



# Inspection Report

**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**



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|---|--|--|
| <b>Date:</b> 8/23/2023                                      | <b>Time:</b> 12:00 PM                    | <b>Report ID:</b><br>20230823-420-Borderline-Rd-NW |
| <b>Property:</b><br>420 Borderline Rd NW<br>Willis VA 24380 | <b>Customer:</b><br>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

## 1. Roof System / Chimneys and Attic

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

**Roof Covering:**

Architectural  
Asphalt/Fiberglass

**Viewed roof covering from:**

Ground  
Walked roof  
Binoculars

**Sky Light(s):**

None

**Chimney (exterior):**

Rock  
Metal Flue Pipe

**Attic Insulation:**

Polyurethane foam  
Unknown

**Ventilation:**

None - Spray Foam Insulation Should Be Air Tight

**Roof Structure:**

Stick-built  
Heavy Timber  
Not visible  
Wood slats

**Roof-Type:**

Gable  
Shed  
Flat

**Attic info:**

Built in ladder  
Scuttle hole

**Method used to observe**

**attic:**

Walked

### Items

#### 1.0 Roof Coverings

**Inspected**

(1) Roof is an asphalt architectural shingle with an average life of 25-30 years. I believe this roof covering to be 6-7 years old.

New technology is available to extend the life of the roof that will give the asphalt new flexibility and tackiness for the covering. One of these products links is below for reference:

<https://roofmaxx.com/>



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Video)



1.0 Item 6(Video)

(2) Nail pop(s) appear to be present on the roof covering. There are many possible causes for nails to uplift on roofs.

Please see pictures for additional notes and locations.

Recommend further evaluation and repairs as necessary by a competent handy person or a licensed general contractor.



1.0 Item 7(Picture) front right corner by walkway

**1.1 Flashings**

Inspected

**1.2 Skylights, Chimneys and Roof Penetrations**

**Inspected**

No leaks observed around plumbing boots. Appear to be in standard condition. Average life of plumbing boots is 14-16 years.



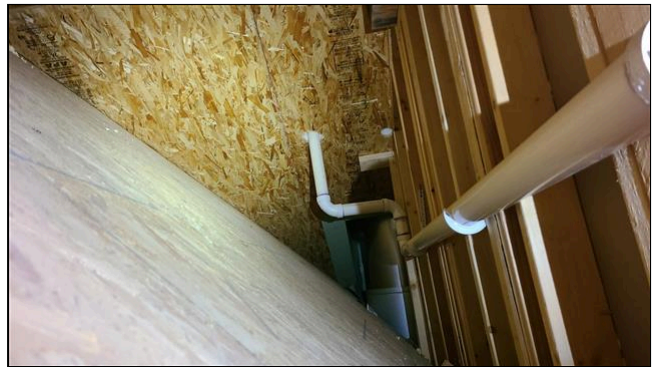
1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)

**1.3 Ventilation of Roof/Attic**

**Inspected**

**1.4 Roof Drainage Systems (Gutters/Downspouts)**

**Observations and Recommendations**

(1) Gutter extensions are under landscaping or ground around property. Downspout extensions should carry water at least 5' away from the home to prevent foundation damage. Due to the hidden nature of these extensions it is recommended that you monitor these areas for water spillage during rain to verify if drains are clear and functioning properly.

If water is noted around these connections it is recommended to have extensions cleaned or replaced.

A good overview of installation processes can be found at:

<https://www.uswaterproofing.com/learning-center/how-to-do-underground-downspout-extensions-the-wrong-way>



1.4 Item 1(Picture)

(2) Gutter guards full of debris which may prevent proper function of the system.

Recommend cleaning to allow water to enter system as intended.



1.4 Item 2(Picture) front gutter for garage



1.4 Item 3(Picture) rear right corner of garage



1.4 Item 4(Picture)

**1.5 Roof Structure and Attic (report leak signs or condensation)**

Inspected

No signs of leaks visible at time of inspection. Adequate ventilation and no condensation on roof structure.



1.5 Item 1(Video) left side roof structure through primary bedroom closet



1.5 Item 2(Video) right side of home through hallway

### 1.6 Insulation in Attic

Inspected

Spray foam insulation has been installed along the exterior of the roof structure. This is a good practice, however it does limit the ability to see leaks until the foam has been affected.

Recommend routine monitoring of these areas for leaks as they will be more difficult to detect from the interior of the home.

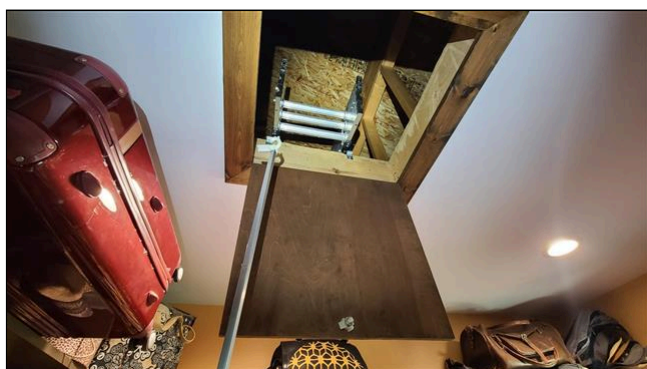
### 1.7 Visible Electric Wiring in Attic

Inspected

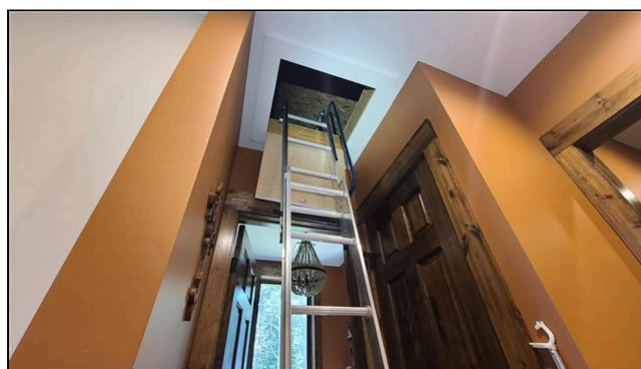
### 1.8 Attic Access Point

Inspected

Attic access points located in left side primary bedroom closet and right side hallway with access hatch with pull-down ladder.



1.8 Item 1(Picture)



1.8 Item 2(Picture)

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.

**2. Exterior**

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**

**Siding Style:**

Board and Batten  
Horizontal Siding  
Rock and Mortar  
shakes

**Siding Material:**

Cement-Fiber  
Stone Veneer  
Wood

**Exterior Entry Doors:**

Insulated glass  
Metal

**Appurtenance:**

Covered/Screened in Deck  
Deck with steps  
Sidewalk

**Driveway:**

Gravel

**Items**

**2.0 Wall Cladding Flashing and Trim**

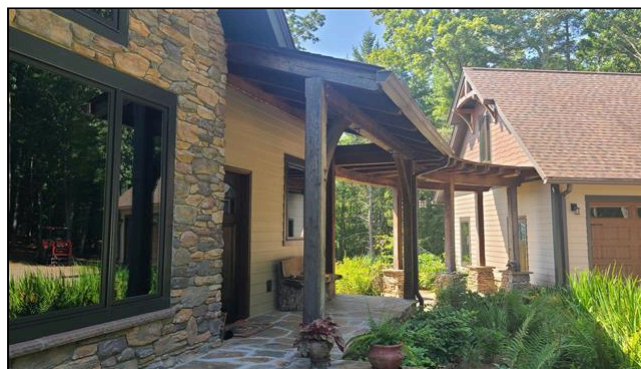
**Observations and Recommendations**

Exterior timber when exposed to elements should be monitored for any deterioration that may occur with moisture over time. Areas appear to be in standard condition at time of inspection. Photos are for reference of areas at time of inspection.

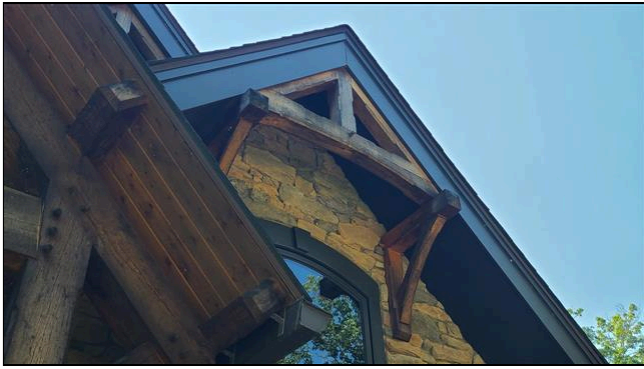
Recommend asking for maintenance information from current homeowner regarding any time lines of maintenance that may be required for this particular species of wood.



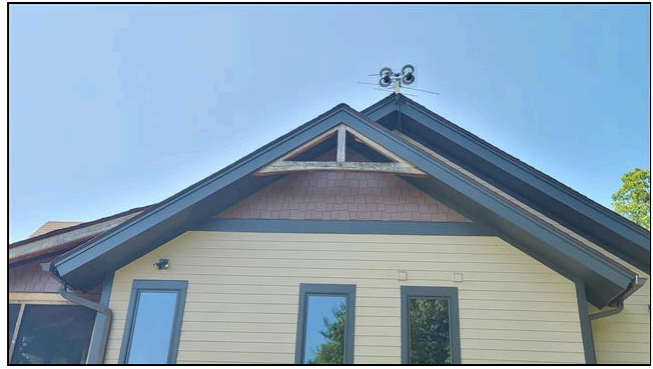
2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)

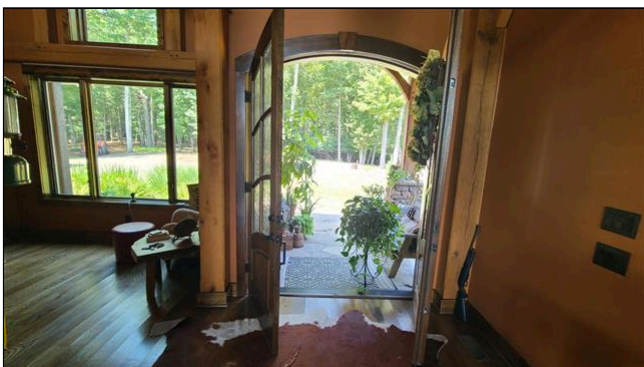


2.0 Item 8(Picture)

**2.1 Doors (Exterior)**

**Observations and Recommendations**

(1) Tested double doors during inspection. In standard condition.



