



Home Inspection Report

Prepared exclusively for
Terry Bain



PROPERTY INSPECTED:

**123 Davis Drive
Reedville, VA 22539**

Date of Inspection: 09/03/2026

Inspection No. 28188-12371

COMPANY:

Inspection Consultants, LLC
A Pillar To Post Authorized Franchise
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(757) 564-4454

INSPECTOR:

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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

3.7 Deck(s)

3.7.2 Recommend maintenance/repair of the deck by a qualified contractor:

- moisture damage/deterioration is visible on several floorboards
- guardrails are loose

4.0 ROOFING SYSTEM

4.3 Sloped Surface(s)

4.3.2 Recommend maintenance and repair of the roof by a qualified roofing contractor:

- sheathing is uneven at front roof section, previous repairs on shingles are visible
- Exposed fasteners are visible on flashings/ridge vents
- Wear/damaged shingles are present at several areas on the roof covering, roof appears to be at the end of its typical service life
- Determine if shingles are rated for the low slope section at front of house
- Raised shingle/nail pop is visible at front roof section
- Moisture stains are visible on the roof sheathing at several areas (visible in attic)

6.0 GARAGE / CARPORT

6.1 Garage General Comments

6.1.2 Garage has been constructed over existing asphalt driveway, which is unusual. Several construction practices are nonstandard (header has been cut/modified above garage door, windows do not appear to be properly supported, openings/gaps are visible around bottom of perimeter at several areas), recommend repair by a qualified contractor. If available obtain any permits that may be obtained from the local county records.

7.0 STRUCTURE

7.2 Foundation

7.2.2 Recommend further evaluation of the foundation/crawlspace by a qualified contractor, the following was observed:

- masonry columns are leaning/out of plumb
- Wood shims are decompressed and do not appear to be effective, floors are uneven at house interior
- Rust/corrosion is visible on steel frame/chassis
- No hurricane tie downs were visible in the crawlspace
- Wood in contact with soil may increase risk of termite activity

8.0 CRAWLSPACE

8.4 Access

8.4.2 Crawlspace access is present in the garage. The crawlspace was accessible along the front of the house. Beam sections along the middle of the house/low clearance restricted access to the rear half of the crawlspace. No accessible crawlspace access was present for the rear of the house. Recommend installing access for monitoring/service purposes.

8.6 Insulation

8.6.2 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.

8.7 Moisture Barrier

8.7.2 Belly wrap/vapor barrier is damaged/fallen/missing at several areas throughout the crawlspace, recommend repair/replacement to seal all of the underside of the house to limit risk of moisture related issues over time.

9.0 ELECTRICAL SYSTEM

9.5 Distribution Panel(s)

9.5.2 Recommend further evaluation of the electrical system by a qualified electrical contractor, the following items were observed:

- note states "breaker #5 has a broken neutral between panel and hallway switch"
- double tapping is present on breaker(s) at main electrical panel and detached garage sub panel
- junction box is not properly secured/installed at workshop and crawlspace (below office/den)
- Cover is missing on junction box at workshop
- Open wiring is visible above subpanel at workshop
- Block tab is missing on subpanel at work shop
- Sheathing has been excessively removed at outlet in workshop

9.10 Receptacles

9.10.3 Wiring is reversed on kitchen receptacle below window, recommend repair to limit risk of shock.

9.11 Lighting / Ceiling Fan(s)

9.11.3 Ceiling fan does not have clearance to front storm door, recommend relocating to limit risk of damage.

10.0 HEATING/COOLING/VENTILATION SYSTEM(S)**10.5 Heat Pump(s)**

10.5.3 Recommend inspection, service, and cleaning of the HVAC systems by a qualified HVAC contractor.

- If the unit has been serviced recently, recommend acquiring the receipts for any work done and service records to determine maintenance history.
- cover is missing on disconnect above air handler

11.0 PLUMBING SYSTEM**11.5 Water Heating Equipment**

11.5.3 No discharge tube installed at the temperature/pressure relief valve for the water heater. Recommend installing appropriate discharge tube as required.

11.5.4 Junction box at water heater is not properly secured, recommend correction for safety.

12.0 INTERIOR**12.3 Windows**

12.3.2 Glass is damaged at the following areas:

- kitchen window

Recommend replacement of damaged glass.

12.6 Countertops / Cabinets

12.6.2 Stains/damage is present on shelf/cabinet below hall bathroom sink, recommend replacement of damaged materials.

13.0 FIREPLACE(S)**13.1 Gas Log Set(s)**

13.1.1 The pilot light was lit but would not stay ignited (unless knob remained pressed) to test operation, recommend maintenance/service to restore proper operation.

14.0 APPLIANCES**14.3 Ranges / Ovens / Cooktops**

14.3.2 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.

15.0 MISCELLANEOUS**15.1 Detached Building**

15.1.1 Recommend further evaluation and repair of the detached garage by a qualified contractor:

- moisture stains are visible at bottom corner of windows, which indicates water entry
- Determine if windows are properly framed/installed
- Damage is visible on detached garage door

15.1.2 Recommend further evaluation and repair of the workshop by a qualified contractor, the following items were observed:

- moisture damage is visible on the frame/trim/core at the entry door
- Moisture stains are visible on walls/floors/ceiling at several areas throughout the building, which indicates water entry
- Door hardware is missing
- Ceiling fan/light is inoperable at room 2

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 • 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.

1.1.2 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.

1.1.3 This is a Pre-Listing Inspection performed for the seller of the home in preparation for putting the home on the market for sale. This inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors, is visual in nature, is not a code compliance inspection and does not address cosmetic issues.

1.2 Inspector

1.2.1 Justin R. Conlen

Licensed Home Inspector

Pillar To Post Home Inspectors

Virginia Home Inspector License #3380 002180 NRS exp. 3/31/2028

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.

1.3.2 This is a Market Ready Home Inspection performed for the seller of the home in preparation for putting the home on the market for sale. This inspection is performed in accordance with the Standards of Practice of the American Society of Home Inspectors, is visual in nature, is not a code compliance inspection and does not address cosmetic issues.

1.4 Approximate Year Built

1.4.1 Home was built in 1985.

**1.5 Inspection / Site Conditions**

- ☑ Clear Conditions
- ☑ Damp\Wet ground

1.5.1 Temperature at time of inspection is approximately 86F.

1.5.2 House was vacant at the time of the inspection.

2.0 PROPERTY AND SITE**2.1 Landscape / Grading**

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

2.1.2 Low areas are present on soil along foundation. Recommend improvement of the landscape grade to slope away from foundation to ensure proper drainage of storm water away from the structure.



2.2 Walkway(s)

☒ Concrete

2.2.1 Inspected

2.3 Driveway(s)

☒ Asphalt

2.3.1 Inspected

2.3.2 Cracks are visible on concrete driveway. Recommend sealing cracks as part of a normal maintenance routine to limit further deterioration over time.



