

## Summary Only

**Kimberly Quesenberry**

**Property Address:**  
420 Borderline Rd NW  
Willis VA 24380



Front of Home



Rear of Home

**Straight Point Home Inspections LLC**  
**J. Mason Walker 3380001488 NRS exp. 3-31-25**  
**25 S Central Drive**  
**Christiansburg, VA 24073**  
**540-744-6532**

This is not the complete home inspection report. It is only the Summary Items.

# Table of Contents

Cover Page..... 1  
Table of Contents..... 2  
Intro Page ..... 3  
General Summary..... 4  
Maintenance ..... 6  
Standard Condition ..... 11

<b>Date:</b> 8/23/2023	<b>Time:</b> 12:00 PM	<b>Report ID:</b> 20230823-420-Borderline-Rd-NW
<b>Property:</b> 420 Borderline Rd NW Willis VA 24380	<b>Customer:</b> Kimberly Quesenberry	<b>Real Estate Professional:</b>

### 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.

**Inspected (IN)** = 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.

**Restricted Access (RES)** = I was unable to fully 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.

**Observation and Recommendations (OBS)** = This item, component or unit was inspected and further recommendations or information for item are listed.

**(Summary items)** = The item, component or unit is not functioning as intended, needs further inspection by a qualified contractor, or are considered beyond their average life span. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**(Maintenance Items)** = Items found in this section are considered in working order, but may need some standard maintenance or repairs to improve or maintain it's function. Should you need further guidance in maintenance please feel free to contact me or refer to the provided home maintenance information in your packet.

**(Standard Items)** = Items of note found to be in standard working order during the inspection are listed in this section. Should you need further guidance in maintenance please feel free to contact me or refer to the provided home maintenance information in your packet.

**In Attendance:**

Customer

**Type of building:**

Single Family (2 Story)

**Approximate age of building:**

Under 10 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

## General Summary



### Straight Point Home Inspections LLC

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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.

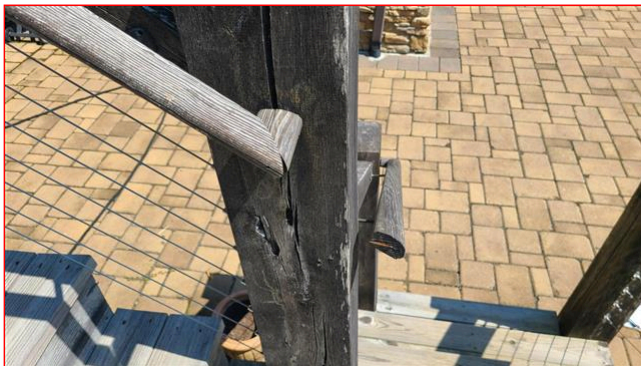
## 2. Exterior

### 2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### **Observations and Recommendations**

(2) Handrail is loose and deteriorating at the rear right corner exterior stairs.

Recommend further evaluation and repairs as necessary by a licensed general contractor.



2.4 Item 3(Picture) exposed screw at edge presents sharps hazard

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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## Maintenance



### Straight Point Home Inspections LLC

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**(Maintenance Items)** = Items found in this section are considered in working order, but may need some standard maintenance or minor changes to improve or maintain it's function. Should you need further guidance please feel free to contact me or refer to the provided home maintenance information in your packet.

## 2. Exterior

### 2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

#### **Observations and Recommendations**

(3) Handrail support has split at the top due to natural shrinking. Recommend further evaluation and repairs as necessary by a licensed general contractor.



2.4 Item 4(Picture)

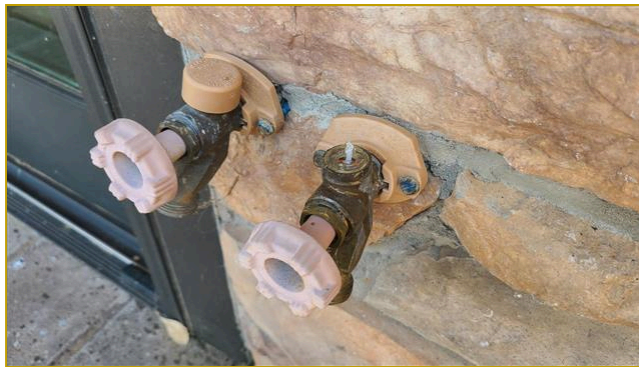
### 2.6 Water faucets (hose bibs)

#### **Observations and Recommendations**

(2) Hose bib vacuum breaker cap is missing. Recommend further evaluation and repairs as necessary by a competent handy person or a licensed general contractor.



2.6 Item 7(Picture) rear left corner of the home



2.6 Item 8(Picture)

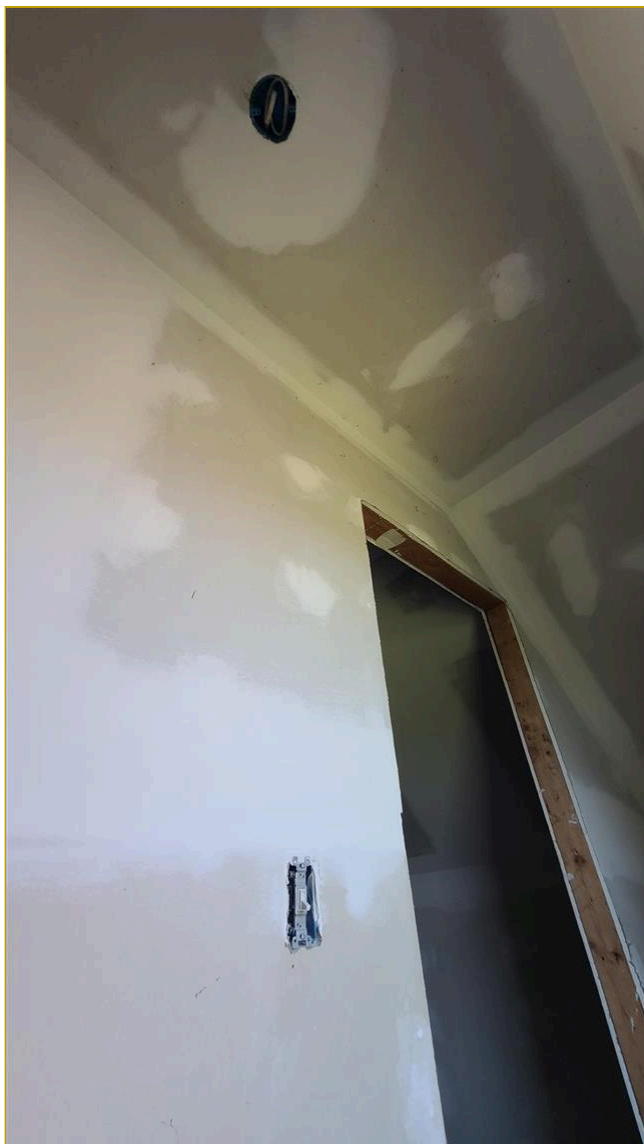
### 3. Garage/Carport

#### 3.2 Garage/Carport Outlets and Fixtures

##### Observations and Recommendations

Outlets/Junction boxes/Light Switches with missing or damaged covers can be considered a safety hazard if wires are accessible.

Recommend repairs or replacement of covers to keep potential electrical hazards from being present at these locations by a competent handy person or licensed general contractor.



3.2 Item 1(Picture) upper level of garage stairwell - light switch and open junction box for light fixture

## 6. Bathroom and Components

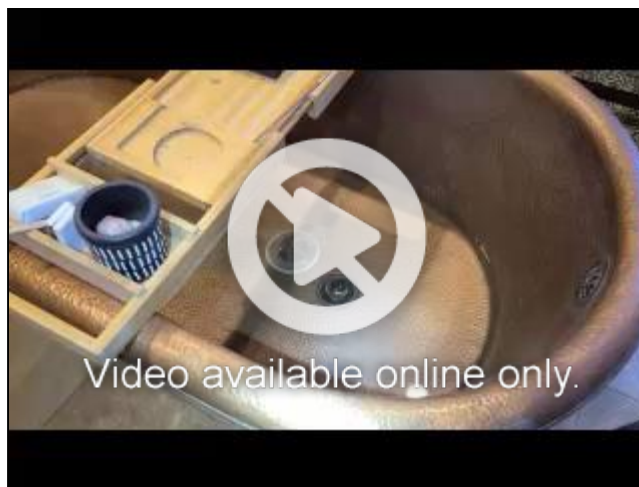
### 6.10 Shower/Tub

#### Observations and Recommendations

Slow drain during the inspection. Likely due to build up of debris in the drain at the time of inspection as the plumbing system appeared to be in standard condition at the time of inspection. Recommend drain cleaner be applied and tested before final walk through to confirm cleared condition by a competent handy person.



6.10 Item 1(Picture) visible debris in drain



6.10 Item 2(Video)

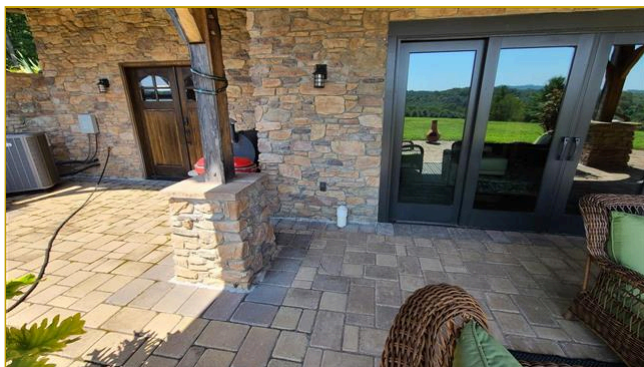
## 8. Plumbing System

### 8.0 Plumbing Drain, Waste and Vent Systems

#### Restricted Access, Observations and Recommendations

This inspection did not access the tank or determine its location. For a more detailed inspection, I recommend you contact a septic pumping company and have them clean it. At that time the tank could be inspected for proper functioning perhaps by the septic cleaning company.

For more information on how to care for your septic system please visit this link: <https://www.epa.gov/septic/how-care-your-septic-system>



8.0 Item 1(Picture) clean out for drain located at rear middle right side of home



8.0 Item 2(Picture) rear right corner of the property

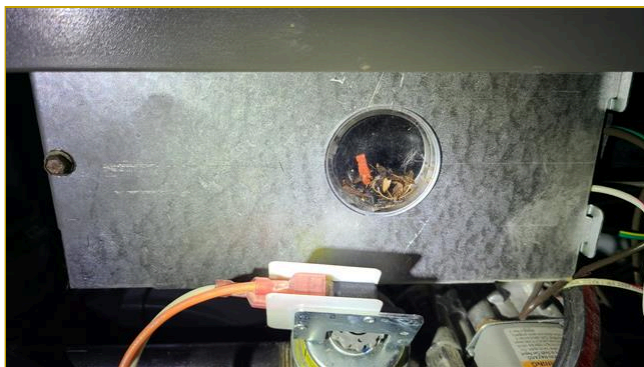
## 10. Heating / Central Air Conditioning

### 10.0 Heating/Cooling Equipment

#### Observations and Recommendations

(5) Debris was visible inside the heat exchanger observation glass. This is likely due to mice entering the flue systems. It may be helpful to have a mesh screen installed to help prevent intrusions to the units at the exterior as long as ventilation is still adequate for the units.

Debris was removed during inspection at both units and appear in standard condition at time of inspection.



10.0 Item 18(Picture)



10.0 Item 19(Picture)



10.0 Item 20(Picture)

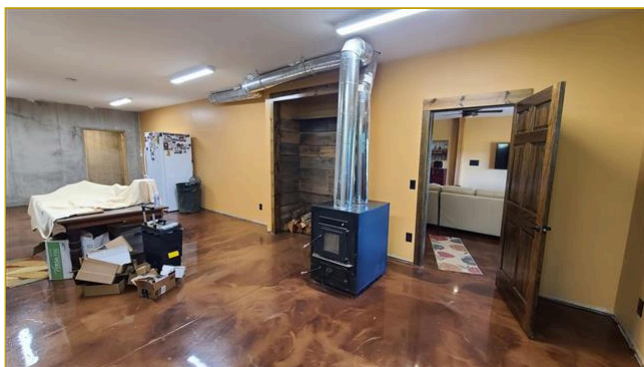


10.0 Item 21(Picture)

### 10.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

#### Observations and Recommendations

(2) Recommend certified chimney sweep to evaluate and clean before first use of fireplace/wood stove and at least annually thereafter.



10.6 Item 5(Picture)



10.6 Item 6(Picture)

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## Standard Condition



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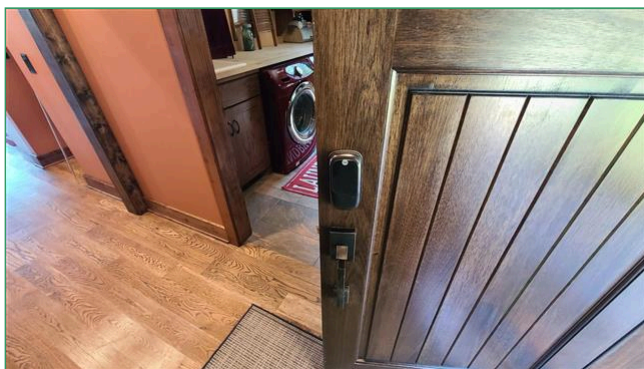
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## 2. Exterior

### 2.1 Doors (Exterior)

#### **Observations and Recommendations**

(2) Exterior door(s) has/have an electronic dead bolt lock(s). This should be updated as soon as ownership has transferred. Just a courtesy reminder that a lot of people have had access to the home recently.



2.1 Item 4(Picture) front right side entrance

## 4. Kitchen Components and Appliances

### 4.7 Food Waste Disposer

#### **Inspected**

Tested with cold water and made no extra grinding sounds when running.

Some tips for maintaining your disposal can be found here: <https://www.discovercabrillo.com/10-garbage-disposal-tips-to-keep-your-unit-running-smoothly/>



4.7 Item 1(Video)

#### 4.8 Refrigerator

##### Inspected

(1) Checked temperatures at time of inspection and found to be cooling adequately.



4.8 Item 1(Picture)



4.8 Item 2(Picture)

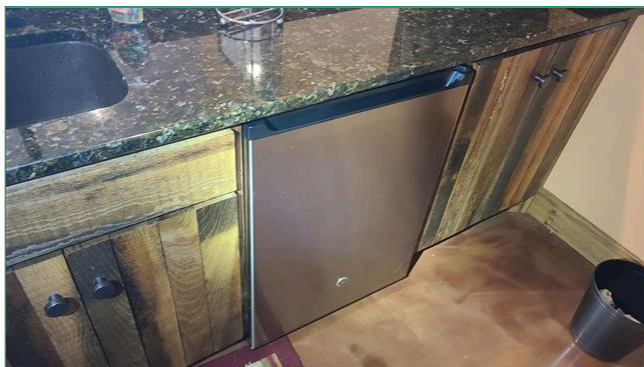


4.8 Item 3(Picture)



4.8 Item 4(Picture)

(2) Checked temperatures at time of inspection and found to be cooling adequately.



4.8 Item 5(Picture) basement bar area



4.8 Item 6(Picture)

**4.9 Dishwasher**

**Inspected**

Ran short cycle and no noted water leakage at time of inspection.



4.9 Item 1(Picture)



4.9 Item 2(Video)

**4.12 Microwave Cooking Equipment**

**Inspected**

Ran microwave with a cool cup of water. Warmed without issues.



4.12 Item 1(Picture)

**4.14 Washer**

**Inspected**

Ran a quick rinse and drain cycle on washer. Filled and drained properly at time of inspection.



4.14 Item 1(Picture) unable to view supply lines and drain due to countertop configuration

**4.15 Dryer**

**Inspected**

Ran a quick cycle and unit heated up during inspection.



4.15 Item 1(Picture)

**8. Plumbing System**

**8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Inspected**

Tankless water heater is a propane gas NAVIEN brand manufactured in 2015. Average life of a tankless water heater is 20 years. Unit heated water to 119 degrees. It is recommended by the EPA that the temperature of your hot water be 120 degrees to kill bacteria but no higher as it can cause burns above 120 degrees in a short period of time.



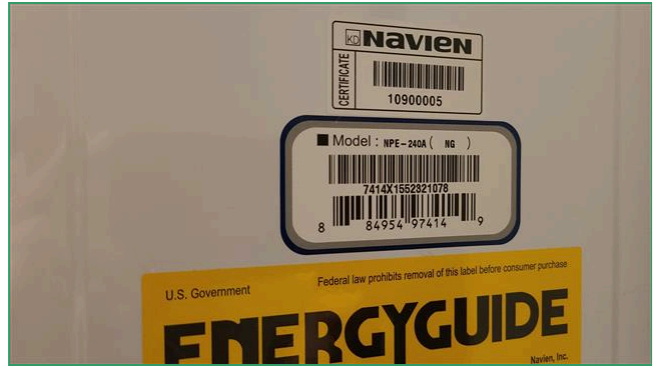
8.2 Item 1(Picture) Temperature at kitchen sink



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

## 9. Electrical System

### 9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Observations and Recommendations

(2) Solar panel system in place to help supply energy for the home. This energy system is outside of the scope of my inspection.

I recommend further evaluation and routine service by a professional solar energy system installer.



9.1 Item 4(Picture)



9.1 Item 5(Picture)



9.1 Item 6(Picture) Solar edge brand unit

## 10. Heating / Central Air Conditioning

### 10.0 Heating/Cooling Equipment

#### Observations and Recommendations

(1) LENNOX heat pump was manufactured in 2016 and supplies air to the basement areas. Average life

span of heat pumps is 14 years. Tested the unit in cooling mode as it was over 60 degrees outside. Delta T (Temperature measured at return air and closest supply to air handler) was within the recommended range of 14-22 degrees.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)

(3) The main floor gas furnace system is a LENNOX brand unit manufactured in 2016. Average life of the furnace is 17 years.

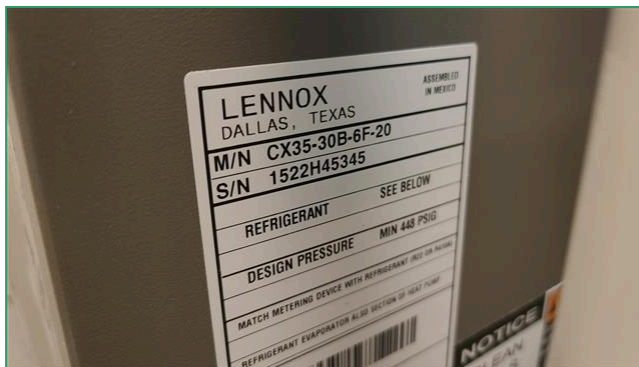
Recommend routine annual maintenance as the main concern is that the heat exchanger stays in good condition to prevent carbon monoxide from entering the supply ducts.

Tested during inspection and CO reading at supply was below the action level of 9 Parts Per Million.





10.7 Item 3(Picture)



10.7 Item 4(Picture)

(3) Fresh air exchanger is installed in the basement at the right side middle. This unit allows fresh air into the home as the construction has sealed the home so well, that air exchange is necessary to help manage proper moisture and air conditions in the home.

A link for more information regarding air exchangers can be found here: [Fresh Air Information](#)

Current air handler has been installed with a smart power plug that can be operated via wireless connection.

Recommend asking current homeowner for more information regarding smart home systems and operation controls.



10.7 Item 5(Picture)

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