BATEMAN
HOME INSPECTIONS LLC

Pre-Listing Inspection Report

Catherine Potter

Property Address:
516 N Market Street
Salem VA 24153

Front Elevation

Rear Elevation

Aerial View

Bateman Home Inspections, LLC

Doug Cash State License #3380001305
(434) 944-0365 (Office Number) ,
Virginia State Qualified Radon Technician - #109601RT
Virginia State "New Residential Structures" Certified

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Date: 7/9/2024	**Time:** 09:00 AM	**Report ID:** 0724516
Property: 516 N Market Street Salem VA 24153	**Customer:** Catherine Potter	**Real Estate Professional:**

Introduction

A Prelisting home inspection is broad scope evaluation of a home's major components by a trained professional to help the owner manage cost. The resulting inspection report is an unbiased, professional assessment of the condition of the home's major components at the time of inspection. A prelisting home inspection is directed at identifying major concerns and deficiencies that could have a substantial monatary impact.
The inspection is confined to that which is both accessible and visible. While no inspection can discover every unknown factor, a broad study of the home helps to identify many problems that may otherwise be overlooked.
Keep in mind that the inspection does not issue a Pass/Fail grade, nor is it intended to determine whether the house complies with local codes, or to report on cosmetic defects apparent to the average buyer. The Home Inspector is a generalist who covers a wide variety of areas. A prelisting home inspection does not evaluate all of the items that a standard home inspection may cover. A limited generalist inspection identifies significant defects or adverse conditions that would warrant further evaluation or remedy by a specialist.
Through the execution of a robust inspection program and detailed inspection report, information is provided to make confident decisions regarding potential repairs.

Comment Key and 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. **It is strongly recommended for planning purposes to have a qualified contractor inspect and advise on replacement cost for any component or system identified with an estimated life expectancy of less than 5 years.**

Inspected (IN) = An item, component, unit or system that was visually inspected. Where possible, the item, component, unit or system was operated in a normal user fashion. If no other comments were made, no significant deficiencies were observed and it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = An item, component, unit or system that was not inspected. No representations of whether or not it was functioning as intended are implied. Items not inspected were typically not readily accessible or functional.

Not Present (NP) = An item, component, unit or system that was not observed in the home. This does not imply any deficiency as not all components are necessary in all homes. Any missing but necessary item will be noted in the report.

Suggestion = A suggestion is based on the limited observed condition or state of repair that may correct the noted observation. A suggestion is the opinion of the inspector and may not fully resolve the observation once repairs are initiated.

Recommendation = A recommendation for professional repair or evaluation is based on the complexity or necessary level of trade knowledge to accurately identify and correctly resolve the noted observation.

Inspection Day Details

This home is older than 50 years. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in the crawl space or basement could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

In Attendance:
Inspector

Type of building:
Single Family

Style of Home:
2 Story, Basement, Crawl

Status Of Home:
Vacant, Empty

Approximate age of building:
80-90 Years

Temperature:
81°-90°

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days (Prior to the inspection):
No

Radon Test:
No

Finished Square Footage (Per MLS):
1,975

Hours On Site:
3

Representation Disclosure:

Bateman Home Inspections, LLC employ's individuals that holds a Virginia Realtors License which are currently held by NEST Realty Salem, VA, and Wainwright & Company in Salem, VA.

