



INSPECTION INSIGHTS

DATE	05/09/23
ADDRESS	3121 Stony Point Rd unit d, Richmond, VA
NAME	Ron and Pennie Paquette

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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	Condo
YEAR BUILT	1987
APPROXIMATE SQUARE FOOTAGE	2,234
DIRECTION FRONT OF HOUSE FACES	Northwest

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Ron and Pennie Paquette
CUSTOMER CONTACT INFO	skyhawknst@aol.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Long and Foster Real Estate Inc
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	71°F
WEATHER	Mostly Cloudy (75%+ clouds)
PARTIES PRESENT AT START TIME	Buyer, Buyer Agent
INSPECTION DATE	05/09/23
INSPECTION START TIME	09:30 AM
INSPECTION END TIME	12:02 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.

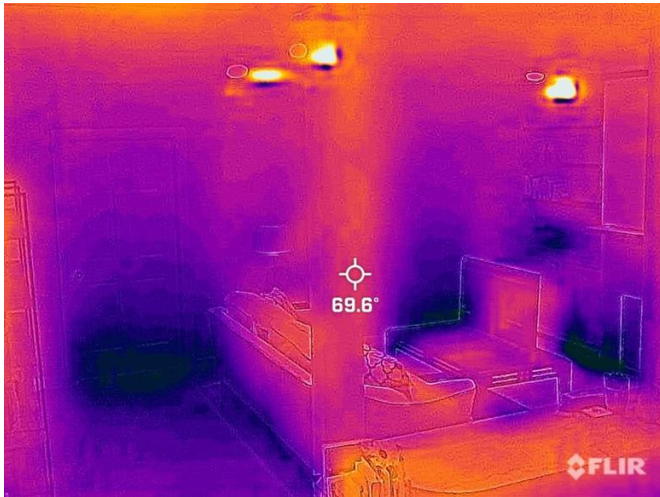


PROPERTY PHOTOS

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



INFRARED SCAN



The inspector utilizes infrared thermography to scan the interior of the house, including walls, ceilings, and floors; infrared identifies variances in temperature which may indicate a water penetration issue, e.g. roof leak, plumbing leak, exterior water intrusion, or an electrical concern. These images demonstrate that the inspector performed the infrared scan. Actual issues identified with infrared would be published in the issues section of the report.



Infrared complements a home inspection and provides a more thorough review of the property; infrared increases confidence in the property's condition, minimizes guesswork, and provides more accurate diagnoses for identified issues.

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

x

GRAPHICAL SUMMARY

EXTERIOR

- DRIVEWAY
- WALKS
- EXTERIOR WALLS
- EXTERIOR TRIM
- EXTERIOR DOORS
- HOSE FAUCETS
- DECK/BALCONY

ROOF

- ROOFING
- FLASHING

WATER CONTROL

- GRADING
- GUTTERS/DOWNSPOUTS
- EXTERIOR DRAINS

FUEL SERVICES

- FUEL METER

STRUCTURE

- FOUNDATION
- BEAMS
- PIERS/POSTS
- FLOOR STRUCTURE
- WALL STRUCTURE
- CRAWL SPACE

INSULATION AND VENTILATION

- CRAWL SPACE INSULATION
- CRAWL SPACE VENTILATION

ELECTRICAL

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

HVAC

- HEATING SYSTEM
- COOLING SYSTEM 2
- DISTRIBUTION
- HUMIDIFIER
- THERMOSTAT

PLUMBING

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

INTERIOR

- INTERIOR FLOORS
- INTERIOR WALLS
- INTERIOR CEILINGS
- INTERIOR DOORS
- CABINETS/DRAWERS
- COUNTERTOPS
- WINDOWS

APPLIANCES

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

NARRATIVE SUMMARY

R	REPAIR/FIX	
	1. Exterior/Deck/Balcony	The outside boards are separating from the deck rim joist, also, the band board and inside room Joyce are not in contact with the top of the post. LOCATION: The rear right corner of the deck. 13
	2. Exterior/Deck/Balcony	The joists are installed without proper hanger hardware. LOCATION: Outside joist ends. 14
	3. Electrical/Electrical Panel	There are improperly secured wires at the electrical panel. LOCATION: Laundry Room. 23
	4. HVAC/Heating System	The furnace does not function, the thermostat indicates the unit is in heating mode however the inducer fan or burners do not work. LOCATION: Utility Room. 25
	MAINTAIN	
	5. Plumbing/Whirlpool	The whirlpool access panel is sealed shut. LOCATION: Primary Bathroom. 28
●	MONITOR	
	6. Water Control/Grading	The grading is sloping towards the foundation. LOCATION: Front. 17
	7. Structure/Piers/Posts	Metal screw jacks supporting beams have been installed throughout the crawl space. These are most likely to prevent bounce in the flooring above. LOCATION: The crawl space. 20
	8. Plumbing/Sinks	The left sink basin has hairline cracking around the drain, no leakage observed in the cabinet below. LOCATION: Primary Bathroom. 28

INFO AND LIMITATIONS

GENERAL INFORMATION

Many older homes have special and unique characteristics, e.g., narrow staircases. Some older homes may have uneven roof lines and uneven floors due to construction methods or long-term settlement. Older homes also may incorporate aspects of modernization, e.g., mechanical systems, updated kitchens and bathrooms, general renovations. Although an older home may have been constructed with materials or methods which aren't presently used per local code or industry guidelines, construction isn't necessarily inferior to new construction. In fact, some aspects of older construction materials and methods actually are superior to current industry standards. Regardless, older homes may present some potential risks, including chimneys which are potential fire hazards or construction materials which may have been discontinued, including lead paint, asbestos.

Trees near the home require regular maintenance. Dead branches represent a risk of injury or property damage. Trim or remove branches or consider engaging a tree specialist.

GENERAL LIMITATIONS

Vegetation or leaves limit inspections of various exterior components; the inspection of such components is limited.

This property is maintained by a Homeowners Association or property management firm. The inspection is limited to a visual evaluation of components that are located inside the unit; common areas are not inspected.

Storage or personal items restrict access to various interior components; the inspection of such components is limited.

GENERAL LIMITATIONS

Common areas.

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

EXTERIOR

TYPE/MATERIAL

DRIVEWAY: Asphalt

WALLS: Composition Board/Hard Board

WALKS: Concrete, Wood Decking

DOORS: Metal

DECK/BALCONY: Wood

LIMITATIONS

DECK/BALCONY: The inspection is limited because there is a material (e.g., carpet, rug) covering the deck/balcony.

EXTERIOR



EXTERIOR/HOSE FAUCETS



ISSUE

The service handle key is not present.

R EXTERIOR/DECK/BALCONY



ISSUE	The outside boards are separating from the deck rim joist, also, the band board and inside room Joyce are not in contact with the top of the post.
LOCATION	The rear right corner of the deck.
IMPLICATION	This is causing the deck corner above to slant/drop.
RECOMMENDATION	Have all boards secured, and properly supported/fastened as required to prevent further movement.
RESOURCE	Experienced professional

R EXTERIOR/DECK/BALCONY



ISSUE	The joists are installed without proper hanger hardware.
LOCATION	Outside joist ends.
IMPLICATION	This affects its load-bearing capacity.
RECOMMENDATION	Secure with appropriate hardware.
RESOURCE	Deck/porch contractor

A simple line-art icon of a house with a gabled roof.

ROOF

TYPE/MATERIAL

ROOF COVERING: Fiberglass Architectural Shingle

METHOD

ROOFING: Visual from ground.

WATER CONTROL

TYPE/MATERIAL

GUTTERS/DOWNSPOUTS: Aluminum

EXTERIOR DRAINS: Surface

INFORMATION

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

LIMITATIONS

EXTERIOR DRAINS: The inspection is limited because of limited visibility or inaccessibility of the exterior drains.

WATER CONTROL

WATER CONTROL/GRADING

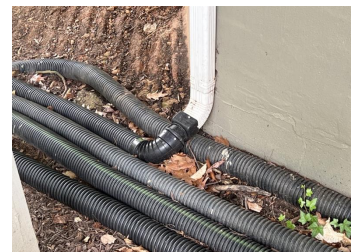


WATER CONTROL/GRADING



ISSUE	The grading is sloping towards the foundation.
LOCATION	Front
IMPLICATION	May permit water to accumulate at the structure; water may penetrate the structure.
RECOMMENDATION	Maintain grading to divert water away from the structure.
RESOURCE	Landscaping contractor

WATER CONTROL/GUTTERS/DOWNSPOUTS



WATER CONTROL/EXTERIOR DRAINS





STRUCTURE

TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Poured Concrete, Crawl Space

PIERS/POSTS: Concrete, Steel

FLOOR: I-Joists, Conventional Framing

WALLS: Wood Framing

CRAWL SPACE: Vented

METHOD

CRAWL SPACE: Enter.

LIMITATIONS

FLOOR STRUCTURE: The inspection is limited because all or parts of the floor structure are obstructed by finishes; the inspector does not inspect behind walls, above ceilings or other obstructions which obstruct the inspector's view.

WALL STRUCTURE: The inspection is limited because the wall is covered with insulation or finishing materials.

CRAWL SPACE: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

STRUCTURE

STRUCTURE/PIERS/POSTS



ISSUE	Metal screw jacks supporting beams have been installed throughout the crawl space. These are most likely to prevent bounce in the flooring above.
LOCATION	The crawl space.
IMPLICATION	This indicates a previous issue.
RECOMMENDATION	Monitor and maintain as required. Consider obtaining a second opinion if movement is observed in the flooring above.
RESOURCE	Qualified professional



INSULATION/VENTILATION

TYPE/MATERIAL

CRAWL SPACE VENTILATION: Manual Vents

LIMITATIONS

CRAWL SPACE INSULATION: The inspection is limited because some areas are not accessible nor visible due to design, finished surfaces, and materials.

ELECTRICAL

TYPE/MATERIAL/AMPS

SERVICE: Rear, Unable to Determine, Underground, 200 amps incoming
 ELECTRICAL PANEL: Laundry Room, Circuit Breaker, 200 amps, 120/240 panel voltage
 BRANCH CIRCUITS: Copper, Non-metallic Sheathed Cable (Romex)
 GROUNDING/BONDING: Driven Rod

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.

OTHER LIMITATIONS

Concealed areas and wiring. The units' meter and shut are not labeled.

ELECTRICAL

R ELECTRICAL/ELECTRICAL PANEL



ISSUE	There are improperly secured wires at the electrical panel.
LOCATION	Laundry Room
IMPLICATION	Standards require a retainer/clamp at the points at which wires enter a panel.
RECOMMENDATION	Engage an electrical contractor to make repairs, as required.
RESOURCE	Electrical contractor

HVAC

TYPE/MATERIAL

HEATING SYSTEM: Hall Closet, Furnace, Natural Gas, Rheem, 14 years old

COOLING SYSTEM: Rear Exterior, Central Split, Electric, Rheem, 11 years old

DISTRIBUTION: Ductwork

INFORMATION

HEATING SYSTEM: The heating system is near or at the end of its useful life; establish a replacement budget.

DISTRIBUTION: There is one HVAC system with one zone, thermostat, circulator fan, and duct system; seasonal balancing by an HVAC contractor may be required to provide consistent temperatures in the house.

COOLING SYSTEM 2: Interior and exterior HVAC units appear to be different ages; determining which parts have been upgraded is beyond the scope of this inspection. Consult the owner or an HVAC contractor to determine what work has been performed.

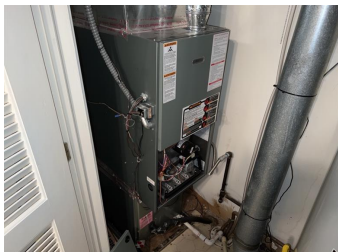
COOLING SYSTEM 2: The cooling system 2 is near or at the end of its useful life; establish a replacement budget.

LIMITATIONS

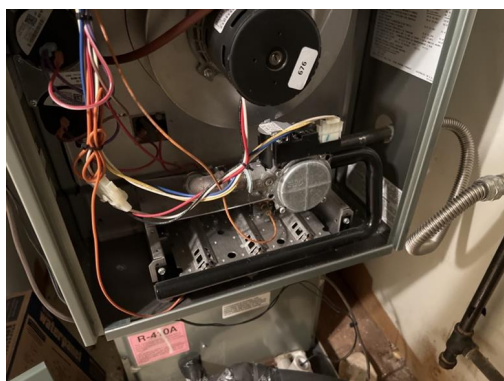
HUMIDIFIER: The inspection is limited because the access cover of the humidifier is sealed; the owner does not permit actions required to access the panel, e.g., cutting the sealant. Engage a specialist to evaluate it when access is available.

HVAC

HVAC/HEATING SYSTEM



R HVAC/HEATING SYSTEM

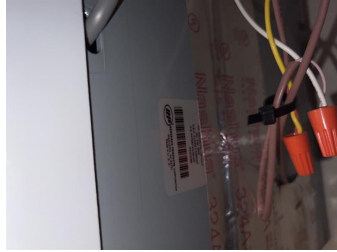


ISSUE	The furnace does not function, the thermostat indicates the unit is in heating mode however the inducer fan or burners do not work.
LOCATION	Utility Room
IMPLICATION	The house does heat.
RECOMMENDATION	Have the system evaluated and repaired as required to restore proper function.
RESOURCE	HVAC contractor

HVAC/COOLING SYSTEM 2



HVAC/HUMIDIFIER



A simple line-art icon of a plumbing fixture, specifically a sink with a faucet.

PLUMBING

TYPE/MATERIAL

SUPPLY PIPES: Copper

DRAIN, WASTE, VENTS: PVC, Public Sewer

WATER HEATER: Hall closet., Conventional Tank, Natural Gas, 40 gallons,
BRADFORD WHITE, 8 years old

WHIRLPOOL: Interior

PLUMBING



PLUMBING/WATER SERVICE LINE

ISSUE The water service line is not accessible.



PLUMBING/SINKS



ISSUE The left sink basin has hairline cracking around the drain, no leakage observed in the cabinet below.
 LOCATION Primary Bathroom
 IMPLICATION The cracks can worsen over time and allow water to infiltrate into the area below.
 RECOMMENDATION Monitor for further degeneration and replace as required.
 RESOURCE Experienced professional



PLUMBING/WHIRLPOOL



ISSUE The whirlpool access panel is sealed shut.
 LOCATION Primary Bathroom
 IMPLICATION The pump reset button can't be operated.
 RECOMMENDATION Have the panel adjusted to allow easy access.
 RESOURCE Experienced professional

A small icon consisting of a 3x3 grid of squares, with the top-left square missing.

INTERIOR

TYPE/MATERIAL

FLOORS: Carpeting, Wood, Laminate

WALLS: Drywall

CEILINGS: Drywall

WINDOWS: Wood, Casement

INFORMATION

INTERIOR WALLS: Cracks in interior walls are typical and likely due to shrinkage of lumber and settlement; repair before painting.

INTERIOR CEILINGS: Cracks in interior ceilings are typical and likely due to shrinkage of lumber and settlement; repair before painting.

LIMITATIONS

INTERIOR FLOORS: The inspection is limited because there is a material (e.g., carpet, rug) covering the interior floors.

A small icon of a microwave or oven with a control panel.

APPLIANCES

TYPE/MATERIAL

RANGE/OVEN: Free-Standing, Electric

MICROWAVE: Built-In

DISHWASHER: Built-In

DRYER: Electric

INFORMATION

DISHWASHER: The dishwasher air gap high loop is installed under the kitchen sink; an air gap prevents back siphoning of non-potable water into the dishwasher.

APPLIANCES

APPLIANCES/RANGE/OVEN



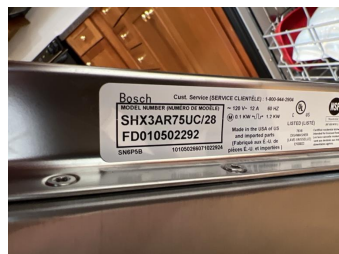
APPLIANCES/MICROWAVE



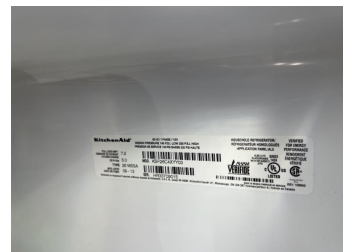
APPLIANCES/GARBAGE DISPOSER



APPLIANCES/DISHWASHER



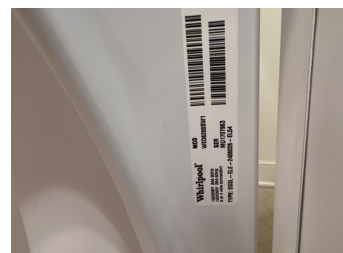
APPLIANCES/REFRIGERATOR/FREEZER



APPLIANCES/WASHER



APPLIANCES/DRYER



VECTOR SECURITY OFFER



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Doorbell
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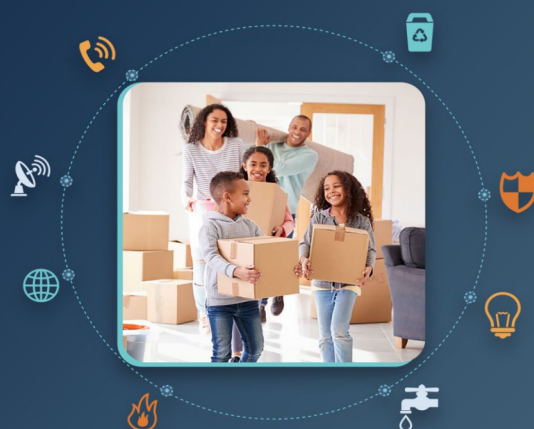
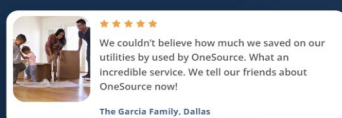
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2. Borrowers must present: 1) a Loan Estimate or valid loan worksheet with interest rate and lender origination charges issued by a licensed mortgage lender dated within the same business day of the request for a Second Opinion and 2) loan application with Prosperity Home Mortgage, LLC including requested documentation in order to determine qualification. Borrowers may only present one Loan Estimate or loan worksheet per competitor for each loan product offered for comparison as part of this program.

3. Prosperity Home Mortgage, LLC is required to comply with all applicable federal and state tax laws and regulations. Recipient may be required to provide additional information for tax purposes prior to receiving the funds and or may receive applicable tax and income reporting forms as a result of receipt of the funds. Recipients should consult a tax professional for all questions concerning the tax implications of this program.

ECOSENSE CONSUMER RADON MONITOR



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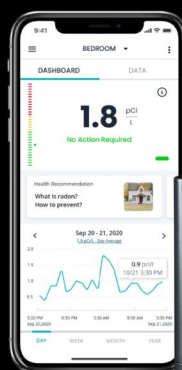
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