



INSPECTION INSIGHTS

DATE	04/02/24
ADDRESS	1903 Maddox Street, Richmond, VA
NAME	Audrey and Brooks Sulzberger and Monahan

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OBJECTIVES AND SCOPE

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. The inspector conducts an evaluation of the home and permanently installed, readily-accessible systems and components. Systems and components that are not inspected should be fully evaluated and tested by qualified specialist prior to closing.

THE INSPECTION IS LIMITED IN SCOPE. The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupants. The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The home or property may have issues that cannot be discovered by the inspector. Scope is based on industry standards of practice and state requirements of home inspectors, which may be different from scope and definitions of model real estate contracts for purchases and addenda.

THE INSPECTION ADDRESSES VISIBLE AND APPARENT CONDITIONS WHICH EXIST AT THE DATE AND TIME OF THE INSPECTION. The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps significantly, between the date and time of the inspection and the date and time of closing and/or occupancy.

THE INSPECTION REPORT REFLECTS OBSERVATIONS AND OPINIONS OF THE INSPECTOR. Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

THE INSPECTION DOES NOT ELIMINATE ALL RISKS INVOLVED IN A REAL ESTATE TRANSACTION. The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. The inspection does not include any research on the property's permit history. You should obtain information about the home and property, including seller's/owner's disclosures, building permits, remodeling permits, engineering reports, and reports of municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

THE INSPECTION IS NOT A CODE INSPECTION. The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection and does not verify compliance with manufacturer installation instructions for any system or component. The inspector is not authorized to regulate or enforce code compliance and must instead operate under the reasonable presumption that the home is compliant with all code requirements. You should contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

PROPERTY AND INSPECTION INFO

PROPERTY

TYPE	Single family
YEAR BUILT	1910
APPROXIMATE SQUARE FOOTAGE	900
DIRECTION FRONT OF HOUSE FACES	East

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Audrey and Brooks Sulzberger and Monahan
CUSTOMER CONTACT INFO	sulzbergeral@gmail.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Rock Realty RVA at Providence Hill
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	50°F
WEATHER	Lightly Raining
PARTIES PRESENT AT START TIME	Buyer Agent, Buyer
INSPECTION DATE	04/02/24
INSPECTION START TIME	09:00 PM
INSPECTION END TIME	06:33 PM
INSPECTOR NAME	Jeff Barnes <i>Jeff Barnes</i>
INSPECTOR EMAIL	jeff.barnes@insightinspections.com
INSPECTOR LICENSE NUMBER	3380001399

Tap or click Google logo to start a review.



PROPERTY PHOTOS

Note: Click photos to enlarge and/or save to device.



ICON DEFINITIONS

	ACCEPTABLE	Performs intended function
	NOT PRESENT	Does not exist in home or on property
	NOT INSPECTED	Inaccessible or otherwise obstructed
	MONITOR	Attention, no action required
	MAINTAIN	Recommended to enhance operation or prevent deterioration
NOT ACCEPTABLE		
	REPAIR/FIX	Action required for proper operation or condition
	HEALTH/MITIGATE	Action required to mitigate potential health issues
	SAFETY/MITIGATE	Action required to mitigate safety issues
	SERIOUS/ENGAGE	Action required to address significant issue, e.g., inoperative, unsafe
	INFRARED	Includes photo of issue captured with infrared camera