2.1 Item 1(Picture)

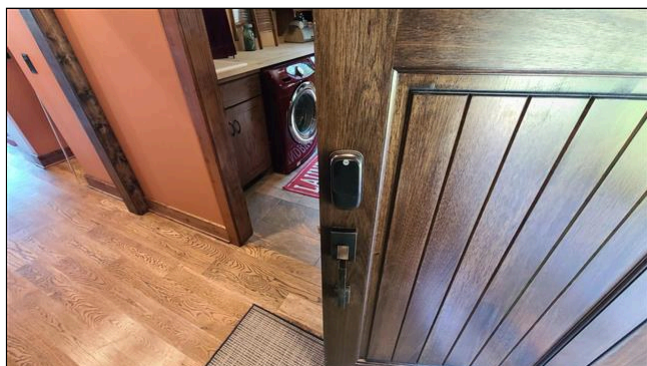


2.1 Item 2(Picture)



2.1 Item 3(Picture)

(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

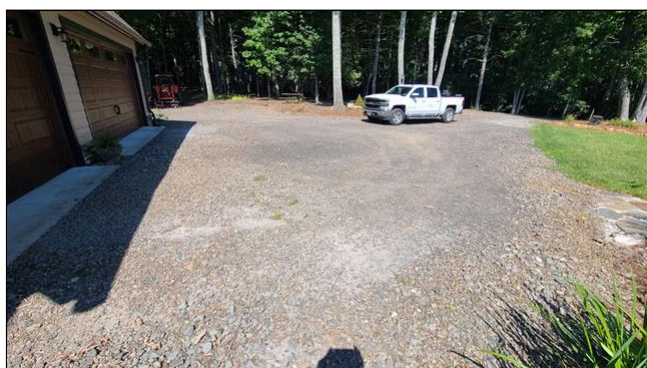
**2.2 Windows**

Inspected

**2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

Inspected

Gravel driveway in standard condition at time of inspection. No washed out sections and no major vegetation growing through.



2.3 Item 1(Picture)

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

Observations and Recommendations

(1) The decking and components needs cleaning with a "Deck wash" and seal with a waterproof sealant. This is considered routine maintenance and will help to prolong the life of the components.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(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

(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)

**2.5 Eaves, Soffits, Fascias, Bargeboards**

Inspected

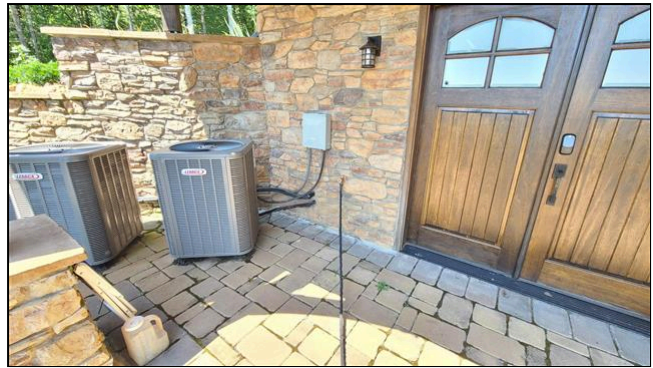
**2.6 Water faucets (hose bibs)**

Observations and Recommendations

(1) Please see pictures for spigot locations and shut offs if available. Tested during inspection.



2.6 Item 1(Picture) front left corner of the home



2.6 Item 2(Picture) rear right corner



2.6 Item 3(Picture) rear left corner of the home - hot and cold water supply



2.6 Item 4(Picture) access point for rear left corner located inside panel of rear left corner basement bedroom



2.6 Item 5(Picture) front right corner

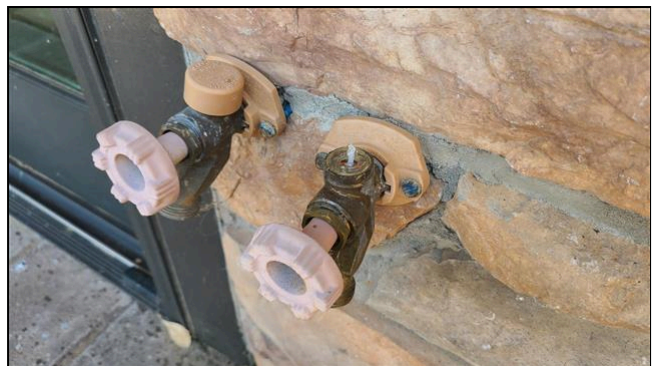


2.6 Item 6(Picture) spigot located by driveway at front of the property

(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)

**2.7 Light fixtures and electrical outlets (exterior)**

Inspected

**2.8 Additional Buildings on Property**

Restricted Access, Observations and Recommendations

I did not inspect any additional buildings or structures. I only inspected the main structure. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s).



2.8 Item 1(Picture)

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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.

### 3. Garage/Carport



#### Styles & Materials

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Insulated  
Metal

**Auto-opener Manufacturer:**  
LIFT-MASTER

#### Items

##### 3.0 Garage/Carport Ceilings

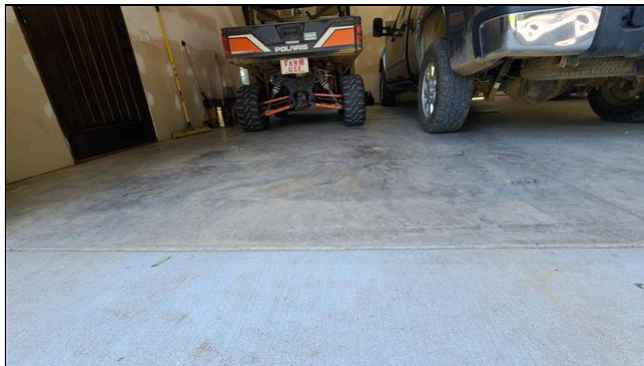
Inspected

##### 3.1 Garage/Carport Floor

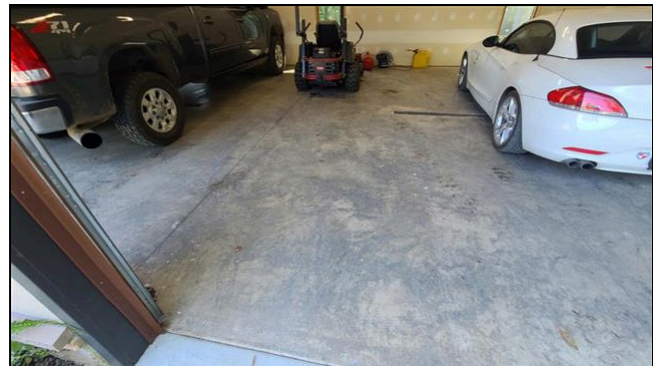
Observations and Recommendations

Concrete flooring. Standard condition with minor stains. Recommend maintenance through sealing to prolong life.

A website for more information can be found at: <https://www.concretenetwork.com/products-sealer/>



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)

**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

**3.3 Garage Walls (including Firewall Separation)**

Inspected

**3.4 Garage Door (s)**

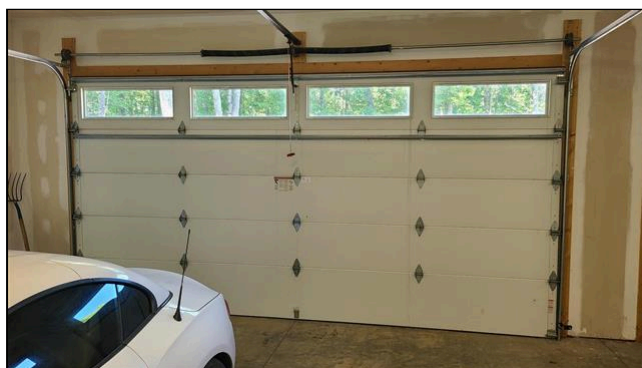
Inspected

Metal insulated garage door(s).

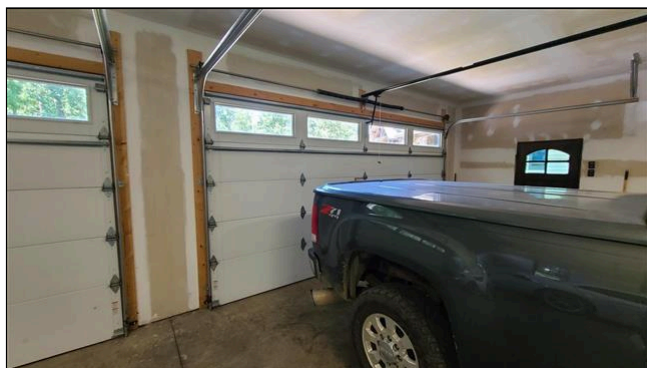
In standard condition at time of inspection.



3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)

**3.5 Garage window (s)**

Inspected

**3.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

Inspected

The safety sensors are in place for garage door(s) and will reverse the door.

Both Garage Doors will reverse when met with resistance.