3.0 EXTERIOR

3.1 Foundation Surface

3.1.1 Inspected

3.2 Wall Surface

☒ Vinyl siding

3.2.1 Inspected

3.3 Eaves / Fascia / Soffit

☒ Vinyl & Aluminum

3.3.1 Inspected

3.4 Windows

☒ Vinyl Windows

☒ Thermal glass panes

3.4.1 Inspected

3.5 Exterior Doors

☒ Metal Clad Doors

☒ Storm Door(s)

3.5.1 Inspected

3.5.2 Operational

3.6 Porch(es)

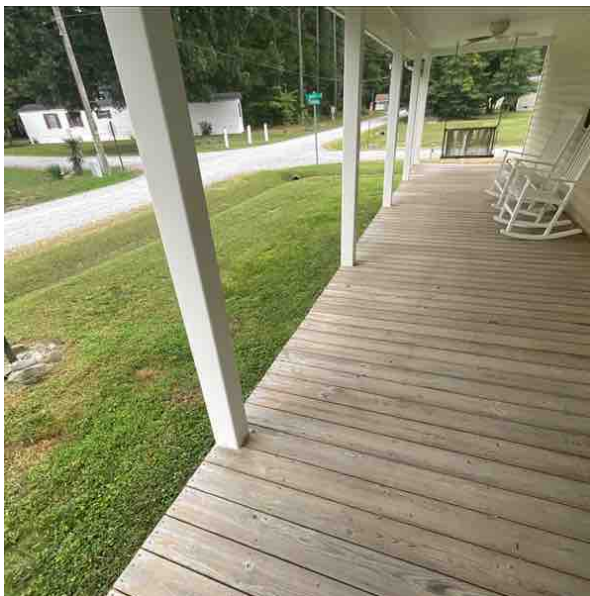
☒ Wood

3.6.1 Exterior porch(es) were inspected.

3.6.2 No handrail/guard is present on steps. Recommend installing handrail/guard as a safety upgrade.



3.6.3 No rail/guard is installed at the front/sides of the porch (typical for a house this age). Recommend installing g an appropriate rail/guard as a safety upgrade.



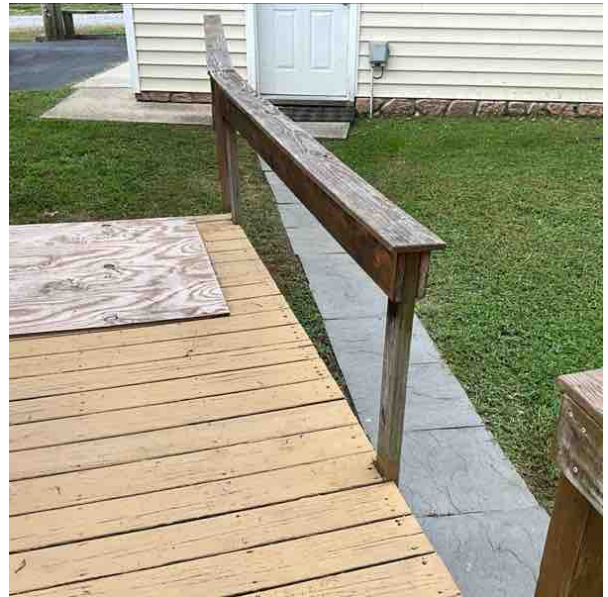
3.7 Deck(s)

- ☑ Wood
- ☑ Wood railings

3.7.1 Inspected**3.7.2 Recommend maintenance/repair of the deck by a qualified contractor:**

- moisture damage/deterioration is visible on several floorboards
- guardrails are loose





3.7.3 Although some deck building practices present may have been acceptable at the time of construction, new design applications, hardware and building practices have been developed for improvement for deck safety including but not limited to:

- height of guardrails at deck is considered low
- no balusters are present on guardrails

Recommend contacting a qualified deck builder to determine costs associated with improvements as a safety upgrade.



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

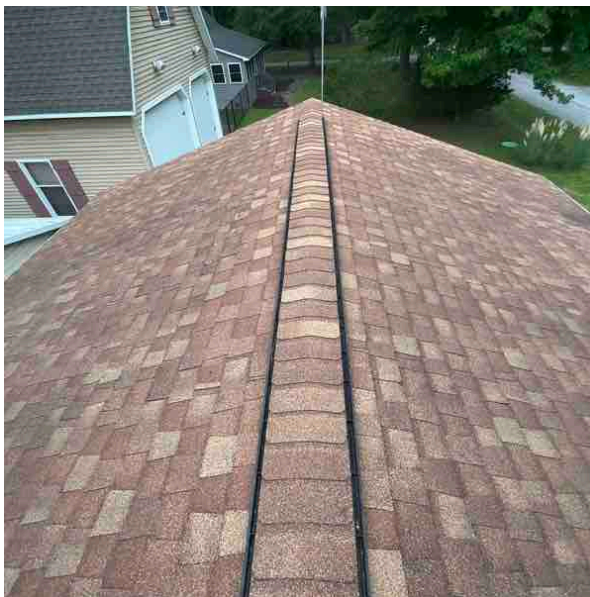
4.1.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

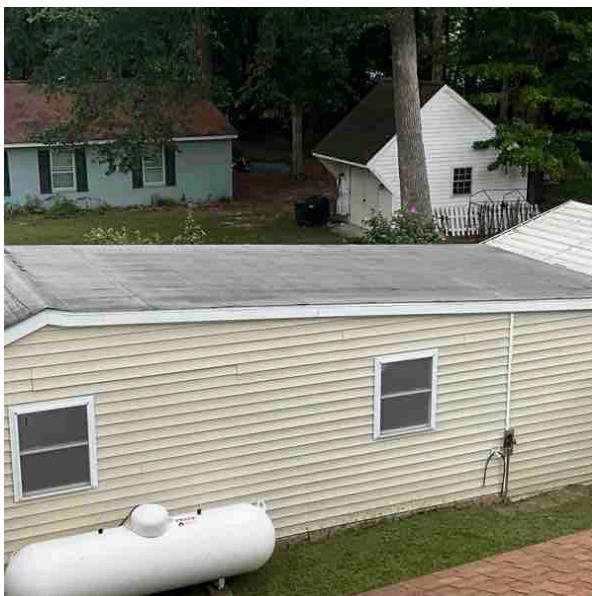
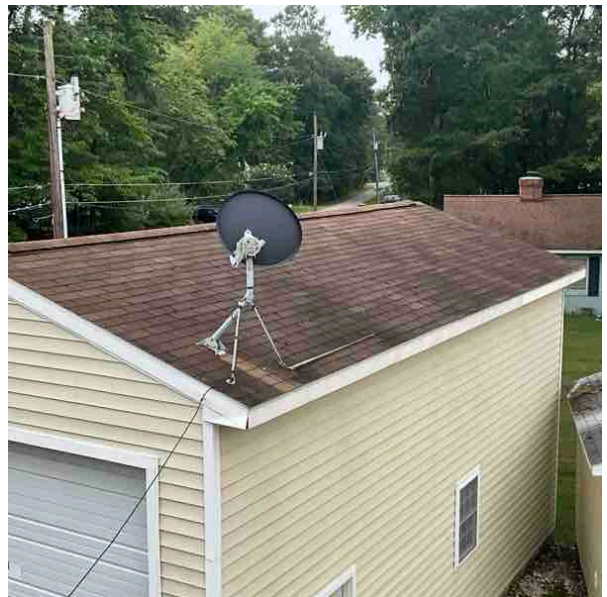
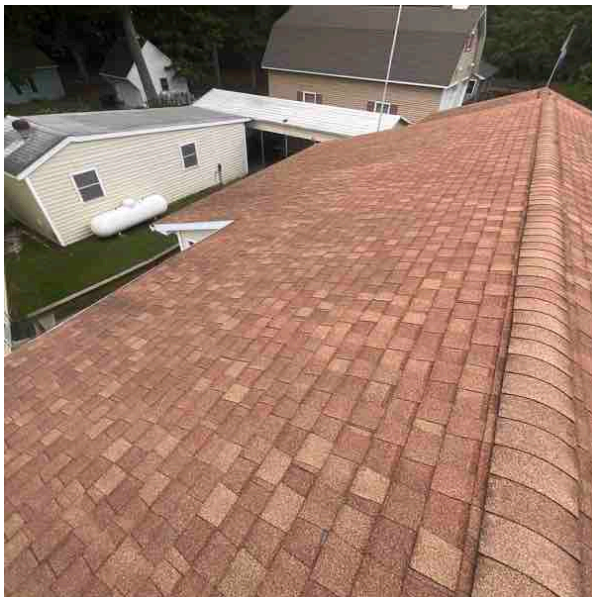
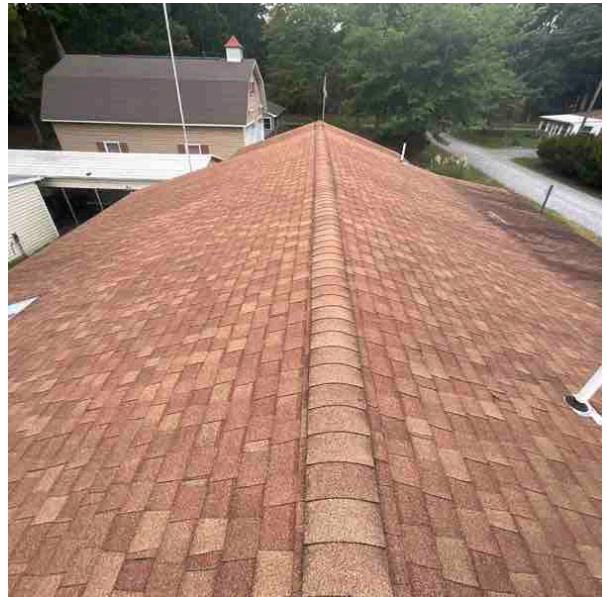
- The entire underside of the roof sheathing is not inspected for evidence of leakage.
 - Evidence of prior leakage may be disguised by interior finishes.
 - Leakage can develop at any time and may depend on rain intensity and/or wind direction.
 - Roof inspection may be limited by the type of roof coverings,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

