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# **■** GENERAL INFO

**Property Address** 

4932 John Tyler Hwy Williamsburg VA 23185

Customer(s)

**Date of Inspection** 

9/22/2025

Time of Inspection

12:00 PM

Report ID

20250902-Lauren-D

**Real Estate Agent** 

# Q INSPECTION DETAILS

In Attendance:

Seller only

Temperature:

Over 65 (F) = 18 (C)

Rain in last 3 days:

No

Type of building:

Single Family (1 story)

Weather:

Clear

**Radon Test:** 

No

Approximate age of building:

Over 50 Years, 1954

Ground/Soil surface condition:

Dry

Water Test:

No

# > COMMENT KEY & DEFINITIONS

#### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

<u>Inspected (IN)</u> = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

<u>Repair or Replace (RR)</u> = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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# 

91

 39

SUMMARY COMMENTS

Total number in report.

# 1. ROOFING

#### **DESCRIPTION**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

#### \* STYLES & MATERIALS: ROOFING

**Roof Covering:** 

Viewed roof covering from:

Sky Light(s):

Architectural

Ground

Two

Binoculars

Chimney (exterior):

Brick

ITEMS: ROOFING

#### 1.0 ROOF COVERINGS

- INSPECTED, REPAIR OR REPLACE
- (1) Informational view of roof covering and roof penetrations. I recommend installing chimney caps where missing to avoid damage associated with insect or animal intrusion.
- (2) Flat roof at rear exterior appears to be near or past the end of its 20 year life expectancy. Previous sealant repairs and additional cracking were observed in areas. I recommend having a licensed, qualified contractor further evaluate rear flat roof and properly repair or replace as needed to ensure long-term efficient function.
- (3) Have a qualified roofing contractor properly repair nail pops/ loose, uneven roof covering.

#### 1.1 FLASHINGS

INSPECTED, REPAIR OR REPLACE

Loose roof to wall and skylight flashing(s) observed. Have a qualified roofing contractor properly fasten,

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caulk and seal all loose flashing to avoid moisture intrusion and subsequent damages.

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### 

- (1) There is what appears to be a wooden drip edge installed in areas at roof perimeter noted, but not limited to left exterior. I recommend removing and replacing with a standard metal drip edge to ensure efficient function. Repair any associated damage in this area as necessary.
- (2) Roof appears to be nearing the end of its average life expectancy of 30 years. I suggest having this roof serviced by a licensed, qualified roofing contractor to properly seal fasteners at roof penetrations.

#### 1.3 ROOF DRAINAGE SYSTEMS

#### 🗂 INSPECTED, REPAIR OR REPLACE

- (1) Rear right exterior gutter is loose and has settled. Minor moisture damage was observed behind the gutter. I suggest having a licensed, qualified contractor further evaluate to determine extent of damage and properly repair or replace as necessary, secure and slope gutter to ensure long-term efficient function.
- (2) Properly secure loose gutters and slope towards downspouts to direct water away from structure.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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#### 2 FXTFRIOR

#### **B** DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

#### STYLES & MATERIALS: EXTERIOR

**Siding Material:** 

**Exterior Entry Doors:** 

**Appurtenance:** 

Brick veneer

**Fiberglass** 

Sidewalk Patio

Insulated glass

**Driveway:** 

Gravel

Dirt

ITEMS: EXTERIOR

#### 2.0 WALL CLADDING FLASHING AND TRIM

- INSPECTED, REPAIR OR REPLACE
- (1) Have a qualified masonry contractor evaluate
- window lentil at right rear exterior for replacement (deflection noted)
- cracked, deteriorated mortar at exterior walls and porches
- loose, damaged and uneven pavers at exterior walkways and rear patio surface(s)

Correct any underlying conditions that are active and properly repair/ re-point as necessary to ensure long-term efficient function, and avoid further damage or injury.

(2) Properly seal all holes and gaps where piping/ cables enter to avoid moisture/ insect/ rodent intrusion and subsequent damages.