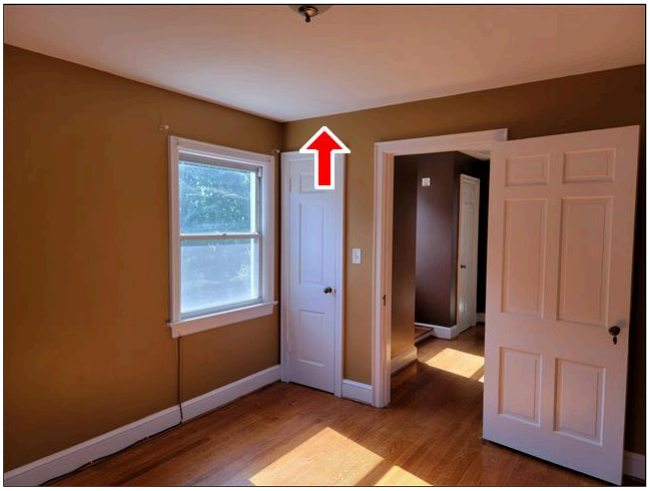
1. Interiors

Items

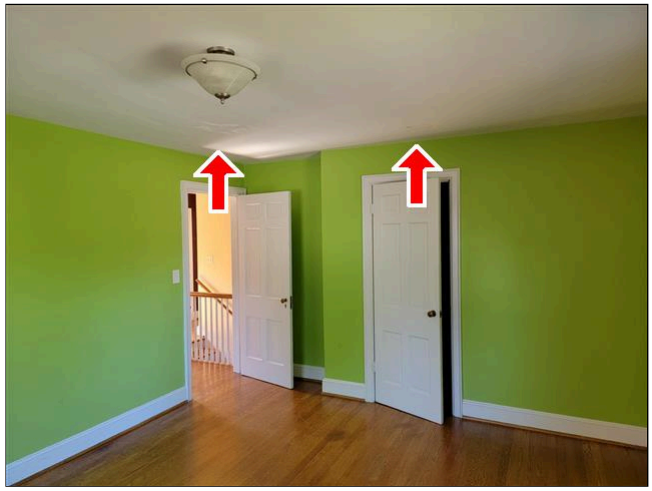
1.0 Ceiling

Comments: Inspected

(1) Noted ceiling staining was observed. Elevated levels of moisture were measured and appears to be roof related (see sections 8.0 and 8.2 for roof related references). Recommend having a qualified contractor further evaluate and repair roofing or flashing elements as necessary.



1.0 Item 1(Picture) Staining (Upstairs Left Rear Bedroom)



1.0 Item 2(Picture) Wet Staining (Upstairs Front Left Bedroom)

(2) Noted ceiling staining was observed. This may be from past leaks at the shower/jet tub, and the open joints around the jet tub (see section 1.1 for additional reference). Suggest monitoring for leaks once normal use of the home has been restored.

1.0 Item 3(Picture) Living Room (Under the Bathroom)

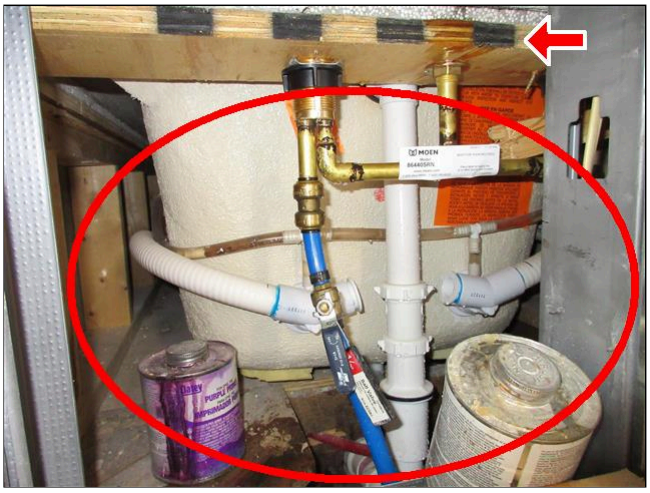
1.0 Item 4(Picture) Main Level Right Rear Bedroom (Under the Bathroom)

1.1 Walls

Comments: Inspected

- Although typically a maintenance/cosmetic issue, open grout lines and/or open joints were observed around the upstairs bathroom jet tub. When the jet tub was turned on the jets sprayed water out of the tub and exposed where several openings were on the backside of the wall. Due to the water that was dripping from the joints an exact identification could not be determined of any potential plumbing leaks. These areas should be sealed upon moving in to reduce the potential of water intrusion behind surfaces and monitoring for connection leaks.

1.1 Item 1(Picture) Open Joints (Around Jet Tub)



1.1 Item 2(Picture) Behind Wall Cavity

1.2 Floors

Comments: Inspected

1.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

- Railing requirements have changed over time. Although not required to, the lack of balusters does not meet current safety specifications. This poses a fall safety concern for toddlers and small children.

1.3 Item 1(Picture) Basement Stairwell

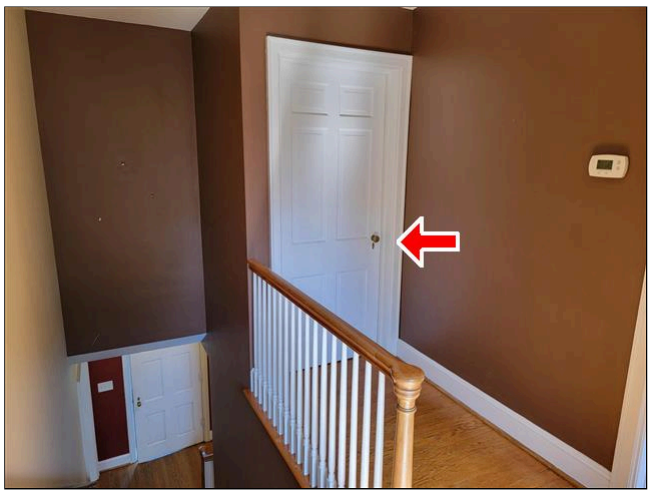
1.4 Counters and Cabinets

Comments: Inspected

1.5 Doors

Comments: Inspected

The noted door was observed not to latch when shut. This is common with age and may be corrected with a minor position adjustment to the strike plate or possibly tightening of the door hinge screws. Identified for reference.



1.5 Item 1(Picture) Upstairs Front Left Bedroom (Not Latching)

1.6 Windows

Comments: Inspected

(1) Broken/cracked glass was observed at the noted window(s). Recommend repair to reduce the safety concern and/or restore sealing capacity.

1.6 Item 1(Picture) Basement (Left Wall)

- (2) Safety glass was not observed in the noted window. Although replacement windows are not required to meet current safety specifications, the lack of safety glass poses a safety concern if fallen into.

1.6 Item 2(Picture) Upstairs Bathroom

- (3) The upstairs bathroom window was missing lock hardware. Suggest installing additional hardware to restore normal locking function.

1.6 Item 3(Picture) Missing Hardware (Upstairs Bathroom)

1.6 Item 4(Picture) Additional View

1.7 Attic

Comments: Inspected

1.8 Interiors

Comments: Inspected

Multiple settlement/flex cracks were observed in the plaster but raise no concern. Identified for reference.

1.9 Basement

Comments: Inspected

1.10 Crawl Space

Comments: Inspected

Styles & Materials

Ceiling Materials:
- Gypsum Board
- Plaster

Wall Material:
- Gypsum Board
- Plaster
- Paneling
- Wood

Floor Covering(s):
- Hardwood T&G
- Tile
- Vinyl
- Unfinished

Window Types:
- Double-Hung
- Tilt feature
- Single Pane
- Hopper

Window Manufacturer:
- NU-SASH

Interior Doors:
- Wood
- Solid
- 6 Panel

Cabinetry:
- Wood

Countertop:
- Composite

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.

2(A) . HVAC - Upstairs Unit

Upstairs Unit

Items

2.0.A Heating Equipment

Comments: Inspected

2.1.A Normal Operating Controls (Heating)

Comments: Inspected

The heating system functioned as intended and produced adequate temperatures. Pictures have been provided for reference.

2.1.A Item 1(Picture) 91.9 Degrees (Heat Stage 1)

2.1.A Item 2(Picture) 121.1 Degrees (Heat Stage 2 "Aux")

2.1.A Item 3(Picture) 130 Degrees (Em.Heat)

2.2.A Air Handler Equipment

Comments: Inspected

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

Comments: Inspected

The air filter was observed dirty and needs replacing. Lack of air flow is the largest contributor to premature HVAC problems. Air filters should be replaced when moving in and every 30 days thereafter regardless of condition and duct systems are recommended to be cleaned every 8-10 years or after renovations.

2.4.A Presence of Installed Heat Source in Habitable Rooms

Comments: Inspected

2.5.A Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Present

2.6.A Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

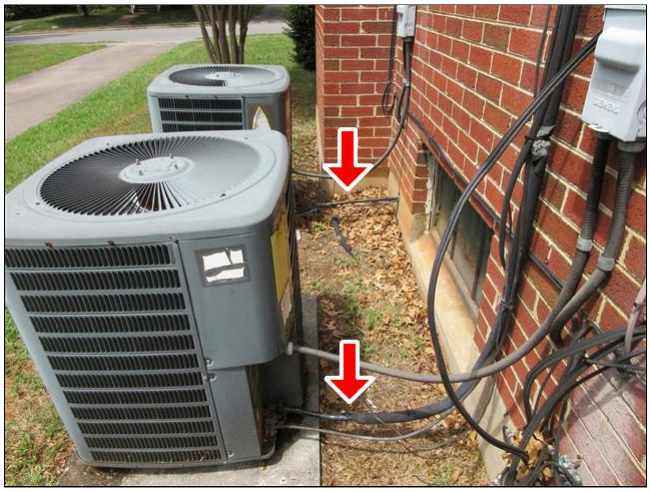
2.7.A Gas/LP Firelogs and Fireplaces

Comments: Not Present

2.8.A Cooling Equipment

Comments: Inspected

The foam insulation sleeve on the outdoor unit suction line is deteriorated for both units (upstairs and downstairs). Missing/deteriorated foam can cause energy loss and condensation. Suggest installing new foam at both units to reduce the concerns.

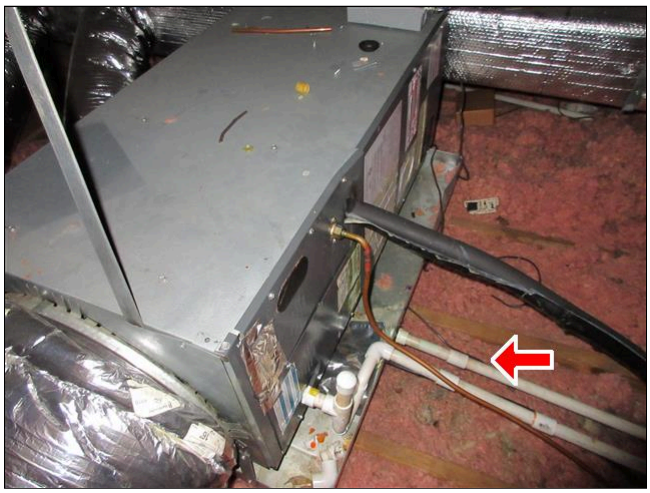


2.8.A Item 1(Picture) Suction Lines

2.9.A Condensate Overflow Detection Controls

Comments: Not Present

Attic mounted air handlers require special consideration for condensate overflow protection to prevent accidental damage to finished surfaces. Traps, independent drains, trap switches and float switches are just a few of the ways to prevent or warn of overflow conditions. Drains were observed. Although not required, the installation of electronic water detection safety controls would improve the current configuration and reduce the potential of condensate water overflow related damage.



2.9.A Item 1(Picture) Drains Only (Attic Air Handler)

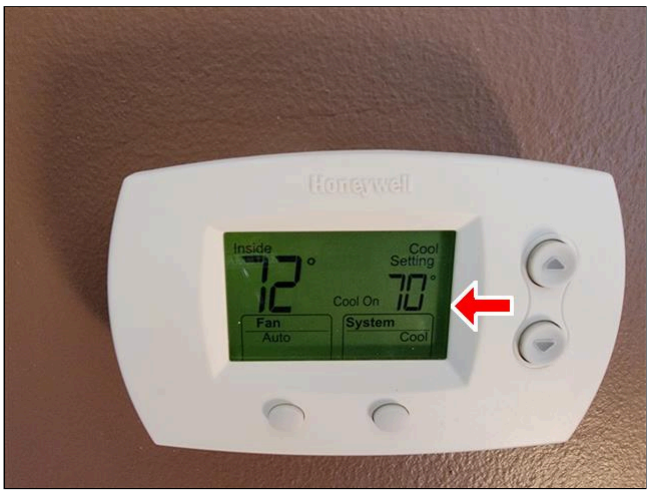
2.10.A Normal Operating Controls (Cooling)

Comments: Inspected

The cooling system was operational but the output was below expected output for a properly operating system. As the system components were functioning, this typically indicates it may be low on refrigerant or other concern. Recommend having a qualified contractor further evaluate the system and repair the unit as necessary.

2.10.A Item 1(Picture) 59.6 Degrees (Supply Temperature)

2.10.A Item 2(Picture) 71.4 Degrees (Return Temperature)



2.10.A Item 3(Picture) Thermostat Setting

2.11.A Presence of Installed Cooling Source in Habitable Rooms

Comments: Inspected

Styles & Materials

Heat System:
Forced Air (Split System Heat Pump - also provides cool air)

Energy Source (Primary):
Electric

Energy Source (Backup):
Electric

Number of Heat Systems (excluding wood):
One

Heat System Manufacturer (Primary):
GOODMAN
Unit Size (Tons) : 2.5 - Ton

Estimated Life Expectancy (Primary Heat System):
Typical Heat Pump Life Expectancy is 15-18 Years
Manufacture Date : 2006 - 18 Years Old

Ductwork:
Insulated (Rigid)
Insulated (Flexible)

Filter Type:
Disposable

Filter Size:
14x24

Filter Location:
Ceiling Grill

Types of Fireplaces:
None

Cooling System:
Forced Air (Split System Heat Pump - Also Provides Warm Air)

Estimated Life Expectancy (Cooling System):
Same as Heating System

Air Handler Brand:
Goodman

Estimated Life Expectancy (Air Handler):
(Typical Air Handler Life Expectancy is 18-20 Years)
Manufacture Date : 2006 - 18 Years Old

HVAC components are the leading repair item for home buyers. HVAC systems are cycled through each mode when possible and evaluated against industry standard temperature differentials. Many factors impact the measured output of the HVAC system and issues can arise without notice. Even the process of moving out and in can have a significant impact on the HVAC components resulting in component failure. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service doors or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. 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.

2(B) . HVAC - Downstairs Unit

Downstairs Unit

Items

2.0.B Heating Equipment

Comments: Inspected

An old oil fired boiler was still present in the basement. The radiators have been removed but several of the water supply lines have been left behind and uncapped. Suggest removing the lines or capping as needed. Additionally, the tank for the water storage to the boiler is wrapped in a material that may contain asbestos fibers. If left alone, it does not pose a concern. The wrap should not be removed by any means other than trained contractors.

2.0.B Item 1(Picture) Uncapped Radiator Line (Multiple Locations)

2.0.B Item 2(Picture) Old Abandoned Boiler

2.0.B Item 3(Picture) Potential Asbestos Material

2.1.B Normal Operating Controls (Heating)

Comments: Inspected

The heating system functioned as intended and produced adequate temperatures. Pictures have been provided for reference.

2.1.B Item 1(Picture) 90.3 Degrees (Heat Stage 1)

2.1.B Item 2(Picture) 122.6 Degrees (Heat Stage 2 "Aux")

2.1.B Item 3(Picture) 103.1 Degrees (Em.Heat)

2.2.B Air Handler Equipment

Comments: Inspected

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

Comments: Inspected

Lack of air flow is the largest contributor to premature HVAC problems. Air filters should be replaced when moving in and every 30 days thereafter regardless of condition and duct systems are recommended to be cleaned every 8-10 years or after renovations.

2.4.B Presence of Installed Heat Source in Habitable Rooms

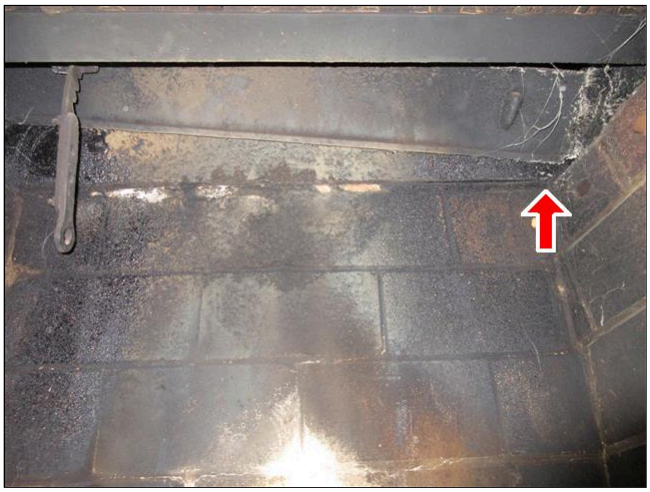
Comments: Inspected

No permanent heat source was observed for the half bath. Identified for reference.

2.5.B Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Inspected

The damper was observed non-functional (seized/not properly positioned) and would not fully open. Suggest having a qualified contractor perform a Level 1 chimney inspection prior to any use to ensure safe and proper operation.



2.5.B Item 1(Picture) View of Damper

2.6.B Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

2.7.B Gas/LP Firelogs and Fireplaces

Comments: Not Present

2.8.B Cooling Equipment

Comments: Inspected

2.9.B Condensate Overflow Detection Controls

Comments: Not Present

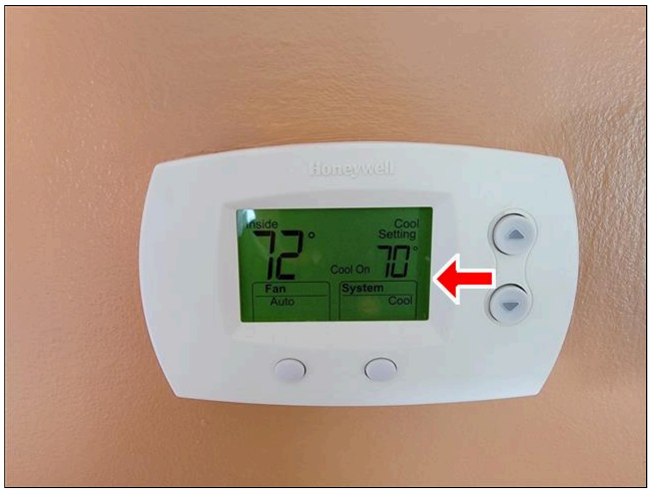
2.10.B Normal Operating Controls (Cooling)

Comments: Inspected

The cooling system functioned as intended and produced adequate temperature differentials. Pictures have been provided for reference.

2.10.B Item 1(Picture) 35.3 Degrees (Supply Temperature)

2.10.B Item 2(Picture) 61.3 Degrees (Return Temperature)



2.10.B Item 3(Picture) Thermostat Setting

2.11.B Presence of Installed Cooling Source in Habitable Rooms

Comments: Inspected

No permanent air conditioning source was observed for the half bath. Identified for reference.

2.12.B Electric Baseboard/Wall Heating Operation

Comments: Inspected

The main level rear bathroom baseboard heater functioned as intended. A picture has been provided for reference.

2.12.B Item 1(Picture)

Styles & Materials

Heat System:
Forced Air (Split System Heat Pump - also provides cool air)
Radiant Floor (Electric Baseboard)

Energy Source (Primary):
Electric

Energy Source (Backup):
Electric

Number of Heat Systems (excluding wood):
One

Heat System Manufacturer (Primary):
GOODMAN
Unit Size (Tons) : 2.5 - Ton

Estimated Life Expectancy (Primary Heat System):
Typical Heat Pump Life Expectancy is 15-18 Years
Manufacture Date : 2006 - 18 Years Old

Ductwork:
Insulated (Flexible)
Non-Insulated Fabricated Steel
Limited Visibility

Filter Type:
Disposable

Filter Size:
14x24

Filter Location:
Wall Grill

Types of Fireplaces:
Conventional

Operable Fireplaces:
None

Number of Woodstoves:
None

Cooling System:
Forced Air (Split System Heat Pump - Also Provides Warm Air)

Estimated Life Expectancy (Cooling System):
Same as Heating System

Air Handler Brand:
Goodman

Estimated Life Expectancy (Air Handler):
(Typical Air Handler Life Expectancy is 18-20 Years)
Manufacture Date : 2006 - 18 Years Old

HVAC components are the leading repair item for home buyers. HVAC systems are cycled through each mode when possible and evaluated against industry standard temperature differentials. Many factors impact the measured output of the HVAC system and issues can arise without notice. Even the process of moving out and in can have a significant impact on the HVAC components resulting in component failure. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service doors or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. 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.

3. Plumbing System

As the home has been vacant for a period of time, minor nuisance leaks may occur in the plumbing fixtures once normal usage of the home is restored. This is common for fixtures that have not been utilized for an extended period of time. The seals will dry and shrink or crack thus creating the leak. Leaks may self-correct in time as normal usage is restored and the seals swell. Drains may also clog as dried debris breaks loose on the inside of the plumbing drains. Suggest monitoring and if leaks continue or clogs occur, have a qualified contractor inspect and repair as necessary.

Items

3.0 Plumbing Waste and Vent Systems

Comments: Inspected

Most surfaces in the home are finished thus the plumbing waste system inspection was limited to mostly fixture and device connections.

3.1 Plumbing Water Supply System

Comments: Inspected

(1) Although no active leaking or elevated levels of moisture were measured at the time of the inspection, staining was present on the foundation wall below the main water line entrance in the basement. Suggest monitoring as future leaks may require additional sealant, or a qualified contractor.

3.1 Item 1(Picture) Staining

(2) Most surfaces in the home are finished thus the plumbing supply system inspection was limited to mostly fixture and device connections.

3.2 Plumbing Fixtures and Connections

Comments: Inspected

(1) The main level half bath toilet fixture connection to floor was observed loose. This can allow potential leaks and seal damage. Suggest lightly tightening bolts upon moving in and monitoring.

3.2 Item 1(Picture) Loose Toilet (Main Level Half Bath)

(2) The right side hose bibb was seized and not functional. Suggest repair to restore normal use.

3.2 Item 2(Picture) Seized Handle

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

Comments: Inspected

No temperature / pressure (T&P) relief valve discharge pipe was observed attached to the top of the water heater at the time of inspection. The T&P relief valve on the water heater is designed to safely discharge hot water in the event of a water heater failure. A 3/4" discharge pipe is required to safely direct the discharging hot water to within 6" of the floor. Suggest installation of a discharge pipe.

3.4 Fuel Storage and Distribution Systems

Comments: Inspected

- A fuel oil tank vent and/or fill neck was observed indicating that the fuel oil tank may still be in the the ground. The lines are still routed through the basement wall to the boiler. No soil sampling was performed. Suggest ensuring that the tank has been emptied. It may need to be removed or back filled since the boiler will no longer be utilized, and a tree is growing in this location.

3.4 Item 1(Picture) Fill Neck and Vent (Right Side)

3.5 Water Heater Location

Comments: Inspected

The water heater is located in the basement.

3.5 Item 1(Picture) Water Heater

3.6 Main Water Shut-off Device Location

Comments: Inspected

The main water shut-off valve is located in the basement on the front wall.

3.6 Item 1(Picture) Main Valve

3.7 Main Fuel Shut-off Location

Comments: Inspected

The main fuel oil shut off is located behind the old boiler in the basement.

3.7 Item 1(Picture) Main Valve

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (Into Home):
Galvanized

Plumbing Water Distribution (Inside Home):
PEX
Copper
Galvanized

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC
Cast Iron
ABS

Water Heater Manufacturer:
RHEEM

Water Heater Power Source:
Electric

Water Heater Capacity:
80 Gallon

Estimated Life Expectancy of Water Heater:
Typical Electric Water Heater Life Expectancy is 10-15 Years
Manufacture Date: : 2009 - 15 Years Old

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.

4. Electrical System

Items

4.0 Service Drop Conductors (Pole to House)
Comments: Inspected

4.1 Service Entrance Conductors (House to Panel)
Comments: Inspected

4.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Comments: Inspected

4.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage
Comments: Inspected

What appeared to be fuse over-sizing was observed in the boiler fuse box. 12 ga circuit(s) are typically connected to 20 amp breakers, not larger. This is improper and does pose a safety concern as the wire can overheat before the breaker will trip. Suggest removing circuit since the boiler will no longer be utilized.

4.3 Item 1(Picture) 12 gauge wire on 30 amp fuse

4.4 Connected Devices and Fixtures (Operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on exterior walls)
Comments: Inspected

Multiple electrical observations were made but not limited to the following noted items:

1. The noted outlet(s) were observed with reverse polarity. Although electronic equipment will still function properly, this creates a potential shock hazard. This typically means the hot and neutral wires are reversed. Suggest repair to reduce the concerns.

2. Although 3-prong outlets were observed throughout the home, the noted 3-prong outlet was not grounded. Suggest labeling any ungrounded 3-prong outlets as non-grounded or replacing with 2-prong outlets to represent the correct ground configuration.

3. The noted outlet(s) were inactive and no switch was located to provide power. They may be disconnected as the plugs were older 220.

4. The doorbell chime did not function.

5. The noted wet location outlet(s) were observed ungrounded. Ungrounded outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. Recommend upgrading noted outlets/circuits to improve electrical safety.

4.4 Item 1(Picture) Reversed Polarity (Upstairs Front Right Bedroom)

4.4 Item 2(Picture) Reversed Polarity (Living Room)

4.4 Item 3(Picture) Ungrounded (Upstairs Left Rear Bedroom)

4.4 Item 4(Picture) Inactive Outlet (Main Level Right Rear Bedroom)

4.4 Item 5(Picture) Inactive Outlet (Dining Room)

4.4 Item 6(Picture) Ungrounded Wet Location 3 Prong (Main Level Rear Bathroom)

4.4 Item 7(Picture) Ungrounded Wet Location 3 Prong (Screened in Patio)

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

Comments: Inspected

No electrical outlet was observed in the half bathroom bathroom. Identified for reference

4.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

4.7 Operation of AFCI (Arc Fault Circuit Interrupters)

Comments: Not Present

4.8 Smoke Detectors

Comments: Inspected

Smoke detectors plates were observed in the hallways only but the detectors have been removed. Suggest installation of additional detectors per manufacturer's instructions upon moving in. Smoke detector batteries should be replaced and tested upon moving in and annually thereafter. Smoke detectors should also be replaced every 10 years.

4.9 Carbon Monoxide Detectors

Comments: Not Present

A CO detector was not observed. Currently the home has active fuel burning devices. Recommend installing a CO detector per manufacturers instructions upon moving in.

4.10 Main Electrical and Distribution Panel Location(s)

Comments: Inspected
The main electrical disconnect/distribution panel is located in the basement.

4.10 Item 1(Picture) Main Breaker

Styles & Materials

Electrical Service Conductors:
Overhead Service
Aluminum
220 Volts

Panel capacity:
200 AMP

Panel Type:
Circuit Breakers
Main Breaker
Fuses

Electric Panel Manufacturer:
SIEMENS

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Non-Metallic Sheathed Wire (Romex)

Service Provider:
City of Salem

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.