3.6 Item 1(Picture)



3.6 Item 2(Picture)

## 4. Kitchen Components and Appliances

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

**Dishwasher Brand:**

SAMSUNG

**Disposer Brand:**

WASTE KING

**Range/Oven:**

KITCHEN AID

**Exhaust/Range hood:**

UNKNOWN BRAND

**Built in Microwave:**

NONE

**Cabinetry:**

Wood

**Countertop:**

Wood  
Slate

**Refrigerator:**

SAMSUNG

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Metal

### Items

**4.0 Ceiling**

Inspected

**4.1 Walls**

Inspected

**4.2 Floors**

Inspected

**4.3 Windows**

Inspected

**4.4 Counters and Cabinets (representative number)**

Inspected

Open and shut all cabinets and drawers. Found none to be unable to be opened easily.

**4.5 Outlets, Switches and Fixtures**

Inspected

**4.6 Kitchen Sink**

**Inspected**

All components working at time of inspection. No leaks noted.



4.6 Item 1(Picture) main floor kitchen



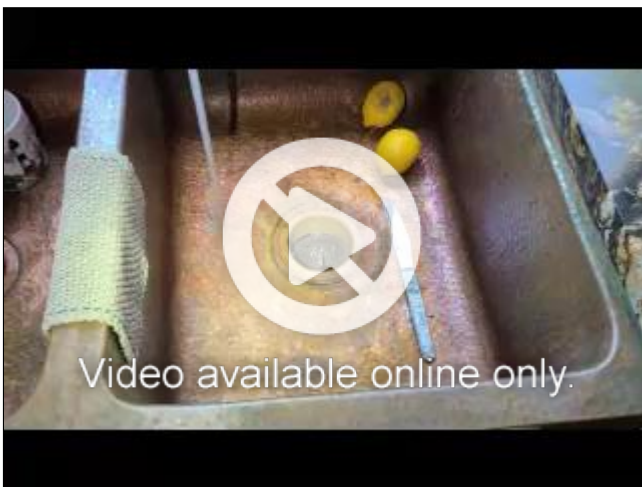
4.6 Item 2(Picture) basement bar area

**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

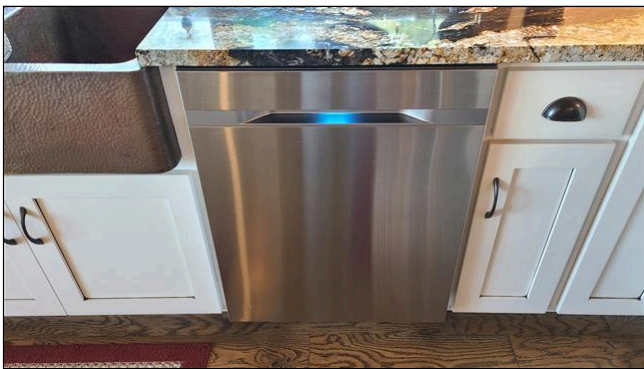


4.8 Item 6(Picture)

**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)

**4.10 Ranges/Ovens/Cooktops**

Inspected

Tested elements/burners and oven in bake mode and all were in working order at time of inspection.



4.10 Item 1(Picture)



4.10 Item 2(Picture)



4.10 Item 3(Picture)

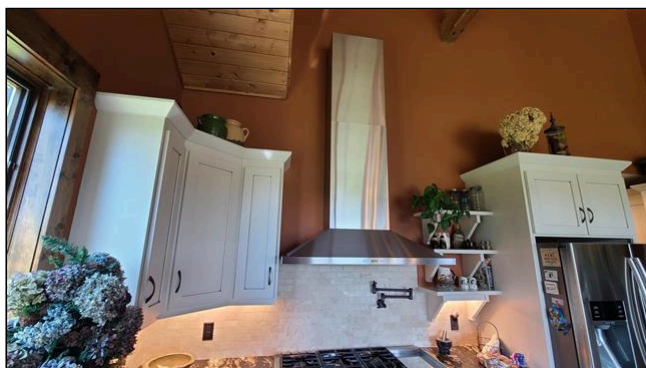


4.10 Item 4(Picture)

**4.11 Range Hood (s)**

**Inspected**

Range hood was working properly at time of inspection. Exhausts air to the exterior.



4.11 Item 1(Picture)

**4.12 Microwave Cooking Equipment**

**Inspected**

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



4.12 Item 1(Picture)

**4.13 Utility Room/Laundry Area**

**Inspected**

Laundry room located at front right corner of home.



4.13 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)

#### 4.16 Clothes Dryer Vent Piping

##### Observations and Recommendations

Routine maintenance and duct cleaning is recommended to keep dryer working efficiently. Dryer ducts are recommended to be as short and straight as possible to allow for efficient drying and to prevent buildup along run.

#### 4.17 Utility Sink

##### Inspected

All components working at time of inspection. No leaks noted.



4.17 Item 1(Picture)

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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.

## 5. Rooms

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

### Ceiling Materials:

Plaster/Drywall  
Wood

### Wall Material:

Painted Plaster/Drywall

### Floor Covering(s):

Area rug  
Tile  
Wood

### Interior Doors:

Hollow core  
Wood  
Extra Info : Sliders

### Window Types:

Thermal/Insulated  
Crank

### Window Manufacturer:

PELLA

## Items

### 5.0 Ceilings

Inspected

### 5.1 Walls

Inspected

### 5.2 Floors

Inspected

### 5.3 Steps, Stairways, Balconies and Railings

Inspected

### 5.4 Doors (representative number)

Inspected

### 5.5 Windows (representative number)

Inspected

### 5.6 Outlets, Switches and Fixtures

Inspected

### 5.7 Closets

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.

## 6. Bathroom and Components

### Styles & Materials

#### Exhaust Fans:

- Fan only
- Fan with light

### Items

#### 6.0 Full View of Bathrooms

Inspected

View of each of the bathrooms.



6.0 Item 1(Video) Left Side Primary bedroom bathroom



6.0 Item 2(Video) right side hallway half bath



6.0 Item 3(Video) basement bathroom

#### 6.1 Ceiling

Inspected

#### 6.2 Walls

Inspected

#### 6.3 Floors

Inspected

**6.4 Doors**

Inspected

**6.5 Windows**

Inspected

**6.6 Counters and Cabinets (representative number)**

Inspected

**6.7 Plumbing Drain, Waste and Vent Systems**

Inspected

**6.8 Plumbing Water Supply, Distribution System and Fixtures**

Inspected

**6.9 Sinks**

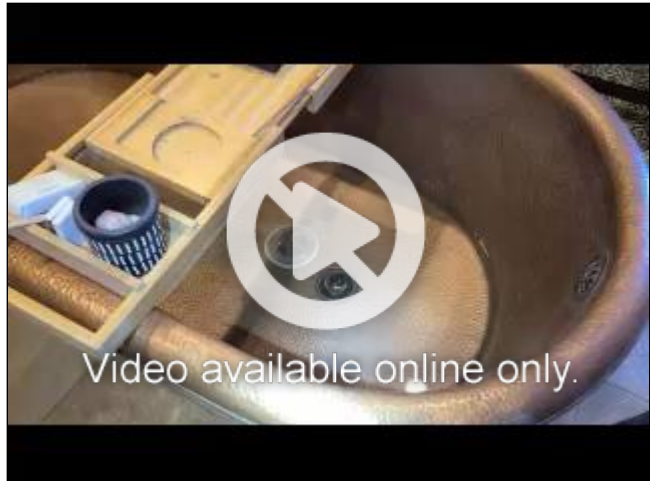
Inspected

**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)

**6.11 Toilets**

Inspected

**6.12 Outlets, Switches and Fixtures**

Inspected

**6.13 Exhaust/Heater Fans**

Inspected

## 7. Structural Components

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

|                                       |  |   |
|---------------------------------------|--|---|
| <b>Foundation:</b><br>Poured concrete | <b>Method used to observe Crawlspace:</b><br>No crawlspace | <b>Floor Structure:</b><br>Not visible            |
| <b>Wall Structure:</b><br>Wood        | <b>Columns or Piers:</b><br>Unable to view                 | <b>Floor System Insulation:</b><br>Unable to View |

### Items

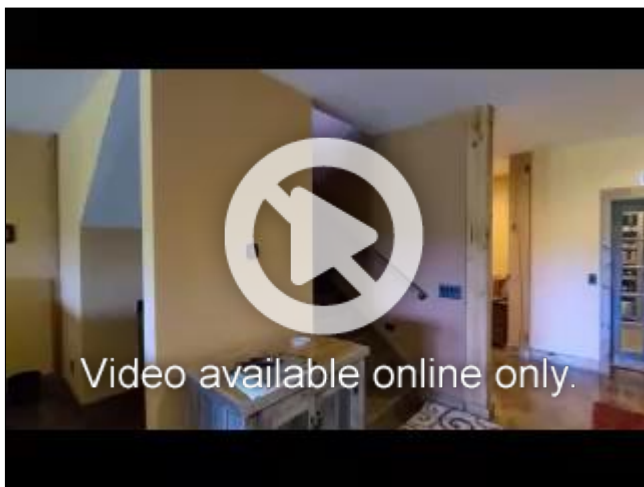
#### 7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

*Restricted Access, Observations and Recommendations*

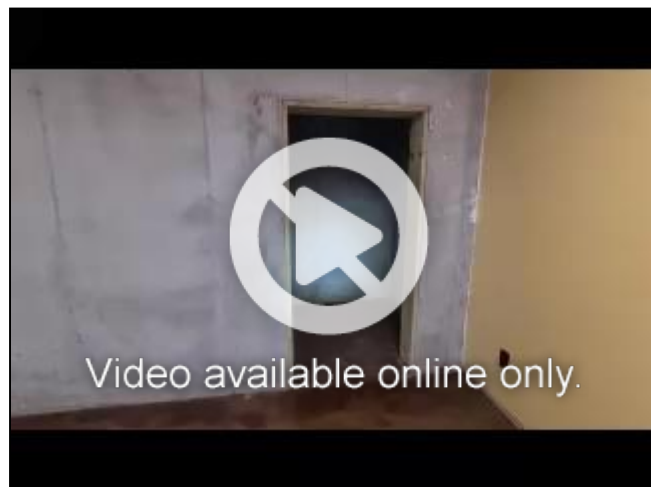
View of basement/foundation areas.