GRAPHICAL SUMMARY

EXTERIOR

- EXTERIOR WALLS
- EXTERIOR DOORS
- EXTERIOR STAIRS/STEPS

ROOF

- ROOFING

INSULATION AND VENTILATION

- ATTIC INSULATION
- CRAWL SPACE INSULATION

ELECTRICAL

- ELECTRICAL SERVICE
- ELECTRICAL PANEL
- BRANCH CIRCUITS
- RECEPTACLES
- FIXTURES

PLUMBING

- SUPPLY PIPES
- DRAIN, WASTE, VENTS

INTERIOR

- INTERIOR CEILINGS

APPLIANCES

- DRYER 1 VENTILATION

NARRATIVE SUMMARY

R	REPAIR/FIX	
1.	Exterior/Exterior Stairs/Steps The hand railing has been mostly secured, the bottom bolt is missing a nut. Add and secure. LOCATION: Front.	12
2.	Insulation and Ventilation/Attic Insulation The insulation has not been corrected. LOCATION: Throughout the attic.	16
3.	Insulation and Ventilation/Crawl Space Insulation The insulation has not been corrected. LOCATION: Multiple Locations.	17
4.	Electrical/Electrical Service The service meter has not been corrected. LOCATION: Rear.	19
5.	Electrical/Electrical Panel The electrical panel has not been labeled, also the connector clamp is missing at the bottom. LOCATION: Bedroom.	19
6.	Electrical/Receptacles The wrong outlet is used for the clothes dryer, the current receptacle is designed for an electric range. Replace with the correct unit. LOCATION: Laundry Room.	21
7.	Plumbing/Supply Pipes The supply line leak has been corrected. LOCATION: Rear Right of the crawlspace.	24
8.	Plumbing/Drain, Waste, Vents The laundry drain has been corrected. LOCATION: Laundry Room.	24
9.	Interior/Interior Ceilings Water staining found on the ceiling at the entrance to the rear bedroom. LOCATION: Bedroom.	26
Y	MAINTAIN	
10.	Exterior/Exterior Walls The siding panels have been repaired and penetrations sealed. LOCATION: Multiple Locations.	10
11.	Exterior/Exterior Doors The door latch/deadbolt has been repaired and the weather stripping installed. LOCATION: Front.	11
12.	Exterior/Exterior Stairs/Steps The front left porch post has been repaired. LOCATION: Front.	12
13.	Roof/Roofing All of the roofing repairs have been completed. LOCATION: Multiple Locations.	14
14.	Electrical/Electrical Panel The undersized wiring has been corrected. LOCATION: Bedroom.	20
15.	Electrical/Branch Circuits The exposed wiring has been corrected. LOCATION: Multiple Locations.	20
16.	Electrical/Receptacles The outlets have been wired correctly and have power. LOCATION: Multiple Locations.	21
17.	Electrical/Fixtures The non working light has been corrected. LOCATION: Living Room.	22
18.	Appliances/Dryer 1 Ventilation The dryer ducting has been installed. LOCATION: Laundry Room.	28

A simple line-art icon of a door with a handle.

EXTERIOR

TYPE/MATERIAL

DOORS: Metal

STAIRS/STEPS: Brick

EXTERIOR

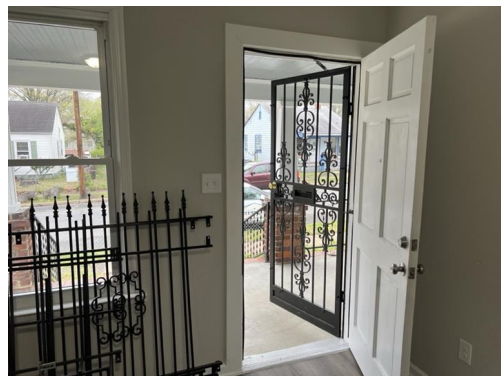
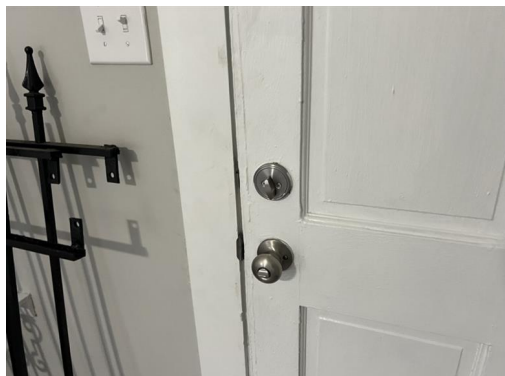
 EXTERIOR/EXTERIOR WALLS



ISSUE	The siding panels have been repaired and penetrations sealed.
LOCATION	Multiple Locations
RESOURCE	Experienced professional



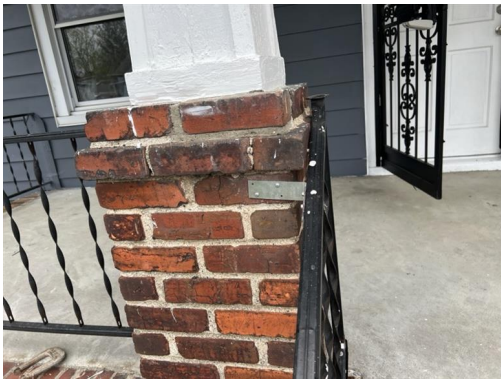
EXTERIOR/EXTERIOR DOORS



ISSUE	The door latch/deadbolt has been repaired and the weather stripping installed.
LOCATION	Front
RESOURCE	Experienced professional



EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE The hand railing has been mostly secured, the bottom bolt is missing a nut. Add and secure.
 LOCATION Front
 RESOURCE Experienced professional



EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE The front left porch post has been repaired.
 LOCATION Front
 RESOURCE Experienced professional

A simple line-art icon of a roof with two vertical lines representing chimneys or supports.

ROOF

ROOF



ROOF/ROOFING



ISSUE	All of the roofing repairs have been completed.
LOCATION	Multiple Locations
RESOURCE	Roofing contractor



INSULATION/VENTILATION

INSULATION AND VENTILATION



INSULATION AND VENTILATION/ATTIC INSULATION



ISSUE	The insulation has not been corrected.
LOCATION	Throughout the attic
RESOURCE	Insulation contractor



INSULATION AND VENTILATION/CRAWL SPACE INSULATION



ISSUE	The insulation has not been corrected.
LOCATION	Multiple Locations
RESOURCE	Insulation contractor

ELECTRICAL

TYPE/MATERIAL/AMPS

SERVICE: Rear

ELECTRICAL PANEL: Bedroom

INFORMATION

RECEPTACLES: AFCI (arc-fault circuit interrupters) protect against fires caused by arcing faults in electrical wiring. An AFCI is a circuit breaker that breaks the circuit when it detects electric arcs, which usually are caused by loose connections or damaged wiring and which may become hot enough to ignite fires. GFCI (ground-fault circuit interrupters) shut off power if the amount of current returning to the circuit is not the same as the electricity flowing into the circuit, which indicates "leaking electricity" and is a shock or electrocution hazard. We do not test AFCIs or GFCIs because receptacles may be connected to homeowner devices or systems. Test AFCI and GFCI devices regularly and replace inoperative devices.

ELECTRICAL

R ELECTRICAL/ELECTRICAL SERVICE



ISSUE The service meter has not been corrected.
 LOCATION Rear
 RESOURCE Electrical contractor

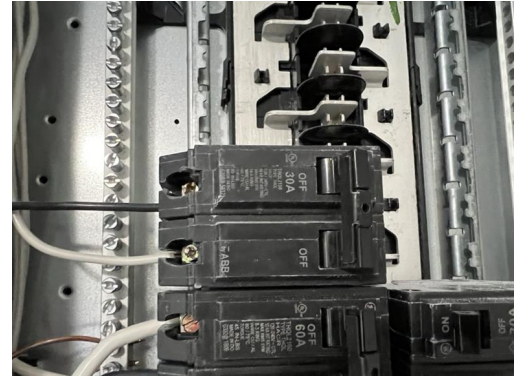
R ELECTRICAL/ELECTRICAL PANEL



ISSUE The electrical panel has not been labeled, also the connector clamp is missing at the bottom.
 LOCATION Bedroom
 RESOURCE Electrical contractor



ELECTRICAL/ELECTRICAL PANEL



ISSUE	The undersized wiring has been corrected.
LOCATION	Bedroom
RESOURCE	Electrical contractor



ELECTRICAL/BRANCH CIRCUITS



ISSUE	The exposed wiring has been corrected.
LOCATION	Multiple Locations
RESOURCE	Electrical contractor



ELECTRICAL/RECEPTACLES



ISSUE The outlets have been wired correctly and have power.
 LOCATION Multiple Locations
 RESOURCE Electrical contractor



ELECTRICAL/RECEPTACLES



ISSUE The wrong outlet is used for the clothes dryer, the current receptacle is designed for an electric range. Replace with the correct unit.
 LOCATION Laundry Room
 RESOURCE Electrical contractor

 ELECTRICAL/FIXTURES



ISSUE	The non working light has been corrected.
LOCATION	Living Room
RESOURCE	Electrical contractor

A white icon representing plumbing, showing a sink and a toilet.

PLUMBING

TYPE/MATERIAL

DRAIN, WASTE, VENTS: Public Sewer

PLUMBING

R PLUMBING/SUPPLY PIPES



ISSUE	The supply line leak has been corrected.
LOCATION	Rear Right of the crawlspace.
RESOURCE	Experienced professional

R PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The laundry drain has been corrected.
LOCATION	Laundry Room
RESOURCE	Plumbing contractor

A small icon consisting of a 3x3 grid of squares, with the center square missing, representing an interior space.

INTERIOR

INTERIOR

R INTERIOR/INTERIOR CEILINGS



ISSUE	Water staining found on the ceiling at the entrance to the rear bedroom.
LOCATION	Bedroom
RESOURCE	Drywall contractor

A small icon of a microwave or oven.

APPLIANCES

APPLIANCES



APPLIANCES/DRYER 1 VENTILATION



ISSUE	The dryer ducting has been installed.
LOCATION	Laundry Room
RESOURCE	Experienced professional