



# Inspection report for the property at 4000 Example Rd, Anytown, VA 22193

This report is prepared exclusively for **New Client**  
Inspected On: **05-21-2026**

## Company Information

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[Published Report](#)



1970 rambler style one level house located in Anytown, Virginia. The house has two additions that were zoned and approved by the county in 2005 and completed in Jan 2006. One includes a 16' x 32' one story attached addition that includes two bedrooms and one full bathroom. The other addition is a 12'x24' one story attached roof porch in rear. The house also reflects extensive recent updates to the interior bedrooms, bathrooms, living spaces and kitchen which strongly indicates this house is a flip. The HVAC unit was replaced in 2025 according to county records.

## Inspected By:

Christopher Niebels, Virginia State  
License #3380002406 Exp: 2028-04-30

# The Scope and Purpose of a Home Inspection

## The scope of this inspection

A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives. A home inspection report is a written evaluation of the readily accessible components of a residential building. This inspection will include the following systems: structural system, roof structure, attic, insulation systems and components, exterior systems and components, interior systems and components, plumbing system, electrical system, heating system, air conditioning system, smoke alarms. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. The ratified Residential Inspection Agreement contains the full details of the rights and obligations of the parties.

## Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey only through a report and one of many reasons why we recommend that you attend the inspection.

## A home inspection is not an insurance policy

The Client understands that the Inspection will not determine the insurability of the Property. Insurance companies have different underwriting criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability.

## A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

## This is not an inspection for building code compliance

Consistent with the scope of the inspection, as provided in the ratified agreement, the inspector will identify items that may present a health or safety issue. However, the inspection will not include a determination of compliance with any regulatory requirements, including the Virginia Uniform State Building Code and any other codes, regulations, laws, or ordinances.

## This is our professional opinion

The observations in this report are the professional opinions of the home inspector based on his knowledge

and experience regarding Virginia residential building standards and the InterNACHI standards of practice. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals. Nothing in the report and no opinion of the Inspector should be construed as advice to the client to purchase, or not to purchase, the property or service as a prediction of the future conditions or the value of the property.

## Your expectations

The overall goal of a home inspection and report, in accordance with the ratified agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property. The Client is responsible for reviewing permit history and for researching any legal actions or insurance claims involving the Property. Our goal is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection or evaluation of every aspect of the Property. This written inspection report is for the sole use and benefit of the Client specified in the ratified Residential Inspection Agreement.

## Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

# How to Read This Report

## Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).


## Chapters and Sections


This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.


Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."


## Observation Labels


All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:


 **Defect/Major Concern:** Item that is unable to perform its intended function. Significant finding or situation which creates a safety hazard. Recommend immediate repair, or replacement to prevent additional damage or eliminate safety hazards. Further evaluation is required to determine extent of repair or replacement costs.

 **Safety/Health Hazard:** An item or situation that creates a safety hazard or health hazard and could result in injury, shock, fire or death. Requires attention.

 **Repair:** Recommended repair and maintenance items noted during inspection.

 **Limitations/Unable to Inspect:** Conditions present at the time of inspection which limited the scope of this visual inspection

 **FYI:** For your information. Any item or Inspector note that is additional information for the home buyer

 **Inspected Items:** This is a list of the items that were inspected

## Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

## Moisture Meter Testing

Where moisture meter testing is indicated in this report a Tramex MRH III was used.

# Virginia Residential Home Inspection with InterNACHI SOP

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# GENERAL INFORMATION

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## Inspection Information

**Start/End Time:** Start, 12:24PM, Finish, 3:37PM

**Client contact information:** Phone, Email

**Others Present:** Inspector's assistant

**Property Occupied:** Vacant

**Estimated Age:** 56

**Temperature:** 67

**Weather:** Cloudy, Rain

**Soil Condition:** Wet

**Space Below Grade:** Crawl Space

**Water:** City

**Sewage Disposal:** Private Sewer (Not Verified), Unable to Verify


**Building Type:** Single family, Raised Ranch/Rambler

**Entrance Faces:** Northeast

**Inspection Completion Information:** Everything returned to as found condition

### **(GI-1) Repair: SEPTIC TANK HISTORY:**

- Recommend contacting seller for information on septic system age and frequency of maintenance/service
- Recommend a sewer scope and septic tank inspection prior to closing
- Recommend septic tank pumping service prior to closing
- No Information available on septic system

 **Limitations/Unable to Inspect:** Unable to locate sewer on property. There were no readily accessible or visible sewer clean out caps or other sewer pipes in the yard. Recommend checking with the current owner to verify location.

# LOTS AND GROUNDS

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## Lots and Grounds

**Grading, Swale, Surface Drainage:** Moderate Slope, Negative Grade

**🔧 (LAG-1) Repair: NEGATIVE GRADE:**

- Water from downspout pooling next to house
- Recommend improving grading to allow water to flow away from home by ensuring surface drainage is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard to the dwelling unit. It is recommended that lots be graded to drain surface water away from foundation walls. The grade should fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).
- Grading is allowing water to flow to crawlspace at rear of home



**Driveway:** Asphalt, Cracks Present, Action Item(s)

**📌 FYI: DRIVEWAY:**

- Cracks Present



**Walks:** Concrete

**Porch/Steps:** Concrete, Action Item(s)

**🔧 (LAG-4) Repair: PORCH/STEPS:**

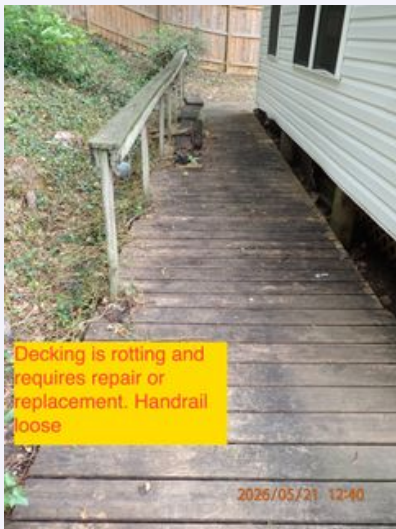
- Settlement noted
- Heavily cracked
- Repair recommended




**Deck: Stained Wood, Action Item**

**FYI: DECK:**

- Repair or replacement recommended
- Rotted/broken board in deck needs replaced
- Lattice under deck is in disrepair and not fully attached.