Restrictive views of some areas in basement due to finished areas for foundations. Did not detect any settlement cracks located in home at upper levels at time of inspection.

Appears to be in standard condition for visible areas.



7.0 Item 1(Video)



7.0 Item 2(Video)

#### 7.1 Walls (Structural)

*Inspected*

#### 7.2 Columns or Piers

*Inspected*

#### 7.3 Floors (Structural)

*Inspected*

**7.4 Insulation Under Floor System**

Inspected

**7.5 Vapor Retarders (in Crawlspace or basement)**

Inspected

**7.6 Ventilation of Foundation Areas**

Observations and Recommendations

Recommend always running a dehumidifier in a basement to help with removal of moisture that is typically found in a basement.

**7.7 Radon System**

Observations and Recommendations

No radon system in place. No radon testing requested.

If you would like more information regarding radon and testing processes you may find the Home Buyer's guide on radon from the EPA helpful. The link is below:

<https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>

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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.

## 8. Plumbing System

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

**Water Source:**

Well

**Water Filters:**

Sediment filter

**Plumbing Water Supply (into home):**

CPVC  
HDPE

**Plumbing Water Distribution (inside home):**

PEX

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Propane (quick recovery)

**Water Heater Capacity:**

Tankless

**Water Heater Location:**

Basement  
Utility Room

**WH Manufacturer:**

NAVIEN

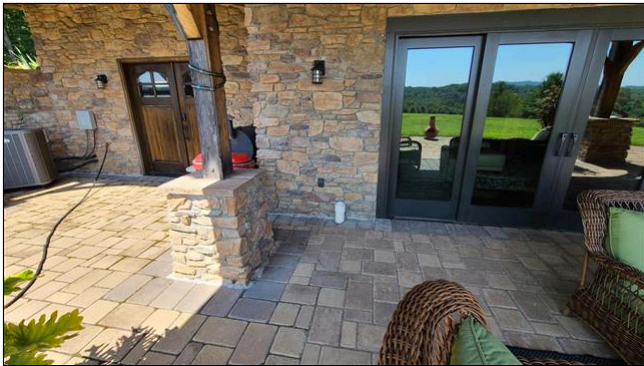
### Items

#### 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

**8.1 Plumbing Water Supply, Distribution System and Fixtures**

**Inspected**

(1) The water pressure tank system was inspected for obvious leaks and that it was plugged in and turned on and that the water valves were in the proper position.

Ideal pressure for well water is between 40-60 PSI.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

(2) The water filtration system was inspected for obvious leaks and that the water valves were in the proper position. No inspection was made to determine the operation of the unit nor it's effectiveness.

A good link for more information on sediment filters can be found at: <https://www.freshwatersystems.com/blogs/blog/what-is-a-sediment-filter-and-how-does-it-work>



8.1 Item 3(Picture)

**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.



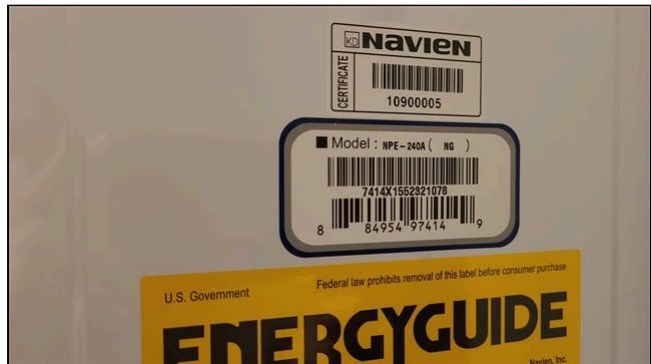
8.2 Item 1(Picture) Temperature at kitchen sink



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

**8.3 Main Water Shut-off Device (Describe location)**

**Inspected**

Interior water main shut off located at pressure tank system in basement middle left utility room with green turn lever.



8.3 Item 1(Picture)

**8.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**

**Inspected**

Propane tank located in ground at right side of home.

Tank supply at approximately 80% full with valve in open position at time of inspection.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

**8.5 Main Fuel Shut-off (Describe Location)**

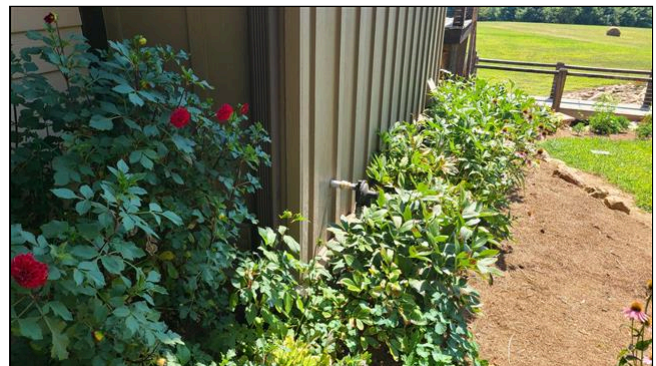
**Inspected**

Grey turn knob at top of propane tank for main shut off.

Additional shut off to home located at right side middle with blue turn knob.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)

---

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.

## 9. Electrical System

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 Service Conductors:**

Below ground

**Main Disconnect Panel Capacity:**

(2) 200 AMP service panel

**Panel Type:**

Circuit breakers  
AFCI Breakers

**Electric Panel(s) Manufacturer:**

MURRAY

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

### Items

**9.0 Service Entrance Conductors**

Inspected

Service to the home is a lateral entrance from the ground. Located at the Right rear corner.



9.0 Item 1(Picture)

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

Observations and Recommendations

(1) Main disconnects located at right rear corner of home by meter. Two 200 amp services for home.

In standard condition at time of inspection.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)

(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)

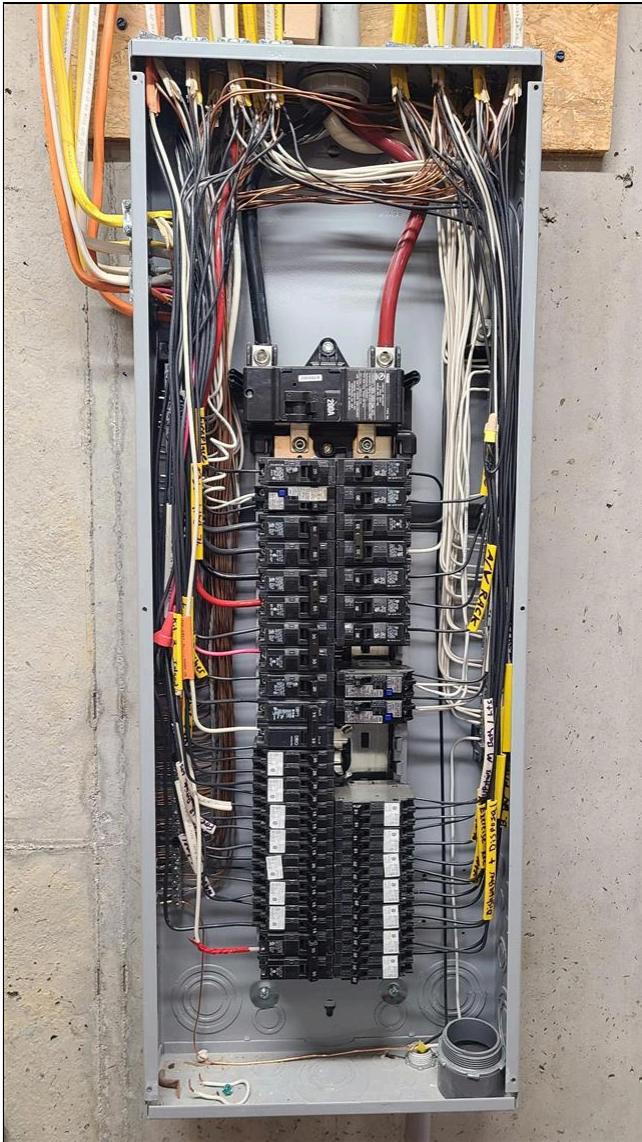


9.1 Item 5(Picture)



9.1 Item 6(Picture) Solar edge brand unit





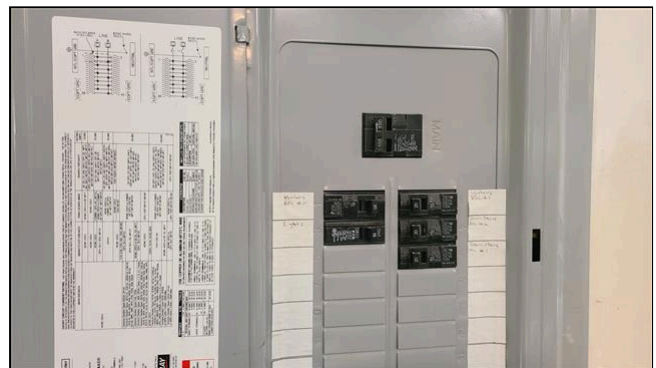
9.1 Item 9(Picture)

(4) Subpanel disconnect located in garage at rear wall. Murray brand panel with 100 amp service.