☑ Inspection of the roof was performed by walk on

4.2.1 Roof was inspected by walking on it.



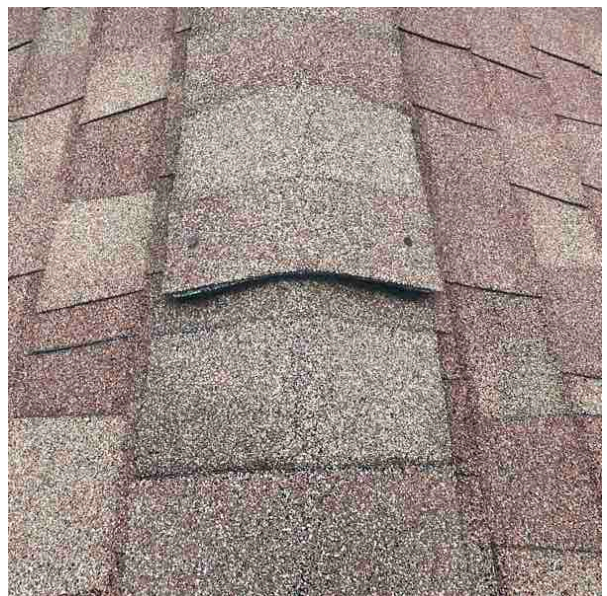
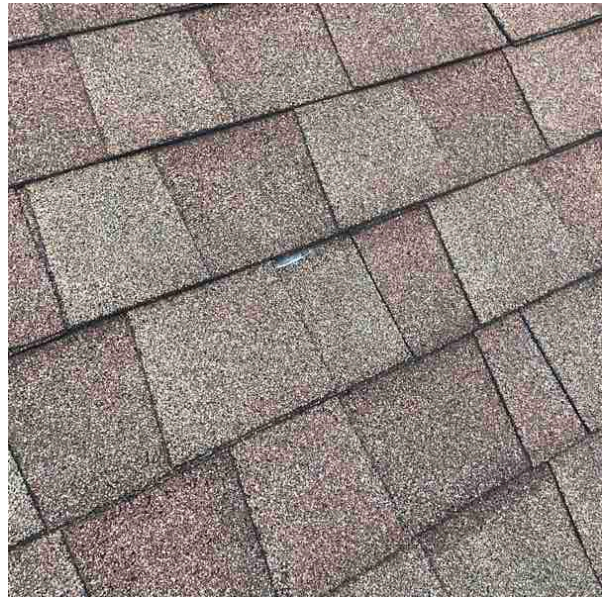


- 4.3 Sloped Surface(s)
- ☑ Asphalt shingles
 - 4.3.1 Inspected

4.3.2 Recommend maintenance and repair of the roof by a qualified roofing contractor:

- sheathing is uneven at front roof section, previous repairs on shingles are visible
- Exposed fasteners are visible on flashings/ridge vents
- Wear/damaged shingles are present at several areas on the roof covering, roof appears to be at the end of its typical service life
- Determine if shingles are rated for the low slope section at front of house
- Raised shingle/nail pop is visible at front roof section
- Moisture stains are visible on the roof sheathing at several areas (visible in attic)







4.4 Flashings

☑ Plumbing stack

4.4.1 Inspected

4.4.2 No kick out flashing is present at roof to wall contact. Recommend installing kick out flashings at roof terminations to walls to limit risk of water entry behind siding and subsequent moisture related damage over time.



4.5 Roof Drainage

☑ Aluminum

4.5.1 Inspected

4.5.2 Downspout(s) discharge at or near the foundation. Recommend extending downspouts to discharge storm water away from the foundation.



4.5.3 Gutters are full of debris, recommend maintenance\cleaning as needed for proper drainage of storm water from the roof.