**Deck rails and steps:** Stained Wood, Action Item(s)


 **(LAG-2) Repair:**

**DECK RAILS AND STEPS:**

- Open stair risers present. For improved safety, recommend corrections to not allow passage of a 4-inch diameter sphere
- Recommend adding rail for safety
- Repair recommended



**Trees and Vegetation:** Trees and shrubs, Action Item(s)

 **(LAG-5) Repair:**

**TREES AND VEGETATION:**

- Tree planted too near the foundation and roots may cause damage to the foundation
- Trees planted too close to structure, removal may be required



**Fence:** Wood, Good Condition, Action Item

 **(LAG-3) Repair: FENCE:**

- Gate misaligned and will not latch properly.



# EXTERIOR

## Exterior

**Exterior Siding(s):** Vinyl siding, Brick Veneer, Action Item(s)

### 🔧 (E1-3) Repair: **SIDING:**

- Cracks present
- Repair recommended
- Loose vinyl on side of home, Recommend repair



**Trim:** Aluminum clad

**Fascia:** Aluminum clad, Action Item(s)

### 🔧 (E1-4) Repair: **FASCIA:**

- Repairs Recommended
- Loose



**Soffits:** Aluminum clad, Action Item(s)

**(E1-5) Repair:**

**SOFFITS:**



- Damaged
- Missing trim
- Repairs Recommended

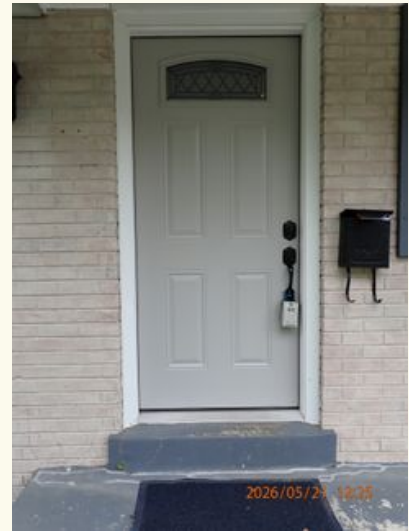


**Door Bell:** Action Item(s)

**Limitations/Unable to Inspect:**

**DOOR BELL:**

- No doorbell present.
- Recommend installing doorbell



**Entry Door:** Working properly, Metal entry door

**Deck Door:** Wood, Working properly

**Windows:** Vinyl, Wood, Action Item(s)

**(E1-1) Repair: WINDOWS:**

- Visible damage on window framework
- A qualified contractor is recommended to evaluate and estimate repairs



**Electrical Exterior :** 120 VAC

**Exterior Lighting:** Flood Lights, General Photo(s)

**LIGHTING PHOTO(s)**

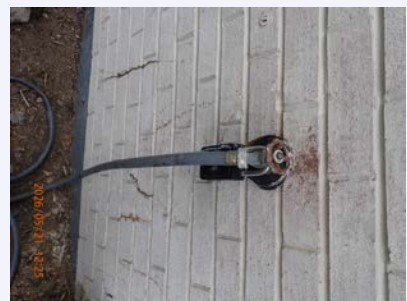


**Hose Bibs:** Rotary, Action Item(s)

✦ **FYI:**

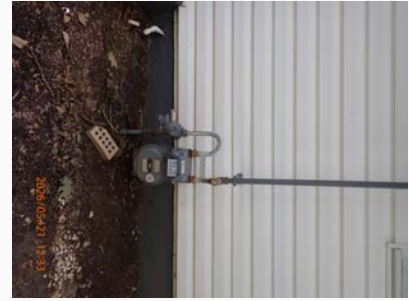
**HOSE BIB:**

- Non-Frost free faucet
- Recommend replacement with frost free anti-siphon hose bib to prevent back flow and protect from freezing.



**Main Gas Valve:** Located at gas meter, General Photo(s)

**MAIN GAS VALVE PHOTO(S) :**



**Gas Meter:** Outside

**Vents Outside:** Present, General Photo(s)

**VENTS OUTSIDE PHOTO(S):**



**Window Screens:** Action Item(s), General Photo(s)

**🔧 (E1-2) Repair: WINDOW SCREENS:**

- Recommend adding screens where missing
- Screen is torn and will need repair
- Virginia building requirement is that every door, window and other outside opening required for ventilation purposes shall be supplied with approved tightly fitted screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device.

**WINDOW SCREENS PHOTO(S):**



# ROOF

## Roof

**Roof Surface:** Asphalt Shingle, Action Item(s), Photos of Roof

**⚠️ (R-1) Defect/Major Concern: ROOF SURFACE:**

- Standard 3-tab asphalt shingles typically last 15 to 20 years.
- Roof spongy to walk on
- Roof at end of useful life
- Moss on roof surface, This causes damage to shingles, Recommend removal or professional cleaning
- A qualified roofing contractor is recommended to evaluate and estimate repairs
- Loose or damaged shingles
- Replacement is recommended before closing



**ROOF PHOTO(s):**





**Method of Inspection:** Walked roof  
**Approximate Age of Roof:** 15-20 Years  
**Flashings:** Aluminum  
**Plumbing Vents:** Present, General Photo(s)

**VENT PHOTO(S):**



**Gutters and Downspouts:** Aluminum, Action Item(s), General Photo(s)

 (R-2) Repair: **GUTTERS/DOWNSPOUTS:**

- Gutters need cleaning
- Gutters have negative flow and are holding water

**GUTTER/DOWNSPOUT PHOTO(s):**



**Gutter Extensions:** Missing, Splash blocks, Action Item(s), General Photo(s)

 **(R-3) Repair: GUTTER EXTENSIONS:**

- Recommend adding extensions where missing
- Recommend replacing splash blocks with gutter extensions
- Recommend adding extensions to get water away from foundation

**GUTTER EXTENSION PHOTO(s):**



**Valleys :** Asphalt Shingles, Action Item(s)

 **(R-4) Repair: VALLEY:**

- Leaves gathering in valleys.

**Vents:** Attic Vent, General Photo(s)

**VENTS:**




# ATTIC

## Attic

**Attic Location(s):** Main, Garage

**Access/Method of Inspection:** Pull down, Scuttle hole, Inside the attic, Not fire rated, Action Item(s)

 **(A-2) Safety/Health Hazard:** Attic access in garages should be made of fire rated material such as drywall, repairs are recommended. Attic access stairs are broken and require replacement.



🔧 (A-6) Repair: **ATTIC ACCESS:**

- Attic hatch made of cement board. Replace with gypsum board or OSB.
- Attic hatch missing insulation on top and gaskets around seal.



**Unable to Inspect:** 20%

👁️ Limitations/Unable to Inspect: **UNABLE TO INSPECT:**



- Unable to access some areas of attic due to limited area of mobility

**Roof Framing:** 2x4 Truss

**Sheathing:** Plywood, Action Item(s), General Photos

⚠️ (A-1) Defect/Major Concern: **SHEATHING:**

- Water stains present
- Water damage present
- Wood rot present
- Sheathing will require replacement due to damage or wood rot
- A Qualified Contractor is recommended to evaluate and estimate repairs

***SHEATHING PHOTO(s):***



**Ventilation:** Ridge Vent, Gable Vent, General Photos

**VENTILATION PHOTO(S):**



**Insulation Type/Depth:** Batts, Cellulose, 10", General Photos, Action Item(s), Action Item

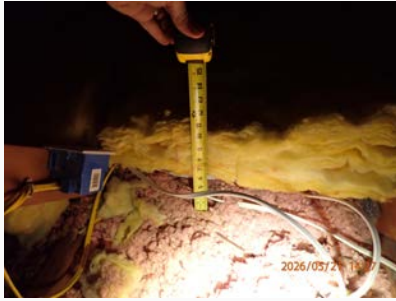
**(A-5) Repair: INSULATION DEPTH:**

- Insulation missing in areas, Recommend replacing insulation where needed
- Insufficient insulation present
- Recommend additional insulation be installed for energy efficiency

**INSULATION PHOTO(S):**



**INSULATION DEPTH PHOTO(S):**



**Vapor Barrier:**  General Photos  Kraft Paper  Asphalt-coated kraft paper  
 Craft faced insulation  Vinyl  Foil  Plastic  Plywood  Gypsum board  
 Cellulose insulation  House wrap  .  Action Item  Action Item(s)

**⚠️ (A-3) Safety/Health Hazard: VAPOR BARRIER:**

- Vapor barrier turned the wrong way on the insulation
- Recommend repair
- Insulation vapor barrier (kraft paper) must be facing and against conditioned space. Exposed vapor barrier is a fire hazard.

**VAPOR BARRIER PHOTO(S):**

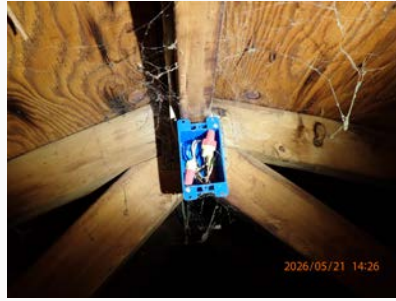


**Wiring/Lighting:** 120 VAC, Action Item(s), General Photos

**⚠️ (A-4) Safety/Health Hazard: ATTIC WIRING:**

- Combustible insulation shall be separated not less than 3 inches (76 mm) from recessed luminaires, fan motors and other heat-producing devices.
- **Exception:** Where heat-producing devices are *listed* for lesser clearances, combustible insulation complying with the listing requirements shall be separated in accordance with the conditions stipulated in the listing.
- Exposed wiring
- Cover plate missing, Recommend adding cover plate

**WIRING/LIGHTING PHOTO(s):**



**Bathroom Exhaust vent:** Present

**Attic Fan:** Direct drive, Thermostat controlled, General Photos

**ATTIC FAN PHOTO(s):**



# ELECTRICAL

## Electrical

**Service Drop:** Underground utilities, General Photo(s)

**Ground:** Good Condition, Rod in ground only, Visible wire going into ground, General Photo(s)

**GROUND PHOTO(s):**



**Volts:** 120-240 VAC

**Service entrance conductors, cables and raceways:** Aluminum, General Photo(s)

**SERVICE ENTRANCE PHOTO(s):**



**Conductor Type:** Non-metallic sheathed cable

**120 VAC Branch Circuits:** Copper

**240 VAC Branch Circuits:** Copper

**Service Amps for Home:** 200 AMP

# ELECTRIC PANEL

Electric panel

**Panel Location:** Garage

**Manufacturer :** Cutler-Hammer, General Photo(s)

**MANUFACTURER PHOTO(s):**



**Service Amps:** 200

**Cover Plate:** Present, Good Condition

**Service Wires:** Copper and aluminum

**Neutral Wires:** Action Item(s), General Photo(s)

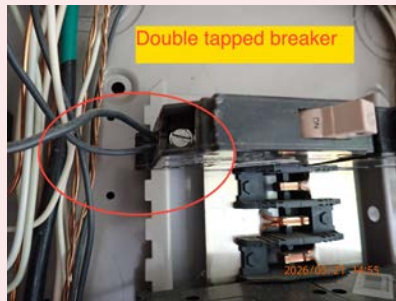
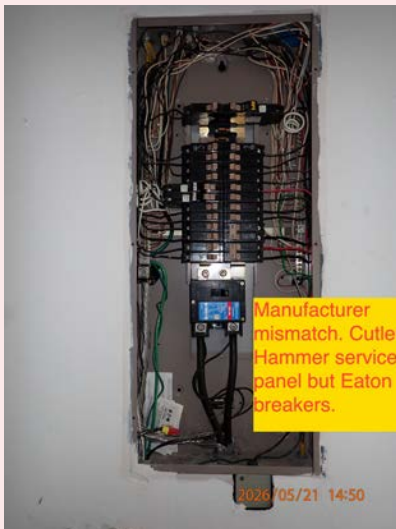
**NEUTRAL WIRE PHOTO(s):**



**Overcurrent Protection Devices - Breakers:** Action Item(s), Thermal-Magnetic, Action Item

**⚠️ (EP-1) Defect/Major Concern: BREAKERS:**

- Double taps are present (multiple wires in one breaker). These wires need to be moved to their own circuit breaker, Recommended evaluation and repair by a licensed electrician
- Double tap wiring



**📌 FYI: BREAKERS:**

- Different brand breakers present
- Evaluation by a licensed electrician is recommended

**Panel Bonding:** Panel is bonded

**120 VAC/240 VAC Branch Circuits:** Copper

# SMOKE ALARM

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## Smoke Alarm/Co Alarm

### Smoke Alarm/CO Alarm:

- Smoke alarms installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- No smoke alarm installed

### (SA-1) Safety/Health Hazard: **SMOKE ALARMS:**

- Missing from bedroom.

### Carbon Monoxide Detector/Alarm: CO Monitor Present

**Virginia smoke alarm statement:** 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 manufacturers instructions for proper placement, installation, and maintenance.

# GARAGE/CARPORT

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## Garage/Carport

**Garage Location:** Attached

**Type of Structure:** Attached

**Car Spaces:** 1

**Garage Doors:** Metal, Action Item(s)

 **(G-7) Repair:**  
**GARAGE DOORS:**




- Weather seal damaged



**Door Opener/ Operation:** Working properly

**Service Door(s):** Wood, Action Item(s)

 **(G-1) Safety/Health Hazard: GARAGE SERVICE DOOR:**



- Early stage water damage on door trim
- Missing and/or damaged door seals
- Repair Recommended






**Electrical:** 120 VAC, Non GFCI Protected, Action Item(s)

 **(G-5) Repair: GARAGE ELECTRICAL:**

- Non-GFCI circuit, Recommend installing GFCI protected outlet



**Ceiling:** Paint, Unsealed penetrations, Drywall

 **(G-2) Safety/Health Hazard:** Penetrations are recommended to be sealed with fire rated sealant, repairs are recommended



**Walls:** Drywall, Paint, Unsealed Penetrations, Action Item(s)

**⚠️ (G-3) Safety/Health Hazard:**

**GARAGE WALLS:**



- Holes present
- Repair Recommended
- Penetrations not sealed creating a fire hazard.



**Floor/Foundation:** Poured concrete, Poured slab, Cracks present, Action Item(s)

**🔧 (G-6) Repair:**

**GARAGE FLOOR:**



- Cracks present
- A Qualified Contractor is recommended to evaluate and estimate repairs



**Smoke Alarm:** No smoke detector present

**⚠️ (G-4) Safety/Health Hazard:** Recommend adding a smoke detector for safety

# STRUCTURE

## Structure

**Type:** Wood frame

**Foundation:** Brick, Block

**Differential Movement:** No movement or displacement noted

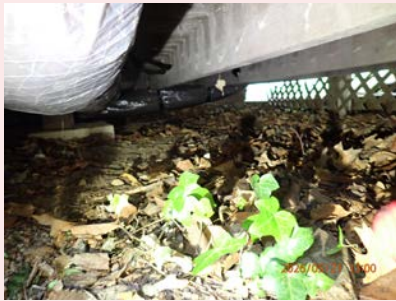
**Beams:** Solid wood

**Joists/Trusses:** Wood Floor Joists, General Photo(s), Action Item(s)

### ⚠️ (S-1) Defect/Major Concern: **JOIST/TRUSSES:**



- Floor in covered deck/living room area is sagging.
- Limited visibility of floor joists
- A Qualified Contractor is recommended to evaluate and estimate repairs



### **JOIST/TRUSSES PHOTO(s):**



**Bearing Walls:** Frame

**Piers and Posts:** Poured piers

**Subfloor:** Plywood, Action Item(s)

🔧 (S-2) Repair:

**SUBFLOOR:**



- Moisture damage under washing machine area



**Floor/Slab:** Crawlspace

**Stairs/Handrails:** Wood stairs

**Vapor Barriers:**  General Photos  Kraft Paper  Asphalt-coated kraft paper  
 Craft faced insulation  Vinyl  Foil  Plastic  Plywood  Gypsum board  
 Cellulose insulation  House wrap  .  Action Item  Action Item(s).

# CRAWL SPACE

## Crawl Space

**Crawl Space Location:** Main

**Moisture Intrusion:** Dry at the time of the inspection, Action Item(s)

📌 **FYI: MOISTURE INTRUSION:**

- Dry at the time of the inspection
- Water stains present



**Method of Inspection:** In the crawl space

**Access:** Scuttle hole, Action Item(s)

🔧 (CS-1) Repair: **CRAWL SPACE ACCESS:**

- Access hatch is not properly sized and will not close.
- Tripping/fall hazard.
- Recommend repairs



**Unable to inspect:** 80%

**👁️ Limitations/Unable to Inspect: UNABLE TO INSPECT:**

- Limited visibility and accessibility in various areas
- Proximity of soil to bottom of flooring system limited visibility and accessibility in various areas

**Moisture Barrier:** Plastic, General Photo(s)

**MOISTURE BARRIER PHOTO(s):**



**Insulation:** No insulation present

**Vapor Barrier:** Vapor barrier present

**Ventilation:** Vents, General Photo(s)





**Filters/Fan/Blower:** Good condition, Direct drive with disposable filter

**Electric Disconnect:** Present, Breaker disconnect, General Photo(s)

***AC ELECTRIC DISCONNECT PHOTO(s):***



**Thermostat:** Programmable

**Visible Coil:** Aluminum, Good condition

**Exterior Unit:** Pad mounted

**Energy Source:** Electric

**AC Location:** Outside

**Refrigerant Type:** R-454B

# HEATING SYSTEM

## Heating System

**Heating System Operation:** Working Properly

**Type/Age (Approximate):** Gas Furnace, New

**Manufacturer:** American Standard, General Photo(s)

***HEATING MANUFACTURE PHOTO(s):***



INPUT AND OUTPUT RATING		ELECTRICAL RATING		PRESSURE RATING	
MAXIMUM INPUT	MAXIMUM OUTPUT	FREQUENCY (HZ)	VOLTS	NATURAL GAS	MIXED GAS
80,000 BTUH	65,100 BTUH	60	240	13.8 INCH W.C.	13.0 INCH W.C.
				MINIMUM GAS SUPPLY	MINIMUM GAS SUPPLY
				5.5 INCH W.C.	5.0 INCH W.C.
				MANFOLD (MAXIMUM INPUT)	MANFOLD (MAXIMUM INPUT)
				3.5 INCH W.C.	3.0 INCH W.C.

MODEL NUMBER S8X1B080M4PSCBA  
MODEL NUMBER 24392P61HG

TRANE AND AMERICAN STANDARD HEATING & AIR CONDITIONING A BUSINESS OF TRANE U.S. INC. TROY, ALABAMA ASSEMBLED IN THE USA  
CENTRAL SOURCE DATE OF MANUFACTURE UNKNOWN COMPANY

REGISTERED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS: US10401056, AND US10401057

**Fuel Type/Energy Source:** Natural gas  
**Capacity:** ., 65,1000 BTUHR  
**Area Served :** Whole building  
**Type:** Gas Furnace  
**Thermostats:** Programmable, General Photo(s)

**HEATING THERMOSTAT PHOTO(S):**



**Heating Distribution System:** Flexible ducts  
**Heat Exchanger:** 3 Burner  
**Gas Service Line/Shutoff:** Copper, General Photo(s)

**GAS SERVICE LINE PHOTO(s):**



**Vent Systems, Flues, Chimneys and Dampers:** B-Vent (double wall)

**Heating System Location:** Utility room

# PLUMBING

## Plumbing

**Service Line:** Copper

**Main Water Shutoff:** Closet, General Photo(s)

**MAIN WATER SHUTOFF PHOTO(s):**



**Water Lines:** Copper

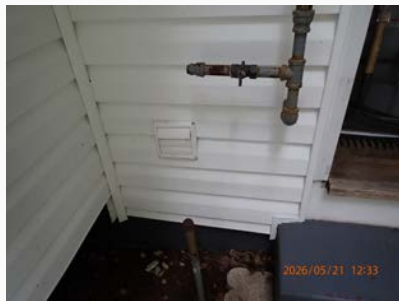
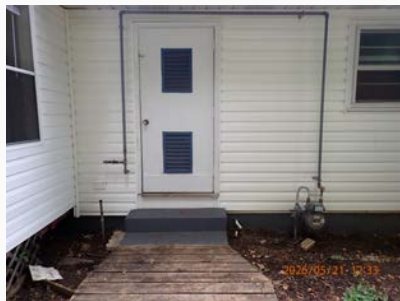
**Drain Pipes and fixtures:** PVC

**Vent Pipes:** PVC

**Radon Pipe:** No visible Radon Pipe present

**Gas Line:** Flexible, Cast iron, General Photo(s)

**GAS LINE GENERAL PHOTO(S):**



**Sewer Cleanout : Crawl Space, General Photo(s)**

**SEWER CLEANOUT PHOTO(S):**



**Faucets:** Cartridge (single or double handle)

**Sump Pump:** No Sump Pump present

# WATER HEATER

## Water Heater

**Water Heater Operation:** Working properly

**Age (Approximate):** 7 Years

**Water Temperature:** Adequate

**🔧 (WH-2) Maintenance: WATER TEMPRATURE:**

A residential water heater typically heats water to a temperature between **120°F and 140°F (49°C to 60°C)**. The recommended setting for most households is **120°F**, which is hot enough for daily use (like bathing and cleaning) while reducing the risk of scalding and saving energy. Setting the temperature above 140°F increases the risk of burns and energy consumption but may be used in specific cases where bacterial control (like Legionella prevention) is a concern. Please Note: Water heater temperature settings differ by manufacturer and model. For households with children or elderly residents, lower temperatures are generally safer to

reduce the risk of scalding and may also improve energy efficiency.

**Manufacturer:** A.O. Smith


**Water Heater Location:** Utility Room, General Photo(s)

**WATER HEATER LOCATION PHOTO(s):**



**Supply Lines:** Copper

**Expansion Tank:** No Expansion Tank present, Action Item(s)

 **(WH-1) Repair:**  
**EXPANSION TANK:**



- Recommend adding expansion tank



**Type/Energy Source:** Natural gas

**Capacity:** 40 Gal

**Area Served:** Whole building

**TPRV/ Drain Tube:** Copper

**Flue Pipe:** Double wall

**Water Heater pan:** Present

**Gas Line/Disconnect:** General Photo(s)

GAS LINE/DISCONNECT PHOTO(s):



**Vent system:** B-vent

# BATHROOM

## Bathroom

**Location/Inspected Items:** 1st floor Hall, 1/2 Bath, Master/en suite

**Faucets/Traps:** Action Item(s), General Photo(s)

🔧 (B2-3) Repair: **FAUCET/TRAP:**

- Surface rust on trap
- Faucet loose.
- Supply line not secured
- Unsealed wall penetration



**FAUCET/TRAP PHOTO(s):**

**Sink/Basin:** Single bowl

**Tub/Surround:** Action Item(s), Plastic/Fiberglass

**FYI:**

**TUB/SURROUND:**



- Caulking missing from around shower handle and shower head fixtures.



✔ Inspected Items: **Bathroom items were functioning as designed and intended unless listed in comments below**

Toilet, Inspected

Bathtub/Shower/Spa Tub, Inspected (Existing Fixtures)

Faucets, Inspected

Sink/Counter/Cabinet, Inspected

Ventilation, Inspected

Closet, Inspected

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

Window (If present), Inspected

Door, Inspected

Electrical, Tested

If there are concerns or deficiencies found they will be listed in the bathroom section

**DOCUMENTATION PHOTOS:**

**Shower/Surround:** Tile, Action Item(s)



**FYI: SHOWER SURROUND:**

- Caulking missing from around shower handle and shower head fixtures.



**Spa Tub/Surround:** Plastic/Fiberglass, Action Item(s)

**⚠️ (B2-1) Safety/Health Hazard: SPA TUB:**

- No visible access panel
- On/off switch is not operating correctly.



**Walls:** Paint

**Ceiling:** Paint

**Floor:** Tile, Action Item(s), General Photo(s)

**🔧 (B2-4) Repair: FLOOR:**

- Threshold too high causing a tripping hazard.

**FLOOR PHOTO(s):**



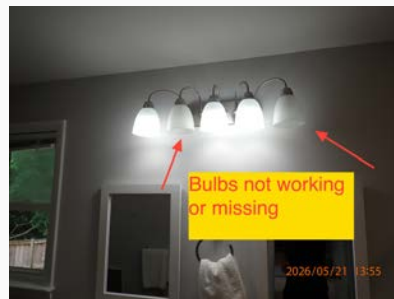
**Electrical lighting fixtures, switches and receptacles :** 120 VAC, Non GFCI Protected, Action Item(s), General Photo(s)

**⚠️ (B2-2) Safety/Health Hazard: ELECTRICAL:**

- Open grounds noted at 3 prong outlets
- Recommend evaluation by licensed electrician and estimate repairs
- GFCI Outlet present but not working properly, Recommend repair or replacement



**ELECTRICAL PHOTO(S):**



# BEDROOM

## Bedroom

**Location:** Inspected Items

✔ Inspected Items: Bedroom items were functioning as designed and intended unless listed in comments below

Bedroom Items inspected but not limited to;

Closet, Inspected

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

Window, Checked and inspected

Door, Inspected

Electrical, Tested

**DOCUMENTATION PHOTOS:**

**Ceiling:** Good Condition, Drywall, Paint

**Walls:** Good Condition, Paint, Drywall

**Electrical lighting fixtures, switches and receptacles :** 120 VAC, Action Item(s)

🔧 (B-2) Repair: **ELECTRICAL:**

- Ceiling fan needs balancing
- Ceiling fan inoperative, Possible hidden remote, Recommend having operational at walk through



**Floor:** Carpet, Good Condition, Action Item(s)

🔧 (B-3) Repair: **FLOOR:**

- Carpet needs stretching



**Door:** Pocket door, Hollow Core, Action Item(s)


 **(B-5) Repair:**

**DOOR:**

- Missing fasteners.



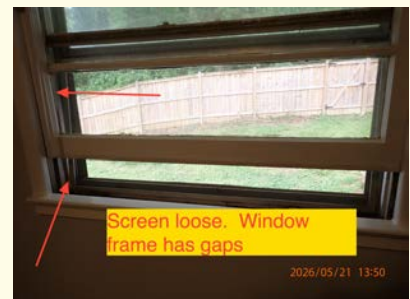
**Windows:** Vinyl, Wood, Action Item(s)

 **(B-4) Repair:**


**WINDOWS:**



- Visible damage on window framework
- Recommend Repair



**HVAC:** Action Item(s)

 **FYI: HVAC:**

- Registers and ducts are dirty and ducts should be cleaned.



**Smoke Alarm:** No smoke detector present

**⚠️ (B-1) Safety/Health Hazard:** Today's standards recommend a smoke detector to be installed in every bedroom, Recommend repair for safety

## LIVING SPACE

Living area

**Location:** Inspected Items

✔️ **Inspected Items:** Living Space items were functioning as designed and intended unless listed in comments below

**Living Space Items inspected but not limited to;**

**Closet, Inspected (If Present)**

**Walls, visually inspected**

**Ceiling, Visually inspected**

**Floor, Inspected**

**Window, Checked and inspected (If Present)**

**Door, Inspected (If Present)**

**Electrical, Tested**

**DOCUMENTATION PHOTOS:**

**Ceiling:** Good Condition, Paint, Drywall

**Walls:** Paint, Good Condition, Drywall

**Floor:** Vinyl plank floor, Uneven floor noted, Action Item(s)

**⚠️ (LS-1) Defect/Major Concern: FLOOR:**



- Noted uneven floor
- A Qualified Contractor is recommended to evaluate and estimate repairs
- Floor is sagging.



### Electrical lighting fixtures, switches and receptacles : 120 VAC

**Windows:** Vinyl, Action Item(s)

#### 🔧 (LS-2) Repair: **WINDOWS:**

- Visible damage on window framework
- Damaged frame(s)
- Recommend Repair
- Missing sealant in gaps around window frame.
- A qualified contractor is recommended to evaluate and estimate repairs



**Smoke Alarm:** Present

**Carbon Monoxide Detector:** Present

# KITCHEN

## Kitchen

**Location:** Kitchen Photos, Kitchen and dining area

✔ **No Visible Problems:** [Kitchen items were functioning as designed and intended unless listed in comments below](#)

Walls, visually inspected

Ceiling, Visually inspected

Floor, Inspected

Door, Inspected

Electrical, Tested

Window, Inspected

Other items inspected if present

Sink/Faucets/Counter/Cabinet

Pantry if present

[If there are concerns or deficiencies found they will be listed in the Kitchen section section](#)

**DOCUMENTATION PHOTOS:**



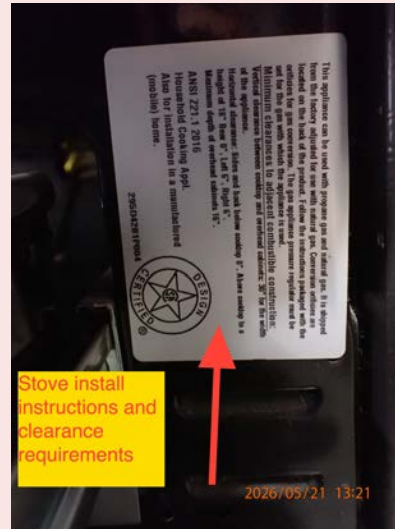
**Plumbing/Fixtures:** Stainless Steel

**Sink:** Stainless Steel

**Cooking Appliances:** Appeared to be functioning as designed, General Photo(s), Action Item(s)

**⚠ (K-2) Safety/Health Hazard: COOKING APPLIANCE:**

- Stove is not installed with clearance requirements specified by the manufacturer.
- A Qualified Contractor is recommended to evaluate and estimate repairs



**COOKING APPLIANCE PHOTO(S):**



**Ventilator :** No vent present, Action Item(s)

**⚠️ (K-1) Safety/Health Hazard: VENTILATOR:**

- No vent present
- Gas Range requires a vent to be present

**Refrigerator:** Appeared to be functioning as designed, General Photo(s)

**REFRIGERATOR PHOTO(S):**





**Cabinets/Counter Tops:** Quartz, Action Item(s)

📌 FYI:

**CABINETS/COUNTER TOP:**

- Needs caulking



**Electrical lighting fixtures, switches and receptacles :** 120 VAC GFCI, Non GFCI Protected, Action Item(s)

📌 FYI:

**ELECTRICAL:**

- Refrigerator is not on GFCI circuit.



**Ceiling:** Paint, Drywall, Good Condition

**Walls:** Good Condition, Paint, Drywall

**Floor:** Vinyl plank floor

**HVAC Source:** Duct work,

# LAUNDRY ROOM/AREA

## Laundry Room

**Laundry Room area/Location:** 1st Floor, Next to kitchen

**Washer Hose Bibs:** : Good Condition, Visual inspection only, General Photo(s)

### *WASHER HOSE BIB PHOTO(s)*



**Washer Drain:** Wall mounted drain

**Dryer Vent:** Rigid metal, Present, General Photo(s), Action Item(s)

### **FYI: DRYER VENT:**

- Recommend cleaning dryer ducts regularly to prevent potential fires.

### *DRYER VENT PHOTO(s)*



**Washer and Dryer Electrical:** 120-240 VAC, General Photo(s)

### *WASHER AND DRYER ELECTRIC PHOTO(s)*



**Door:** Hollow Core

**Electrical lighting fixtures, switches and receptacles :** 120 VAC GFCI

# OUTBUILDING

## Outbuilding

**Exterior:** Wood, General Photo(s)

**OUTBUILDING PHOTO(S):**



**Roof:** Asphalt Shingle, Action Item

 **(O1-1) Repair: OUTBUILDING ROOF:**

- Roof shows signs of deterioration

- Roof at end of useful life
- Hole in roof.



**Roof Structure:** Rafter, General Photos

**OUTBUILDING ROOF STRUCTURE PHOTO(s):**



**Ceiling:** OSB

**Walls:** OSB

**Floor:** Wood floor, General Photo(s)

**OUTBUILDING FLOOR PHOTO(s):**



**Doors:** Wood

# Summary

## Defect/Major Concern Items

### ⚠️ **R-1 ROOF: ROOF SURFACE:**

- Standard 3-tab asphalt shingles typically last 15 to 20 years.
- Roof spongy to walk on
- Roof at end of useful life
- Moss on roof surface, This causes damage to shingles, Recommend removal or professional cleaning
- A qualified roofing contractor is recommended to evaluate and estimate repairs
- Loose or damaged shingles
- Replacement is recommended before closing

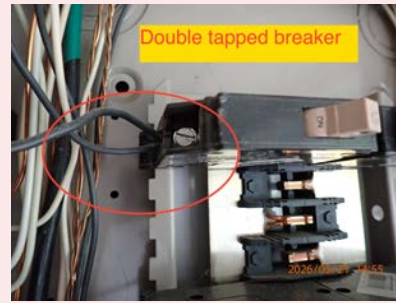
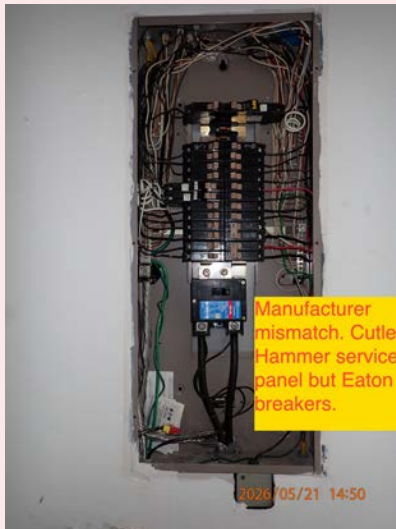


### ⚠️ **A-1 ATTIC: SHEATHING:**

- Water stains present
- Water damage present
- Wood rot present
- Sheathing will require replacement due to damage or wood rot
- A Qualified Contractor is recommended to evaluate and estimate repairs

### ⚠️ **EP-1 ELECTRIC PANEL: BREAKERS:**

- Double taps are present (multiple wires in one breaker). These wires need to be moved to their own circuit breaker, Recommended evaluation and repair by a licensed electrician
- Double tap wiring



**⚠ S-1 STRUCTURE: JOIST/TRUSSES:**



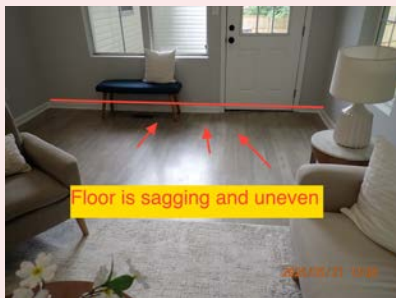
- Floor in covered deck/living room area is sagging.
- Limited visibility of floor joists
- A Qualified Contractor is recommended to evaluate and estimate repairs



**⚠ LS-1 LIVING SPACE: FLOOR:**



- Noted uneven floor
- A Qualified Contractor is recommended to evaluate and estimate repairs
- Floor is sagging.



## Safety/Health Hazards

**⚠️ A-2 ATTIC:** Attic access in garages should be made of fire rated material such as drywall, repairs are recommended.

Attic access stairs are broken and require replacement.



### **⚠️ A-3 ATTIC: VAPOR BARRIER:**

- Vapor barrier turned the wrong way on the insulation
- Recommend repair
- Insulation vapor barrier (kraft paper) must be facing and against conditioned space. Exposed vapor barrier is a fire hazard.

### **⚠️ A-4 ATTIC: ATTIC WIRING:**

- Combustible insulation shall be separated not less than 3 inches (76 mm) from recessed luminaires, fan motors and other heat-producing devices.
- **Exception:** Where heat-producing devices are *listed* for lesser clearances, combustible insulation complying with the listing requirements shall be separated in accordance with the conditions stipulated in the listing.
- Exposed wiring
- Cover plate missing, Recommend adding cover plate

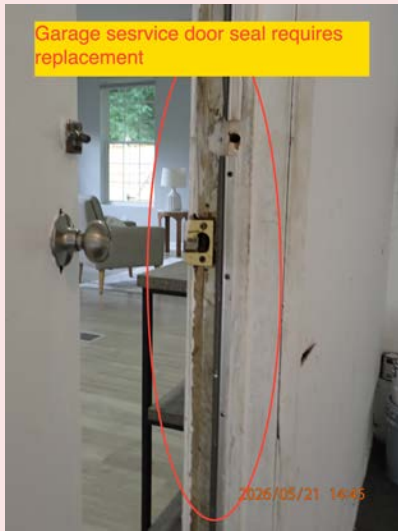
### **⚠️ SA-1 SMOKE ALARM: SMOKE ALARMS:**

- Missing from bedroom.

### **⚠️ G-1 GARAGE/CARPORT: GARAGE SERVICE DOOR:**



- Early stage water damage on door trim
- Missing and/or damaged door seals
- Repair Recommended



**⚠ G-2 GARAGE/CARPORT:** Penetrations are recommended to be sealed with fire rated sealant, repairs are recommended



**⚠️ G-3 GARAGE/CARPORT:**

**GARAGE WALLS:**



- Holes present
- Repair Recommended
- Penetrations not sealed creating a fire hazard.



**⚠️ G-4 GARAGE/CARPORT:** Recommend adding a smoke detector for safety

**⚠️ B2-1 BATHROOM: SPA TUB:**

- No visible access panel
- On/off switch is not operating correctly.



**⚠️ B2-2 BATHROOM: ELECTRICAL:**

- Open grounds noted at 3 prong outlets
- Recommend evaluation by licensed electrician and estimate repairs
- GFCI Outlet present but not working properly, Recommend repair or replacement



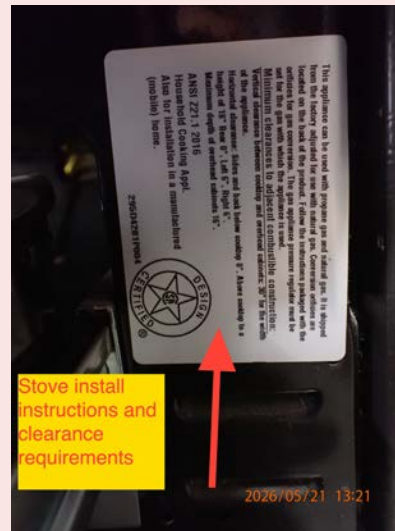
**⚠️ B-1 BEDROOM:** Today's standards recommend a smoke detector to be installed in every bedroom, Recommend repair for safety

**⚠️ K-1 KITCHEN: VENTILATOR:**

- No vent present
- Gas Range requires a vent to be present

**⚠️ K-2 KITCHEN: COOKING APPLIANCE:**

- Stove is not installed with clearance requirements specified by the manufacturer.
- A Qualified Contractor is recommended to evaluate and estimate repairs



**Repair Item(s)**

**🔧 GI-1 GENERAL INFORMATION: SEPTIC TANK HISTORY:**

- Recommend contacting seller for information on septic system age and frequency of maintenance/service
- Recommend a sewer scope and septic tank inspection prior to closing
- Recommend septic tank pumping service prior to closing
- No Information available on septic system

**🔧 LAG-1 LOTS AND GROUNDS: NEGATIVE GRADE:**

- Water from downspout pooling next to house
- Recommend improving grading to allow water to flow away from home by ensuring surface drainage is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard to the dwelling unit. It is recommended that lots be graded to drain surface water away from foundation walls. The grade should fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).
- Grading is allowing water to flow to crawlspace at rear of home



**✂ LAG-2 LOTS AND GROUNDS: DECK RAILS AND STEPS:**

- Open stair risers present. For improved safety, recommend corrections to not allow passage of a 4-inch diameter sphere
- Recommend adding rail for safety
- Repair recommended



**✂ LAG-3 LOTS AND GROUNDS: FENCE:**

- Gate misaligned and will not latch properly.



**✂ LAG-4 LOTS AND GROUNDS: PORCH/STEPS:**

- Settlement noted
- Heavily cracked
- Repair recommended



**✂ LAG-5 LOTS AND GROUNDS:**  
**TREES AND VEGETATION:**

- Tree planted too near the foundation and roots may cause damage to the foundation
- Trees planted too close to structure, removal may be required



**✂ E1-1 EXTERIOR: WINDOWS:**

- Visible damage on window framework
- A qualified contractor is recommended to evaluate and estimate repairs



### **E1-2 EXTERIOR: WINDOW SCREENS:**

- Recommend adding screens where missing
- Screen is torn and will need repair
- Virginia building requirement is that every door, window and other outside opening required for ventilation purposes shall be supplied with approved tightly fitted screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device.

### **E1-3 EXTERIOR: SIDING:**

- Cracks present
- Repair recommended
- Loose vinyl on side of home, Recommend repair



### **E1-4 EXTERIOR: FASCIA:**

- Repairs Recommended
- Loose



**E1-5 EXTERIOR:  
SOFFITS:**



- Damaged
- Missing trim
- Repairs Recommended



**R-2 ROOF: GUTTERS/DOWNSPOUTS:**

- Gutters need cleaning
- Gutters have negative flow and are holding water

**R-3 ROOF: GUTTER EXTENSIONS:**

- Recommend adding extensions where missing
- Recommend replacing splash blocks with gutter extensions
- Recommend adding extensions to get water away from foundation

**R-4 ROOF: VALLEY:**

- Leaves gathering in valleys.

**A-5 ATTIC: INSULATION DEPTH:**

- Insulation missing in areas, Recommend replacing insulation where needed
- Insufficient insulation present
- Recommend additional insulation be installed for energy efficiency

**A-6 ATTIC: ATTIC ACCESS:**

- Attic hatch made of cement board. Replace with gypsum board or OSB.
- Attic hatch missing insulation on top and gaskets around seal.



**G-5 GARAGE/CARPORT: GARAGE ELECTRICAL:**



- Non-GFCI circuit, Recommend installing GFCI protected outlet



**G-6 GARAGE/CARPORT: GARAGE FLOOR:**



- Cracks present
- A Qualified Contractor is recommended to evaluate and estimate repairs



**G-7 GARAGE/CARPORT: GARAGE DOORS:**



- Weather seal damaged



**S-2 STRUCTURE:**  
**SUBFLOOR:**



- Moisture damage under washing machine area



**CS-1 CRAWL SPACE: CRAWL SPACE ACCESS:**

- Access hatch is not properly sized and will not close.
- Tripping/fall hazard.
- Recommend repairs



**WH-1 WATER HEATER:**  
**EXPANSION TANK:**



- Recommend adding expansion tank



**B2-3 BATHROOM: FAUCET/TRAP:**

- Surface rust on trap
- Faucet loose.
- Supply line not secured
- Unsealed wall penetration



**✂ B2-4 BATHROOM: FLOOR:**

- Threshold too high causing a tripping hazard.

**✂ B-2 BEDROOM: ELECTRICAL:**

- Ceiling fan needs balancing
- Ceiling fan inoperative, Possible hidden remote, Recommend having operational at walk through



**✂ B-3 BEDROOM: FLOOR:**

- Carpet needs stretching



**✂ B-4 BEDROOM:**  
**WINDOWS:**



- Visible damage on window framework
- Recommend Repair



**✂ B-5 BEDROOM:**  
**DOOR:**

- Missing fasteners.



**✂ LS-2 LIVING SPACE: WINDOWS:**

- Visible damage on window framework
- Damaged frame(s)
- Recommend Repair
- Missing sealant in gaps around window frame.
- A qualified contractor is recommended to evaluate and estimate repairs



### **01-1 OUTBUILDING: OUTBUILDING ROOF:**

- Roof shows signs of deterioration
- Roof at end of useful life
- Hole in roof.



## Maintenance Item(s)

### **WH-2 WATER HEATER: WATER TEMPRATURE:**

A residential water heater typically heats water to a temperature between **120°F and 140°F (49°C to 60°C)**. The recommended setting for most households is **120°F**, which is hot enough for daily use (like bathing and cleaning) while reducing the risk of scalding and saving energy. Setting the temperature above 140°F increases the risk of burns and energy consumption but may be used in specific cases where bacterial control (like Legionella prevention) is a concern.

Please Note: Water heater temperature settings differ by manufacturer and model. For households with children or elderly residents, lower temperatures are generally safer to reduce the risk of scalding and may also improve energy efficiency.



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Christopher Niebels

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