



DATE	07/15/25
ADDRESS	13125 Greenwood Creek Drive, Ashland, VA
NAME	Josh Keever

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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	2006
APPROXIMATE SQUARE FOOTAGE	4,500
DIRECTION FRONT OF HOUSE FACES	North

CUSTOMER AND REAL ESTATE AGENT

CUSTOMER NAME	Josh Keever
CUSTOMER CONTACT INFO	josj@climatesolutionsrva.com
REAL ESTATE AGENT NAME	Cole Atkins
BROKERAGE	Rock Realty RVA at Providence Hill
REAL ESTATE AGENT EMAIL	cole@rockrealtyrva.com

INSPECTION

TEMPERATURE	89°F
WEATHER	Sunny (90%+ sun)
PARTIES PRESENT AT START TIME	Buyer, Buyer Agent
INSPECTION DATE	07/15/25
INSPECTION START TIME	02:24 PM
INSPECTION END TIME	03:00 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.



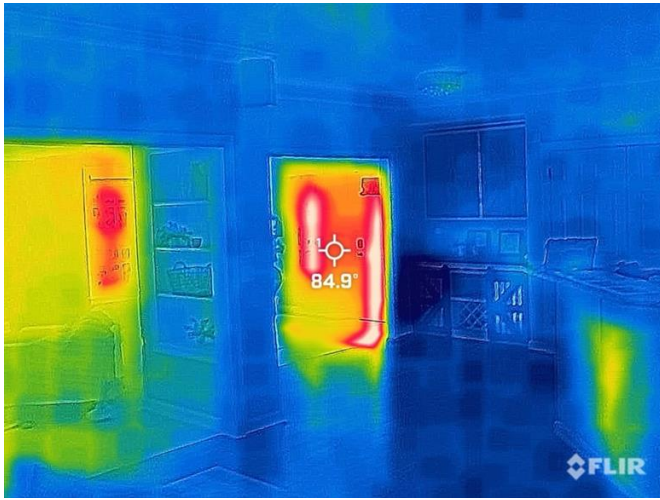
PROPERTY PHOTOS

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

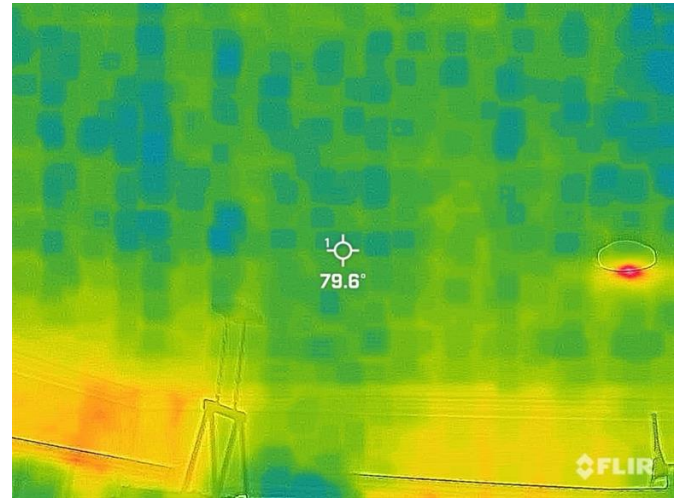




INFRARED SCAN



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

GRAPHICAL SUMMARY

EXTERIOR

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

ROOF

- ROOFING
- FLASHING

WATER CONTROL

- GRADING
- GUTTERS/DOWNSPOUTS

FUEL SERVICES

- FUEL TANK

STRUCTURE

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

INSULATION AND VENTILATION

- ATTIC INSULATION
- EXHAUST VENTILATION
- ATTIC VENTILATION

ELECTRICAL

- ELECTRICAL SERVICE 1
- ELECTRICAL SERVICE 2
- ELECTRICAL PANEL 1
- ELECTRICAL PANEL 2
- ELECTRICAL SUB-PANEL
- BRANCH CIRCUITS
- GROUNDING/BONDING
- RECEPTACLES
- SWITCHES
- FIXTURES
- SMOKE DETECTORS
- CO DETECTORS

HVAC

- HEATING SYSTEM 1
- HEATING SYSTEM 2
- HEATING SYSTEM 3
- HEATING SYSTEM 4
- HEATING SYSTEM 5
- COOLING SYSTEM 1
- COOLING SYSTEM 2
- COOLING SYSTEM 3
- COOLING SYSTEM 4
- COOLING SYSTEM 5
- DISTRIBUTION
- 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
- INTERIOR STAIRS/STEPS
- CABINETS/DRAWERS
- COUNTERTOPS
- WINDOWS
- FUEL-BURNING APPLIANCE

APPLIANCES

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

NARRATIVE SUMMARY

R	REPAIR/FIX		
1.	Exterior/Exterior Doors The framing for the garage pedestrian door is not adequately for security. Reinforce the framing. LOCATION: Attached Garage. Estimated cost to remedy: \$250 to \$350.	14	
2.	Structure/Floor Structure There is a missing sill bolt next to the garage entry door. Install and maintain as required. LOCATION: Rear right of the attached garage. Estimated cost to remedy: \$100 to \$300.	22	
3.	Plumbing/Supply Pipes There is plastic water supply pipe connected closer than 18" at the water heater. Engage a plumbing contractor to make repairs, as required. LOCATION: Attached Garage. Estimated cost to remedy: \$350 to \$450.	30	
4.	Interior/Interior Stairs/Steps There is a lip behind the top tread bullnose. Lever the lip as required for safety. LOCATION: Attic. Estimated cost to remedy: \$250 to \$350.	32	
5.	Interior/Windows The window has a failed insulated glass seal. Replace the insulated glass unit or the window. LOCATION: Multiple Locations: The lower sash in the half bathroom. The upper sash in the center window of the rear left window bay of the sunroom. Both upper sash's in the front windows of the front right bedroom. Estimated cost to remedy: \$6 to \$1,200.	33	
6.	Appliances/Refrigerator/Freezer The refrigerator is missing the water filter. Replace the filter. LOCATION: Kitchen. Estimated cost to remedy: \$100 to \$200.	36	
●	MAINTAIN		
7.	Exterior/Exterior Doors The threshold is loose or flexes under foot. Secure and seal the threshold. LOCATION: Garage pedestrian door.	15	
●	MONITOR		
8.	Exterior/Driveway There are hairline cracks in the driveway. Repair and seal cracks. LOCATION: Multiple Locations.	14	

INFO AND LIMITATIONS

GENERAL INFORMATION

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

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

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

The swimming pool 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.

EXTERIOR

TYPE/MATERIAL

WALLS: Vinyl

DRIVEWAY: Asphalt, Concrete

WALKS: Concrete

DOORS: Metal

STAIRS/STEPS: Brick

PORCH: Concrete, Covered

PATIO: Pavers, Open

LIMITATIONS

EXTERIOR STAIRS/STEPS: The inspection is limited because there is a material (e.g., carpet, rug) covering the exterior stairs/steps.

EXTERIOR

● EXTERIOR/DRIVEWAY



ISSUE	There are hairline cracks in the driveway.
LOCATION	Multiple Locations
IMPLICATION	May permit water to penetrate the driveway, which may cause further damage.
RECOMMENDATION	Repair and seal cracks.
RESOURCE	Experienced professional

Ⓡ EXTERIOR/EXTERIOR DOORS



ISSUE	The framing for the garage pedestrian door is not adequately for security.
LOCATION	Attached Garage
IMPLICATION	The door can be easily forced open.
RECOMMENDATION	Reinforce the framing.
RESOURCE	Experienced professional
COST TO REMEDY	\$250 to \$350



EXTERIOR/EXTERIOR DOORS



ISSUE	The threshold is loose or flexes under foot.
LOCATION	Garage pedestrian door
IMPLICATION	Someone may trip and fall; may promote water intrusion.
RECOMMENDATION	Secure and seal the threshold.
RESOURCE	Experienced professional

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

ROOF

TYPE/MATERIAL

ROOF COVERING: Fiberglass Architectural Shingle, Terne Metal

LIMITATIONS

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

WATER CONTROL

TYPE/MATERIAL

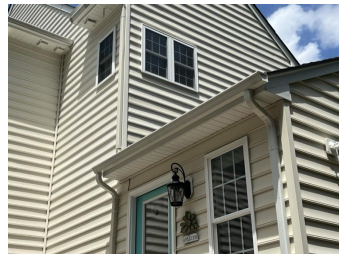
GUTTERS/DOWNSPOUTS: Aluminum

WATER CONTROL

WATER CONTROL/GRADING



WATER CONTROL/GUTTERS/DOWNSPOUTS



FUEL SERVICES

TYPE/MATERIAL

FUEL TANK: Right Side, Underground Gas, Unable to Determine

FUEL SERVICES

FUEL SERVICES/FUEL TANK



STRUCTURE

TYPE/MATERIAL

FOUNDATION: Concrete Blocks, Crawl Space

BEAMS: Wood

PIERS/POSTS: Concrete Blocks

FLOOR: I-Joists, Conventional Framing

WALLS: Wood Framing

ROOF: Dimensional lumber, Rafters

ROOF SHEATHING: Oriented Strand Board (OSB)

CRAWL SPACE: Sealed

METHOD

CRAWL SPACE: Enter.

LIMITATIONS

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

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.

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

OTHER LIMITATIONS

The sheathing is not visible due to spray insulation.

STRUCTURE

R STRUCTURE/FLOOR STRUCTURE



ISSUE	There is a missing sill bolt next to the garage entry door.
LOCATION	Rear right of the attached garage.
IMPLICATION	This may allow moment or shifting.
RECOMMENDATION	Install and maintain as required.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$300



INSULATION/VENTILATION

TYPE/MATERIAL

ATTIC INSULATION: Spray foam

EXHAUST VENTILATION: Bathroom Fan

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.

ELECTRICAL

TYPE/MATERIAL/AMPS

SERVICE: Right Side, Aluminum, Underground, 200 amps incoming
 SERVICE: Detached Garage, Aluminum, Underground, 200 amps incoming
 ELECTRICAL PANEL: Attached Garage, Circuit Breaker, 200 amps, 120/240 panel voltage
 ELECTRICAL PANEL: Detached Garage, Circuit Breaker, 200 amps, 120/240 panel voltage
 ELECTRICAL SUB-PANEL: Attached Garage, Circuit Breaker, 100, 120/240
 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.

LIMITATIONS

GROUNDING/BONDING: The inspection is limited because the ground wire terminates below grade; the inspector can't verify the presence of a driven grounding rod.

HVAC

TYPE/MATERIAL

HEATING SYSTEM: Crawl Space, Dual Fuel Heat Pump, Propane, Rheem, 20 years old

HEATING SYSTEM: Attic, Heat Pump, Electric, Trane, 7 years old

HEATING SYSTEM: Sunroom, Ductless Mini-Split, Electric, Mitsubishi

HEATING SYSTEM: Detached Garage, Ductless Mini-Split, Electric, Mitsubishi

HEATING SYSTEM: Detached Garage, Ductless Mini-Split, Electric, Mitsubishi

COOLING SYSTEM: Left Side Exterior, Central Split, Electric, Rheem, 20 years old

COOLING SYSTEM: Left Side Exterior, Central Split, Electric, Trane, 7 years old

COOLING SYSTEM: Rear Exterior, Ductless Mini-Split, Electric, Mitsubishi

COOLING SYSTEM: Rear Exterior, Ductless Mini-Split, Electric, Mitsubishi

COOLING SYSTEM: Rear Exterior, Ductless Mini-Split, Electric, Mitsubishi

INFORMATION

HEATING SYSTEM 1: The heating system 1 is past the end of its useful life; establish a replacement budget.

HEATING SYSTEM 1: Full scope of heating system 1's condition isn't included in this report due to an independent specialist's evaluation; refer to the specialist's report.

COOLING SYSTEM 1: The cooling system 1 is near or at the end of its useful life; establish a replacement budget.

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.

HEATING SYSTEM 2: Full scope of heating system 2's condition isn't included in this report due to an independent specialist's evaluation; refer to the specialist's report.

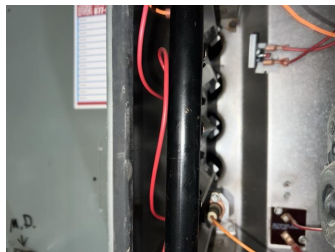
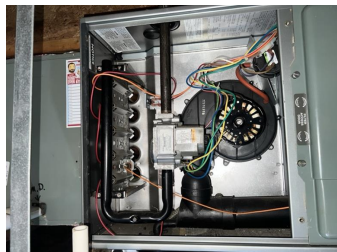
HEATING SYSTEM 3: Full scope of heating system 3's condition isn't included in this report due to an independent specialist's evaluation; refer to the specialist's report.

HEATING SYSTEM 4: Full scope of heating system 4's condition isn't included in this report due to an independent specialist's evaluation; refer to the specialist's report.

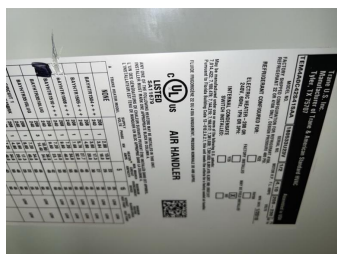
HEATING SYSTEM 5: Full scope of heating system 5's condition isn't included in this report due to an independent specialist's evaluation; refer to the specialist's report.

HVAC

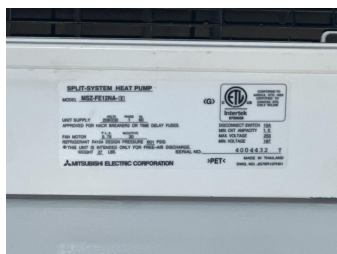
HVAC/HEATING SYSTEM 1



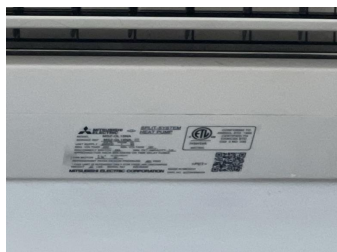
HVAC/HEATING SYSTEM 2



HVAC/HEATING SYSTEM 3



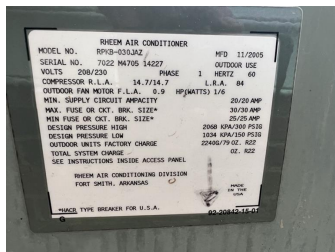
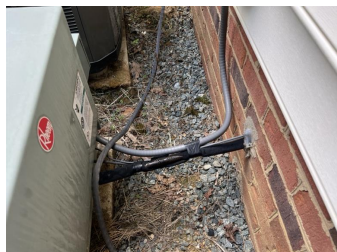
HVAC/HEATING SYSTEM 4



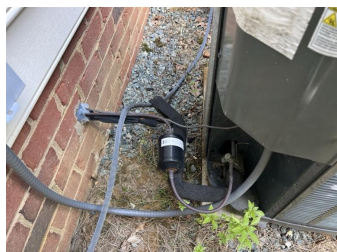
HVAC/HEATING SYSTEM 5



HVAC/COOLING SYSTEM 1



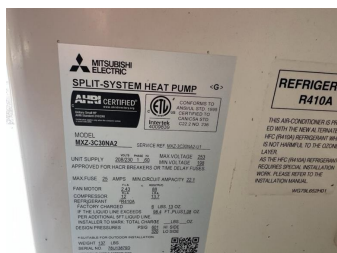
HVAC/COOLING SYSTEM 2



HVAC/COOLING SYSTEM 3



HVAC/COOLING SYSTEM 4



HVAC/COOLING SYSTEM 5



A white icon of a plumbing fixture, specifically a sink with a faucet, set against a dark gray background.

PLUMBING

TYPE/MATERIAL

WATER SERVICE LINE: Crawl Space, HDPE, Private Well

SUPPLY PIPES: PEX

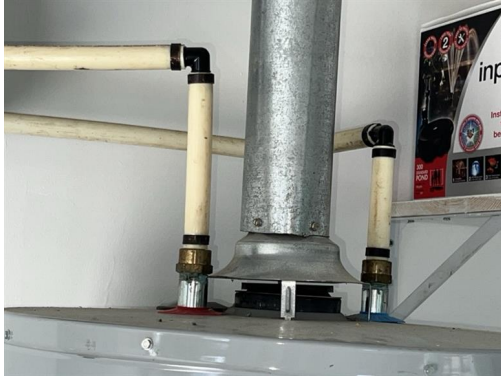
DRAIN, WASTE, VENTS: PVC, Public Sewer

WATER HEATER: Attached Garage, Conventional Tank, Propane, 50 gallons, A.O. SMITH, 4 years old

WHIRLPOOL: Interior

PLUMBING

R PLUMBING/SUPPLY PIPES



ISSUE	There is plastic water supply pipe connected closer than 18" at the water heater.
LOCATION	Attached Garage
IMPLICATION	Contrary to accepted practice.
RECOMMENDATION	Engage a plumbing contractor to make repairs, as required.
RESOURCE	Plumbing contractor
COST TO REMEDY	\$350 to \$450

 INTERIOR

TYPE/MATERIAL

FLOORS: Tile, Wood, Carpeting

WALLS: Drywall

CEILINGS: Drywall

STAIRS/STEPS: Conventional

WINDOWS: Vinyl, Double Hung

FUEL-BURNING APPLIANCE: Propane

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.

INTERIOR WALLS: The inspection is limited because there is a vaulted or cathedral ceiling, which limits access to spaces between ceilings and the underside of the roof.

INTERIOR

R INTERIOR/INTERIOR STAIRS/STEPS



ISSUE	There is a lip behind the top tread bullnose.
LOCATION	Attic
IMPLICATION	This may pose a safety / tripping hazard.
RECOMMENDATION	Lever the lip as required for safety.
RESOURCE	Stairs contractor
COST TO REMEDY	\$250 to \$350

R INTERIOR/WINDOWS



ISSUE	The window has a failed insulated glass seal.
LOCATION	Multiple Locations: The lower sash in the half bathroom. The upper sash in the center window of the rear left window bay of the sunroom. Both upper sash's in the front windows of the front right bedroom.
IMPLICATION	Condensation develops on inside of glass and may affect visibility and appearance.
RECOMMENDATION	Replace the insulated glass unit or the window.
RESOURCE	Windows contractor
COST TO REMEDY	\$6 to \$1,200

A small icon of a microwave or oven with a control panel on the right side.

APPLIANCES

TYPE/MATERIAL

RANGE/OVEN: Free-Standing, Propane

MICROWAVE: Built-In

DISHWASHER: Built-In

APPLIANCES

APPLIANCES/RANGE/OVEN



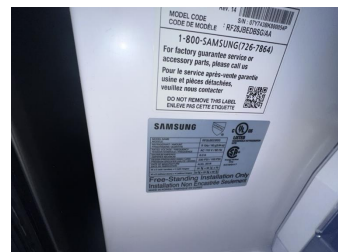
APPLIANCES/MICROWAVE



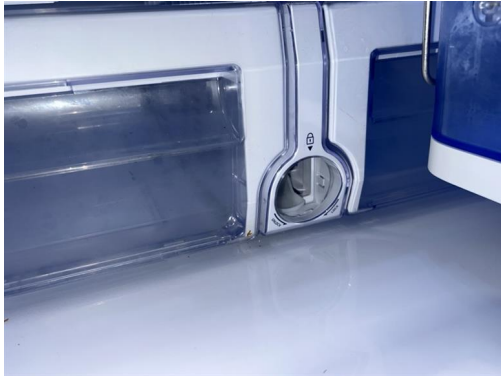
APPLIANCES/DISHWASHER



APPLIANCES/REFRIGERATOR/FREEZER



R APPLIANCES/REFRIGERATOR/FREEZER



ISSUE	The refrigerator is missing the water filter.
LOCATION	Kitchen
IMPLICATION	This may allow water to leak into the unit if not replaced.
RECOMMENDATION	Replace the filter.
RESOURCE	Experienced professional
COST TO REMEDY	\$100 to \$200

APPLIANCES/APPLIANCE VENTILATION



APPLIANCES/DRYER 1 VENTILATION