# 2.1 DOORS (EXTERIOR)

#### INSPECTED, REPAIR OR REPLACE

- (1) Moisture damage noted at rear right exterior door trim and jamb. Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damages beneath finishing materials and properly repair/ replace all damaged materials.
- (2) Dark staining was noted, but not limited to rear right exterior door(s) and screened doors. I suggest

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further evaluation by a licensed, qualified contractor to determine extent of staining and damage (if any), correct any underlying cause that is active and properly repair or replace damage and remove staining as necessary. Door was blocked at interior side during inspection. Inspection was limited.

#### 2.2 WINDOWS

- INSPECTED, REPAIR OR REPLACE
- (1) Moisture damage in the window sill/ trim noted, but not limited to front fireplace room front middle window. Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damage beneath finishing materials and properly repair/ replace all damaged materials.
- (2) Failed seal between double panes of glass noted, but not limited to: see pictures. Windows have fogged. Have a qualified window contractor properly repair/ replace all damaged windows.
- 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

**⊗** INSPECTED

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- 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)
  - INSPECTED, REPAIR OR REPLACE
  - (1) There is a negative slope at the right side (facing front) that can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.
  - (2) Monitor trees in close proximity to structure(s) as they may cause damage due to branch and root movement.
  - (3) Trim and maintain vegetation away from structure

#### 2.5 EAVES, SOFFITS AND FASCIAS

#### INSPECTED, REPAIR OR REPLACE

Moisture damaged facia and soffit were noted, but not limited to (see pictures). Have a licensed, qualified contractor further evaluate to determine extent of damage, correct the sources of moisture intrusion (if active) and properly repair or replace damage to ensure long-term normal, efficient function.

#### **2.6 OTHER**

#### **⊗** INSPECTED

- (1) Have a qualified contractor properly seal any cracks or gaps around windows and doors (including weather seals) to avoid potential damage associated with air or moisture intrusion.
- (2) I recommend installing a functioning doorbell where missing at front entry.
- (3) Storm door at right exterior is worn and damaged. I suggest proper repair or replacement as necessary to ensure normal, efficient long-term function.
- (4) I recommend extending downspouts 4 to 6 feet away from the foundation where possible to avoid potential ground saturation in these areas.
- (5) Paint is peeling at exterior trim/ claddings in areas. I recommend further evaluation by a qualified contractor and repaint as needed.
- (6) I recommend properly repairing or replacing damaged window screens to ensure efficient function.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# \* STYLES & MATERIALS: GARAGE

**Garage Door Type:** 

**Garage Door Material:** 

Two manual

Metal

ITEMS: GARAGE

3.0 GARAGE CEILINGS

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

**⊗** INSPECTED

3.2 GARAGE FLOOR

**⊘** INSPECTED

3.3 GARAGE DOOR (S)

**⊘** INSPECTED

3.6 GARAGE WINDOW (S)

**⊘** INSPECTED

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#### 4 INTERIORS

#### **B** DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

#### STYLES & MATERIALS: INTERIORS

#### **Ceiling Materials:**

Gypsum Board

Plaster

Wood

#### Interior Doors:

Hollow core

# Countertop:

Wood

Corian

#### Wall Material:

Gypsum Board

Plaster

# Floor Covering(s):

Area rug Carpet

Laminated T&G

Tile Vinyl

#### Cabinetry:

Veneer

# Window Types:

**AGFD** 

Thermal/Insulated Double-hung Single-hung Tilt feature Casement

#### ITEMS: INTERIORS

#### 4.0 CEILINGS

#### INSPECTED, REPAIR OR REPLACE

- (1) Stains noted, but not limited to right hallway around ceiling register, rear fireplace room ceiling, and washer dryer room front ceiling - measured dry at time of inspection. I recommend further evaluation by a qualified contractor to determine extent of damage, correct the source of moisture intrusion (if active), and repair/ repaint all damage as needed.
- (2) Wall and ceiling drywall cracks and damage observed in subject home and detached garage. I recommend having a qualified contractor further evaluate and repair, fill, and seal as necessary.

#### 4.1 WALLS

#### **4.2 FLOORS**

#### inspected. Repair or Replace

Cracked floor tile/ deteriorated grout pr seal in splash zones noted, but not limited to: see pictures. Have a qualified contractor further evaluate and repair, fill, and seal as required.

#### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**⊗** INSPECTED

# 4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

**⊗** INSPECTED

#### 4.5 DOORS (REPRESENTATIVE NUMBER)

#### 

- (1) Door does not properly secure into mortise noted, but not limited to rear right room front door. Usually a strike plate adjustment is needed. I recommend repair/adjustment as needed.
- (2) Binding doors (difficult to open or close) noted, but not limited to front entry closet door and hallway closet door. I recommend having having a qualified contractor further evaluate and repair/ adjust as needed.

## 4.6 WINDOWS (REPRESENTATIVE NUMBER)

**⊗** INSPECTED

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# 5. STRUCTURAL COMPONENTS

#### **B** DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

#### STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation: Method used to observe Wall Structure:

Masonry block Crawlspace: Wood

> From entry Crawled

Limited access

**Roof Structure:** Method used to observe attic: Roof-Type:

2 X 6 Rafters Gable From entry Walked

Attic info:

Pull Down stairs

ITEMS: STRUCTURAL COMPONENTS

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- 5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)
  - INSPECTED, REPAIR OR REPLACE
  - (1) Have a qualified person properly secure, loose exterior foundation vents to ensure long-term efficient function, and avoid damage associated with insect or rodent intrusion.
  - (2) WDO, wood destroying organisms noted (fungus), crawl space may need to be treated; have a qualified moisture contractor evaluate for treatment. Repair any associated damage as recommended.
  - (3) Stains and elevated moisture were noted, but not limited to rear and rear left in the crawlspace. Have a licensed, qualified contractor further evaluate to determine extent of damage, correct the sources of moisture intrusion, if active and properly repair damage as needed to ensure long-term normal, efficient function.
  - (4) I observed what appears to be a small leak at the drain transition at left side in the crawlspace. Have a licensed, qualified contractor, evaluate, and repair as necessary to ensure efficient function.
- 5.1 WALLS (STRUCTURAL)

#### 5.2 COLUMNS OR PIERS

**⊗** INSPECTED

# 5.3 FLOORS (STRUCTURAL)

**⊗** INSPECTED

# 5.4 CEILINGS (STRUCTURAL)

**⊗** INSPECTED

#### 5.5 ROOF STRUCTURE AND ATTIC

INSPECTED, REPAIR OR REPLACE

Dark staining was noted, but not limited to rear eaves and attic sheathing in areas. Stains measured dry at time of inspection. I suggest having a licensed, qualified contractor further evaluate attic stains and attic ventilation to determine an extent of staining, damage (if any) and cause (if active). Properly repair damage, remove staining and correct any underlying cause to ensure long-term safe and efficient function.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# 🏠 6. PLUMBING SYSTEM

#### **B** DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

#### STYLES & MATERIALS: PLUMBING SYSTEM

Water Source: Plumbing Water Supply (into

Public

**CPVC** 

Washer Drain Size: **Plumbing Waste:** 

2" Diameter

Cast iron

**Water Heater Capacity:** 

Tankless

home):

**PVC** 

Water Heater Location:

Washer Dryer Room

**Plumbing Water Distribution** 

(inside home):

Copper PEX **CPVC** 

**Water Heater Power Source:** 

Gas (quick recovery)

WH Manufacturer:

UNKNOWN

Extra Info: RINNAI

manufactured in 2024, 180k

**BTUs** 

#### ITEMS: PLUMBING SYSTEM

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED, REPAIR OR REPLACE

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- (1) Cast iron drains noted in the crawl space. These drains corrode from the inside and extent of damage cannot be seen in a visual inspection. A symptom of failure is slow drains. Suggest having a qualified plumbing contractor evaluate/ scope these drains to determine condition, especially if slow drains are occurring.
- (2) The toilet is loose at floor at the right half and hallway bathrooms. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Repair any associated damages beneath these areas.
- (3) Have a qualified professional correct slow drain at hallway bathroom sink.

#### 6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

- INSPECTED, REPAIR OR REPLACE
- (1) Front exterior hose faucet is missing a control knob. Have a licensed, qualified contractor evaluate, and properly repair or replace to ensure normal, efficient function
- (2) Right half bath sink is worn and cracking at the drain. Budget to replace based on age and condition.
- (3) Right half bath sink water pressure is low. May be the aerator. I recommend having a qualified contractor further evaluate and repair/replace as needed to achieve normal, proper function.
- (4) Unfriendly pet noted at primary bathroom. Inspection was limited.

#### 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

INSPECTED, REPAIR OR REPLACE

The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

# 6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

# 6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

# 6.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

Main gas meter is located at left exterior.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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### 7. ELECTRICAL SYSTEM

#### **B** DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

#### STYLES & MATERIALS: ELECTRICAL SYSTEM

**Electrical Service** 

Panel Capacity:

**Panel Type:** 

Conductors:

200 AMP

Circuit breakers

Overhead service

Extra Info: EATON

**Electric Panel Manufacturer:** 

ITE

Branch wire 15 and 20 AMP:

Wiring Methods:

Copper

Romex Conduit

ITEMS: ELECTRICAL SYSTEM

#### 7.0 SERVICE ENTRANCE CONDUCTORS

# 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION **PANELS**

📋 INSPECTED, REPAIR OR REPLACE

Interior view of distribution panel-rear right room left wall.

# 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

#### INSPECTED, REPAIR OR REPLACE

You have a Federal Pacific main overcurrent breaker and a Federal Pacific quick disconnect breaker at left exterior (within visual proximity of the meter) which are legal, but there is a possibility that the breaker(s) may not trip when/ if shorted possibly causing an electrical hazard. Opinions by licensed electrical

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contractors on these (Stab Lok) breakers varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

- 7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)
  - INSPECTED, REPAIR OR REPLACE
  - (1) Have a licensed, qualified contractor properly terminate, cover and secure loose, exposed wiring in the attic.
  - (2) Install outlet cover where missing.
- 7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE
  - **⊗** INSPECTED
- 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
  - **⊗** INSPECTED
- 7.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)
  - **⊗** INSPECTED
- 7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS
  - **⊗** INSPECTED
- 7.8 SMOKE DETECTORS

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# 👚 8. HEATING / CENTRAL AIR CONDITIONING

#### **B** DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various

#### 💸 STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

**Heat Type: Energy Source: Number of Heat Systems** 

(excluding wood): **Furnace** Natural gas

One

**Heat System Brand: Ductwork:** Filter Type:

**AIRTEMP** Insulated Disposable

Filter Size: **Types of Fireplaces: Cooling Equipment Type:** 

Adequate Conventional Air conditioner unit

Insert Extra Info: Electric heater insert

is installed

**Cooling Equipment Energy Number of AC Only Units: Central Air Brand:** 

Source: One **AIRTFMP** 

Electricity

# ITEMS: HEATING / CENTRAL AIR CONDITIONING

#### 8.0 HEATING EQUIPMENT

#### INSPECTED, REPAIR OR REPLACE

- (1) CSST gas piping noted. Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia.
- (2) CSST gas piping is loose and missing an anchor where it changes direction at left exterior. Have a licensed, qualified contractor evaluate, and properly repair to ensure long-term safe and efficient function.

#### 8.1 NORMAL OPERATING CONTROLS

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- 3.5 ton exterior condenser manufactured in 2020
- 3.5 ton exterior evaporator manufactured in 2020
- 96,000 BTU exterior mid efficiency natural gas furnace manufactured in 2020

#### 8.2 AUTOMATIC SAFETY CONTROLS

**⊗** INSPECTED

# 8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED, REPAIR OR REPLACE

- (1) The left hallway ceiling return filter is missing and should be installed. Observed staining around some registers Have a qualified contractor service and clean the associated unit coil, motor, ducts, and fan.
- (2) Properly install supply register covers where missing.

#### 8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**⊘** INSPECTED

# 8.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

*⊗* INSPECTED

# 8.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

INSPECTED, REPAIR OR REPLACE

Both fireplaces appear to have been heavily used in the past as evidenced by the condition of the flue and damper areas and dark staining beneath the front masonry crown. I recommend service by a qualified chimney sweep contractor to ensure safe and efficient function prior to use.

#### 8.8 COOLING AND AIR HANDLER EQUIPMENT

#### 8.9 NORMAL OPERATING CONTROLS

# 8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# 9. INSULATION AND VENTILATION

#### **B** DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

#### 💸 STYLES & MATERIALS: INSULATION AND VENTILATION

Ventilation: Attic Insulation: **Dryer Power Source:** 

Gable vents 220 Electric Batt

**Fiberglass** Ridge vents

**Dryer Vent:** 

Metal

### ITEMS: INSULATION AND VENTILATION

#### 9.0 INSULATION IN ATTIC

#### INSPECTED. REPAIR OR REPLACE

Attic insulation is indicative of an older era and is low, compressed or missing in places. I recommend further evaluation by a licensed, qualified contractor, and correction to ensure modern standard of efficiency.

#### 9.1 INSULATION UNDER FLOOR SYSTEM

INSPECTED

## 9.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### 

There is no ridge vent filter installed and Debris is entering the attic space. I suggest installing to ensure efficient function.

### 9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

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#### 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

#### **⊗** INSPECTED

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# 角 10. BUILT-IN KITCHEN APPLIANCES

#### **B** DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

#### 💸 STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

**Dishwasher Brand: Exhaust/Range hood:** Range/Oven: **KENMORE** 

WHIRLPOOL **RE-CIRCULATE** 

**Built in Microwave:** Refrigerator:

**KFNMORF** GENERAL ELECTRIC

Serial #: manufactured in 2017

## ITEMS: BUILT-IN KITCHEN APPLIANCES

#### 10.0 DISHWASHER

INSPECTED. REPAIR OR REPLACE

Observed leak at dishwasher at time of inspection. Have a qualified contractor further evaluate and repair/ correct as needed.

#### 10.1 RANGES/OVENS/COOKTOPS

INSPECTED, REPAIR OR REPLACE

Supplied anti tip bracket has not been installed. This is a potential safety concern. Suggest repair by a qualified professional.

### 10.2 RANGE HOOD (S)

#### 10.5 MICROWAVE COOKING EQUIPMENT

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# **SUMMARY**

Sova Inspection Group 703–239–7682 David@sovainspectiongroup.com

Customer

**Address** 

4932 John Tyler Hwy Williamsburg VA 23185

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

# 1. ROOFING

#### 1.0 ROOF COVERINGS

#### INSPECTED, REPAIR OR REPLACE

(1) Informational view of roof covering and roof penetrations. I recommend installing chimney caps where missing to avoid damage associated with insect or animal intrusion.



**1.0 Item 1 (Picture)**View of Masonry crown



**1.0 Item 2 (Picture)** View of roof



**1.0 Item 3 (Picture)** View of roof

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**1.0 Item 4 (Picture)**View of masonry crown



**1.0 Item 5 (Picture)** View of roof



**1.0 Item 6 (Picture)** View of roof

(2) Flat roof at rear exterior appears to be near or past the end of its 20 year life expectancy. Previous sealant repairs and additional cracking were observed in areas. I recommend having a licensed, qualified contractor further evaluate rear flat roof and properly repair or replace as needed to ensure long-term efficient function.



1.0 Item 7 (Picture) Cracking at seam

(3) Have a qualified roofing contractor properly repair nail pops/ loose, uneven roof covering.



1.0 Item 8 (Picture)
Rear left

#### 1.1 FLASHINGS

### INSPECTED, REPAIR OR REPLACE

Loose roof to wall and skylight flashing(s) observed. Have a qualified roofing contractor properly fasten, caulk and seal all loose flashing to avoid moisture intrusion and subsequent damages.

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1.1 Item 1 (Picture) Right front



1.1 Item 2 (Picture)
Rear left



1.1 Item 3 (Picture) Rear right

#### 1.3 ROOF DRAINAGE SYSTEMS

#### INSPECTED, REPAIR OR REPLACE

(1) Rear right exterior gutter is loose and has settled. Minor moisture damage was observed behind the gutter. I suggest having a licensed, qualified contractor further evaluate to determine extent of damage and properly repair or replace as necessary, secure and slope gutter to ensure long-term efficient function.



**1.3 Item 1 (Picture)**Loose gutter side view



**1.3 Item 2 (Picture)**Settled gutter front view



**1.3 Item 3 (Picture)**Moisture damage

(2) Properly secure loose gutters and slope towards downspouts to direct water away from structure.



1.3 Item 4 (Picture) Rear right

# 2. EXTERIOR

#### 2.0 WALL CLADDING FLASHING AND TRIM

- INSPECTED, REPAIR OR REPLACE
- (1) Have a qualified masonry contractor evaluate

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- window lentil at right rear exterior for replacement (deflection noted)
- cracked, deteriorated mortar at exterior walls and porches
- loose, damaged and uneven pavers at exterior walkways and rear patio surface(s)

Correct any underlying conditions that are active and properly repair/ re-point as necessary to ensure long-term efficient function, and avoid further damage or injury.



**2.0 Item 1 (Picture)**Front porch deteriorating mortar



**2.0 Item 2 (Picture)**Right front exterior loose, uneven bricks



**2.0 Item 3 (Picture)**Right rear deteriorating mortar



**2.0 Item 4 (Picture)**Rear exterior cracking mortar



2.0 Item 5 (Picture)
Rear left exterior paver settlement



2.0 Item 6 (Picture)
Rear right exterior paver settlement



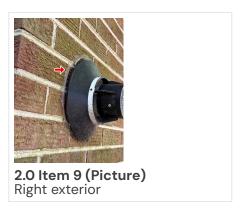
2.0 Item 7 (Picture)
Rear exterior paver settlement



2.0 Item 8 (Picture)
Right rear window lentil deflection

(2) Properly seal all holes and gaps where piping/ cables enter to avoid moisture/ insect/ rodent intrusion and subsequent damages.

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# 2.1 DOORS (EXTERIOR)

#### INSPECTED, REPAIR OR REPLACE

(1) Moisture damage noted at rear right exterior door trim and jamb. Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damages beneath finishing materials and properly repair/ replace all damaged materials.



**2.1 Item 1 (Picture)**Rear right exterior door



**2.1 Item 2 (Picture)**Rear right exterior door

(2) Dark staining was noted, but not limited to rear right exterior door(s) and screened doors. I suggest further evaluation by a licensed, qualified contractor to determine extent of staining and damage (if any), correct any underlying cause that is active and properly repair or replace damage and remove staining as necessary. Door was blocked at interior side during inspection. Inspection was limited.



**2.1 Item 3 (Picture)**Dark staining at rear, right



**2.1 Item 4 (Picture)**Dark staining at rear, right

#### 2.2 WINDOWS

- INSPECTED, REPAIR OR REPLACE
- (1) Moisture damage in the window sill/ trim noted, but not limited to front fireplace room front middle window.

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Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damage beneath finishing materials and properly repair/ replace all damaged materials.



**2.2 Item 1 (Picture)** front fireplace room front middle window

(2) Failed seal between double panes of glass noted, but not limited to: see pictures. Windows have fogged. Have a qualified window contractor properly repair/ replace all damaged windows.



2.2 Item 2 (Picture)
hallway bathroom window



**2.2 Item 3 (Picture)** front middle bedroom window

# 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

# INSPECTED, REPAIR OR REPLACE

(1) There is a negative slope at the right side (facing front) that can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



**2.4 Item 1 (Picture)** Right front exterior

(2) Monitor trees in close proximity to structure(s) as they may cause damage due to branch and root movement.

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**2.4 Item 2 (Picture)** Right exterior



**2.4 Item 3 (Picture)**Detached garage

# (3) Trim and maintain vegetation away from structure



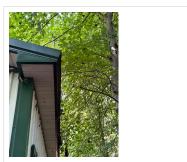
**2.4 Item 4 (Picture)** Right exterior



**2.4 Item 5 (Picture)**Front exterior



**2.4 Item 6 (Picture)** Front right exterior



**2.4 Item 7 (Picture)**Detached garage rear

# 2.5 EAVES, SOFFITS AND FASCIAS

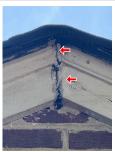
# INSPECTED, REPAIR OR REPLACE

Moisture damaged facia and soffit were noted, but not limited to (see pictures). Have a licensed, qualified contractor further evaluate to determine extent of damage, correct the sources of moisture intrusion (if active) and properly repair or replace damage to ensure long-term normal, efficient function.

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2.5 Item 1 (Picture)
Right exterior



2.5 Item 2 (Picture)
Front left exterior



2.5 Item 3 (Picture)
Rear exterior



2.5 Item 4 (Picture)
Front left



2.5 Item 5 (Picture) Rear right

# 4. INTERIORS

### 4.0 CEILINGS

# INSPECTED, REPAIR OR REPLACE

(2) Wall and ceiling drywall cracks and damage observed in subject home and detached garage. I recommend having a qualified contractor further evaluate and repair, fill, and seal as necessary.

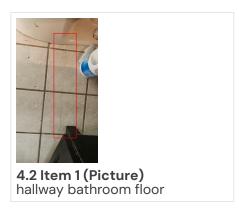


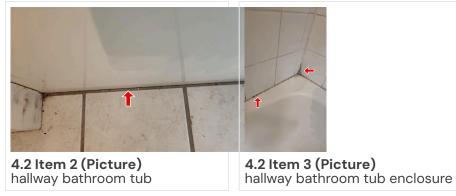
#### **4.2 FLOORS**

### INSPECTED, REPAIR OR REPLACE

Cracked floor tile/ deteriorated grout pr seal in splash zones noted, but not limited to: see pictures. Have a qualified contractor further evaluate and repair, fill, and seal as required.

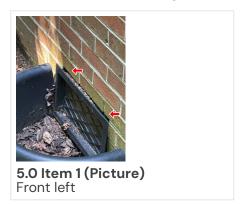
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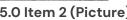
# 5. STRUCTURAL COMPONENTS

- 5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON **BUILDING COMPONENTS.)** 
  - INSPECTED, REPAIR OR REPLACE
  - (1) Have a qualified person properly secure, loose exterior foundation vents to ensure long-term efficient function, and avoid damage associated with insect or rodent intrusion.



(2) WDO, wood destroying organisms noted (fungus), crawl space may need to be treated; have a qualified moisture contractor evaluate for treatment. Repair any associated damage as recommended.







5.0 Item 3 (Picture)



5.0 Item 4 (Picture)

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5.0 Item 5 (Picture)



5.0 Item 6 (Picture)

(3) Stains and elevated moisture were noted, but not limited to rear and rear left in the crawlspace. Have a licensed, qualified contractor further evaluate to determine extent of damage, correct the sources of moisture intrusion, if active and properly repair damage as needed to ensure long-term normal, efficient function.



**5.0 Item 7 (Picture)** Rear left



5.0 Item 8 (Picture) Rear

(4) I observed what appears to be a small leak at the drain transition at left side in the crawlspace. Have a licensed, qualified contractor, evaluate, and repair as necessary to ensure efficient function.



5.0 Item 9 (Picture) Left side in crawl

#### 5.5 ROOF STRUCTURE AND ATTIC

#### INSPECTED, REPAIR OR REPLACE

Dark staining was noted, but not limited to rear eaves and attic sheathing in areas. Stains measured dry at time of inspection. I suggest having a licensed, qualified contractor further evaluate attic stains and attic ventilation to determine an extent of staining, damage (if any) and cause (if active). Properly repair damage, remove staining and correct any underlying cause to ensure long-term safe and efficient function.

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5.5 Item 1 (Picture)
Rear left



5.5 Item 2 (Picture) Rear



5.5 Item 3 (Picture) Rear

## 6. PLUMBING SYSTEM

## 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- INSPECTED, REPAIR OR REPLACE
- (2) The toilet is loose at floor at the right half and hallway bathrooms. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Repair any associated damages beneath these areas.



**6.0 Item 1 (Picture)** right half bath toilet



6.0 Item 2 (Picture) hallway bathroom toilet

(3) Have a qualified professional correct slow drain at hallway bathroom sink.



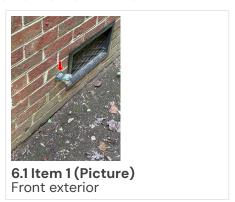
6.0 Item 3 (Picture) hallway bathroom sink

# 6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

- INSPECTED, REPAIR OR REPLACE
- (1) Front exterior hose faucet is missing a control knob. Have a licensed, qualified contractor evaluate, and

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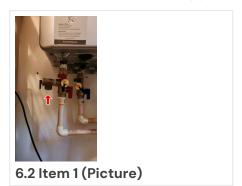
properly repair or replace to ensure normal, efficient function



# 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### INSPECTED, REPAIR OR REPLACE

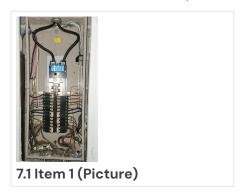
The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



# 7. ELECTRICAL SYSTEM

# 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS INSPECTED, REPAIR OR REPLACE

Interior view of distribution panel-rear right room left wall.



7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

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#### INSPECTED, REPAIR OR REPLACE

You have a Federal Pacific main overcurrent breaker and a Federal Pacific quick disconnect breaker at left exterior (within visual proximity of the meter) which are legal, but there is a possibility that the breaker(s) may not trip when/ if shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on these (Stab Lok) breakers varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.



**7.2 Item 1 (Picture)** Stab Lok breaker



**7.2 Item 2 (Picture)**Quick disconnect breaker at left exterior



7.2 Item 3 (Picture)

- 7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)
  - INSPECTED, REPAIR OR REPLACE
  - (1) Have a licensed, qualified contractor properly terminate, cover and secure loose, exposed wiring in the attic.



7.3 Item 1 (Picture) Attic



7.3 Item 2 (Picture) Attic

(2) Install outlet cover where missing.

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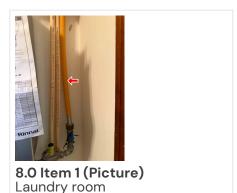
**7.3 Item 3 (Picture)**primary bedroom front wall right outlet

# 8. HEATING / CENTRAL AIR CONDITIONING

# 8.0 HEATING EQUIPMENT

# INSPECTED, REPAIR OR REPLACE

(1) CSST gas piping noted. Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia.



(2) CSST gas piping is loose and missing an anchor where it changes direction at left exterior. Have a licensed, qualified contractor evaluate, and properly repair to ensure long-term safe and efficient function.



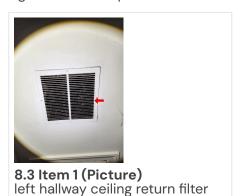
8.0 Item 2 (Picture) Left exterior

8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

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# INSPECTED, REPAIR OR REPLACE

(1) The left hallway ceiling return filter is missing and should be installed. Observed staining around some registers Have a qualified contractor service and clean the associated unit coil, motor, ducts, and fan.



(2) Properly install supply register covers where missing.



**8.3 Item 2 (Picture)** rear middle bedroom supply register cover



8.3 Item 3 (Picture)

# 8.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

#### INSPECTED, REPAIR OR REPLACE

Both fireplaces appear to have been heavily used in the past as evidenced by the condition of the flue and damper areas and dark staining beneath the front masonry crown. I recommend service by a qualified chimney sweep contractor to ensure safe and efficient function prior to use.



8.6 Item 1 (Picture)
Dark staining



8.6 Item 2 (Picture) Service prior to use



8.6 Item 3 (Picture) Service prior to use

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#### 9. INSULATION AND VENTILATION

#### 9.0 INSULATION IN ATTIC

#### INSPECTED, REPAIR OR REPLACE

Attic insulation is indicative of an older era and is low, compressed or missing in places. I recommend further evaluation by a licensed, qualified contractor, and correction to ensure modern standard of efficiency.



**9.0 Item 1 (Picture)**Missing and low insulation



**9.0 Item 2 (Picture)**Missing and low insulation

# 10. BUILT-IN KITCHEN APPLIANCES

#### 10.0 DISHWASHER

# INSPECTED, REPAIR OR REPLACE

Observed leak at dishwasher at time of inspection. Have a qualified contractor further evaluate and repair/correct as needed.



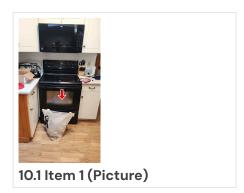
10.0 Item 1 (Picture) dishwasher at bottom

#### 10.1 RANGES/OVENS/COOKTOPS

#### INSPECTED, REPAIR OR REPLACE

Supplied anti tip bracket has not been installed. This is a potential safety concern. Suggest repair by a qualified professional.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Sova Inspection Group 703-239-7682 David@sovainspectiongroup.com

# **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/ attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

**Maintenance** 

**Repairs** 

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