions.



Service panels and main disconnects

Styles & Materials

Amperage rating of the service:
400 amp

Location of subpanels:
Not applicable

Carbon Monoxide alarms:

Location of main disconnect(s):
Garage

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

Service panel manufacturer:
Cutler-Hammer

Smoke alarms:
In good working order

Required, none found

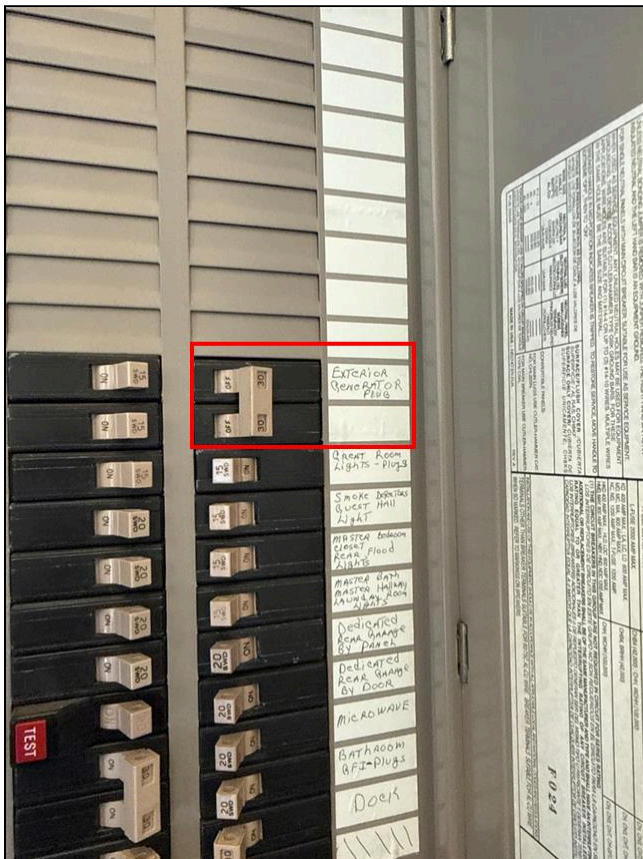
		IN	RE	NP	NI
5.0	Service drop, service entrance conductors, cables, and raceways	•			
5.1	Service equipment and main disconnects	•			
5.2	Service grounding	•			
5.3	Service panels, subpanels and their interior components		•		
5.4	Conductors (wiring)	•			
5.5	Overcurrent protection devices (breakers or 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)			•	
5.10	Carbon monoxide detectors			•	

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Comments:

5.3 The portable generator system did not have a transfer switch or mechanical interlock device to prevent a dangerous backfeed. Further evaluation by a licensed electrician is recommended.



5.3 Item 1(Picture) Generator breaker did not have an interlock device

5.3 Item 2(Picture) Portable generator receptacle

5.10 Carbon monoxide (CO) alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home, so that when one sounds, they all sound. Test CO alarms at least once a month. Replace them according to manufacturer's instructions.

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 pump



Air handler



Filter location

Styles & Materials

Heating system:

Heat pump (less than 12 years old)

Heating energy source:

Electric

Heating system brand/manufacturer:

LENNOX

Manufacture date : 2018

Cooling system:

Central air/heat pump (also provides heating)
4-ton

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	•			

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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:

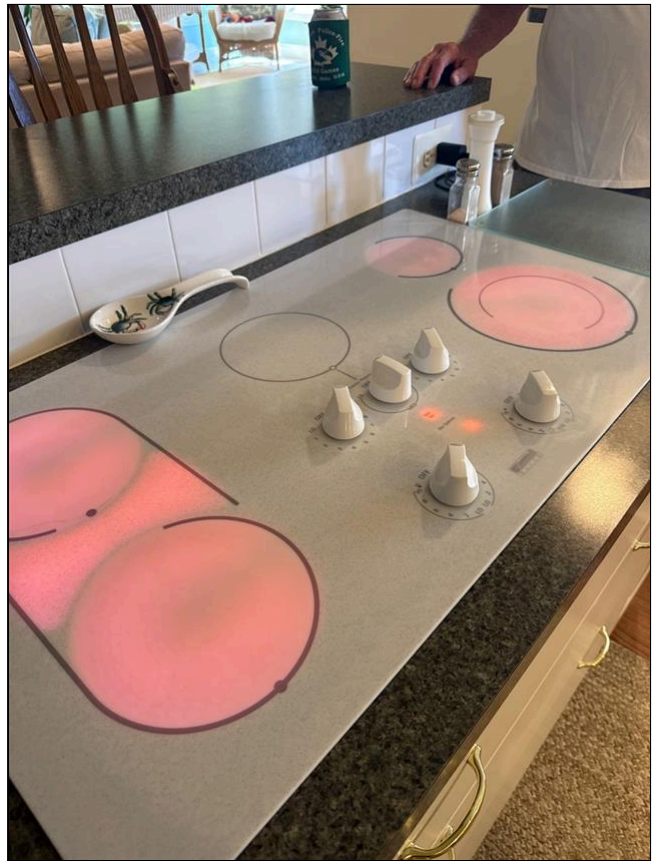
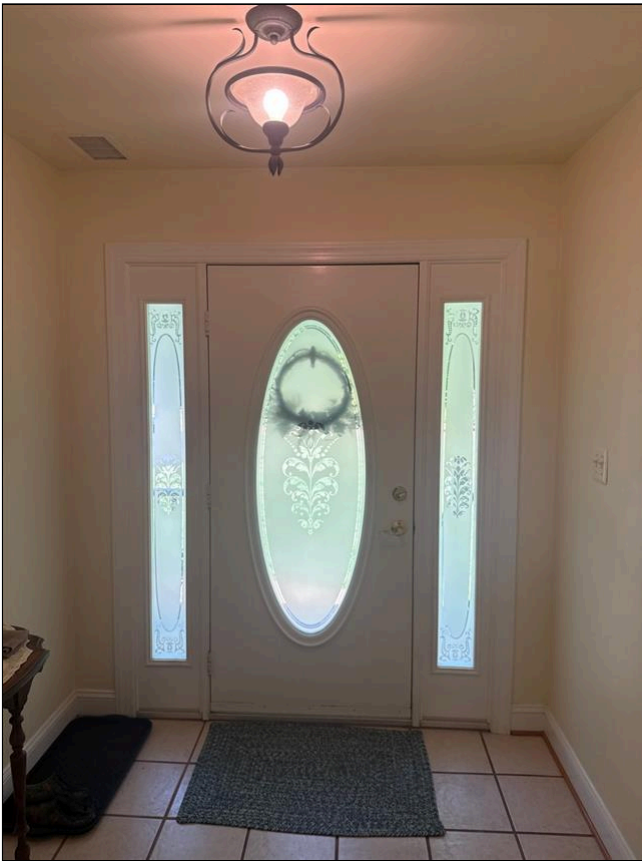
Refrigerators, clothes washers and clothes dryers are considered to be free-standing appliances and are technically excluded from the ASHI Standard of Practice to which this inspection was performed (Virginia home inspector regulations also do not require inspection of these appliances). The inspection 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.

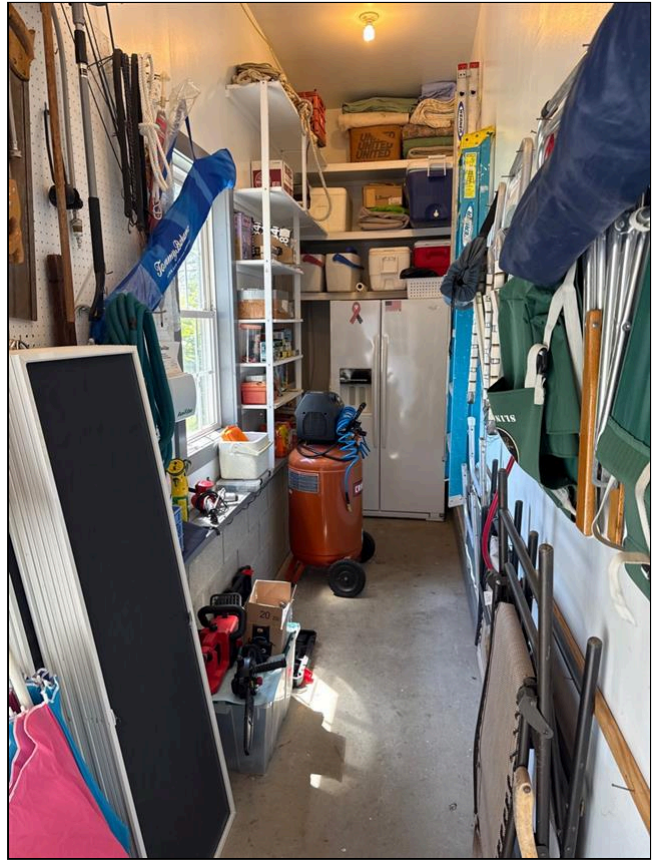
Window and door screens are considered seasonal items and do not affect the primary function or safety of the home's windows and doors. The absence of, or damage to, window and door screens is beyond the scope of a home inspection and are excluded by all national home inspector trade organization standards 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)	•			

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IN RE NP NI

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.



Dehumidifier in crawlspace, functional

Styles & Materials

Attic ventilation:

- Gable vents
- Ridge vents
- Soffit vents

Insulation in attic:

- Loose-fill
- Fiberglass

Crawlspace ventilation:

- Vapor barrier present
- Dehumidifier present and functioning

Insulation in crawlspace:

- Foam boards on foundation walls

		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

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.



Gas logs, in operation

Styles & Materials

Description:

Gas logs
Functional at time of inspection

Accessory description:

Blower
Functional at time of inspection

		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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IN RE NP NI



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: 5/18/2026
Report ID: 20260518-629-Wrights-Cove-Dr

Customer Info:	Inspection Property:
Don & Betty Short	629 Wrights Cove Dr Lottsburg VA 22511
Customer's Real Estate Professional: Jason Patton	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection: 2,000 - 2,499 sq. ft.	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: