



INSPECTION INSIGHTS

DATE	09/15/23
ADDRESS	16730 Sayley Drive, Chesterfield, VA
NAME	Tyler Rood

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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	2022
APPROXIMATE SQUARE FOOTAGE	3,487
DIRECTION FRONT OF HOUSE FACES	East

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Tyler Rood
CUSTOMER CONTACT INFO	trood@nfmlending.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Long and Foster Real Estate Inc
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	73°F
WEATHER	Sunny (90%+ sun)
PARTIES PRESENT AT START TIME	Buyer, Buyer Agent
INSPECTION DATE	09/15/23
INSPECTION START TIME	09:00 PM
INSPECTION END TIME	11:48 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

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

GRAPHICAL SUMMARY

EXTERIOR

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

ROOF

- ROOFING
- FLASHING

WATER CONTROL

- GRADING
- GUTTERS/DOWNSPOUTS

FUEL SERVICES

- FUEL METER

STRUCTURE

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

INSULATION AND VENTILATION

- ATTIC INSULATION
- CRAWL SPACE INSULATION
- EXHAUST VENTILATION
- ATTIC VENTILATION

ELECTRICAL

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

HVAC

- HEATING SYSTEM 1
- HEATING SYSTEM 2
- COOLING SYSTEM 1
- COOLING SYSTEM 2
- 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

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

NARRATIVE SUMMARY

R	REPAIR/FIX		
1.	Roof/Roofing The shingle overhang is excessive at the rakes and eaves. Engage a roofing contractor to determine proper corrective actions and repair as required. LOCATION: Front. Estimated cost to remedy: \$1,000 to \$1,200.	13	
2.	Structure/Crawl Space There is standing water at the rear right of the the crawl space. This appears to be a collection of water from the non functioning condensation pump. Have all of the water removed from the vapor barrier following correction of the faulty pump. Estimated cost to remedy: \$250 to \$300.	17	
3.	HVAC/Cooling System 1 The condensate pump is not functioning and leaks, water found pooling on the vapor barrier below. Engage an HVAC contractor to repair or replace the pump. LOCATION: Crawl Space. Estimated cost to remedy: \$250 to \$300.	23	
Y	MAINTAIN		
4.	Water Control/Gutters/Downspouts The downspout extension is missing. Install downspout extensions. LOCATION: Multiple Locations.	15	

INFO AND LIMITATIONS

GENERAL INFORMATION

New homes change, especially the years after construction. Settlement, expansion, and contraction may occur, resulting in cracks and gaps in doorways, windows, walls and ceilings. Monitor changes and discuss concerns with your builder before the builder's warranty expires; also consider a home inspection before the builder's warranty expires.

GENERAL LIMITATIONS

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

The lawn sprinkler is beyond the scope of a home inspection; not inspected.

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

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

EXTERIOR

TYPE/MATERIAL

WALLS: Vinyl

DRIVEWAY: Concrete

WALKS: Concrete

DOORS: Metal, Glass

STAIRS/STEPS: Brick

PORCH: Composite Materials, Open, Covered

DECK/BALCONY: Wood

LIMITATIONS

PORCH: The inspection is limited because there is a material (e.g., carpet, rug) covering the porch.

A simple line-art icon of a house with a chimney.

ROOF

TYPE/MATERIAL

ROOF COVERING: Fiberglass Architectural Shingle, Terne Metal

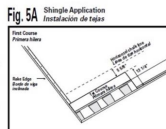
METHOD

ROOFING: Visual from ground with binoculars.

LIMITATIONS

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

ROOF/ROOFING



13 / 32

WATER CONTROL

TYPE/MATERIAL

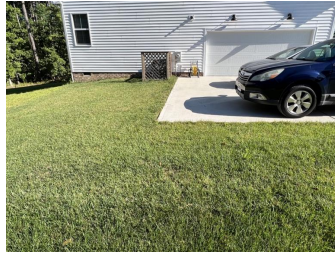
GUTTERS/DOWNSPOUTS: Aluminum

INFORMATION

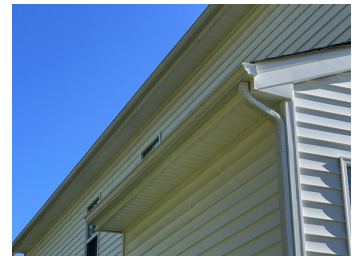
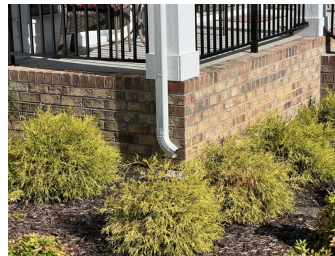
GRADING: New homes require continued attention to grading required to minimize water penetration into the home. Regrading likely will be required as ground next to the foundation settles and risks directing surface water towards the foundation.

WATER CONTROL

WATER CONTROL/GRADING



WATER CONTROL/GUTTERS/DOWNSPOUTS



WATER CONTROL/GUTTERS/DOWNSPOUTS



ISSUE	The downspout extension is missing. Install downspout extensions.
LOCATION	Multiple Locations
IMPLICATION	May permit water to accumulate at the structure; water may penetrate the structure.
RECOMMENDATION	Install downspout extensions.
RESOURCE	Experienced professional

STRUCTURE

TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Crawl Space

BEAMS: Wood, Engineered Lumber

PIERS/POSTS: Concrete Blocks

FLOOR: Dimensional Lumber, Truss System

WALLS: Wood Framing

ROOF: Dimensional lumber, Truss System

ROOF SHEATHING: Oriented Strand Board (OSB)

CRAWL SPACE: Vented

METHOD

ATTIC: Enter.

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.

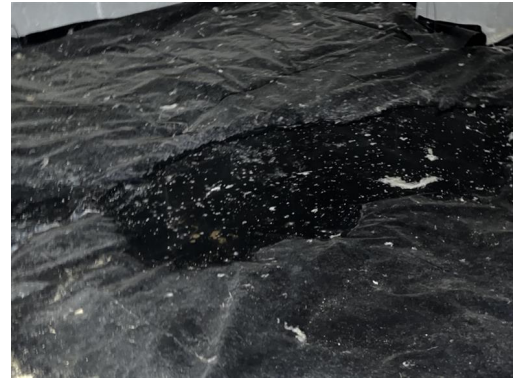
WALL STRUCTURE: The inspection is limited because the wall is covered with insulation or finishing materials.

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

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

STRUCTURE

R STRUCTURE/CRAWL SPACE



ISSUE	There is standing water at the rear right of the the crawl space. This appears to be a collection of water from the non functioning condensation pump. Have all of the water removed from the vapor barrier following correction of the faulty pump.
IMPLICATION	Standing water may leak to excess humidity and moisture related problems.
RECOMMENDATION	Have all of the water removed from the vapor barrier following correction of the faulty pump.
RESOURCE	Experienced professional
COST TO REMEDY	\$250 to \$300



INSULATION/VENTILATION

TYPE/MATERIAL

ATTIC INSULATION: Loose fiberglass

ATTIC VENTILATION: Ridge Vent

LIMITATIONS

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

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

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

INSULATION AND VENTILATION



INSULATION AND VENTILATION/EXHAUST VENTILATION



ISSUE

Not visible due to insulation.



ELECTRICAL

TYPE/MATERIAL/AMPS

SERVICE: Left Side, Unable to Determine, Underground, 200 amps incoming

ELECTRICAL PANEL: Attached Garage, 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.

HVAC

TYPE/MATERIAL

HEATING SYSTEM: Crawl Space, High Efficiency Furnace, Natural Gas, Goodman, 2 years old

HEATING SYSTEM: Attic, Heat Pump, Electric, Goodman, 2 years old

COOLING SYSTEM: Right Side Exterior, Central Split, Electric, Goodman, 2 years old

COOLING SYSTEM: Right Side Exterior, Central Split, Electric, Goodman, 2 years old

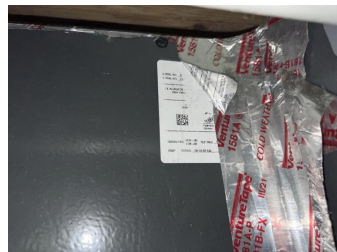
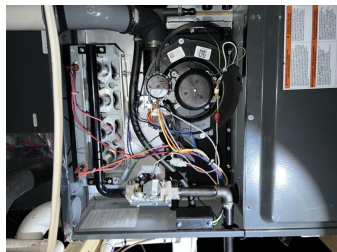
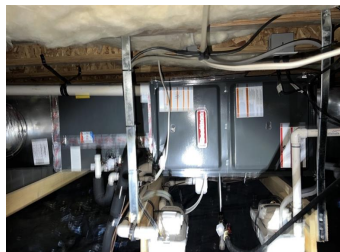
DISTRIBUTION: Ductwork

INFORMATION

HEATING SYSTEM 2: A heat pump is a compressor-based HVAC system that provides heating and cooling; refer to the owners manual for more details. Heat pumps are only tested for heating or cooling mode, depending on the exterior temperature to prevent damage to the system.

HVAC

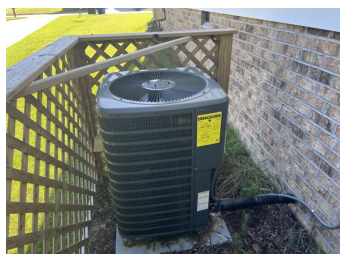
HVAC/HEATING SYSTEM 1



HVAC/HEATING SYSTEM 2



HVAC/COOLING SYSTEM 1

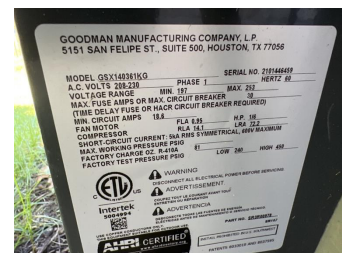
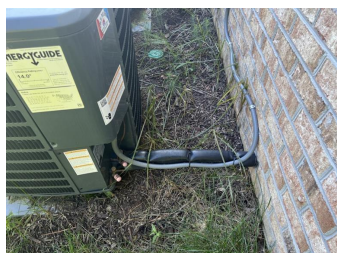
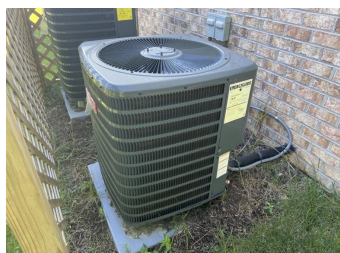


R HVAC/COOLING SYSTEM 1



ISSUE	The condensate pump is not functioning and leaks, water found pooling on the vapor barrier below. Engage an HVAC contractor to repair or replace the pump.
LOCATION	Crawl Space
IMPLICATION	Water may penetrate and damage the structure; there may be hidden damage.
RECOMMENDATION	Engage an HVAC contractor to repair or replace the pump.
RESOURCE	HVAC contractor
COST TO REMEDY	\$250 to \$300

HVAC/COOLING SYSTEM 2



A white icon representing plumbing, showing a simplified house outline with a central vertical pipe and two horizontal branches.

PLUMBING

TYPE/MATERIAL

WATER SERVICE LINE: Crawl Space, HDPE, Public Water

SUPPLY PIPES: CPVC

DRAIN, WASTE, VENTS: PVC, Public Sewer

WATER HEATER: Attached Garage, Tankless On-Demand, Natural Gas,
Tankless System gallons, RHEEM, 2 years old

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

INTERIOR

TYPE/MATERIAL

FLOORS: Carpeting, Wood

WALLS: Drywall

CEILINGS: Drywall

STAIRS/STEPS: Conventional

WINDOWS: Vinyl, Double Hung

FUEL-BURNING APPLIANCE: Natural Gas

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 oven with a control panel on the right side.

APPLIANCES

TYPE/MATERIAL

OVEN: Electric

MICROWAVE: Built-In

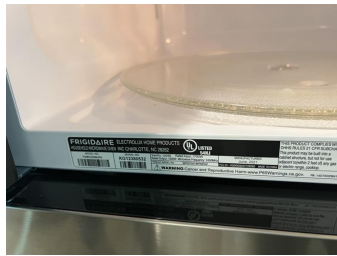
DISHWASHER: Built-In

APPLIANCES

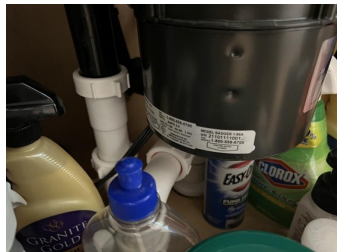
APPLIANCES/OVEN



APPLIANCES/MICROWAVE



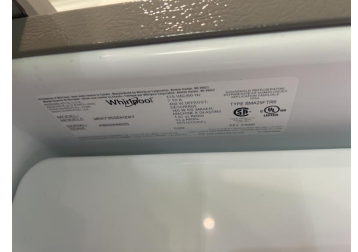
APPLIANCES/GARBAGE DISPOSER



APPLIANCES/DISHWASHER



APPLIANCES/REFRIGERATOR/FREEZER



VECTOR SECURITY OFFER



FREE
Video
Doorbell
and
System
Installation

LEARN MORE



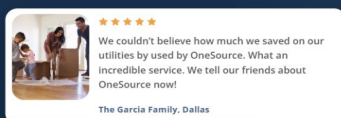
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2. Borrowers must present: 1) a Loan Estimate or valid loan worksheet with interest rate and lender origination charges issued by a licensed mortgage lender dated within the same business day of the request for a Second Opinion and 2) loan application 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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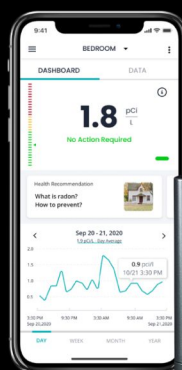
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