



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:

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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