5.0 ATTIC

5.1 Attic Conditions

5.1.1 Attic views.





5.2 Attic Access

- ☑ Ceiling Hatch

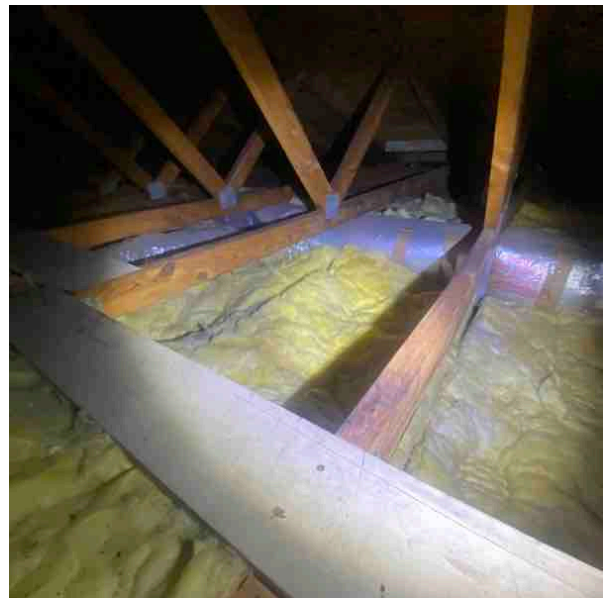
5.2.1 Inspected

5.3 Insulation

- ☑ Fiberglass Batt

5.3.1 Inspected

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



5.4 Ventilation

- ☑ Ridge Vents
- ☑ Roof Vents
- ☑ Soffit Vents

5.4.1 Inspected

5.5 Exhaust Duct

- ☑ Flexible Metal

5.5.1 Inspected

5.6 Sheathing

✓ Plywood Sheathing

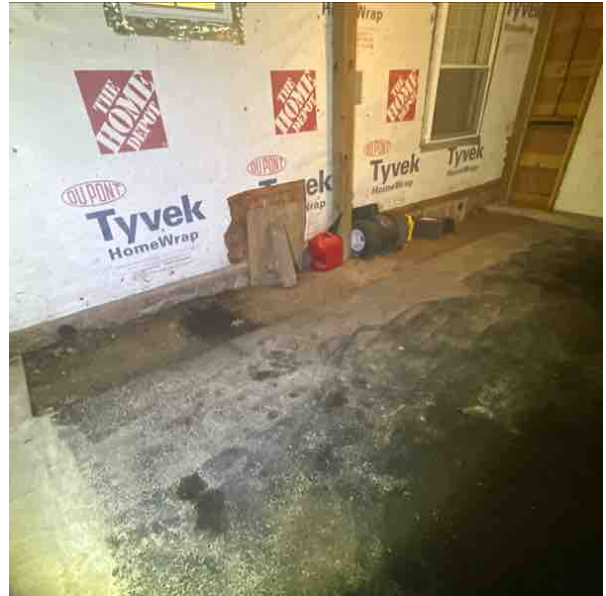
✓ Trusses

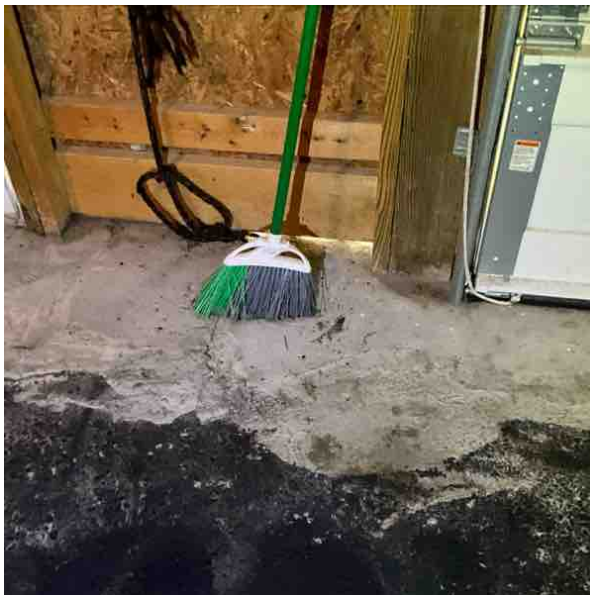
5.6.1 Inspected

6.0 GARAGE / CARPORT**6.1 Garage General Comments**

6.1.1 Inspected

6.1.2 **Garage has been constructed over existing asphalt driveway, which is unusual. Several construction practices are nonstandard (header has been cut/modified above garage door, windows do not appear to be properly supported, openings/gaps are visible around bottom of perimeter at several areas), recommend repair by a qualified contractor. If available obtain any permits that may be obtained from the local county records.**





6.1.3 Concrete apron at garage is uneven, which may allow water to enter into the garage/crawlspace, recommend repair as needed.



6.2 Structure

- ☒ Attached Garage
- ☒ Detached Garage

6.3 Exterior Access Door(s)

- ☒ Metal Clad

6.3.1 Inspected

6.3.2 Operational

6.4 Vehicle Door(s)

- ☒ Automatic
- ☒ Manual
- ☒ Metal

6.4.1 Inspected

6.4.2 Operational

6.5 Vehicle Door Opener(s)

- ☒ Automatic Opener
- ☒ Manually Operated Garage Doors

6.5.1 Operational

6.6 Floor

- ☒ Concrete
- ☒ Asphalt

6.6.1 Inspected

6.7 Wall

- ☒ Partially finished

6.7.1 Inspected

6.8 Ceiling

- ☒ Partially finished

6.8.1 Inspected

7.0 STRUCTURE**7.1 Structure General Comments**

7.1.1 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.

7.2 Foundation

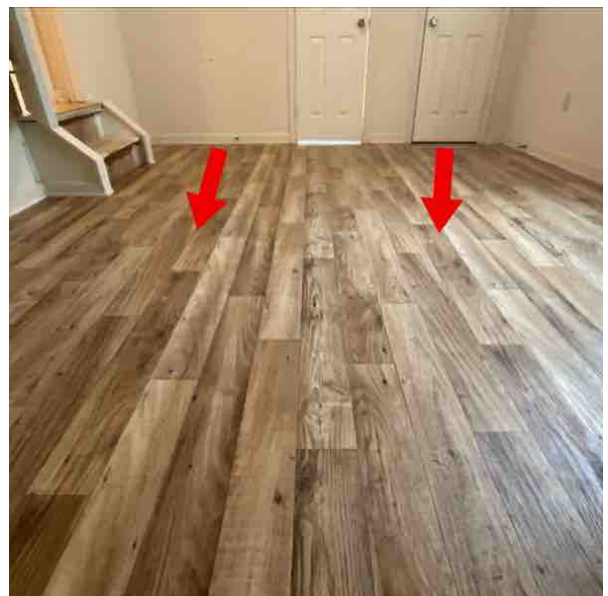
- ☒ Concrete block
- ☒ Plastic skirting

7.2.1 Inspected

7.2.2 Recommend further evaluation of the foundation/crawlspace by a qualified contractor, the following was observed:

- masonry columns are leaning/out of plumb
- Wood shims are decompressed and do not appear to be effective, floors are uneven at house interior
- Rust/corrosion is visible on steel frame/chassis
- No hurricane tie downs were visible in the crawlspace
- Wood in contact with soil may increase risk of termite activity





7.3 Support - Post / Beam / Column

- ☑ Metal beam support
- ☑ Masonry support columns

7.3.1 Inspected

7.4 Floor Structure

- ☑ Wood - dimensional lumber.

7.4.1 Inspected

7.5 Wall Structure

- ☑ Wood frame
- ☑ Precast / manufactured panels

7.5.1 Inspected

7.6 Roof Structure

- ☑ Engineered truss system
- ☑ Plywood / OSB roof sheathing.

7.6.1 Inspected

7.7 Ceiling Structure

- ☑ Wood trusses

7.7.1 Inspected

8.0 CRAWLSPACE**8.1 Limitations**

- ▲ Low Clearance

8.2 Crawlspace General Comments

- ☑ Ventilated Crawlspace

8.3 Crawlspace Conditions

- ☑ Foundation vents

8.3.1 Inspected

8.3.2 Crawlspace interior views.

8.4 Access

- ☑ Entered

8.4.1 Inspected

8.4.2 **Crawlspace access is present in the garage. The crawlspace was accessible along the front of the house. Beam sections along the middle of the house/low clearance restricted access to the rear half of the crawlspace. No accessible crawlspace access was present for the rear of the house. Recommend installing access for monitoring/service purposes.**





8.5 Ventilation

- ☑ Foundation vents

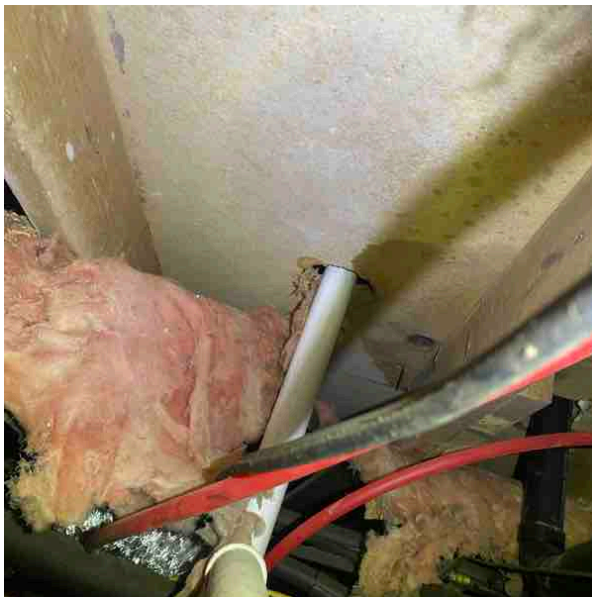
8.5.1 Inspected

8.6 Insulation

- ☑ Hanging
- ☑ Loose
- ☑ Missing/Incomplete

8.6.1 Inspected

8.6.2 **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.**





8.7 Moisture Barrier

☑ Plastic moisture barrier

8.7.1 Inspected

8.7.2 **Belly wrap/vapor barrier is damaged/fallen/missing at several areas throughout the crawlspace, recommend repair/replacement to seal all of the underside of the house to limit risk of moisture related issues over time.**





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 Light switch at office/den does not appear to have a function, recommend determining purpose for light switch.



9.2 Service Entrance

- ⊙ Service Entrance: Underground cables

9.2.1 Inspected

9.2.2 Electric meter base is located at: side of house



9.3 Service Size

☑ 200 Amps

9.4 Main Disconnect(s)

9.4.1 Main service disconnect is located at the service meter box on building exterior.

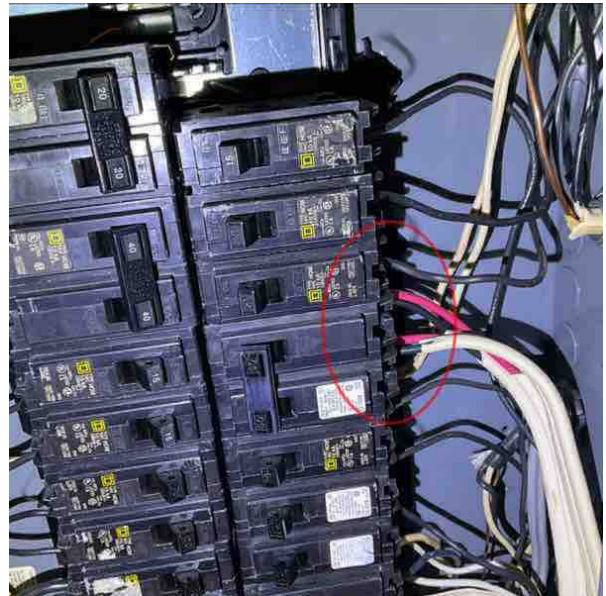


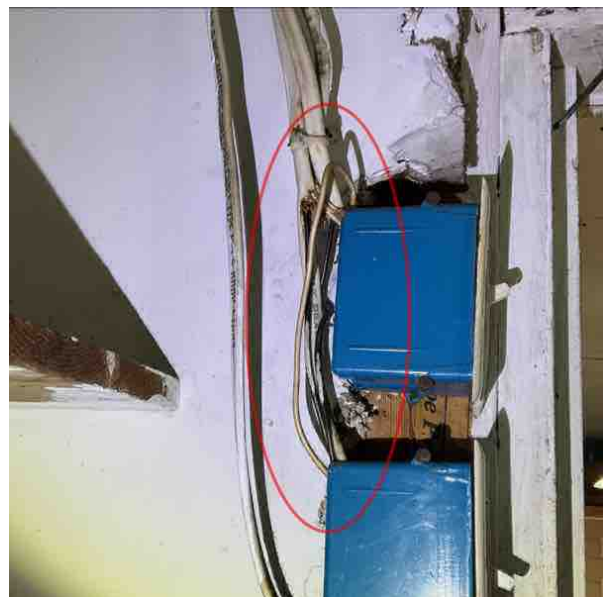
9.5 Distribution Panel(s)

9.5.1 Inspected

9.5.2 Recommend further evaluation of the electrical system by a qualified electrical contractor, the following items were observed:

- note states "breaker #5 has a broken neutral between panel and hallway switch"
- double tapping is present on breaker(s) at main electrical panel and detached garage sub panel
- junction box is not properly secured/installed at workshop and crawlspace (below office/den)
- Cover is missing on junction box at workshop
- Open wiring is visible above subpanel at workshop
- Block tab is missing on subpanel at work shop
- Sheathing has been excessively removed at outlet in workshop

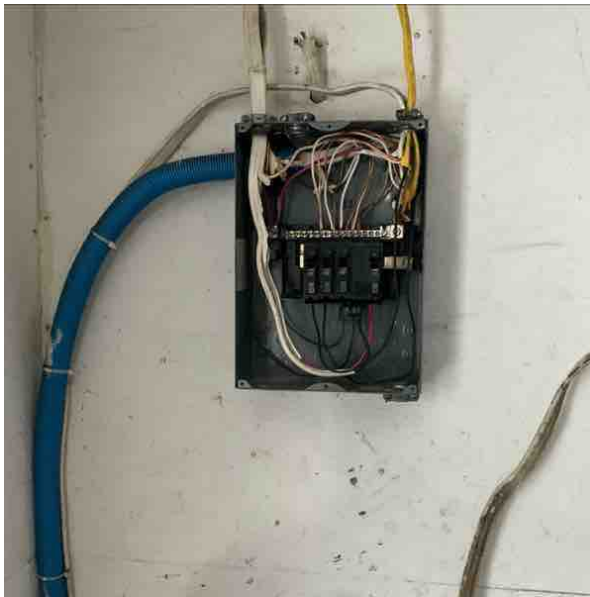




9.6 Sub-Panel(s)

9.6.1 Inspected

9.6.2 Location: Workshop

**9.7 Generator**

- ✓ Automatic gas powered generator
- ✓ Demonstrated in manual mode

9.7.1 The automatic generator was tested briefly in manual mode. Annual maintenance is recommended for gas burning appliance by a qualified contractor. Recommend inquiring with the homeowner to determine if the generator has been serviced within the last year and for service records to determine maintenance history.

**9.8 Grounding**

- ✓ Grounded at grounding rod.

9.8.1 Inspected

9.9 Branch Circuit Wiring

- ✓ Copper wire branch circuits.
- ✓ Grounded wiring

9.9.1 Inspected

9.10 Receptacles

9.10.1 Operational

9.10.2 No GFCI protection is present on the receptacles in the garage\kitchen\hall bathroom, which is typical for a house this age. Recommend installation of GFCI protection as a safety upgrade.



9.10.3 Wiring is reversed on kitchen receptacle below window, recommend repair to limit risk of shock.



9.11 Lighting / Ceiling Fan(s)

9.11.1 Operational

9.11.2 Corrosion is visible on exterior ceiling fans at front porch, recommend maintenance/repair.



9.11.3 Ceiling fan does not have clearance to front storm door, recommend relocating to limit risk of damage.



9.12 Exhaust Fan(s)

9.12.1 Operational

9.13 GFCI Devices

9.13.1 Inspected

9.13.2 Operational

9.13.3 A GFCI receptacle is present and functioning as intended.



9.14 AFCI Devices

9.14.1 Operational

9.15 Smoke Alarms

9.15.1 Smoke Alarms: Present

9.15.2 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.

9.16 Carbon Monoxide Alarms

9.16.1 Homes with fuel burning appliances, attached garages and/or fireplaces are recommended to have carbon monoxide detectors installed and tested periodically for safety.

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)

10.3.1 Operational

10.4 Energy Source(s)

☑ Electricity

10.4.1 HVAC system : Heat Pump

10.5 Heat Pump(s)

☑ Operating in cooling mode at the time of the inspection

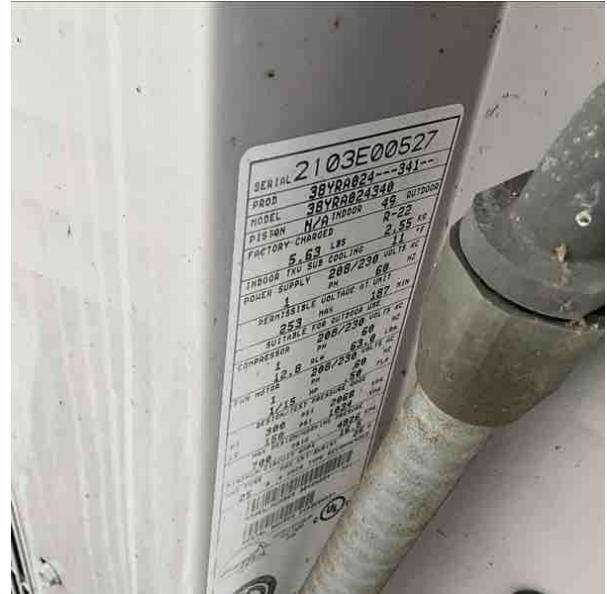
10.5.1 Operational

10.5.2 Heat pump system Brand: Carrier

Heat pump system manufacture date: 2003

Heat pump system was operating properly at the time of the inspection. Temperature on the supply registers is 54F degrees during operation in the cooling mode.

Refrigerant in use for the HVAC system is R-22. This refrigerant has ceased manufacture in 2020 which is likely to increase the cost of repairs. Recommend inquiring with a qualified HVAC contractor for estimate of costs associated with system replacement.

**10.5.3 Recommend inspection, service, and cleaning of the HVAC systems by a qualified HVAC contractor.**

- If the unit has been serviced recently, recommend acquiring the receipts for any work done and service records to determine maintenance history.
- cover is missing on disconnect above air handler

**10.6 Air Handler****10.6.1 Inspected**

10.6.2 Air Handler brand: Carrier
 Air handler was manufacture date: 2003
 Location: closet



10.6.3 A float switch has been installed for the air handler, which is designed to shut the system down in the event of a leak. Float switch was not tested.



10.7 Distribution System(s)

10.7.1 Inspected

10.8 Fuel Tank / Lines

10.8.1 A propane tank is present at the rear of the house for use with a gas log set and wall mounted gas heater. Recommend routine maintenance of propane burning appliances by a qualified contractor to ensure safe and proper operation. Recommend inquiring with the seller for documentation pertaining to service records and fuel level.

**10.9 Filter**

10.9.1 Inspected

10.9.2 Filter size at the return register is 20"x25".

**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

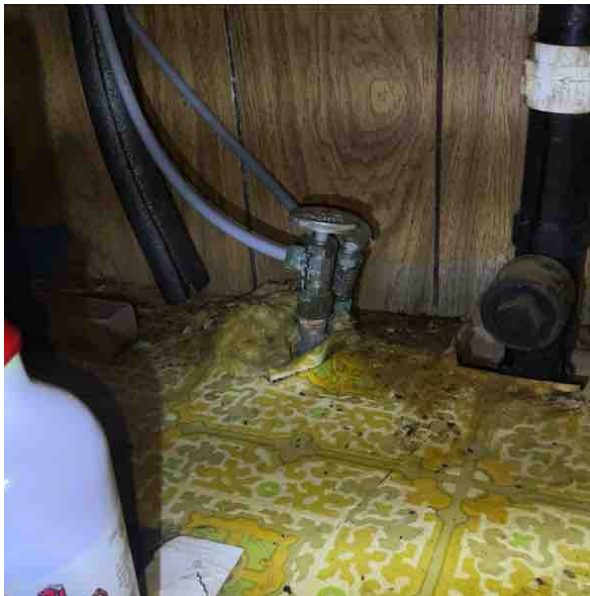
11.2.1 Inspected the visible portion of the house water main.

11.3 Distribution Piping

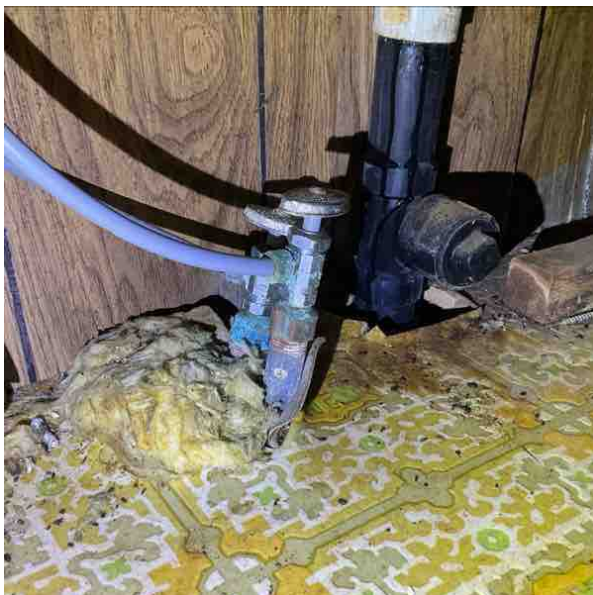
- ☑ Interior water supply pipes are copper.
- ☑ Interior water supply pipes are galvanized steel.
- ☑ PEX

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

11.3.2 Older Homes - The water supply system is a combination of older galvanized pipe with some replacement copper and PEX pipes. This is typical of a house of this age. Galvanized supply piping eventually corrodes causing a drop in water flow & pressure. Recommend inquiring with a qualified plumbing contractor to determine costs associated with replacement of the pipe.



11.3.3 Corrosion is visible on water supply lines/connections below several sinks. Recommend maintenance/repair to limit risk of leaks.



11.4 Drain, Waste, and Vent Piping

- ☑ Plastic PVC & ABS

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

11.5 Water Heating Equipment

- ☑ Water heater is electric

11.5.1 Operational

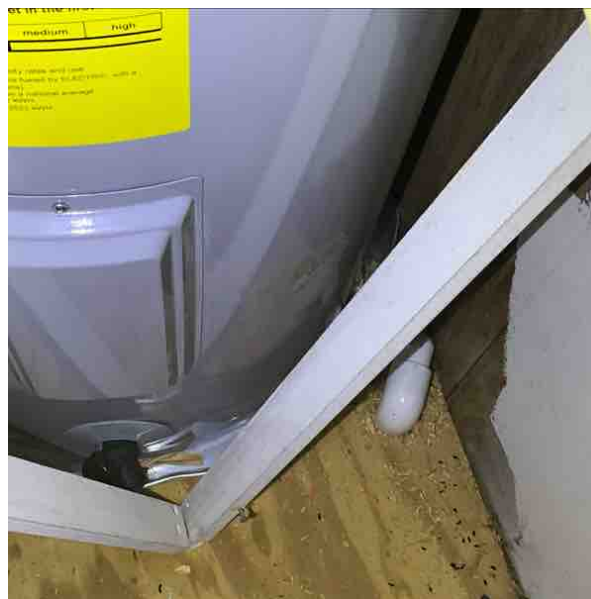
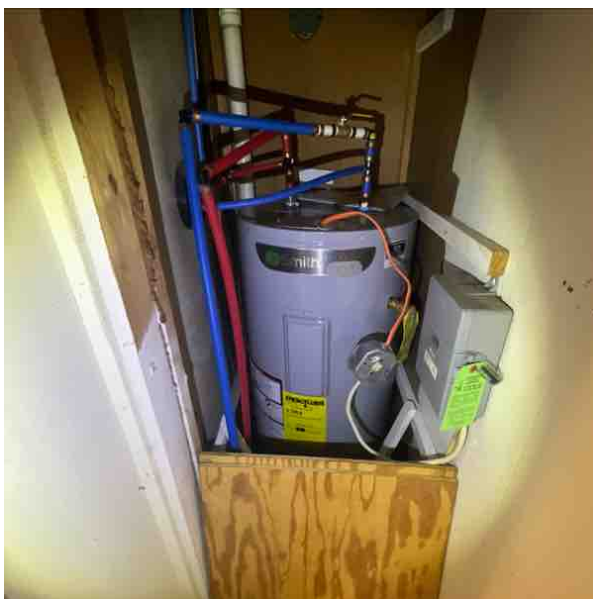
11.5.2 Water heater brand: AO Smith

Water heater manufacture date: undetermined, data tag appears to have been removed

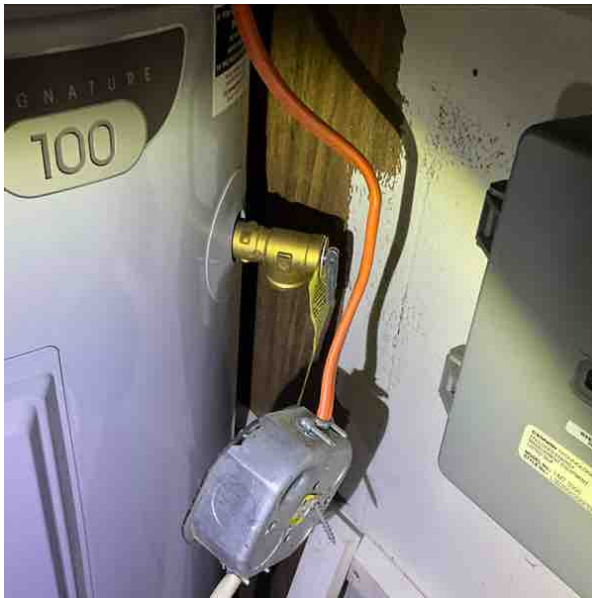
Water heater type : electric

Capacity: undetermined

Location : office/den closet



11.5.3 No discharge tube installed at the temperature\pressure relief valve for the water heater.
Recommend installing appropriate discharge tube as required.



11.5.4 Junction box at water heater is not properly secured, recommend correction for safety.



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 the faucet valve at sink, recommend repair.



11.8 Sink(s)

11.8.1 Inspected

11.8.2 Flexible drain line in use below the sink is nonstandard. Flexible drain lines are prone to clog/leak. Recommend installing solid drain line to promote drainage and limit risk of leaks.



11.9 Toilet(s)

11.9.1 Operational

11.10 Tub(s) / Shower(s)

☑ Fiberglass

11.10.1 Inspected

12.0 INTERIOR

12.1 Floors

☑ Laminate

☑ Wood

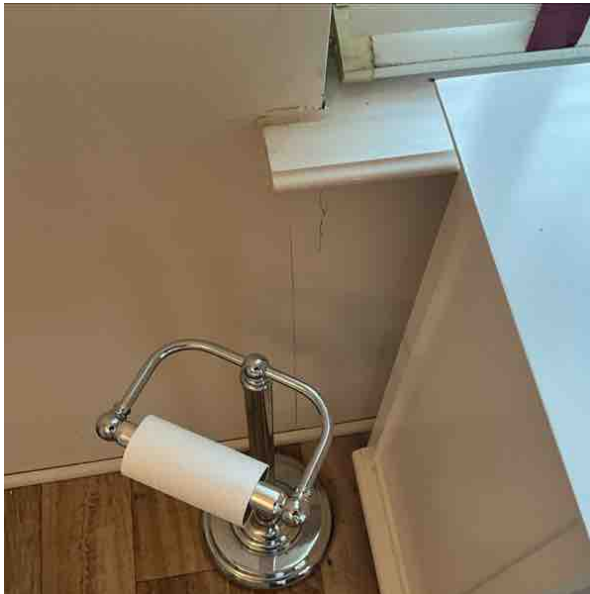
12.1.1 Inspected

12.2 Walls / Ceilings

☑ Drywall

12.2.1 Inspected

12.2.2 Minor cracks and open seams are visible on walls\ceilings at several areas on the house interior.
Recommend repair.



12.3 Windows

☑ Vinyl

12.3.1 Operational

12.3.2 Glass is damaged at the following areas:

- kitchen window

Recommend replacement of damaged glass.

**12.4 Doors**

- ☑ Wood

12.4.1 Operational**12.4.2 The following doors close but do not latch:**

- storm door

Recommend repair to promote proper function.



12.4.3 Door binds on the frame and is self closing at office/den. Adjust door to reduce binding on the frame and improve operation.



12.5 Entrance Door(s)

☑ Metal Clad

12.5.1 Operational

12.5.2 Keyed cylinder lock is in use on the patio door. Recommend replacement with a thumb latch lockset for easy operation in case of emergency.



12.6 Countertops / Cabinets

☑ Wood Cabinets

☑ Laminate counters

12.6.1 Inspected

12.6.2 Stains/damage is present on shelf/cabinet below hall bathroom sink, recommend replacement of damaged materials.



13.0 FIREPLACE(S)

13.1 Gas Log Set(s)

13.1.1 The pilot light was lit but would not stay ignited (unless knob remained pressed) to test operation, recommend maintenance/service to restore proper operation.



14.0 APPLIANCES

14.1 Appliance General Comments

☉ Tested On\Off Only

14.1.1 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.

14.2 Refrigerator

☉ Frigidaire

14.2.1 Operational

14.3 Ranges / Ovens / Cooktops

☑ Kenmore

14.3.1 Operational

14.3.2 **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.**

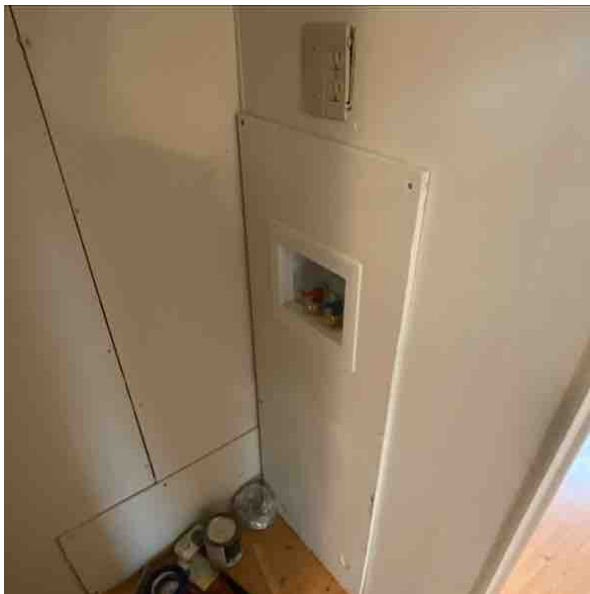
**14.4 Range Hood**

☑ Recirculating exhaust

14.4.1 Operational

14.5 Clothes Washer

14.5.1 No washer/dryer is present in the laundry room at the time of the inspection. Supply/drain lines and dryer receptacle were not tested.



14.6 Clothes Dryer

14.6.1 No dryer receptacle is present at laundry room for dryer connection.



14.6.2 Flexible foil exhaust material is generally not recommended for use for dryer exhaust, recommend replacement with appropriate duct materials for safety.

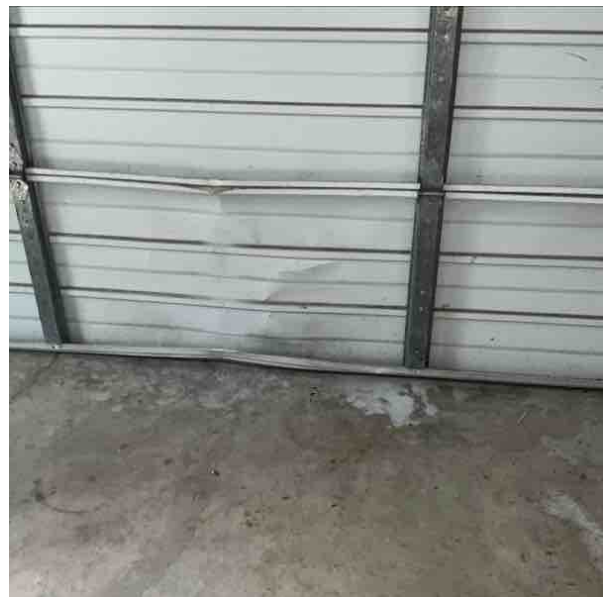
**14.7 Door Bell and Chimes**

14.7.1 Operational

15.0 MISCELLANEOUS

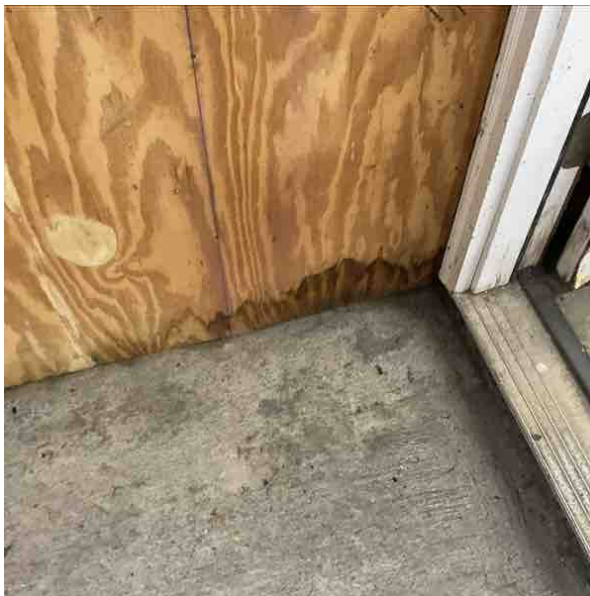
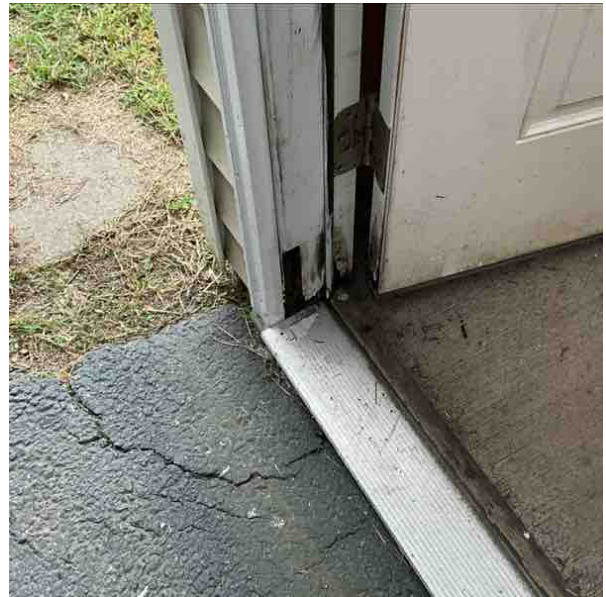
15.1 Detached Building**15.1.1 Recommend further evaluation and repair of the detached garage by a qualified contractor:**

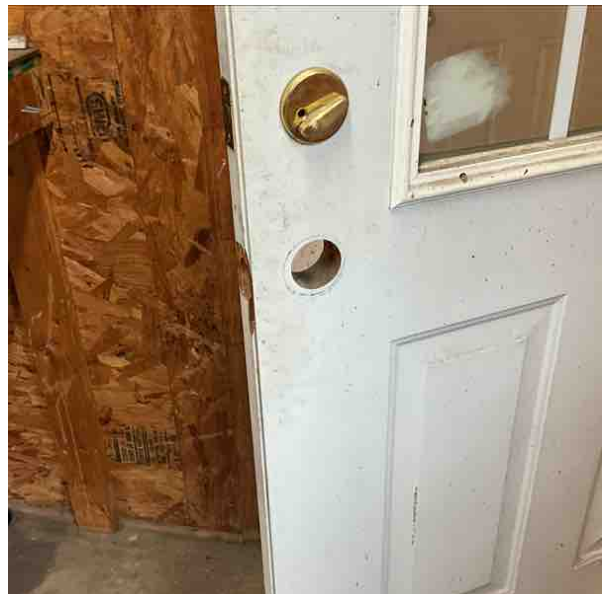
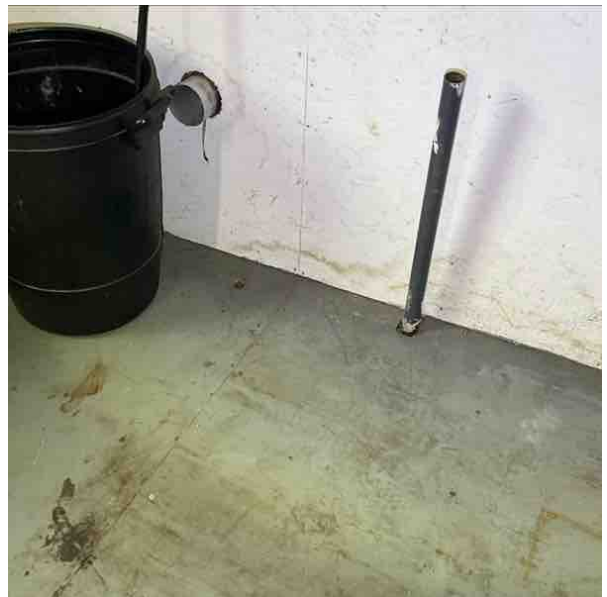
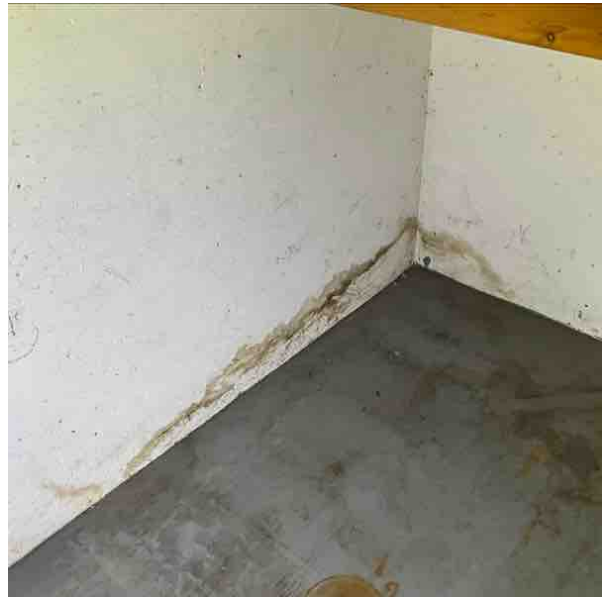
- moisture stains are visible at bottom corner of windows, which indicates water entry
- Determine if windows are properly framed/installed
- Damage is visible on detached garage door



15.1.2 Recommend further evaluation and repair of the workshop by a qualified contractor, the following items were observed:

- moisture damage is visible on the frame/trim/core at the entry door
- Moisture stains are visible on walls/floors/ceiling at several areas throughout the building, which indicates water entry
- Door hardware is missing
- Ceiling fan/light is inoperable at room 2







16.0 GENERAL COMMENTS ABOUT THIS INSPECTION

16.1 General Comments

16.1.1 The following items are not included on the inspection: accessory items

Approximate time of arrival to inspection site: 8:25am

Approximate time of departure from inspection site: 11:20am

Thank you for your business.

Justin R. Conlen

Licensed Home Inspector

Pillar To Post Home Inspectors

Virginia Home Inspector License #3380 002180 NRS exp. 3/31/2028

16.2 Limitations

16.2.1 • A standard visual home inspection evaluates the readily accessible and observable physical condition of a property's components and systems on the day of the inspection. A home inspector does not research, verify, or audit local municipal archives for building permits, zoning compliance, or historical code approvals. Because Virginia operates under a "buyer beware" real estate framework (§ 55.1-700 et seq.), the responsibility for verifying the legal and structural history of improvements falls entirely on the purchaser. Unpermitted additions, finished basements, converted garages, or major structural and mechanical changes completed without a local permit may not comply with the Virginia Uniform Statewide Building Code.

We strongly advise you to perform your due diligence during your contract contingency period by contacting the local city or county building department (or reviewing their online public property records) to confirm that all past renovations, additions, or major installations have closed, approved permits on file

- Thermal Glass - Signs of failed thermal seals on thermal pane glass may appear and disappear as temperature and humidity changes. Some windows with failed thermal seals (fog\condensation) may not be evident at the time of the inspection. Window glass is checked for obvious fogging\condensation at the time of the inspection. If any number of failed thermal seals are noted in the inspection report it is recommended that all glass be checked by a qualified glass replacement contractor for additional failed thermal seals. Obtain estimates for replacement of glass.

- 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.