



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:

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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)**