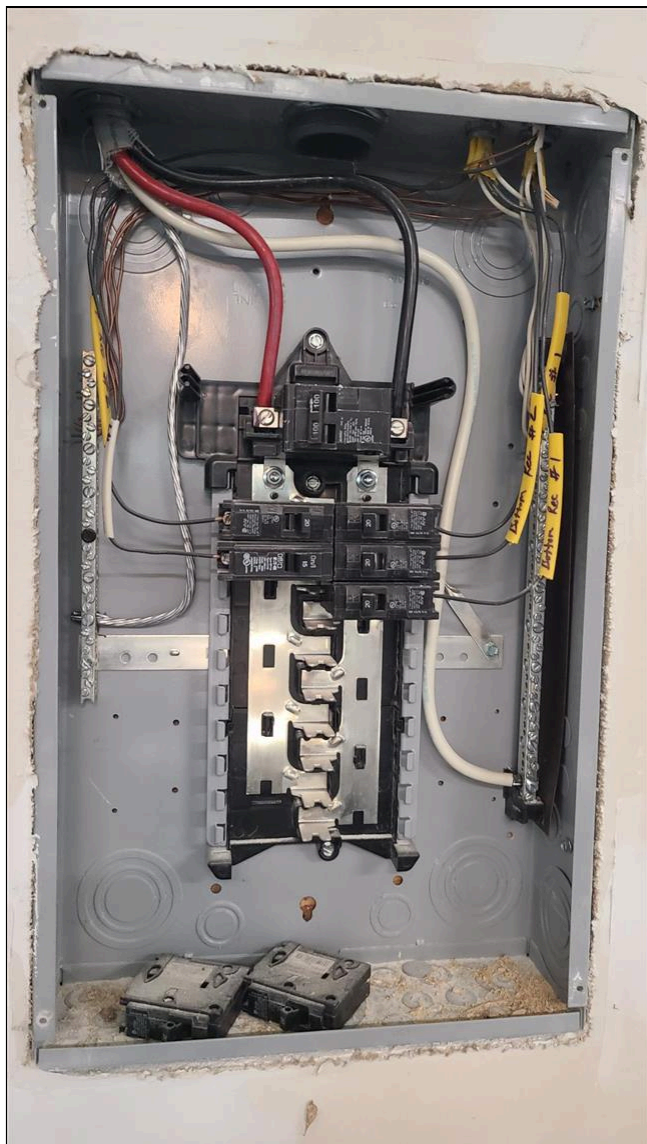
In standard condition at time of inspection.



9.1 Item 10(Picture)



9.1 Item 11(Picture)



9.1 Item 12(Picture)

**9.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage**

Inspected

**9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)**

Inspected

**9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

Inspected

**9.5 Operation of AFCI (ARC Fault Circuit Interrupters)**

Restricted Access, Observations and Recommendations

I did not test your AFCI breakers during the inspection due to possible electronics that could be damaged due to loss of power without proper shut downs. I recommend testing while home is vacant or before plugging in electronic devices.

To test an AFCI, make sure there is power to the load center, or panelboard. Turn the AFCI handle to the "ON" position. Press the test button. Pressing the test button simulates an arc to the AFCI sensing electronics, causing the breaker to trip. The AFCI breaker is functioning properly when the circuit is

interrupted and the handle moves to the tripped center position. To reset, turn the AFCI off and turn it on again. If the AFCI does not trip when the test button is pressed, it should be replaced. Refer to a qualified electrician for servicing. You should test your AFCI breaker monthly to insure protection against electrical arcing faults.

## 9.6 Smoke Detectors

### Observations and Recommendations

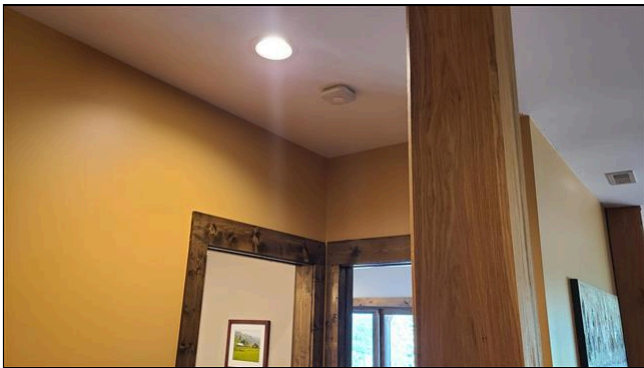
Nest smart sensors have been placed throughout the home. This should be adequate for both smoke and CO detectors for the home.

Recommend verifying operations by the current homeowner for full array of services provided by these sensors.

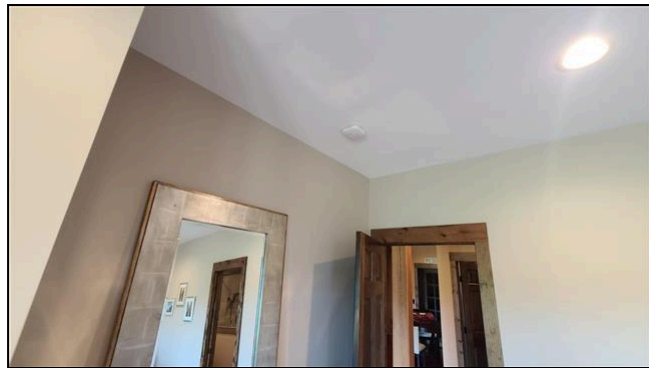
Smoke alarms should be updated if they are older than 10 years old. For further planning and preparation please see more information at

<https://www.nfpa.org/Public-Education/By-topic/Smoke-alarms/Installing-and-maintaining-smoke-alarms>

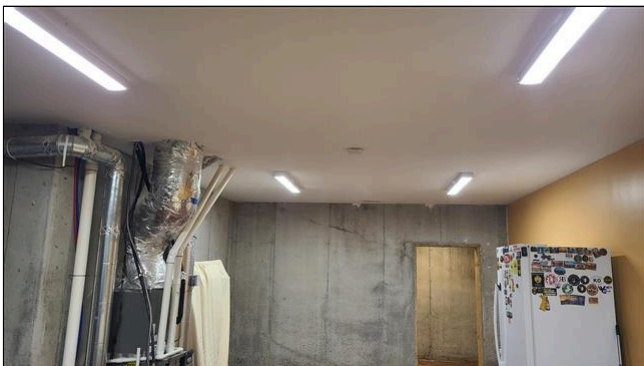
For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. (Additional smoke alarms are required for larger homes.)



9.6 Item 1(Picture)



9.6 Item 2(Picture) Nest Sensors present throughout the home at each level and in each bedroom at time of inspection



9.6 Item 3(Picture)

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.

## 10. Heating / Central Air Conditioning

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 rooms.

### Styles & Materials

**Heat Type:**

Heat Pump Forced Air (also provides cool air)

**Energy Source:**

Electric  
Propane

**Number of Heat Systems (excluding wood):**

Two

**Heat System Brand:**

LENNOX

**Ductwork:**

Insulated

**Filter Type:**

Disposable

**Filter Size:**

14x20

**Types of Fireplaces:**

Solid Fuel

**Operable Fireplaces:**

One

**Number of Woodstoves:**

One

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**

Electricity

### Items

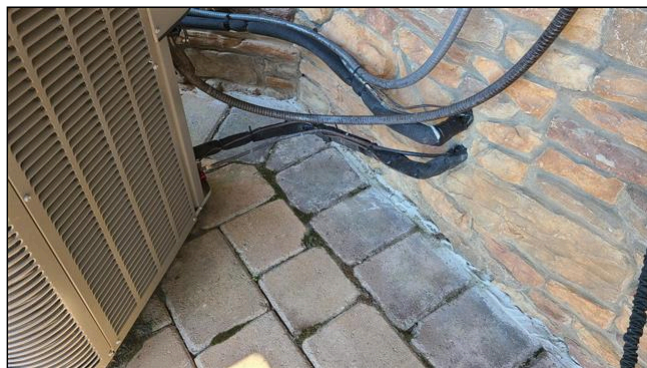
#### 10.0 Heating/Cooling Equipment

**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)

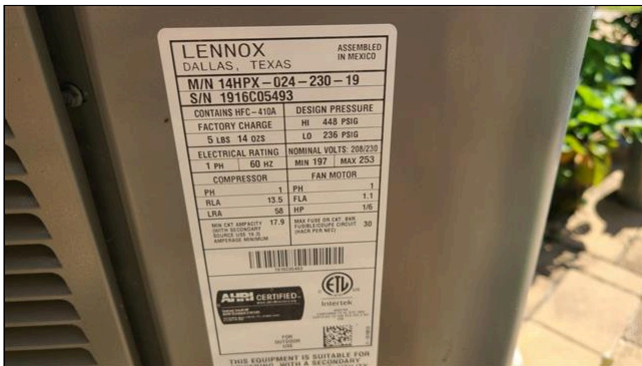
(2) LENNOX heat pump was manufactured in 2016 and supplies air to the main floor areas of the home. Average life span of heat pumps is 14 years. Tested the unit in cooling mode as it was over 60 degrees outside. Delta T (Temperature measured at return air and closest supply to air handler) was within the recommended range of 14-22 degrees.



10.0 Item 6(Picture)



10.0 Item 7(Picture)



10.0 Item 8(Picture)



10.0 Item 9(Picture)



10.0 Item 10(Picture)

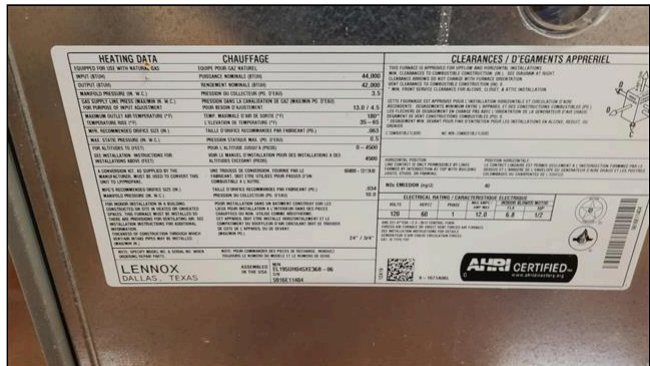
(3) The main floor gas furnace system is a LENNOX brand unit manufactured in 2016. Average life of the furnace is 17 years.

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.



10.0 Item 11(Picture)



10.0 Item 12(Picture)



10.0 Item 13(Picture)



10.0 Item 14(Picture)

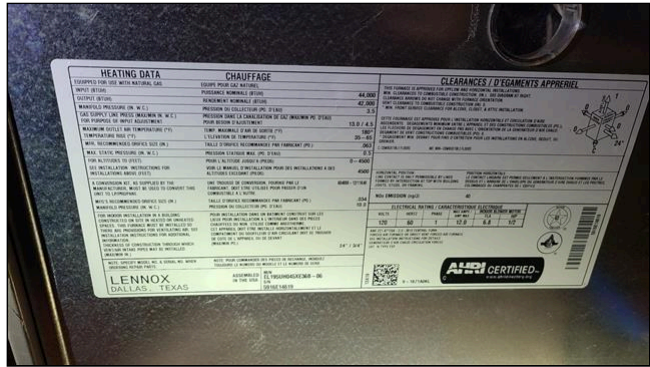
(4) The basement gas furnace system is a LENNOX brand unit manufactured in 2016. Average life of the furnace is 17 years.

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.



10.0 Item 15(Picture)



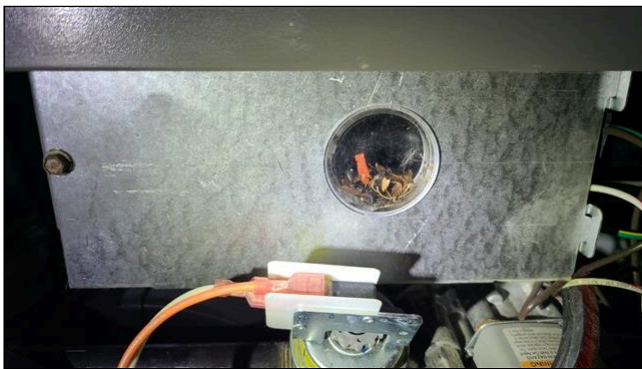
10.0 Item 16(Picture)



10.0 Item 17(Picture)

(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.



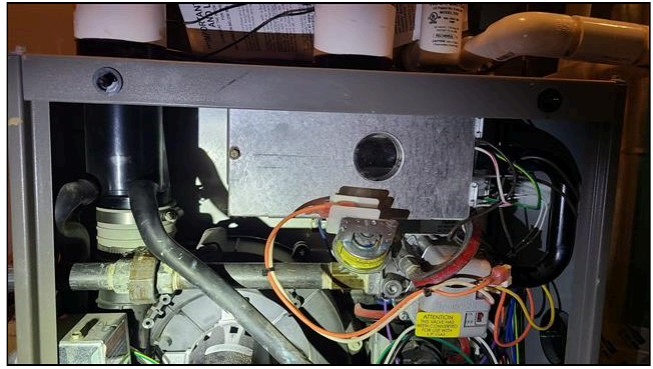
10.0 Item 18(Picture)



10.0 Item 19(Picture)



10.0 Item 20(Picture)



10.0 Item 21(Picture)

**10.1 Normal Operating Controls**

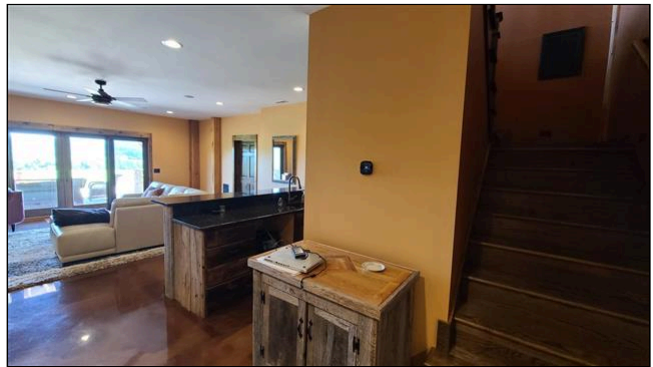
Inspected

Thermostat for main floor located at middle by stairwell set to 71° beginning at beginning of inspection.

Basement thermostat located at middle of home by stairwell. Set to off at beginning of inspection. Tested in cooling which was set to 72° at beginning of inspection.



10.1 Item 1(Picture)



10.1 Item 2(Picture)

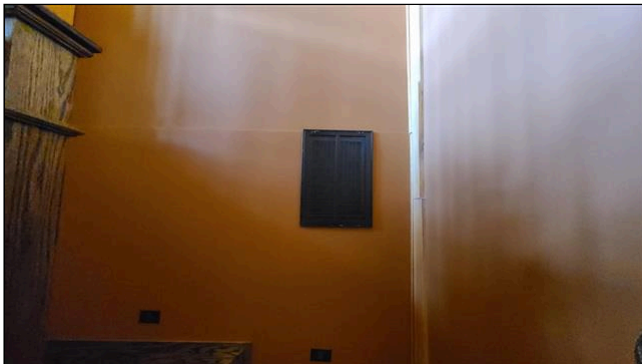
**10.2 Automatic Safety Controls**

Inspected

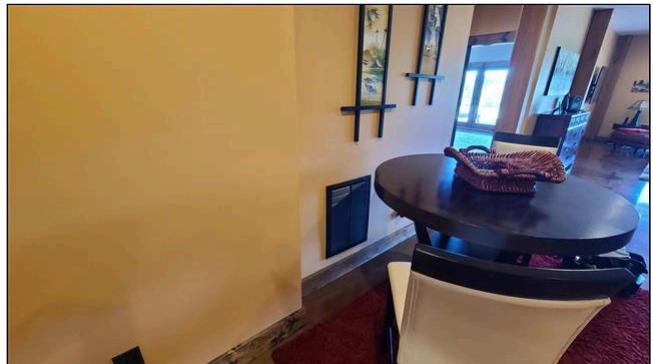
**10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Inspected

Returns are located in multiple locations. Please see pictures for locations and sizes.



10.3 Item 1(Picture) stairwell to basement - 14x20



10.3 Item 2(Picture) basement middle front - left side wall - 14x20

**10.4 Presence of Installed Heat Source in Each Room**

Inspected

**10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Observations and Recommendations**

(1) Area around intake and exhaust for gas furnace and water heater systems should be kept clear of vegetation and other items by at least 5 ft.



10.5 Item 1(Picture) front left corner of home



10.5 Item 2(Picture) front right corner

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



10.5 Item 3(Picture)

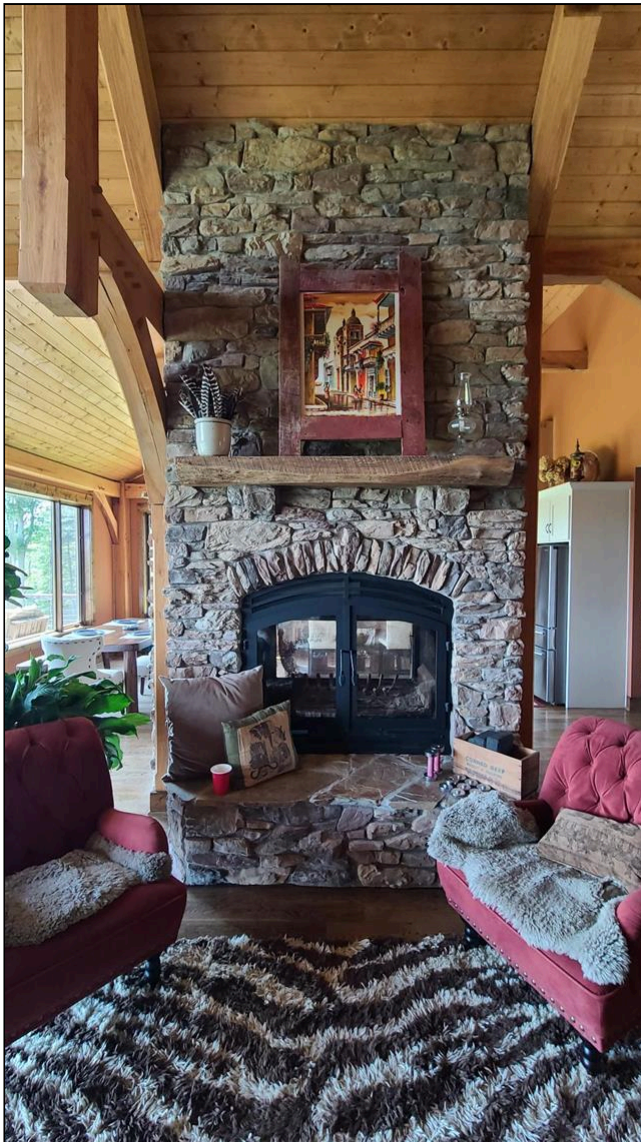


10.5 Item 4(Picture)

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

**Observations and Recommendations**

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



10.6 Item 1(Picture)



10.6 Item 2(Picture)

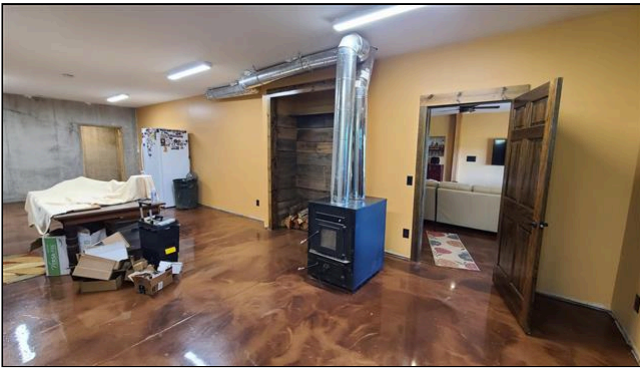


10.6 Item 3(Picture)



10.6 Item 4(Picture)

(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)

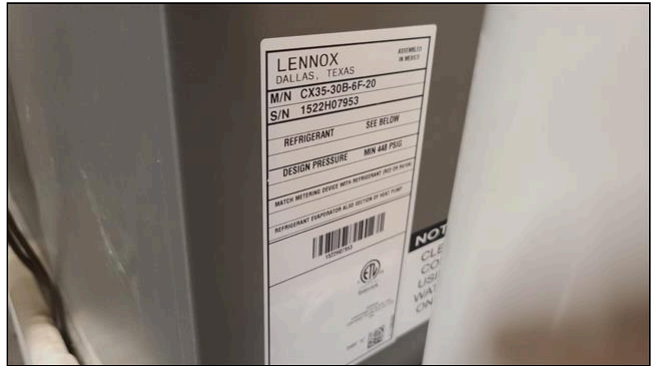
**10.7 Air Handler Equipment**

**Observations and Recommendations**

(1) The main floor air handler is a LENNOX brand unit manufactured in 2015. Average life of an air handler is 17 years.



10.7 Item 1(Picture)

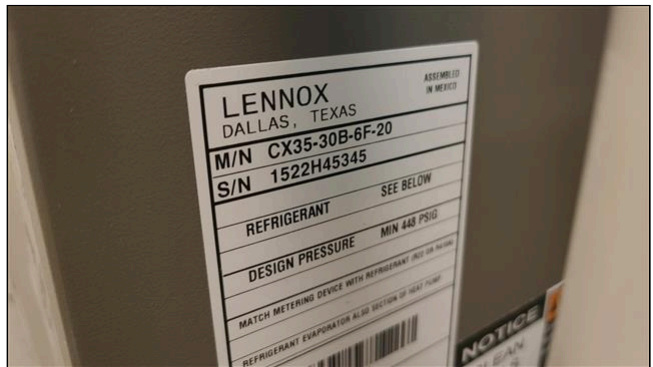


10.7 Item 2(Picture)

(2) The basement air handler is a LENNOX brand unit manufactured in 2015. Average life of an air handler is 17 years.



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)

## 10.8 Presence of Installed Cooling Source in Each Room

Inspected

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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.

## General Summary



### Straight Point Home Inspections LLC

**25 S Central Drive  
Christiansburg, VA 24073  
540-744-6532**

#### **Customer**

Kimberly Quesenberry

#### **Address**

420 Borderline Rd NW  
Willis VA 24380

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.

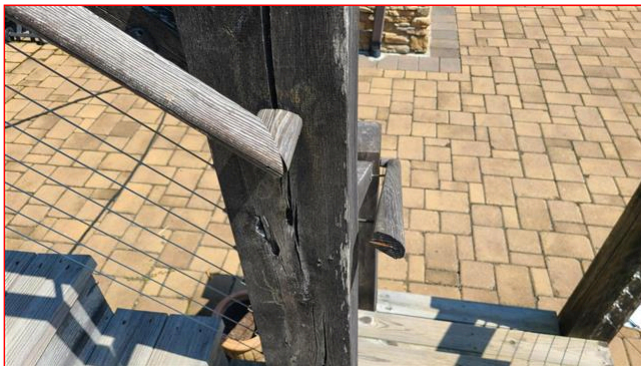
## 2. Exterior

### 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

**25 S Central Drive  
Christiansburg, VA 24073  
540-744-6532**

#### **Customer**

Kimberly Quesenberry

#### **Address**

420 Borderline Rd NW  
Willis VA 24380

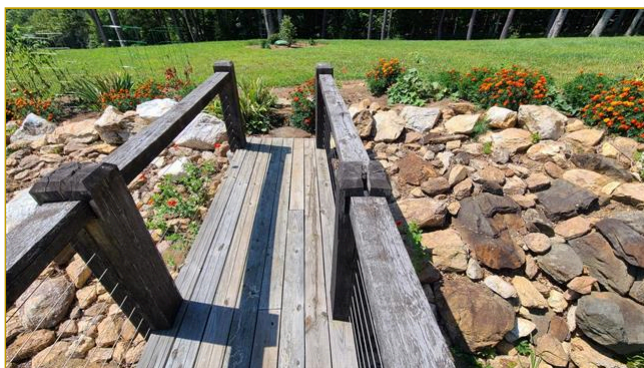
**(Maintenance Items)** = Items found in this section are considered in working order, but may need some standard maintenance or minor changes to improve or maintain it's function. Should you need further guidance please feel free to contact me or refer to the provided home maintenance information in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

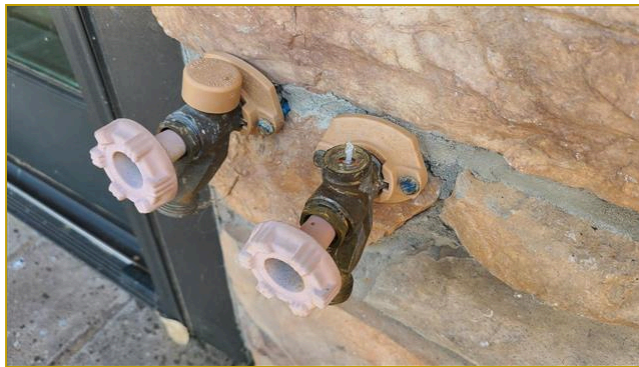
### 2.6 Water faucets (hose bibs)

#### **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)

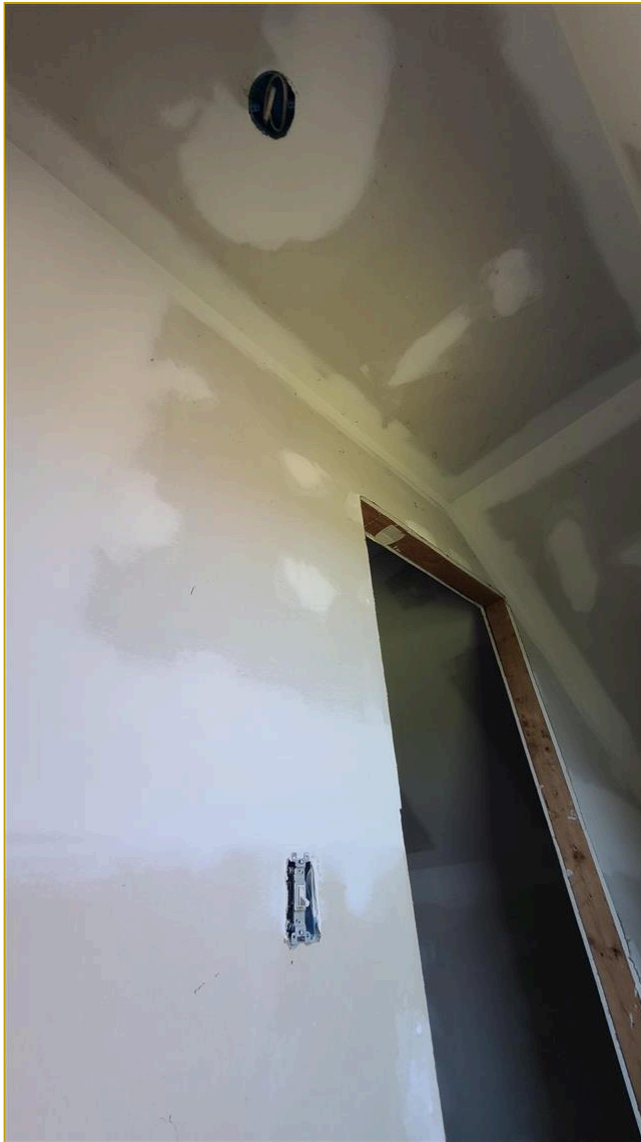
### 3. Garage/Carport

#### 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)

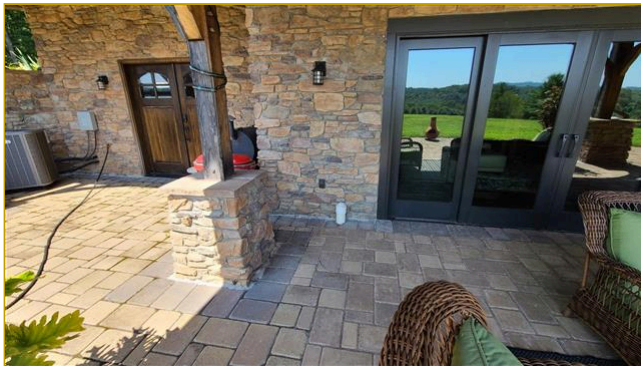
## 8. Plumbing System

### 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

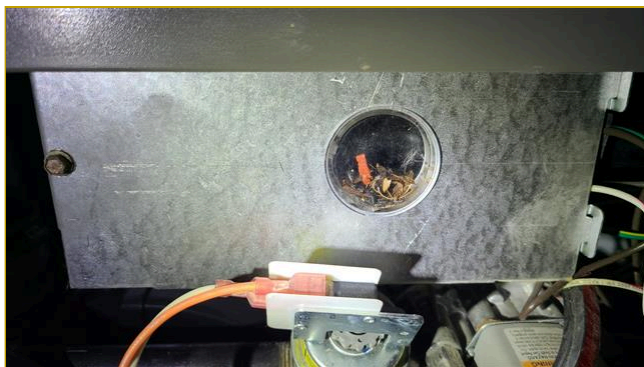
## 10. Heating / Central Air Conditioning

### 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)

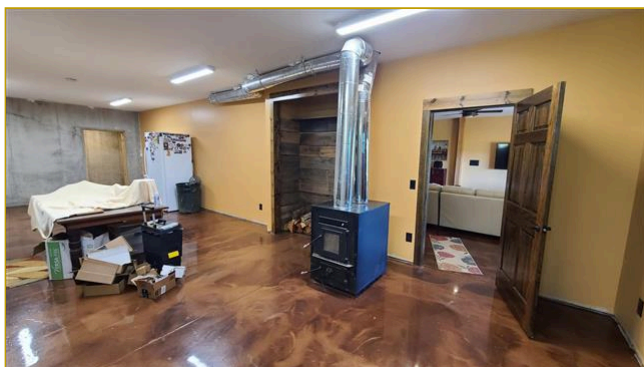


10.0 Item 21(Picture)

### 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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#### **Customer**

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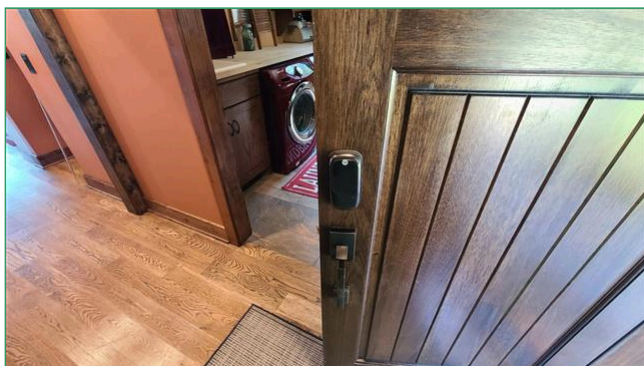
**(Standard Items)** = Items of note found to be in standard working order during the inspection are listed in this section. Should you need further guidance in maintenance please feel free to contact me or refer to the provided home maintenance information in your packet.

## 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

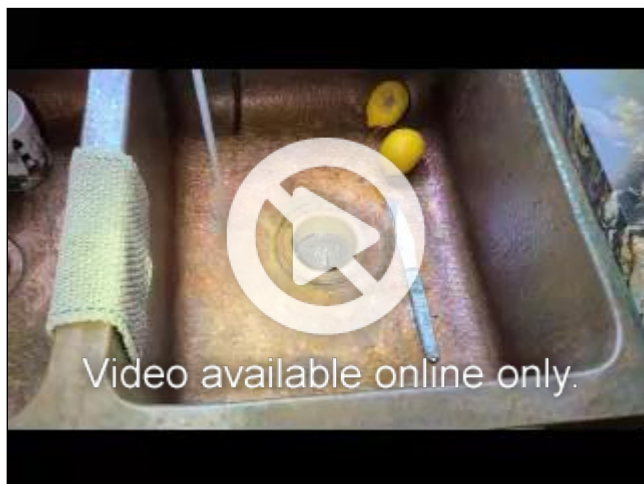
## 4. Kitchen Components and Appliances

### 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)

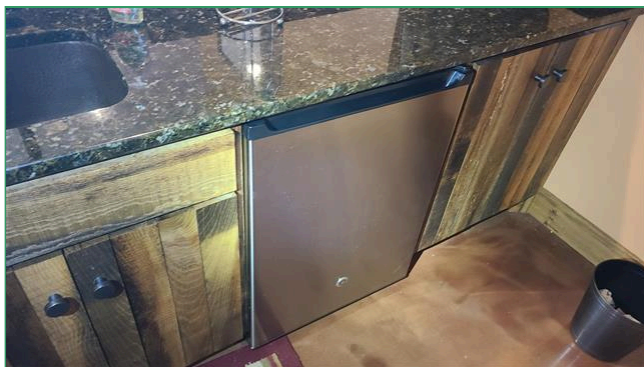


4.8 Item 3(Picture)



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.



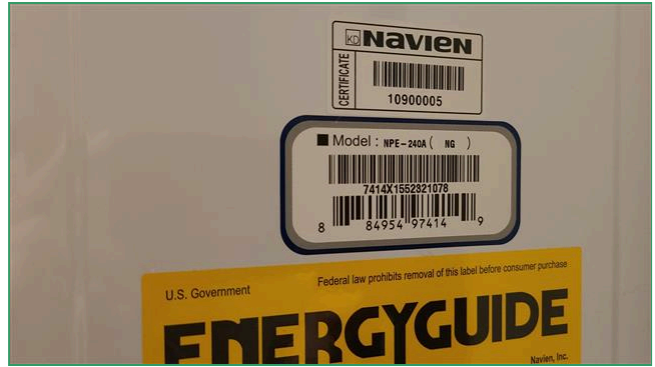
8.2 Item 1(Picture) Temperature at kitchen sink



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

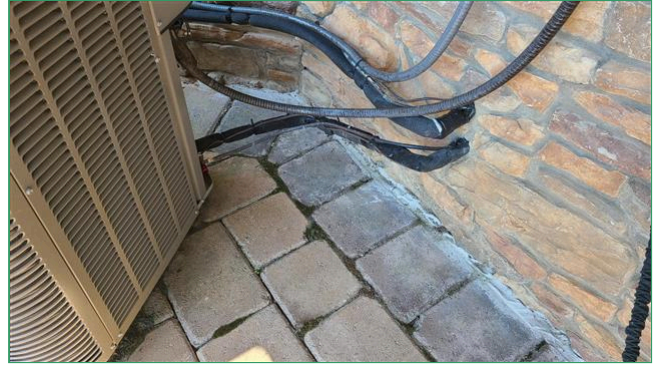
#### Observations and Recommendations

(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)



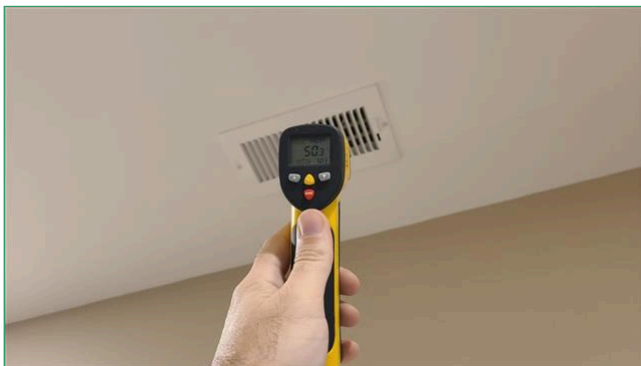
10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)

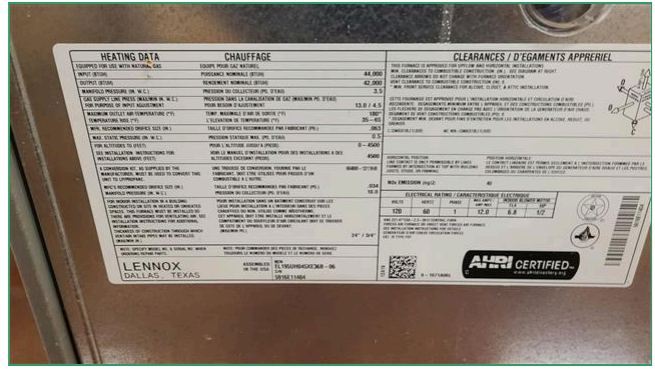
(3) The main floor gas furnace system is a LENNOX brand unit manufactured in 2016. Average life of the furnace is 17 years.

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.



10.0 Item 11(Picture)



10.0 Item 12(Picture)



10.0 Item 13(Picture)



10.0 Item 14(Picture)

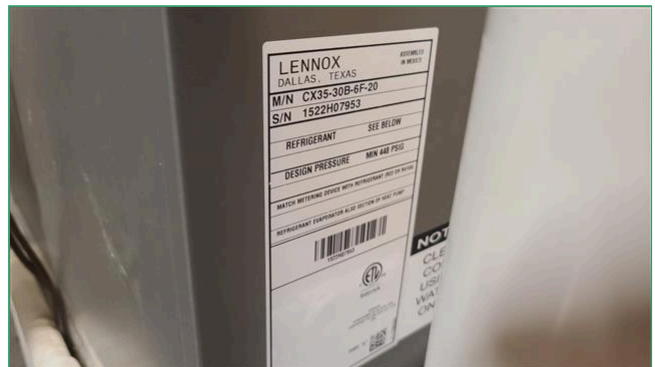
**10.7 Air Handler Equipment**

**Observations and Recommendations**

(1) The main floor air handler is a LENNOX brand unit manufactured in 2015. Average life of an air handler is 17 years.

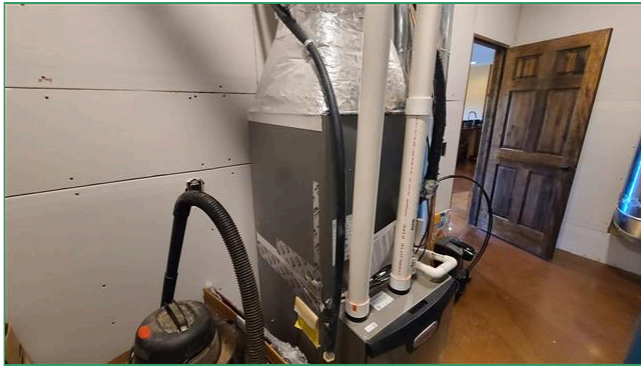


10.7 Item 1(Picture)

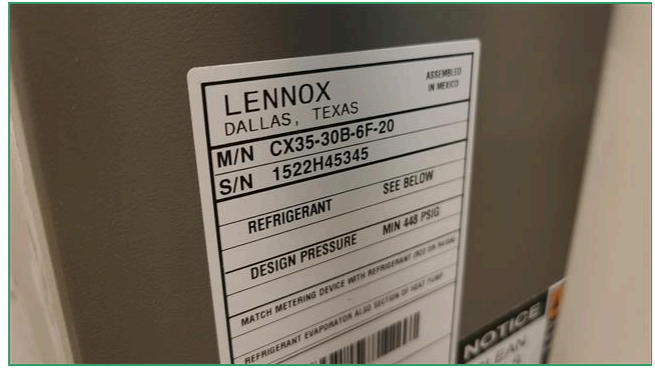


10.7 Item 2(Picture)

(2) The basement air handler is a LENNOX brand unit manufactured in 2015. Average life of an air handler is 17 years.



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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