



RVA HomeSpec LLC
home inspections

Inspection Report

Winfred Isgett

Property Address:

1004 Charles St
South Hill VA 23970



RVA HomeSpec, LLC

Orice Collins #3380001297, 3/31/2028, NRS
2500 Butterwood Dr
Powhatan, VA 23139
804-437-1452

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General Info

Property Address 1004 Charles St South Hill VA 23970	Date of Inspection 9/16/2026	Report ID 20260916-1004-Charles-St
Customer(s) Winfred Isgett	Time of Inspection 02:00 PM	Real Estate Agent

Inspection Details

In Attendance: Vacant (inspector only)	Type of building: Single Family (1 story), multi-level	Approximate age of building: 1977
Temperature: Over 85 (F)	Weather: Clear	Ground/Soil surface condition: Dry, Damp
Rain in last 3 days: Yes	Radon Test: No	

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component, or unit and if no other comments were made, it appeared to be functioning as intended (allowing for normal wear and tear).

Not Inspected (NI)= I did not inspect this item, component, or unit and make no representations of whether or not it was functioning as intended, and will state a reason for not inspecting.

Not Present (NP) = This item, component, or unit was not in this home or building at the time of inspection.

Repair or Replace (RR) = The item, component, or unit was not functioning as intended or needs further inspection by a qualified contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof Covering: *Architectural/Dimensional Asphalt/Fiberglass* **Viewed roof covering from:** *Ground*
Chimney (exterior): *Brick*

1.0 Roof Coverings - *Inspected*

1.1 Flashings - *Inspected*

The addition of kickout flashings is recommended at areas where roofs meet sidewalls. Without these flashings, water intrusion can occur and cause damage inside walls and/or to the sheathing. I recommend having a qualified contractor install appropriate flashings as an upgrade.

1.2 Skylights, Chimneys and Roof Penetrations - *Inspected*

1.3 Roof Drainage Systems - *Inspected, Repair or Replace*

- (1) The gutters sag or slope away from downspouts in areas. Have a qualified contractor correct as needed to ensure water drains away from the home as intended
- (2) The addition of downspout extensions is recommended to divert water away from the home and foundation.



1.1 Item 1 (Picture) The addition of kickout flashings is recommended at areas where roofs meet sidewalls. Without these flashings, water intrusion can occur and cause damage inside walls and/or to the sheathing. I recommend having a qualified contractor install appropriate flashings as an upgrade.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture) The addition of downspout extensions is recommended to divert water away from the home and foundation.



1.3 Item 3 (Picture) The addition of downspout extensions is recommended to divert water away from the home and foundation.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Siding Style: *Board and Batten* **Exterior Entry Doors:** *Steel Wood* **Appurtenance:** *Covered porch*
Patio Screened in porch **Driveway:** *Gravel*

2.0 Wall Cladding Flashing and Trim - *Inspected*

2.1 Doors (Exterior) - *Inspected, Repair or Replace*

- (1) I recommend adjusting the screen door so it doesn't drag on the floor
- (2) Have a qualified contractor repair or replace the damaged door at the attached storage shed
- (3) The crawlspace door does not fit well, leaving gaps around its perimeter. This can allow pest intrusion. Have a qualified contractor correct as needed.
- (4) The storm door strike needs adjustment. It does not keep the door latched closed. Have a qualified person adjust or repair as needed.
- (5) I was unable to access the attached storage room at the left rear corner. It's possible that hidden defects exist. Recommend evaluating further when access can be obtained.

2.2 Windows - *Inspected, Repair or Replace*

- (1) Some windows have deterioration at the sill and trim. Have a qualified contractor repair and paint as needed to prevent water intrusion and/or further damage.
- (2) Some screens are installed and some are not, and there is minor damage in areas. These are not required so I recommend repair or replace as desired

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings - *Inspected, Repair or Replace*

- (1) Some of the bricks at the front porch have deteriorated mortar joints. I recommend having a brick mason re-point the joints to restore structural integrity and prevent further deterioration.
- (2) Be advised that uneven risers are a potential trip hazard. Correction is recommended for safety.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) - *Inspected, Repair or Replace*

- (1) There is some negative grade or "low spots" at areas around the perimeter of the foundation. The ground appears to slope toward the house. This can allow water to collect against the foundation, potentially leading to excessive water intrusion and foundation problems. Have a qualified contractor evaluate and correct as needed to help divert water away from the building.
- (2) It is recommended that the tree limbs in contact with or hanging near the roof be trimmed to help prevent damage, debris, pests from gaining access, etc.
- (3) Be aware of potential trip hazards at the walkway(s). Correction is recommended for safety

I recommend repairing any superficial cracking as desired and/or monitor periodically

2.5 Eaves, Soffits and Fascias - *Inspected*



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



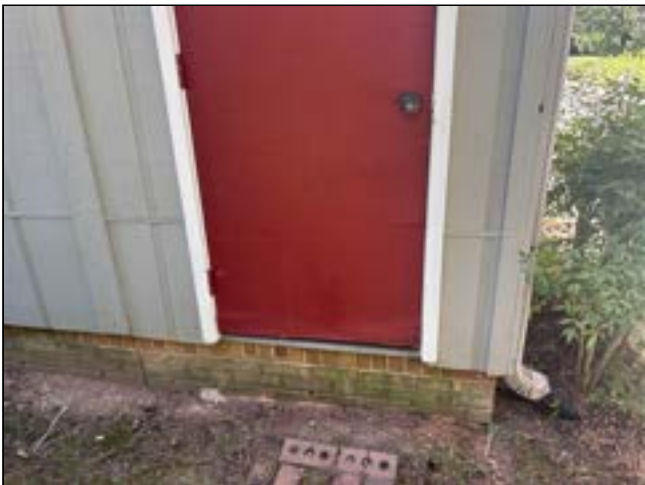
2.1 Item 3 (Picture)



2.1 Item 4 (Picture)



2.1 Item 5 (Picture)



2.1 Item 6 (Picture) I was unable to access the attached storage room at the left rear corner. It's possible that hidden defects exist. Recommend evaluating further when access can be obtained.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)



2.2 Item 5 (Picture) Some screens are installed and some are not, and there is minor damage in areas. These are not required so I recommend repair or replace as desired



2.2 Item 6 (Picture) Some screens are installed and some are not, and there is minor damage in areas. These are not required so I recommend repair or replace as desired



2.3 Item 1 (Picture)



2.3 Item 2 (Picture) Be advised that uneven risers are a potential trip hazard. Correction is recommended for safety.



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)



2.4 Item 3 (Picture) It is recommended that the tree limbs in contact with or hanging near the roof be trimmed to help prevent damage, debris, pests from gaining access, etc.



2.4 Item 4 (Picture) I recommend repairing any superficial cracking as desired and/or monitor periodically



2.4 Item 5 (Picture) Be aware of potential trip hazards at the walkway(s). Correction is recommended for safety



2.4 Item 6 (Picture) Be aware of potential trip hazards at the walkway(s). Correction is recommended for safety

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Ceiling Materials: *Gypsum Board Paneling* **Wall Material:** *Gypsum Board Paneling Wood* **Floor Covering(s):** *Carpet Laminate Vinyl* **Interior Doors:** *Wood* **Window Types:** *Metal Sash Single-hung Thermal/Insulated* **Cabinetry:** *Wood Veneer* **Countertop(s):** *Cultured marble Laminate*

4.0 Ceilings - Inspected

4.1 Walls - Inspected, Repair or Replace

- (1) Signs of water intrusion were observed at the den walls (staining and streaking). This could be from power washing or there may be other causes. Have a qualified contractor evaluate and repair all as needed
- (2) Some typical cosmetic flaws were present in areas. These are not related to functional defects so I recommend repair as desired (minor cracking from truss uplift are unsightly but are not concerning unless there are related structural deficiencies, but no significant movement was apparent)

4.2 Floors - Inspected

4.4 Counters and Cabinets (representative number) - Inspected

4.5 Doors (representative number) - Inspected, Repair or Replace

The pantry door needs adjustment. The strike does not keep the door latched closed. Have a qualified person adjust or repair as needed.

4.6 Windows (representative number) - Inspected



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture) Some typical cosmetic flaws were present in areas. These are not related to functional defects so I recommend repair as desired (minor cracking from truss uplift are unsightly but are not concerning unless there are related structural deficiencies, but no significant movement was apparent)



4.1 Item 4 (Picture) Some typical cosmetic flaws were present in areas. These are not related to functional defects so I recommend repair as desired (minor cracking from truss uplift are unsightly but are not concerning unless there are related structural deficiencies, but no significant movement was apparent)



4.1 Item 5 (Picture) Some typical cosmetic flaws were present in areas. These are not related to functional defects so I recommend repair as desired (minor cracking from truss uplift are unsightly but are not concerning unless there are related structural deficiencies, but no significant movement was apparent)



4.5 Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Foundation: *Masonry block* **Method used to observe Crawlspace:** *Crawled Limited access* **Floor Structure:** *Wood beams Wood joists* **Wall Structure:** *Wood Not all was visible or accessible* **Columns or Piers:** *Masonry block* **Ceiling Structure:** *Wood Joists Not All Was Visible* **Roof Structure:** *Not all was visible or accessible Trusses* **Roof-Type:** *Combination Gable(s)* **Method used to observe attic:** *From entry Limited Access*

5.0 Foundations, Basement and Crawlspace (including signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) - *Inspected, Repair or Replace*

(1) Signs of minor fungal/microbial growth are present on the floor system in the crawlspace in several areas. I did not inspect, test, or determine if this growth is or is not a health hazard, but correction is recommended to prevent potential worsening or structural damage. Have a qualified remediation company evaluate, remove, and clean/treat as needed.

(2) Not all areas were visible or accessible but no signs of significant deficiencies were apparent, it's possible that hidden defects exist that could not be observed during a non-invasive visual inspection.

5.1 Walls (Structural) - *Inspected*

Not all areas were visible or accessible but no signs of significant deficiencies were apparent, it's possible that hidden defects exist that could not be observed during a non-invasive visual inspection.

5.2 Columns or Piers - *Inspected*

5.3 Floors (Structural) - *Inspected*

Not all areas were visible or accessible but no signs of significant deficiencies were apparent, it's possible that hidden defects exist that could not be observed during a non-invasive visual inspection.

5.4 Ceilings (Structural) - *Inspected*

Not all areas were visible or accessible but no signs of significant deficiencies were apparent, it's possible that hidden defects exist that could not be observed during a non-invasive visual inspection.

5.5 Roof Structure and Attic - *Inspected*

(1) Not all areas were visible or accessible but no signs of significant deficiencies were apparent, it's possible that hidden defects exist that could not be observed during a non-invasive visual inspection.

(2) There are areas at the roof sheathing/rafters that show signs of previous water intrusion/moisture stains (likely from before the roof covering was replaced). I did not observe signs of an active leak and no significant structural damage was observed. I recommend monitoring periodically during heavy rainfall to ensure no leaks or further damage occurs.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)



5.0 Item 6 (Picture)



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Water Source: *Public* **Water Filters:** *None (We do not inspect filtration systems)* **Plumbing Water Supply (into home):** *Unknown* **Plumbing Water Distribution (inside home):** *Copper Not all is visible PEX* **Washer Drain Size:** *Unknown* **Plumbing Waste:** *ABS Not all is visible PVC* **Water Heater Power Source:** *Electric* **Water Heater Capacity:** *40 Gallon* **Extra Info :** *2021* **Water Heater Location:** *Utility Room*

6.0 Plumbing Drain, Waste and Vent Systems - *Inspected, Repair or Replace*

- (1) Active leaks were observed in the crawlspace (especially at detached drain for the en-suite bathroom shower). Have a qualified plumber evaluate and repair or replace components as needed.
- (2) The S-trap configuration at the hall bathtub is no longer permitted and may cause the trap to become empty due to suction when the tub drains. An empty trap can allow sewer gases to enter the home. Have a qualified plumber correct as needed.

6.1 Plumbing Water Supply, Distribution System and Fixtures - *Inspected*

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents - *Inspected, Repair or Replace*

- (1) The wiring for the water heater is exposed. This should be inside an appropriate conduit for protection. Have a qualified electrician correct as needed for safety.
- (2) The water heater breaker and water supply were both found to be turned off at the time of inspection. We do not operate shutoff valves or breakers for safety/liability reasons and they may be off for a reason. The unit is newer and likely functional but this could not be verified. I recommend having a qualified person re-commission the system and evaluate further
- (3) Water heater reference photos (2021)

6.3 Main Water Shut-off Device (location) - *Not Inspected*

I did not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) - *Inspected*

6.5 Main Fuel Shut-off (Describe Location) - *Inspected*

The main fuel shut off is at the gas meter outside (turned off and not in use)

6.6 Sump Pump - *Not Present*



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)



6.0 Item 3 (Picture)



6.0 Item 4 (Picture)



6.0 Item 5 (Picture)



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)



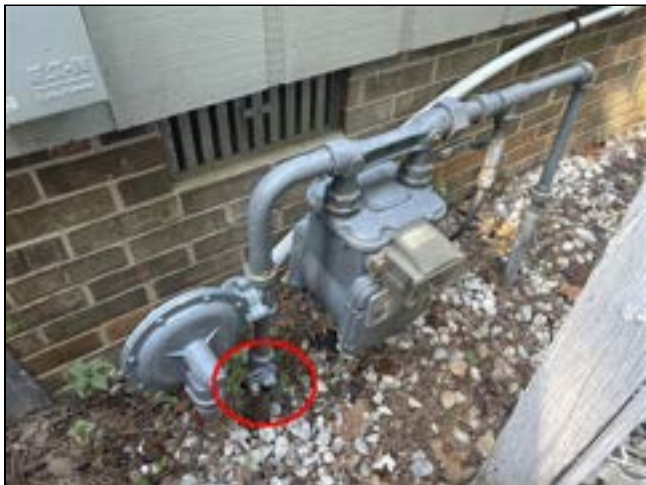
6.2 Item 3 (Picture)



6.2 Item 4 (Picture) Water heater reference



6.2 Item 5 (Picture) Water heater reference



6.5 Item 1 (Picture) The main fuel shut off is at the gas meter outside (turned off and not in use)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Electrical Service Conductors: *Below ground Aluminum 240 volts* **Panel Capacity:** *200 AMP* **Panel Type:** *Circuit breakers* **Branch wire 15 and 20 AMP:** *Not Visible* **Wiring Methods:** *Not All Is Visible Romex/NMC*

7.0 Service Entrance Conductors - *Inspected*

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels - *Inspected, Repair or Replace*

- (1) Some labels are present but are incomplete/illegible/confusing. Have a licensed electrician correct the labels to ensure proper circuit identification for all of the circuits.
- (2) There are missing or incomplete knockout covers. This is a potential safety hazard. Have a qualified electrician install knockout covers for safety.
- (3) The main panel could not be safely accessed due to the laundry machines (we do not move large items or appliances). Be advised a 36" clearance is needed in order to safely remove a panel cover. I recommend having a qualified electrician evaluate further when safe access can be obtained

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage - *Inspected, Repair or Replace*

- (1) The range hood is hardwired using an extension cord. This is not permitted and is a safety hazard. Have an electrician correct as needed
- (2) There are missing strain relief bushings/clamps at some junction boxes. Have a qualified electrician correct as needed to prevent damage to the wiring or the connections inside
- (3) There is an exposed electrical wire at the outdoor mini-split unit. This should be inside an appropriate conduit or otherwise protected to prevent an electrical hazard or damage. Have a qualified electrician correct as needed.
- (4) There are exposed or open splices in areas. These are required to be inside covered junction boxes. Have a qualified electrician correct as needed for safety.

7.3 Connected Devices and Fixtures (Observed from a representative number, operation of ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls) - *Inspected, Repair or Replace*

Some of the 3 pronged receptacles in the living room and bedrooms have open grounds (no equipment ground). I recommend having a licensed electrician revert to 2 pronged outlets or otherwise correct as needed for safety and to properly represent the circuit(s).

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure - *Inspected*

- (1) All kitchen receptacles serving countertops should be GFCI protected and are not (regardless of proximity to sink). While this was not required when the house was built, it is a potential safety hazard. I recommend having a qualified electrician correct as a safety upgrade.
- (2) The laundry (washer) receptacle should be GFCI protected and is not. While this was not required when the house was built, it is a potential safety hazard. I recommend having a qualified electrician correct as a safety upgrade.

(3) All bath receptacles should be GFCI protected and are not. While this may not have been required when the house was built, it is a potential safety hazard. I recommend having a qualified electrician correct as a safety upgrade.

(4) All exterior receptacles should be GFCI protected and are not. While this was not required when the house was built, it is a potential safety hazard. I recommend having a qualified electrician correct as a safety upgrade.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters) - *Not Present*

7.6 Operation of AFCI (ARC Fault Circuit Interrupters) - *Not Present*

Most 15 and 20A circuits should be AFCI protected to help protect against arcing and potential electrical fires. I recommend consulting with a qualified licensed electrician regarding this as a safety upgrade.

7.7 Location of Main and Distribution Panels - *Inspected*

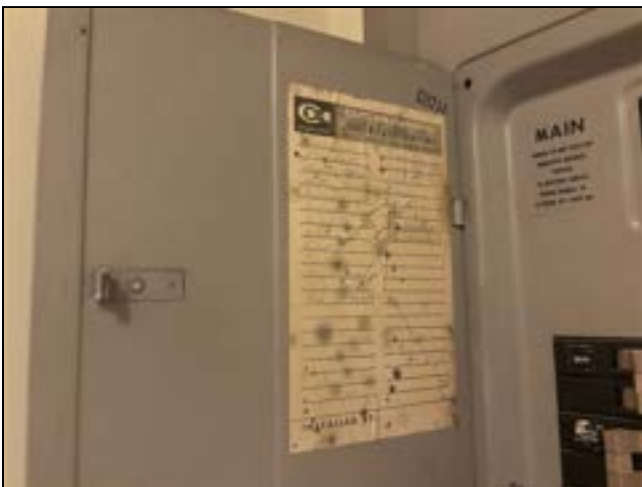
The main panel is located in the laundry room.

7.8 Smoke Detectors - *Not Inspected*

We do not test smoke detectors. Periodic testing and/or replacement of the smoke detectors is recommended. Refer to www.nfpa.org for details. Additional detectors may be needed.

7.9 Carbon Monoxide Detectors - *Not Inspected*

We do not test carbon monoxide detectors. Periodic testing and/or replacement of the CO detectors is recommended. Refer to www.nfpa.org for details. Additional detectors may be needed. **Homes with fuel burning appliances should have CO detectors installed**



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)



7.1 Item 3 (Picture) The main panel could not be safely accessed due to the laundry machines (we do not move large items or appliances). Be advised a 36" clearance is needed in order to safely remove a panel cover. I recommend having a qualified electrician evaluate further when safe access can be obtained



7.2 Item 1 (Picture)



7.2 Item 2 (Picture)



7.2 Item 3 (Picture)



7.2 Item 4 (Picture)



7.2 Item 5 (Picture)



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)



7.4 Item 1 (Picture) All kitchen receptacles serving countertops should be GFCI protected and are not (regardless of proximity to sink). While this was not required when the house was built, it is a potential safety hazard. I recommend having a qualified electrician correct as a safety upgrade.



7.4 Item 2 (Picture)



7.4 Item 3 (Picture) All bath receptacles should be GFCI protected and are not. While this may not have been required when the house was built, it is a potential safety hazard. I recommend having a qualified electrician correct as a safety upgrade.



7.4 Item 4 (Picture) All exterior receptacles should be GFCI protected and are not. While this was not required when the house was built, it is a potential safety hazard. I recommend having a qualified electrician correct as a safety upgrade.



7.4 Item 5 (Picture) All exterior receptacles should be GFCI protected and are not. While this was not required when the house was built, it is a potential safety hazard. I recommend having a qualified electrician correct as a safety upgrade.



7.8 Item 1 (Picture) be sure to test/replace detectors regularly



7.8 Item 2 (Picture) be sure to test/replace detectors regularly

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Heat Type: *Heat Pump Forced Air (also provides cool air)* **Energy Source:** *Electricity* **Number of Heat Systems (excluding wood):** *Two* **Ductwork:** *All is not visible Insulated* **Filter Type:** *Disposable* **Types of Fireplaces:** *Conventional Gas logs* **Cooling Equipment Type:** *Heat Pump Forced Air (also provides warm air)* **Cooling Equipment Energy Source:** *Electricity* **Number of AC Units:** *Two*

8.0 Heating Equipment - *Inspected*

8.1 Normal Operating Controls - *Inspected*

temp reading at register during heating mode

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) - *Inspected, Repair or Replace*

(1) One of the supply ducts in the crawlspace is detached from the trunk line and register. Have a qualified HVAC contractor repair as needed to prevent energy loss or pest intrusion

(2) There is missing, damaged, or displaced insulation at the ductwork in several areas. Have a qualified contractor correct as needed to prevent energy loss or condensation.

8.4 Presence of Installed Heat Source in Each Room - *Inspected*

8.5 Chimneys, Flues and Vents (for heat systems) - *Not Present*

8.6 Solid Fuel Heating Devices and Flues (Fireplaces, Woodstove) - *Not Inspected*

I recommend having the fireplace, flue, and chimney inspected/cleaned by a qualified chimney service company before use.

8.7 Gas/LP Firelogs and Fireplaces - *Not Inspected*

I was unable to get the pilot at the gas logs to ignite. Have the sellers verify operation or repair as needed before closing

8.8 Cooling and Air Handler Equipment - *Inspected, Repair or Replace*

(1) The mini-split heat pump was not operational at the time of inspection. Have a qualified HVAC tech evaluate further and repair or replace as needed

(2) The foam sleeve(s) on the suction line(s) is missing or deteriorated in areas. This can cause energy loss and excessive condensation. I recommend repair or replace as needed.

(3) HVAC reference photos

8.9 Normal Operating Controls - *Inspected*

A 14° differential was observed during cooling mode. Readings between 12 and 20° are acceptable. This is a sign that the systems are cooling as designed. I recommend continuing to service and maintain at regular intervals to maximize efficiency and prolong serviceable life

8.10 Presence of Installed Cooling Source in Each Room - *Inspected*



8.1 Item 1 (Picture) temp reading at register during heating mode



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)



8.3 Item 3 (Picture) view of subject register from inside great room



8.3 Item 4 (Picture)



8.3 Item 5 (Picture)



8.3 Item 6 (Picture)



8.6 Item 1 (Picture)



8.8 Item 1 (Picture)



8.8 Item 2 (Picture)



8.8 Item 3 (Picture) HVAC reference



8.8 Item 4 (Picture) HVAC reference



8.8 Item 5 (Picture) HVAC reference



8.8 Item 6 (Picture) HVAC reference



8.9 Item 1 (Picture) A 14° differential was observed during cooling mode



8.9 Item 2 (Picture) A 14° differential was observed during cooling mode

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Attic Insulation: *Fiberglass Not All Is Visible* **Floor System Insulation:** *Batts Faced Fiberglass* **Roof Ventilation:** *Gable Vents Ridge Vents Soffit Vents* **Crawlspace Ventilation:** *Crawl Vents* **Exhaust Fans:** *Fan* **Dryer Power Source:** *220/240 Volt Electric* **Dryer Vent:** *Unknown*

9.0 Insulation in Attic - *Inspected, Repair or Replace*

- (1) There is some missing or displaced insulation in the attic(s) and there are stored items on top, compressing it in areas. Heat loss or air transfer can occur. Have a qualified contractor correct as needed.
- (2) Insulation of the attic hatch doors to match the attic's R value is recommended to help conserve energy and prevent heat loss.

9.1 Insulation Under Floor System - *Inspected, Repair or Replace*

The insulation in the crawlspace is missing or displaced in several areas. Heat loss/air transfer may occur. Also, insulation that has become wet or in contact with fungal/microbial growth may need to be replaced. Have a qualified contractor correct as needed.

9.2 Vapor Retarders (in Crawlspace or basement) - *Inspected, Repair or Replace*

The vapor barrier (plastic) on the ground in the crawlspace is missing or displaced in areas. This should completely cover the ground. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from the soil. Have a qualified contractor correct as needed.

9.3 Ventilation of Attic and Foundation Areas - *Inspected, Repair or Replace*

- (1) The mesh at the crawl vents is damaged in areas. This can allow pest intrusion. Have a qualified contractor repair as needed
- (2) Effective methods of crawlspace ventilation in this climate zone are difficult to determine due to multiple variables. In general, more recent building science suggests that there be no openings or vents and that active dehumidification be installed (seal off vents and add a dehumidifier). There are several conflicting arguments for different solutions but every structure is unique and so each requires a unique approach. The overall perspective is that you don't want to allow moisture or humidity to permeate the space. I recommend familiarizing yourself with crawlspace encapsulation and/or conditioning and considering this as an upgrade for building health and improved efficiency of HVAC systems.
- (3) Be advised that a ridge vent was added when the roof covering was replaced. Many roofers will automatically install these without understanding why they're installing them, or the potential related problems that may arise when not considering the ventilation that's already in place. This roof would have originally been cross-ventilated by the gable vents, and adding a ridge vent can disrupt their functionality, especially if properly functioning soffit vents are not added as well. No signs of related functional deficiencies were apparent at the time of inspection, so I recommend monitoring periodically and making any necessary corrections to ensure adequate airflow

9.4 Venting Systems (Kitchens, Baths and Laundry) - *Inspected, Repair or Replace*

- (1) The flexible vinyl duct for the clothes dryer is detached and has completely deteriorated and needs to be replaced. Have a qualified contractor replace as needed to properly exhaust dryer to the outside of home.
- (2) Be advised there is no exhaust fan in the hall bathroom. Be sure to open a window when bathing/showering to ventilate the moist humid air to the exterior. A powered fan can also be installed.

9.5 Ventilation Fans and Thermostatic Controls in Attic - *Not Present*



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)



9.0 Item 3 (Picture)



9.0 Item 4 (Picture)



9.0 Item 5 (Picture)



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)



9.1 Item 3 (Picture)



9.1 Item 4 (Picture)



9.1 Item 5 (Picture)



9.1 Item 6 (Picture)



9.1 Item 7 (Picture)



9.1 Item 8 (Picture)



9.2 Item 1 (Picture)



9.3 Item 1 (Picture)



9.4 Item 1 (Picture)



9.4 Item 2 (Picture) Be advised there is no exhaust fan in the hall bathroom. Be sure to open a window when bathing/showering to ventilate the moist humid air to the exterior. A powered fan can also be installed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

10.0 Dishwasher - *Inspected*

10.1 Food Waste Disposer - *Inspected, Repair or Replace*

(1) The wiring for the sink disposal is exposed. This should be inside an appropriate conduit for protection. Have a qualified electrician correct as needed for safety.

(2) The disposer was very noisy. It is either damaged or has debris stuck inside. Have a qualified contractor repair or replace as needed.

10.2 Ranges/Ovens/Cooktops - *Inspected, Repair or Replace*

There is no anti-tip device securing the range. This can be a safety hazard especially for the elderly and young children. Have a qualified contractor install an anti-tip device as recommended for safety.

10.3 Microwave Cooking Equipment - *Not Present*

10.4 Range Hood (s) - *Inspected, Repair or Replace*

The light bulb for fan did not work when tested. I recommend repair or replace as needed.

10.5 Trash Compactor - *Not Present*

10.6 Refrigerator - *Inspected*

Refrigerators are only observed to be operational. Adequacy of cooling or functionality of ice makers and water dispensers are not inspected.

10.7 Washer - *Inspected*

These appliances were only observed to turn on and off and respond to basic command inputs. Full cycles were not started or observed

10.8 Dryer - *Inspected*

These appliances were only observed to turn on and off and respond to basic command inputs. Full cycles were not started or observed. I recommend inspecting and cleaning the lint filter before each use.



10.1 Item 1 (Picture)



10.1 Item 2 (Picture)



10.1 Item 3 (Video)



10.2 Item 1 (Picture)



10.4 Item 1 (Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report (washers, dryers, and refrigerators are not considered "built-in" and will only be inspected for basic operability, not every feature will be observed)

Summary



RVA HomeSpec, LLC

**2500 Butterwood Dr
Powhatan, VA 23139
804-437-1452**

Customer
Winfred Isgett

Address
1004 Charles St
South Hill VA 23970

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. **Be advised that cost to cure estimates are provided as a courtesy, not as a required service included in the home inspection, and should not be considered accurate quotes for repairs. There are many factors that determine costs and if an accurate quote is needed, consultation with an appropriate contractor will be necessary.**

1. Roofing

1.3 Roof Drainage Systems

Inspected, Repair or Replace

(1) The gutters sag or slope away from downspouts in areas. Have a qualified contractor correct as needed to ensure water drains away from the home as intended



1.3 Item 1 (Picture)

2. Exterior

2.1 Doors (Exterior)

Inspected, Repair or Replace

(1) I recommend adjusting the screen door so it doesn't drag on the floor



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

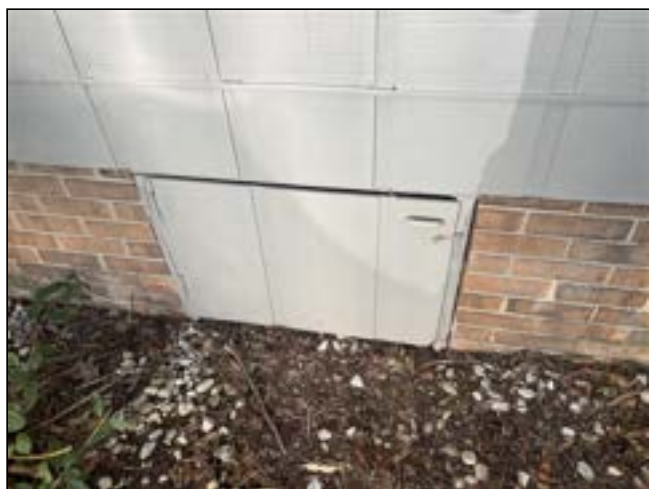
(2) Have a qualified contractor repair or replace the damaged door at the attached storage shed



2.1 Item 3 (Picture)

(3) The crawlspace door does not fit well, leaving gaps around its perimeter. This can allow pest

intrusion. Have a qualified contractor correct as needed.



2.1 Item 4 (Picture)

(4) The storm door strike needs adjustment. It does not keep the door latched closed. Have a qualified person adjust or repair as needed.



2.1 Item 5 (Picture)

2.2 Windows

Inspected, Repair or Replace

(1) Some windows have deterioration at the sill and trim. Have a qualified contractor repair and paint as needed to prevent water intrusion and/or further damage.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

(1) Some of the bricks at the front porch have deteriorated mortar joints. I recommend having a brick mason re-point the joints to restore structural integrity and prevent further deterioration.



2.3 Item 1 (Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(1) There is some negative grade or "low spots" at areas around the perimeter of the foundation. The ground appears to slope toward the house. This can allow water to collect against the foundation, potentially leading to excessive water intrusion and foundation problems. Have a qualified contractor evaluate and correct as needed to help divert water away from the building.



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)

4. Interiors

4.1 Walls

Inspected, Repair or Replace

(1) Signs of water intrusion were observed at the den walls (staining and streaking). This could be from power washing or there may be other causes. Have a qualified contractor evaluate and repair all as needed



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)

4.5 Doors (representative number)

Inspected, Repair or Replace

The pantry door needs adjustment. The strike does not keep the door latched closed. Have a qualified person adjust or repair as needed.



4.5 Item 1 (Picture)

5. Structural Components

5.0 Foundations, Basement and CrawlSpace (including signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

(1) Signs of minor fungal/microbial growth are present on the floor system in the crawlspace in several areas. I did not inspect, test, or determine if this growth is or is not a health hazard, but correction is recommended to prevent potential worsening or structural damage. Have a qualified remediation company evaluate, remove, and clean/treat as needed.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)



5.0 Item 6 (Picture)



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

(1) Active leaks were observed in the crawlspace (especially at detached drain for the en-suite bathroom shower). Have a qualified plumber evaluate and repair or replace components as needed.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)



6.0 Item 3 (Picture)



6.0 Item 4 (Picture)

(2) The S-trap configuration at the hall bathtub is no longer permitted and may cause the trap to become empty due to suction when the tub drains. An empty trap can allow sewer gases to enter the home. Have a qualified plumber correct as needed.



6.0 Item 5 (Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

(1) The wiring for the water heater is exposed. This should be inside an appropriate conduit for protection. Have a qualified electrician correct as needed for safety.



6.2 Item 1 (Picture)

(2) The water heater breaker and water supply were both found to be turned off at the time of inspection. We do not operate shutoff valves or breakers for safety/liability reasons and they may be off for a reason. The unit is newer and likely functional but this could not be verified. I recommend having a qualified person re-commission the system and evaluate further



6.2 Item 2 (Picture)



6.2 Item 3 (Picture)

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Inspected, Repair or Replace

(1) Some labels are present but are incomplete/illegible/confusing. Have a licensed electrician correct the labels to ensure proper circuit identification for all of the circuits.



7.1 Item 1 (Picture)

(2) There are missing or incomplete knockout covers. This is a potential safety hazard. Have a qualified electrician install knockout covers for safety.



7.1 Item 2 (Picture)

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

(1) The range hood is hardwired using an extension cord. This is not permitted and is a safety hazard. Have an electrician correct as needed



7.2 Item 1 (Picture)



7.2 Item 2 (Picture)

(2) There are missing strain relief bushings/clamps at some junction boxes. Have a qualified electrician

correct as needed to prevent damage to the wiring or the connections inside



7.2 Item 3 (Picture)

(3) There is an exposed electrical wire at the outdoor mini-split unit. This should be inside an appropriate conduit or otherwise protected to prevent an electrical hazard or damage. Have a qualified electrician correct as needed.



7.2 Item 4 (Picture)

(4) There are exposed or open splices in areas. These are required to be inside covered junction boxes. Have a qualified electrician correct as needed for safety.



7.2 Item 5 (Picture)

7.3 Connected Devices and Fixtures (Observed from a representative number, operation of ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage,

and on the dwelling's exterior walls)

Inspected, Repair or Replace

Some of the 3 pronged receptacles in the living room and bedrooms have open grounds (no equipment ground). I recommend having a licensed electrician revert to 2 pronged outlets or otherwise correct as needed for safety and to properly represent the circuit(s).



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

7.8 Smoke Detectors

Not Inspected

We do not test smoke detectors. Periodic testing and/or replacement of the smoke detectors is recommended. Refer to www.nfpa.org for details. Additional detectors may be needed.



7.8 Item 1 (Picture) be sure to test/replace detectors regularly



7.8 Item 2 (Picture) be sure to test/replace detectors regularly

7.9 Carbon Monoxide Detectors

Not Inspected

We do not test carbon monoxide detectors. Periodic testing and/or replacement of the CO detectors is recommended. Refer to www.nfpa.org for details. Additional detectors may be needed. **Homes with fuel burning appliances should have CO detectors installed**

8. Heating / Central Air Conditioning

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(1) One of the supply ducts in the crawlspace is detached from the trunk line and register. Have a qualified HVAC contractor repair as needed to prevent energy loss or pest intrusion



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)



8.3 Item 3 (Picture) view of subject register from inside great room

(2) There is missing, damaged, or displaced insulation at the ductwork in several areas. Have a qualified contractor correct as needed to prevent energy loss or condensation.



8.3 Item 4 (Picture)



8.3 Item 5 (Picture)



8.3 Item 6 (Picture)

8.8 Cooling and Air Handler Equipment

Inspected, Repair or Replace

(1) The mini-split heat pump was not operational at the time of inspection. Have a qualified HVAC tech evaluate further and repair or replace as needed



8.8 Item 1 (Picture)

(2) The foam sleeve(s) on the suction line(s) is missing or deteriorated in areas. This can cause energy loss and excessive condensation. I recommend repair or replace as needed.



8.8 Item 2 (Picture)

9. Insulation and Ventilation

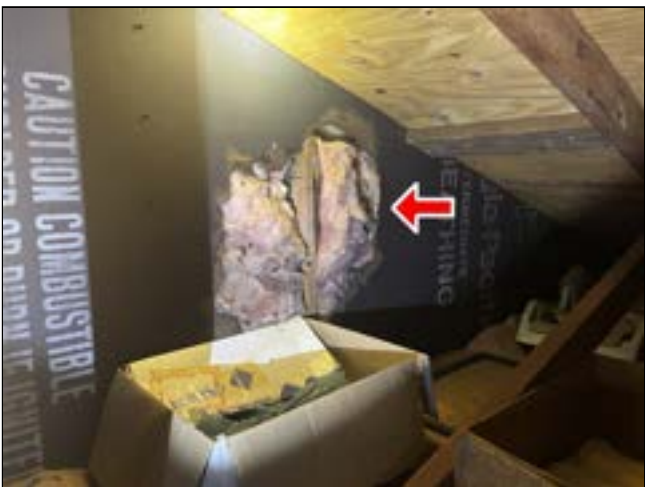
9.0 Insulation in Attic

Inspected, Repair or Replace

(1) There is some missing or displaced insulation in the attic(s) and there are stored items on top, compressing it in areas. Heat loss or air transfer can occur. Have a qualified contractor correct as needed.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)



9.0 Item 3 (Picture)



9.0 Item 4 (Picture)

(2) Insulation of the attic hatch doors to match the attic's R value is recommended to help conserve energy and prevent heat loss.



9.0 Item 5 (Picture)

9.1 Insulation Under Floor System

Inspected, Repair or Replace

The insulation in the crawlspace is missing or displaced in several areas. Heat loss/air transfer may occur. Also, insulation that has become wet or in contact with fungal/microbial growth may need to be replaced. Have a qualified contractor correct as needed.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)



9.1 Item 3 (Picture)



9.1 Item 4 (Picture)



9.1 Item 5 (Picture)



9.1 Item 6 (Picture)



9.1 Item 7 (Picture)



9.1 Item 8 (Picture)

9.2 Vapor Retarders (in Crawlspace or basement)

Inspected, Repair or Replace

The vapor barrier (plastic) on the ground in the crawlspace is missing or displaced in areas. This should completely cover the ground. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from the soil. Have a qualified contractor correct as needed.



9.2 Item 1 (Picture)

9.3 Ventilation of Attic and Foundation Areas

Inspected, Repair or Replace

(1) The mesh at the crawl vents is damaged in areas. This can allow pest intrusion. Have a qualified contractor repair as needed



9.3 Item 1 (Picture)

9.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

(1) The flexible vinyl duct for the clothes dryer is detached and has completely deteriorated and needs to be replaced. Have a qualified contractor replace as needed to properly exhaust dryer to the outside of home.



9.4 Item 1 (Picture)

10. Built-In Kitchen Appliances

10.1 Food Waste Disposer

Inspected, Repair or Replace

(1) The wiring for the sink disposal is exposed. This should be inside an appropriate conduit for protection. Have a qualified electrician correct as needed for safety.



10.1 Item 1 (Picture)

(2) The disposer was very noisy. It is either damaged or has debris stuck inside. Have a qualified contractor repair or replace as needed.



10.1 Item 2 (Picture)



10.1 Item 3 (Video)

10.2 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

There is no anti-tip device securing the range. This can be a safety hazard especially for the elderly and young children. Have a qualified contractor install an anti-tip device as recommended for safety.



10.2 Item 1 (Picture)

10.4 Range Hood (s)

Inspected, Repair or Replace

The light bulb for fan did not work when tested. I recommend repair or replace as needed.



10.4 Item 1 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

RVA HomeSpec, LLC

2500 Butterwood Dr

Powhatan, VA 23139

804-437-1452

Inspected By: Orice Collins

Inspection Date: 9/16/2026

Report ID: 20260916-1004-Charles-St

Customer Info:	Inspection Property:
Winfred Isgett	1004 Charles St South Hill VA 23970
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
2,001 - 2,500 sq. ft.	475.00	1	475.00
Out of Area	50.00	1	50.00
\$25 Discount	-25.00	1	-25.00
			Tax \$0.00
			Total Price \$500.00

Payment Method:

Payment Status: Invoice Sent

Note: