



Home Inspection Report

Prepared exclusively for
Cheryl Jones



PROPERTY INSPECTED:
296 Drum Bay Road
Hague, VA 22469

Date of Inspection: 08/19/2026

Inspection No. 28188-12314

COMPANY:

Inspection Consultants, LLC
A Pillar To Post Authorized Franchise
156 Strawberry Plains Road
Suite C1, Williamsburg VA
weinspect@pillartopost.com
(757) 564-4454

INSPECTOR:

John Lynch
Lic.#: 3380 000077 NRS Exp. 7/2027
john.lynch@pillartopost.com
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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.1 The summary page is provided as an overview and is not the complete inspection report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report. Photos are provided to illustrate examples of deficiencies or observations noted during the inspection. Not all deficiencies are accompanied by a photo.

3.0 EXTERIOR

3.2 Wall Surface

3.2.3 Hardboard siding material has been installed on the house exterior. Moisture damage is visible on the hardboard siding materials throughout the house exterior. Recommend having a qualified siding installer evaluate to determine extent of damage and course of action needed for replacement of damaged materials.

9.0 ELECTRICAL SYSTEM

9.1 Electrical General Comments

9.1.2 Recommend further evaluation and repair of the following electrical related observations (listed in the electrical section of the inspection report) by a qualified electrical contractor:

Detached Garage:

- a fused disconnect is still in use in the workshop area. 30 amp screw fuses are over sized for the disconnect and wiring

Historic House

- knockout is missing at bottom of junction box enclosure and a wire connection is in contact with the junction box enclosure

Main House

- high heat condition noted on wire connection at breaker for range unit
- cable clamps and knockouts are missing at bottom of panel
- damage is visible on terminals on buss bar in main panel
- improper fasteners are in use to secure cover to panel
- open wiring and open junction boxes are visible at several areas in the attic and crawlspace
- ensure replacement breakers are rated for use in this brand panel

9.8 Receptacles

9.8.2 Open ground is present on outlet, the unit is not properly secured to wall and cover is missing, recommend repair **(Guest Bedroom)**

11.0 PLUMBING SYSTEM

11.7 Fixtures / Faucets

11.7.2 An active leak is visible on faucet valve(s) and diverter at tub recommend repair. **(Primary Bathroom/Laundry)**

11.7.3 An active leak is visible on the shower diverter and faucet drips when valves are in the off position, recommend repair. **(Guest bathroom)**

11.8 Sink(s)

11.8.2 Active leaks are visible on faucet valves and corrosion is visible on water supply lines/valves/drain, recommend replacement of all old/corroded materials and repair/replacement of faucet valves to limit risk of leaks.

- Guest bathroom
- Primary Bathroom/Laundry

11.8.3 Drain lines are corroded and leaking, recommend replacement to limit leaks. **(Kitchen)**

12.0 INTERIOR

12.1 Floors

12.1.2 Damage/curl is visible on floor tiles at the tub and toilet. Recommend further investigation to determine if any hidden damage is present on the floor and repair/replace as needed. **(Guest bathroom)**

13.0 FIREPLACE(S)**13.3 Masonry Fireplace(s)**

13.3.2 Recommend further evaluation of the chimney and fireplace by a qualified chimney sweep:

- Interior flue liners are not visible to the inspector therefore outside the scope of the inspection
- Soot buildup visible on the interior of the firebox and on the flue liner indicates need for cleaning.
- Deterioration is visible on bricks on the chimney exterior **(Family Room)**

INSPECTION REPORT

1.0 INTRODUCTION

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1.1.2 • This report has been prepared based upon the Standards of Practice established by The American Society of Home Inspectors - ASHI® and the Commonwealth of Virginia. All components designated for inspection in the ASHI® Standards of Practice, adopted November 2014, are inspected, except as may be noted within this report.

• The Report Summary is provided to allow the reader a brief overview of the Report. This Report Summary is not all encompassing. Reading the Report Summary is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Standards of Practice of the American Society of Home Inspectors, Limitations, Scope of Inspection and the Visual Inspection Agreement must be carefully read to fully assess the findings of the Inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

• It is recommended that any deficiencies and the components / systems related to these deficiencies noted in the Report be evaluated / inspected and repaired as needed by licensed contractors / professionals prior to the close of the sale. Further evaluation prior to closing is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarification or further questions.

1.2 Inspector

1.2.1 John P. Lynch

Owner, Pillar To Post Home Inspectors

Virginia Licensed Home Inspector #3380 000077 NRS expires 7/31/2027

1.3 Scope of Inspection

1.3.1 The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or out buildings are not included in the visual inspection.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Pillar To Post Home Inspectors operated by Inspection Consultants, L.L.C., is neither a guarantor nor insurer. Not all improvements will be identified during this visual inspection or detailed in the inspection report.

The inspection and related report do not address and are not intended to address applicable building codes and/or regional regulation compliance.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the visual inspection agreement. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of Inspection Consultants, L.L.C.

1.4 Approximate Year Built

1.4.1 Main home was built in 1978.

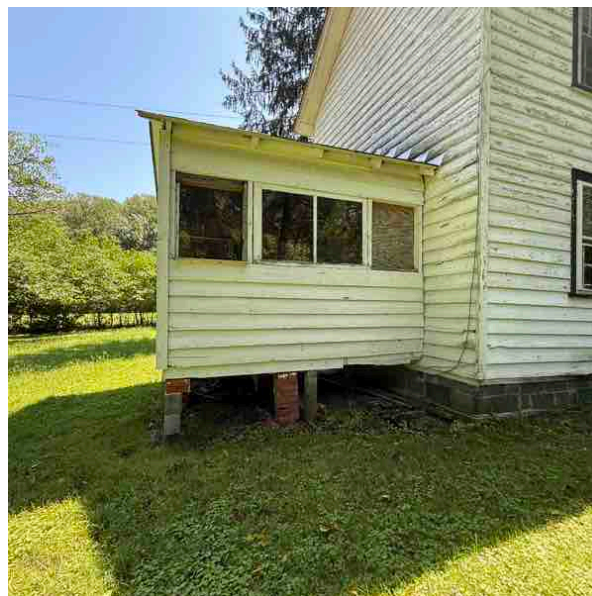


1.4.2 Historic house build date unknown.



1.4.3 Farmhouse was built early 1900's





1.5 Inspection / Site Conditions

- ☑ Clear Conditions
- ☑ Damp\Wet ground

1.5.1 Temperature at time of inspection is approximately 93F.

1.5.2 House was vacant at the time of the inspection.

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

- ☑ Flowerbeds
- ☑ Trees

2.1.1 The general landscape such as grading and surface water drainage was inspected.

2.2 Walkway(s)

- ☑ Concrete

2.2.1 Inspected

2.3 Driveway(s)

- ☑ Gravel

2.3.1 Inspected

2.4 Patio(s)

- ☑ Concrete

2.4.1 Inspected

2.5 Enclosure(s)

- ☑ Fence/Gate

3.0 EXTERIOR

3.1 Foundation Surface

- ☑ Brick

3.1.1 Inspected

3.2 Wall Surface

- ☑ Hardboard Siding

3.2.1 Inspected

3.2.2 Visible damage noted

3.2.3 Hardboard siding material has been installed on the house exterior. Moisture damage is visible on the hardboard siding materials throughout the house exterior. Recommend having a qualified siding installer evaluate to determine extent of damage and course of action needed for replacement of damaged materials.



3.3 Eaves / Fascia / Soffit

☒ Wood

3.3.1 Inspected

3.4 Windows

☒ Wood Windows

☒ Single pane glass

3.4.1 Inspected

3.4.2 Wood framed windows and sashes are in need of and require regular paint and caulk maintenance. Recommend maintenance and repair as needed. Monitor periodically for signs of damage and repair as needed. Consider replacement as an upgrade to limit maintenance concerns and for improved efficiency.



3.5 Exterior Doors

- ☑ Solid Wood Doors

3.5.1 Inspected

3.5.2 Operational

3.6 Porch(es)

- ☑ Wood
- ☑ Wood railings

3.6.1 Exterior porch(es) were inspected.

3.6.2 Screened Porch - moisture damage is visible on post at floor boards on the side of the screened porch. Recommend replacement of damaged materials. **(Exterior Rear)**



4.0 ROOFING SYSTEM

4.1 Limitations

- △ Inspection of the chimney is limited to visible portions of the chimney structure above the roofline.

4.2 Roofing General Comments

☑ Architectural Shingle

4.2.1 Inspected

4.2.2 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.

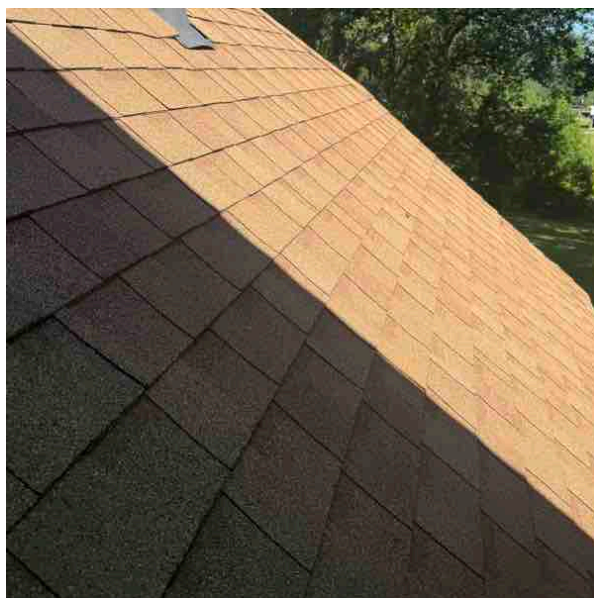
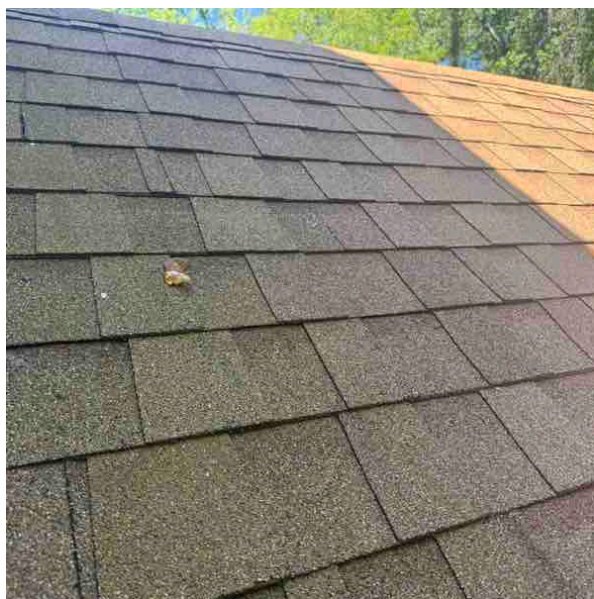
Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

4.2.3 Detached Garage: Shingles are worn, an active leak is present along the eaves on the workshop side of the roof. Consult with a qualified roofing contractor for costs and methods associated with replacement of shingles and repair of damaged sheathing materials.

4.3 Roofing Inspection Method

☑ Inspected from roof edge with a ladder

4.3.1 Roof is too steep to safely walk on. Roof was inspected from ground with binoculars and at the edge with a ladder.



4.4 Sloped Surface(s)

☑ Asphalt shingles

4.4.1 Inspected

4.5 Flashings

- ☑ Chimney
- ☑ Plumbing stack
- ☑ Roof to wall

4.5.1 Inspected**4.6 Roof Drainage**

4.6.1 No gutters/downspouts are present on the house. Brick grade gutters are present at front and rear. Recommend installing gutters and downspouts as the best way to manage storm water from the roof and away from the structure.

**4.7 Chimney(s)**

- ☑ Brick Chimney

4.7.1 Exterior portions of chimney inspected

4.7.2 Visible, accessible portions of the chimney exterior were inspected. **(Exterior Rear)**



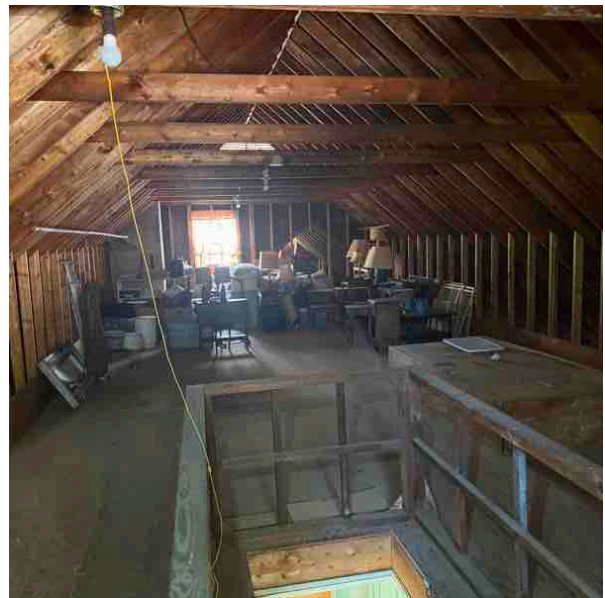
5.0 ATTIC

5.1 Limitations

△ Exhaust ducts concealed by insulation.

5.2 Attic Conditions

5.2.1 Attic views.



5.3 Attic Access

☑ Pulldown Ladder

5.3.1 Inspected

5.4 Insulation

☑ Fiberglass batt insulation

5.4.1 Inspected

5.4.2 Insulation level is low/settled, which is typical for a house this age. Consider installing additional insulation to improve energy efficiency as an upgrade.

5.5 Ventilation

☑ Gable Vents

☑ Powered vent fan

5.5.1 Inspected

5.5.2 A powered vent fan is present in the attic. Unit appears to be inoperable, recommend repair/replacement.



5.6 Sheathing

☑ Oriented Strand Board Sheathing

☑ Rafter

5.6.1 Inspected

6.0 GARAGE / CARPORT

6.1 Limitations

⚠ Stored Items limit complete inspection of walls/floors at several areas

6.2 Garage General Comments

6.2.1 A detached garage/workshop is located at the rear of the property.



**6.3 Structure**

- ☒ 1 Car Garage
- ☒ Detached Garage

6.4 Interior Access Door(s)

6.4.1 Inspected

6.4.2 Operational

6.5 Exterior Access Door(s)

- ☒ Wood

6.5.1 Inspected

6.5.2 Operational

6.6 Vehicle Door(s)

- ☒ Manual
- ☒ Wood

6.6.1 Inspected

6.6.2 Operational

6.6.3 No safety cables are installed through the springs at the sides of the garage for tracks. Install safety cables to limit risk of injury in the event of a spring break.

6.7 Floor

- ☒ Concrete

6.7.1 Inspected

6.8 Wall

- ☒ Unfinished

6.9 Ceiling

- ☒ Unfinished

6.9.1 Inspected

7.0 STRUCTURE**7.1 Limitations**

- ☐ Insulation on the foundation walls limits complete inspection of the foundation

7.2 Structure General Comments

7.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Termites, wood boring insects, rot, fungus, rodents, or other pests are outside the scope of this inspection
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

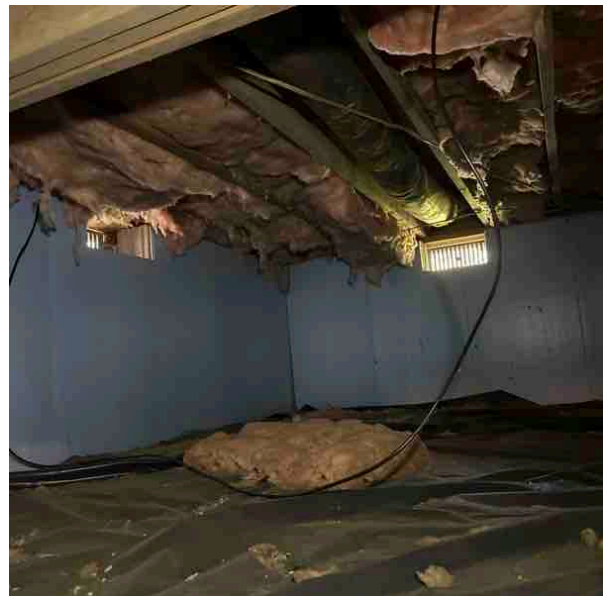
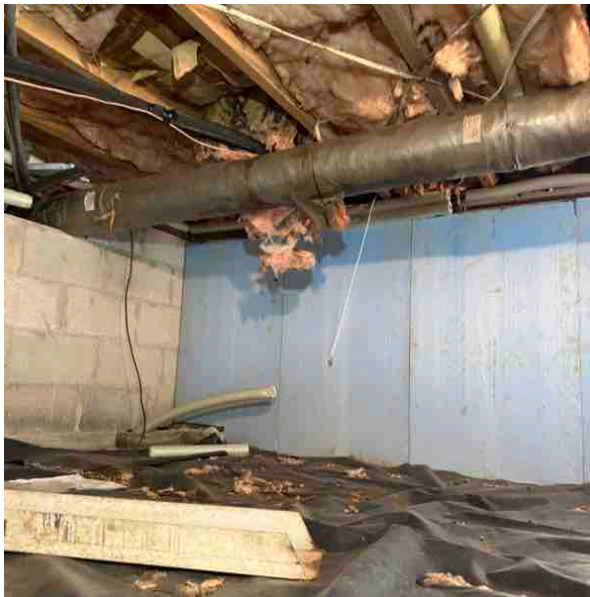
7.3 Foundation

- ☑ Concrete block

7.3.1 Inspected

7.3.2 Rigid insulation has been installed on the foundation walls around the perimeter of the crawlspace.

Insulation restricts visual inspection of the foundation walls. There are no indications of settlement visible on the exterior foundation walls.



7.4 Support - Post / Beam / Column

- ☑ Wood beam support

7.4.1 Inspected

7.4.2 One masonry column has been modified to make room for ductwork in crawlspace. Recommend repair of the masonry column to provide proper support for beam. **(Main House Crawlspace)**



7.5 Floor Structure

☑ Wood - dimensional lumber.

7.5.1 Inspected

7.6 Wall Structure

☑ Wood frame

7.6.1 Inspected

7.7 Roof Structure

☑ Wood Rafters

7.7.1 Inspected

7.8 Ceiling Structure

☑ Wood rafters

7.8.1 Inspected

8.0 CRAWLSPACE

8.1 Crawlspace General Comments

8.1.1 This is a visual inspection of the crawlspace is limited in scope by (but not restricted to) the following conditions:

- The entire underside of the floor sheathing is not inspected for evidence of leakage.
 - Evidence of prior leakage or damage may be concealed by insulation
 - Moisture activity changes seasonally
 - Crawlspace inspection may be limited by insulation, low clearances on ductwork/pipes, access, standing water
- Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

8.2 Crawlspace Conditions

8.2.1 Inspected

8.2.2 Standing water is present in the crawlspace below the guest bathroom. Water appears to be entering the front foundation wall (around sewer lines below exit at front wall). Limit water entry by improving surface drainage on the house exterior to ensure proper movement of storm water away from the structure. **(Main House Crawlspace)**



8.3 Access

☑ Entered

8.3.1 Inspected

8.4 Ventilation

☑ Foundation vents

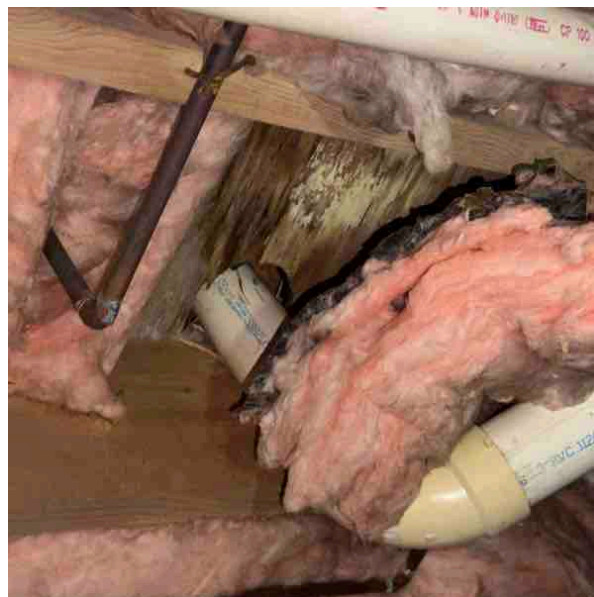
8.4.1 Inspected

8.5 Insulation

☑ Hanging

8.5.1 Inspected

8.5.2 Insulation is loose/damaged and has fallen in several areas throughout the crawlspace interior. Recommend removal of all insulation that has fallen, secure insulation where loose and install new insulation in areas where missing. **(Main House Crawlspace)**





8.6 Moisture Barrier

☑ Plastic moisture barrier

8.6.1 Inspected

8.6.2 Plastic moisture barrier is bundled/missing at several areas in the crawlspace. Recommend extending the plastic moisture barrier (and install where missing) to cover all soil on the crawlspace floor. **(Main House Crawlspace)**

9.0 ELECTRICAL SYSTEM

9.1 Electrical General Comments

9.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Most of the service cable and distribution wiring is concealed.
- A representative sampling of outlets and light fixtures were tested. Concealed electrical components (wiring behind finish materials, outlets blocked by furnishings) could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

Limitation: Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection.

9.1.2 Recommend further evaluation and repair of the following electrical related observations (listed in the electrical section of the inspection report) by a qualified electrical contractor:

Detached Garage:

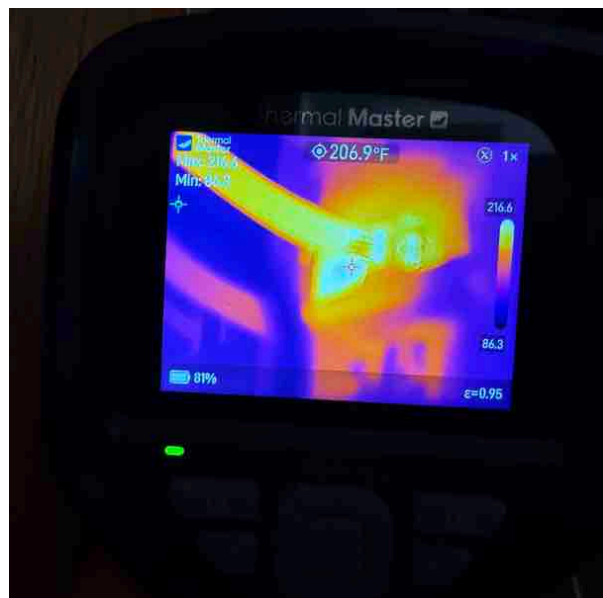
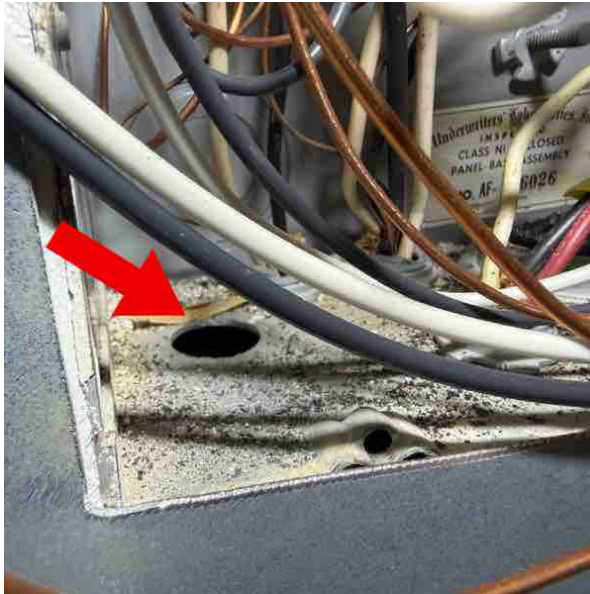
- a fused disconnect is still in use in the workshop area. 30 amp screw fuses are over sized for the disconnect and wiring

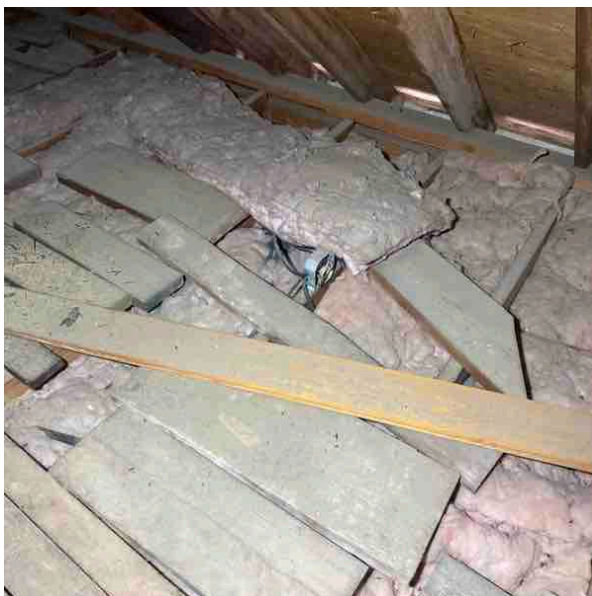
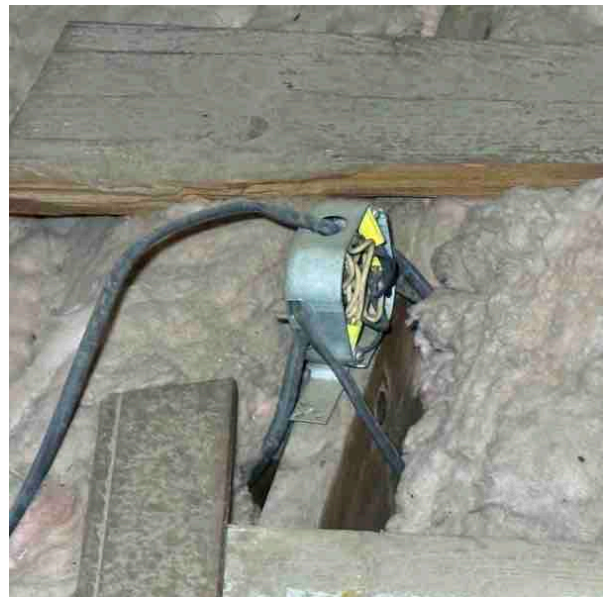
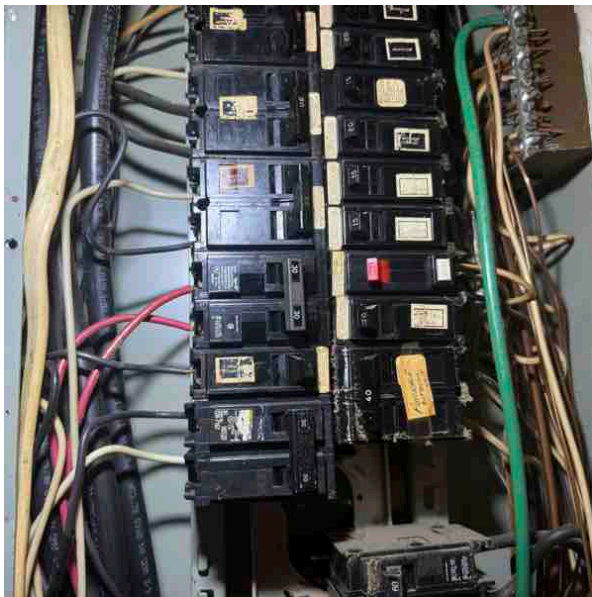
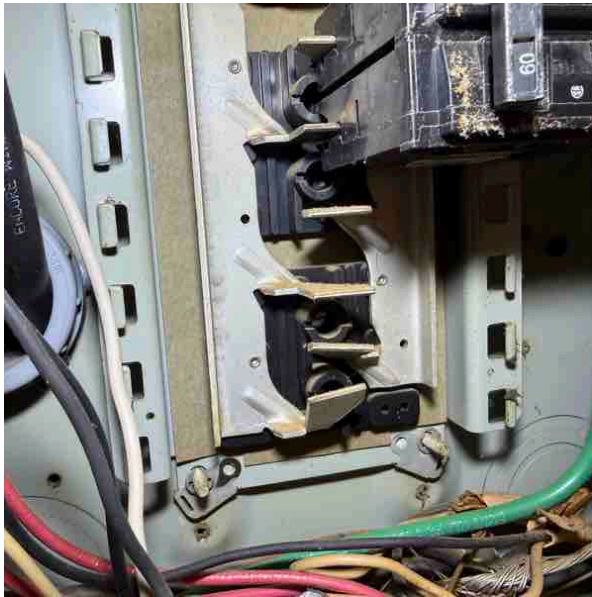
Historic House

- knockout is missing at bottom of junction box enclosure and a wire connection is in contact with the junction box enclosure

Main House

- high heat condition noted on wire connection at breaker for range unit
- cable clamps and knockouts are missing at bottom of panel
- damage is visible on terminals on buss bar in main panel
- improper fasteners are in use to secure cover to panel
- open wiring and open junction boxes are visible at several areas in the attic and crawlspace
- ensure replacement breakers are rated for use in this brand panel





9.2 Service Entrance

🔍 Service Entrance: Underground cables

9.2.1 Inspected

9.2.2 Main House: Electric meter base is located at: side of house (**Exterior Right**)



9.2.3 Historic house service entrance: An overhead service entrance cable is present on a utility pole in the yard next to the driveway. A meter base and 200 amp service disconnect are installed on the pole. (**Exterior Rear**)



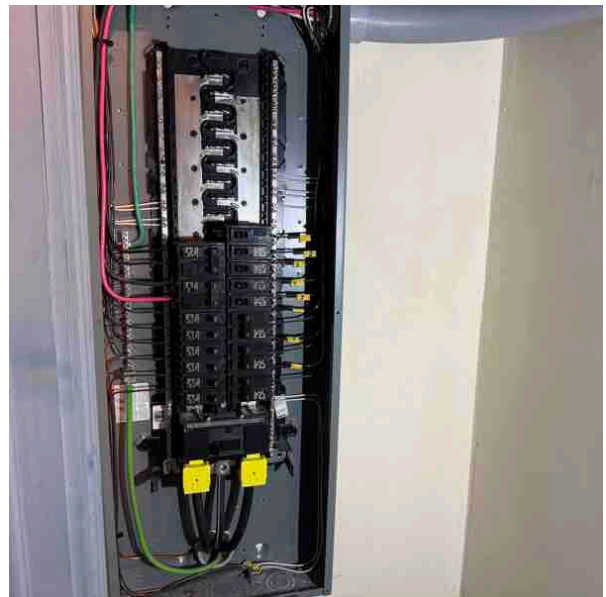
**9.3 Service Size**

🕒 200 Amps

9.4 Distribution Panel(s)

9.4.1 Inspected

9.4.2 Historic House :Panel cover(s) were removed to visually inspect wiring and breakers on the panel interior.



9.4.3 Main House : Panel cover(s) were removed to visually inspect wiring and breakers on the panel interior.
(Kitchen)

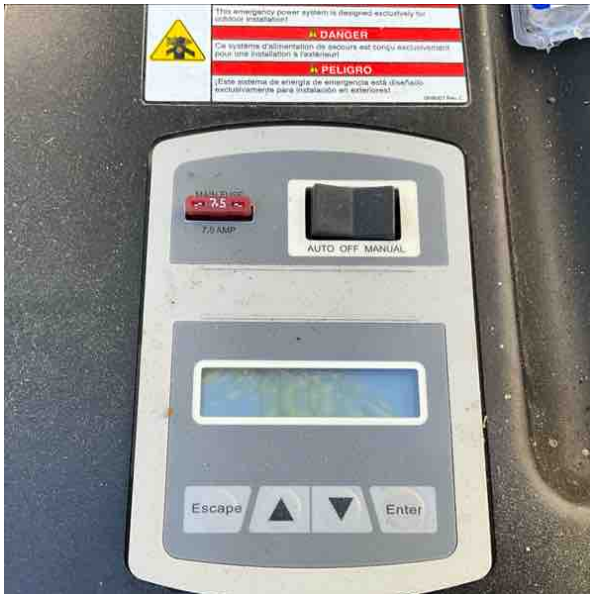


9.5 Generator

9.5.1 Not Inspected

9.5.2 Generator was in the off position upon arrival to the inspection site.

A generator is present but not inspected. Inquire with the owner to determine the name of the service provider that performs annual maintenance on the generator system. (Exterior Rear)





9.6 Grounding

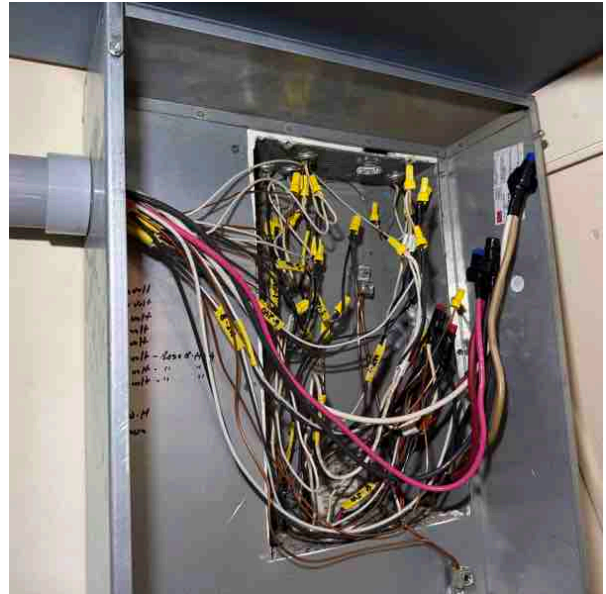
☑ Grounded at grounding rod.

9.6.1 Inspected

9.7 Branch Circuit Wiring

9.7.1 Inspected

9.7.2 Historic Home : An older panel has been converted to a junction box. A metal enclosure has been installed over the old panel to accommodate wiring and connections when the new panel was installed.



9.8 Receptacles

9.8.1 Operational

9.8.2 Open ground is present on outlet, the unit is not properly secured to wall and cover is missing, recommend repair (Guest Bedroom)



9.8.3 Receptacle is loose, recommend repair to limit movement and risk of damage\shock. (Primary Bedroom)



9.9 Lighting / Ceiling Fan(s)

9.9.1 Operational

9.10 Exhaust Fan(s)

9.10.1 Operational

9.11 GFCI Devices

9.11.1 Inspected

9.11.2 Operational

9.11.3 A GFCI breaker in the main service panel protects receptacles at the following areas: guest bathroom, primary bathroom. **(Kitchen)**



9.12 Smoke Alarms

9.12.1 Smoke Alarms: Not installed in bedrooms

9.12.2 It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.

9.12.3 House was built prior to the requirement for having smoke detectors in each bedroom. Recommend installing additional smoke detectors in the sleeping areas as a safety upgrade.

10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.1 Limitations

△ Ductwork is concealed

10.2 HVAC General Comments

10.2.1 The HVAC units are inspected by opening readily accessible user-removable panels. Panels on package (one piece) units\coils and exchangers are not readily removable, and are not removed during the inspection. Defects or failure of HVAC equipment can happen at anytime, without warning, including the day after the inspection. We strongly recommend that you have all HVAC equipment cleaned and serviced by a qualified HVAC contractor prior to purchase (or obtain records for any recent inspection\service performed) and twice a year after that. Regular service is very important for efficient operation and to achieve maximum service life. Most AC and heat pump compressors carry manufacturers' warranties of no more than 5 years. The report should not be read as a prediction of the remaining life span of the HVAC system. Typical life spans of HVAC equipment range from 8-12 years. Some last longer, some break down sooner. If you want protection against HVAC system breakdowns, we recommend that you purchase a warranty or service contract on your HVAC equipment.

10.3 Thermostat(s)

⊙ Location: Foyer

10.3.1 Operational

10.4 Energy Source(s)

⊙ Electricity

10.4.1 Main House HVAC system : Heat Pump

Historic house - baseboard heaters and one window a/c unit

Farmhouse - mini split heat pump with 4 heads (air handlers)

10.5 Heat Pump(s)**10.5.1 1st floor HVAC system**

Heat pump system Brand: Amana (Goodman)

Heat pump system manufacture date: 2021

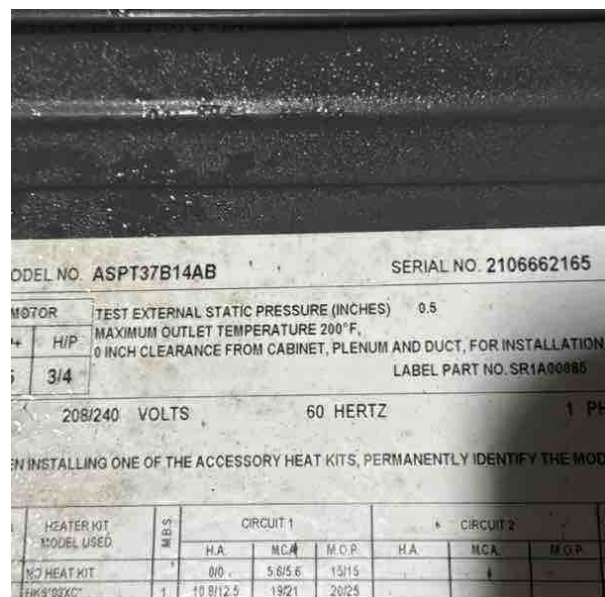
Heat pump system was operating properly at the time of the inspection. Temperature on the supply registers is 57F degrees during operation in the cooling mode. **(Exterior Rear)**

**10.6 Air Handler****10.6.1 Inspected****10.6.2 Operational****10.6.3 HVAC System**

Air Handler brand: Amana

Air handler was manufacture date: 2021

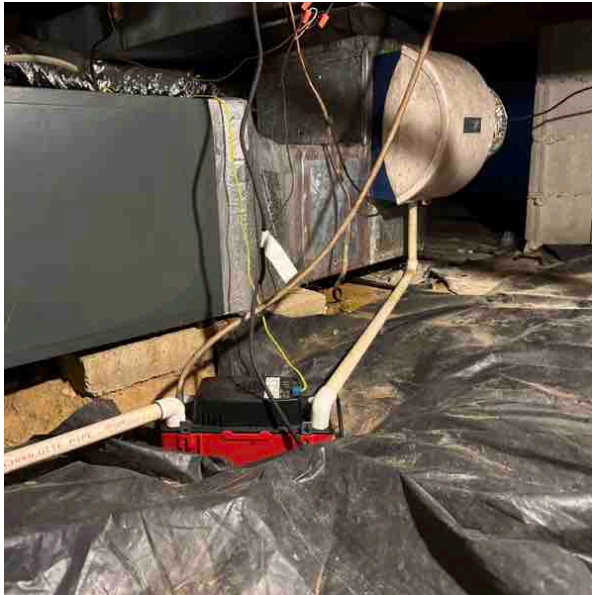
Location: Crawlspace

**10.7 Distribution System(s)****10.7.1 Inspected****10.8 Filter****10.8.1 Inspected****10.8.2 Filter size at the return register is 20"x20".**

10.9 Humidifier

10.9.1 Not Inspected

10.9.2 The operation of the humidifier was not tested. Recommend having the unit checked out and serviced the next time the HVAC system is serviced.



10.9.3 Water is supplied to the humidifier unit through a saddle valve that is tapped into the copper supply line in the crawlspace. Saddle valves are prone to leak over time and should be monitored periodically for corrosion and leaks.



11.0 PLUMBING SYSTEM

11.1 Plumbing General Comments

11.1.1 This is a visual inspection limited in scope by (but not restricted to) the following condition:

- Concealed portions of the plumbing system could not be inspected. This includes the underground systems and/or system components of the sewage disposal, water supply, and fuel storage or delivery systems.
- Shut off valves below sinks, toilet tanks are not operated.
- Shut off valves at main water line, hose faucets and at water heaters are not operated
- Bathtub(s) are tested for proper drainage using standard partial-fill methods. Testing the functional overflow protection device by filling the tub past the overflow drain is strictly outside the scope of this non-destructive inspection. Overflow gaskets and connected piping are typically concealed within walls or floors and cannot be visually monitored during operation. Forcing water into an unmonitored overflow system carries an inherent risk of causing hidden water damage to the property.

11.2 Water Main

11.2.1 Inspected the visible portion of the house water main.

11.3 Distribution Piping

☑ Interior water supply pipes are copper.

11.3.1 Visible supply lines inspected, water flow was observed with multiple fixtures operating. Water flow/pressure was typical.

11.4 Drain, Waste, and Vent Piping

☑ Plastic PVC

11.4.1 The visible portions of the interior drain, waste and vent system were inspected.

11.5 Water Heating Equipment

11.5.1 Inspected

11.5.2 Operational

11.5.3 Two (cabinet type) water heaters are in use in the crawlspace. One unit is located below the kitchen and one unit is located below the guest bedroom.

Water heater brand: unknown (data plates not legible)

Water heater manufacture date:

Water heater type : Electric

Capacity: 30 gallon

Location : Crawlspace

Water heaters are older units and appear to be beyond their typical service lives. Recommend budgeting for replacement.

**11.6 Hose Bib(s)**

11.6.1 Exterior hose faucets were inspected and operated.

11.7 Fixtures / Faucets

11.7.1 Operational

11.7.2 An active leak is visible on faucet valve(s) and diverter at tub recommend repair. (Primary Bathroom/Laundry)



11.7.3 An active leak is visible on the shower diverter and faucet drips when valves are in the off position, recommend repair. (Guest bathroom)

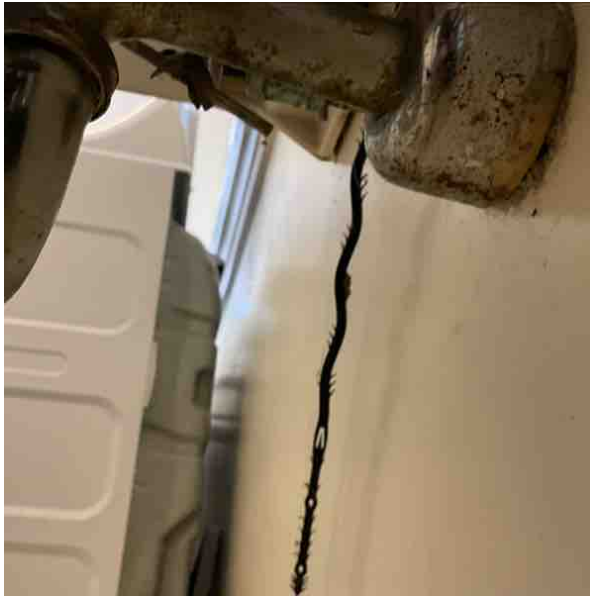


11.8 Sink(s)

11.8.1 Inspected

11.8.2 **Active leaks are visible on faucet valves and corrosion is visible on water supply lines/valves/drain, recommend replacement of all old/corroded materials and repair/replacement of faucet valves to limit risk of leaks.**

- Guest bathroom
- Primary Bathroom/Laundry





11.8.3 Drain lines are corroded and leaking, recommend replacement to limit leaks. (Kitchen)



11.9 Toilet(s)

11.9.1 Operational

11.10 Tub(s) / Shower(s)

☑ Fiberglass

11.10.1 Inspected

11.11 Well System

11.11.1 Well system and related components are outside the scope of a professional home inspection and were not inspected. Recommend further evaluation by a qualified contractor to determine condition and for test of the water quality.

11.12 Septic System

11.12.1 Septic system and related components are outside the scope of a professional home inspection and were not inspected. Recommend having the septic system and all related components inspected by a qualified septic specialist.

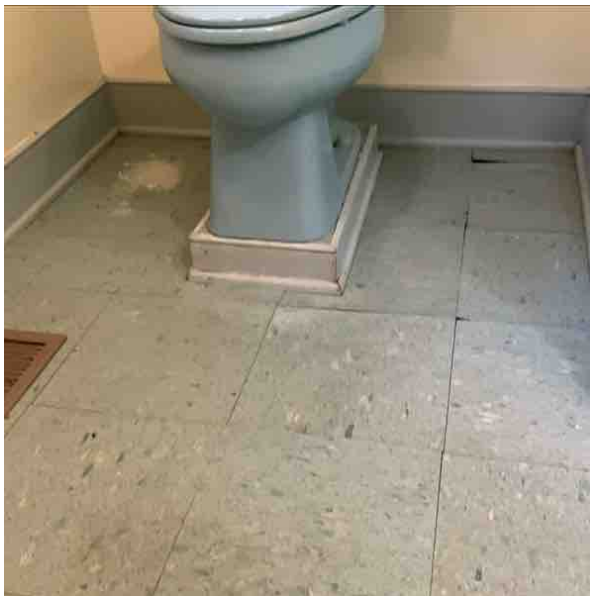
11.13 Propane Tank / Lines

11.13.1 A buried propane tank is present at the side yard. Recommend routine maintenance of propane burning appliance (generator) by a qualified contractor to ensure safe and proper operation. Recommend inquiring with the seller for documentation pertaining to service records and fuel level. **(Exterior Right)**

**12.0 INTERIOR****12.1 Floors**

12.1.1 Inspected

12.1.2 **Damage/curl is visible on floor tiles at the tub and toilet. Recommend further investigation to determine if any hidden damage is present on the floor and repair/replace as needed. (Guest bathroom)**



12.2 Walls / Ceilings

- ☑ Drywall

12.2.1 Inspected

12.3 Windows

- ☑ Single pane glass
- ☑ Wood
- ☑ Double Hung

12.3.1 Operational

12.3.2 Windows are inoperable, cannot be opened with a moderate use of force:

- primary bedroom- window at side wall

Recommend maintenance/repair as needed for proper function.

12.4 Doors

- ☑ Wood

12.4.1 Operational

12.5 Entrance Door(s)

☑ Metal Clad

12.5.1 Operational

12.6 Countertops / Cabinets

☑ Wood Cabinets

12.6.1 Inspected

13.0 FIREPLACE(S)**13.1 Fireplace General Comments**

13.1.1 Interior flue liners are not visible to the home inspector, therefore outside the scope of the inspection. Recommend further evaluation of the chimney structure by a qualified chimney sweep. The NFPA National Fire Protection Association recommends a complete inspection of all fireplaces, chimneys and flues when properties transfer ownership.

13.2 Fireplace Damper(s)

13.2.1 Operational

13.3 Masonry Fireplace(s)

☑ Bricks

13.3.1 Inspected

13.3.2 Recommend further evaluation of the chimney and fireplace by a qualified chimney sweep:

- Interior flue liners are not visible to the inspector therefore outside the scope of the inspection
- Soot buildup visible on the interior of the firebox and on the flue liner indicates need for cleaning.
- Deterioration is visible on bricks on the chimney exterior (Family Room)





14.0 APPLIANCES

14.1 Limitations

△ Interior dryer exhaust is not visible, therefore outside the scope of the home inspection

14.2 Appliance General Comments

☑ Tested On\Off Only

14.2.1 Appliances were tested by turning them on\off. We do not perform extensive testing of timers or thermostats and we make no report regarding the effectiveness of any appliances. We recommend that all appliances and all other components be tested again during a pre-closing walk-through to ensure all appliances are operating properly.

14.3 Refrigerator

14.3.1 Operational

14.4 Ranges / Ovens / Cooktops

14.4.1 Operational

14.4.2 No anti-tip bracket has been installed at the range unit. Recommend installation of appropriate anti-tip bracket as required to limit risk of tip over when the oven door is open. **(Kitchen)**

14.5 Range Hood

14.5.1 Operational

14.6 Dishwasher

14.6.1 Operational

14.7 Microwave Oven

14.7.1 Operational

14.8 Food Waste Disposer

14.8.1 Operational

14.9 Clothes Washer

☑ GE

14.9.1 Operational

14.10 Clothes Dryer

☑ GE

14.10.1 Operational

15.0 GENERAL COMMENTS ABOUT THIS INSPECTION

15.1 General Comments

15.1.1 The following items are not included on the inspection: accessory items, well systems and related components, septic systems and related components

Approximate time of arrival to inspection site: 8:15 am

Approximate time of departure from inspection site: 1:20 pm

Thank you for your business

John P. Lynch

Owner, Pillar to Post Home Inspectors

Virginia License #3380 000077 NRS exp. 7/31/2027

15.2 Limitations

- 15.2.1 • Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.
- Heat Pumps - Heat pumps are complex systems that require frequent maintenance and repair costs once they reach the age of five years or more. Only qualified technicians can properly inspect all the cycles of these units because it is technically exhaustive and beyond the scope of this visual inspection. At this time the HEATING cycle could not be fully tested due to seasonal temperature limitations.
- Chimney - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweep or other qualified personnel to perform a complete inspection and cleaning of the fireplace & chimney prior to purchase.
- Older Structures on the site - (homes built prior to 1960's) - Character homes have inherent defects because they were built without the benefit of the standardized Building Codes. You must keep in mind that the defects noted throughout this report are typical of such dwellings because of normal wear and tear throughout the years. Often, maintenance repairs are ongoing and done based on your budget. If you tried to repair or improve all at once, costs could become high to the point where it is not practical or affordable to you at this time. Repairs or improvements which you would like to repair in the immediate future or have been advised to do, should be quoted prior to purchase by qualified contractors for costs and methods of repair.