



Home Inspection Report

Prepared exclusively for
Frances L. O'Dell



PROPERTY INSPECTED:

**11 Lee Street
Montross, VA 22520**

Date of Inspection: 08/24/2026

Inspection No. 28188-12332

COMPANY:

Inspection Consultants, LLC
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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.

3.0 EXTERIOR

3.9 Basement Walkout

3.9.2 Metal railing is loose and damage is visible on bricks and mortar, recommend repair **(Exterior Rear)**

8.0 ELECTRICAL SYSTEM

8.1 Electrical General Comments

8.1.2 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:

Basement :

Main Service Panel:

- GFCI breaker does not respond to the push button test

House Interior:

- Open ground is present on outlets in the dining room

Basement:

- Open wire connections are visible on several light fixtures in the basement
- Receptacle box is missing for an outlet on post
- Branch circuit wiring for outlets is not properly fastened to walls
- Covers are missing on several junction boxes
- Dimmer switch is loose and light is inoperable
- Wire clamp and knockouts are missing on switch/receptacle boxes next to rear entry door

10.0 PLUMBING SYSTEM

10.2 Water Main

10.2.3 Corrosion is visible on the old gate valve and copper water line at junction with foundation wall. Recommend replacement of corroded materials to limit risk of leaks. **(Basement)**

10.7 Fixtures / Faucets

10.7.3 Faucet valves and diverter are difficult to turn and active leaks are visible on faucet valve(s) at tub, recommend repair. **(Hall Bathroom)**

10.7.4 Faucet valves are leaking and difficult to operate and the shower riser is not properly secured to wall, recommend repair/replacement as needed. **(Hall Bathroom)**

10.8 Sink(s)

10.8.3 Drain line is corroded and leaking, recommend repair/replacement to limit leaks. **(Hall Bathroom)**

10.8.4 Corrosion is visible on drain line material and copper supply lines and valves below the sink. Recommend replacement of corroded materials to limit risk of leaks. **(Hall Bathroom)**

10.9 Toilet(s)

10.9.2 Movement is present when weight is applied to the toilet, recommend repair to limit movement and risk of leaks. **(Hall Bathroom)**

10.10 Tub(s) / Shower(s)

10.10.2 Drain stop is missing and tub is slow to drain, recommend repair for proper operation. **(Hall Bathroom)**

12.0 FIREPLACE(S)

12.3 Masonry Fireplace(s)

12.3.1 Recommend inspection of the fireplace and chimney by a qualified chimney sweep:

- Interior flue liners are not visible to the home inspector, therefore outside the scope of the inspection
- Damage is visible on firebricks inside the firebox
- Deterioration is visible on the masonry cap **(Family Room)**