



DATE	08/17/25
ADDRESS	4515 Winterbourne Dr, Petersburg, VA
NAME	Melissa Lewis

TABLE OF CONTENTS

Objectives and Scope	3
Property and Inspection Info	4
Property Photos	5
Icon Definitions	6
Graphical Summary	7
Narrative Summary	8
EXTERIOR	9
ROOF	11
WATER CONTROL	14
INSULATION AND VENTILATION	15
ELECTRICAL	17
PLUMBING	19
INTERIOR	21
APPLIANCES	23

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	1972
APPROXIMATE SQUARE FOOTAGE	1,000
DIRECTION FRONT OF HOUSE FACES	North

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Melissa Lewis
CUSTOMER CONTACT INFO	mell5164@gmail.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Rock Realty RVA at Providence Hill
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	78°F
WEATHER	Sunny (90%+ sun)
PARTIES PRESENT AT START TIME	Buyer Agent, Buyer
INSPECTION DATE	08/17/25
INSPECTION START TIME	10:00 AM
INSPECTION END TIME	11:00 AM
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

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

- DRIVEWAY
- WALKS
- EXTERIOR WALLS
- EXTERIOR TRIM
- EXTERIOR DOORS
- GARAGE DOOR AND OPENER
- EXTERIOR STAIRS/STEPS
- HOSE FAUCETS

ROOF

- ROOFING
- FLASHING

WATER CONTROL

- GRADING
- GUTTERS/DOWNSPOUTS
- EXTERIOR DRAINS

STRUCTURE

- FOUNDATION
- BEAMS
- PIERS/POSTS
- FLOOR STRUCTURE
- WALL STRUCTURE
- ROOF STRUCTURE
- ROOF SHEATHING
- ATTIC

INSULATION AND VENTILATION

- ATTIC INSULATION
- EXHAUST VENTILATION
- ATTIC VENTILATION

ELECTRICAL

- ELECTRICAL SERVICE
- ELECTRICAL PANEL
- BRANCH CIRCUITS
- GROUNDING/BONDING
- RECEPTACLES
- SWITCHES
- FIXTURES
- SMOKE DETECTORS
- CO DETECTORS

HVAC

- HEATING SYSTEM
- COOLING SYSTEM
- DISTRIBUTION
- THERMOSTAT

PLUMBING

- WATER SERVICE LINE
- MAIN SHUT-OFF
- SUPPLY PIPES
- DRAIN, WASTE, VENTS
- TOILETS
- SHOWERS/TUBS
- SINKS
- WATER HEATER

INTERIOR

- INTERIOR FLOORS
- INTERIOR WALLS
- INTERIOR CEILINGS
- INTERIOR DOORS
- INTERIOR STAIRS/STEPS
- CABINETS/DRAWERS
- COUNTERTOPS
- WINDOWS
- FUEL-BURNING APPLIANCE

APPLIANCES

- RANGE/OVEN
- MICROWAVE
- GARBAGE DISPOSER
- DISHWASHER
- REFRIGERATOR/FREEZER
- APPLIANCE VENTILATION
- WASHER
- DRYER
- DRYER 1 VENTILATION

NARRATIVE SUMMARY

R	REPAIR/FIX	
1.	Exterior/Exterior Stairs/Steps The noted item has not been completely corrected. Expose nails noted at the lower section of the railing. Have a licensed and insured contractor remove all exposed nails sticking through the railings and resecure as needed at the front of the property. LOCATION: Front.	10
2.	Roof/Roofing The noted items have not been corrected. The nail protrusion is still present. There are holes in the shingles at the rear center and eaves of the lower roof. The ridge shingles have not been replaced (dimensional shingles used). LOCATION: Multiple Locations.	12
3.	Insulation and Ventilation/Attic Insulation The following item has not been completed. There is missing insulation around the return duct in the attic and along the rear bathroom wall and staircase. LOCATION: Attic.	16
4.	Plumbing/Drain, Waste, Vents The drain line connected to the disposal is improperly sloped, back pitched. This will affect drainage. Engage a plumbing contractor to adjust as required. LOCATION: Kitchen.	20
5.	Interior/Interior Ceilings The ceiling below the bathroom is sagging and flexes when touched. There are areas where the nails have pulled through. The ceiling will need to be secured to the framing above. LOCATION: Lower living room. Estimated cost to remedy: \$6 to \$60.	22
Y	MAINTAIN	
6.	Roof/Roofing The noted items have been corrected. Seal the exposed nail heads noted in inspection report with an approved roofing sealant. Install proper ridge shingles and replace all broken/torn shingles Property disassemble and reinstall upside-down pluming roor vent. LOCATION: Multiple Locations.	13
7.	Electrical/Electrical Panel The following item has been corrected. Secure all improperly secured wires in the electrical panel. LOCATION: Laundry Room.	18
8.	Appliances/Microwave The noted item has been corrected. Have a licensed and insured contractor install a proper sized microwave to allow for the minimum required clearance per the manufacturers installation guidelines. LOCATION: Kitchen.	24
9.	Appliances/Garbage Disposer The noted item has been corrected. Have garbage disposal repaired to restore intended functionality and ensure that all electrical connections are correct and no longer trip the GFCI. LOCATION: Kitchen.	25

A white icon of a door with a handle, set against a dark gray background.

EXTERIOR

EXTERIOR

R EXTERIOR/EXTERIOR STAIRS/STEPS



ISSUE	The noted item has not been completely corrected. Expose nails noted at the lower section of the railing. Have a licensed and insured contractor remove all exposed nails sticking through the railings and resecure as needed at the front of the property.
LOCATION	Front
RESOURCE	Experienced professional

A simple line-art icon of a roof with two gables.

ROOF

ROOF



ROOF/ROOFING



ISSUE

The noted items have not been corrected. The nail protrusion is still present. There are holes in the shingles at the rear center and eaves of the lower roof. The ridge shingles have not been replaced (dimensional shingles used).

LOCATION

Multiple Locations

RESOURCE

Roofing contractor



ROOF/ROOFING



ISSUE	The noted items have been corrected. Seal the exposed nail heads noted in inspection report with an approved roofing sealant. Install proper ridge shingles and replace all broken/torn shingles Property disassemble and reinstall upside-down plumoing roor vent.
LOCATION	Multiple Locations
RESOURCE	Roofing contractor

WATER CONTROL

INFORMATION

EXTERIOR DRAINS: Clean exterior drains regularly; clogged drains may permit water penetration into the home.



INSULATION/VENTILATION

INSULATION AND VENTILATION



INSULATION AND VENTILATION/ATTIC INSULATION



ISSUE

The following item has not been completed. There is missing insulation around the return duct in the attic and along the rear bathroom wall and staircase.

LOCATION

Attic

RESOURCE

Experienced professional

A white icon of an electrical plug with two prongs, positioned to the left of the word 'ELECTRICAL'.

ELECTRICAL

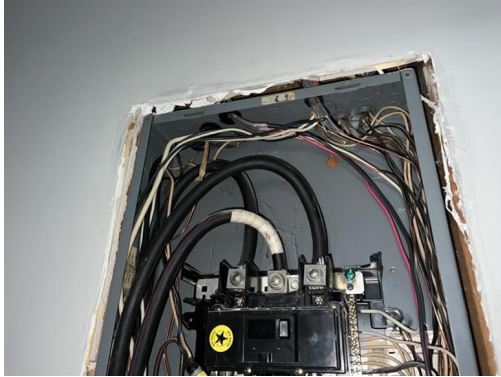
INFORMATION

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



ELECTRICAL/ELECTRICAL PANEL



ISSUE	The following item has been corrected. Secure all improperly secured wires in the electrical panel.
LOCATION	Laundry Room
RESOURCE	Electrical contractor

A white icon representing plumbing, showing a simplified house with a central vertical line and two horizontal lines extending from the sides.

PLUMBING

TYPE/MATERIAL

WATER SERVICE LINE: Public Water

DRAIN, WASTE, VENTS: Public Sewer

WATER HEATER: Conventional Tank

PLUMBING

R PLUMBING/DRAIN, WASTE, VENTS



ISSUE	The drain line connected to the disposal is improperly sloped, back pitched. This will affect drainage. Engage a plumbing contractor to adjust as required.
LOCATION	Kitchen
RESOURCE	Plumbing contractor

A small icon representing a floor plan, consisting of a grid of squares with some squares highlighted in white.

INTERIOR

INTERIOR

R INTERIOR/INTERIOR CEILINGS



ISSUE	The ceiling below the bathroom is sagging and flexes when touched. There are areas where the nails have pulled through. The ceiling will need to be secured to the framing above.
LOCATION	Lower living room
RESOURCE	Drywall contractor
COST TO REMEDY	\$6 to \$60

A small icon of a microwave or oven.

APPLIANCES

APPLIANCES



APPLIANCES/MICROWAVE



ISSUE

The noted item has been corrected. Have a licensed and insured contractor install a proper sized microwave to allow for the minimum required clearance per the manufacturers installation guidelines.

LOCATION

Kitchen

RESOURCE

Experienced professional



APPLIANCES/GARBAGE DISPOSER



ISSUE	The noted item has been corrected. Have garbage disposal repaired to restore intended functionality and ensure that all electrical connections are correct and no longer trip the GFCI.
LOCATION	Kitchen
RESOURCE	Experienced professional