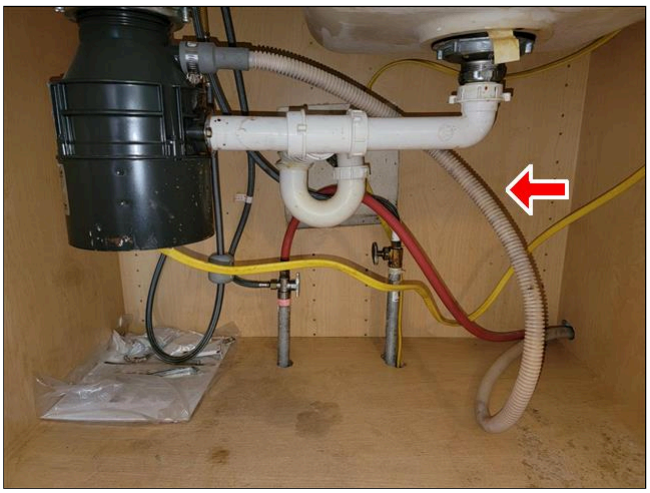
5. Built-In Kitchen Appliances

Items

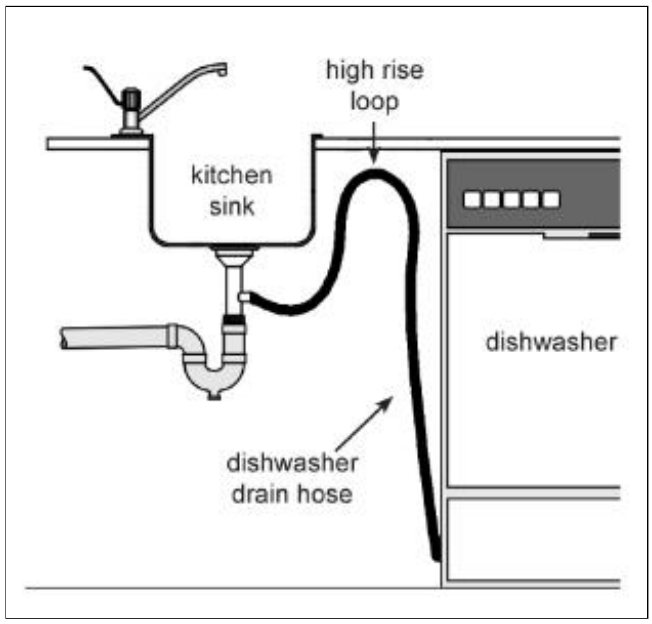
5.0 Dishwasher

Comments: Inspected

A "High Loop" mount was not observed for the dishwasher drain. A high loop prevents a sink backup from flowing into the dishwasher and is recommended by most manufacturers. Some of which have begun providing high loops built into the back of the dishwasher. Suggest installation of a drain high loop upon moving in (per the sketch) if it cannot be determined if one exists.



5.0 Item 1(Picture) Dishwasher Drain



5.0 Item 2(Picture) High Loop Diagram

5.1 Ranges/Ovens/Cooktops

Comments: Inspected

An anti-tip bracket was not observed installed for the stove. Anti tip brackets have typically been required by most manufacturers since 1991. This is a potential safety concern for small children and toddlers. Suggest installing bracket as needed to reduce the safety concern.

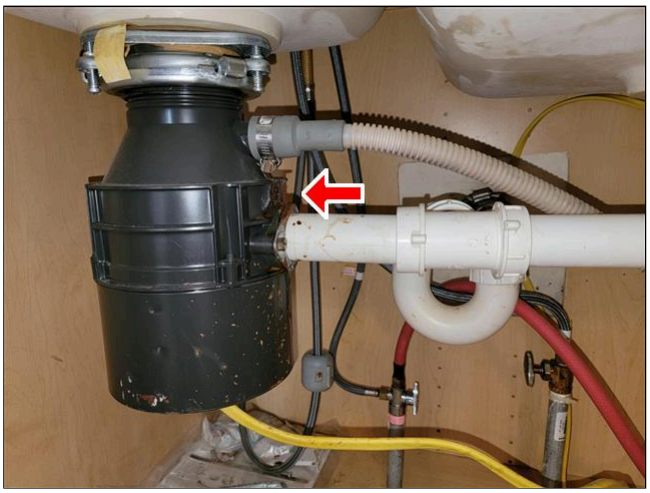
5.2 Range Hood (s)

Comments: Not Present

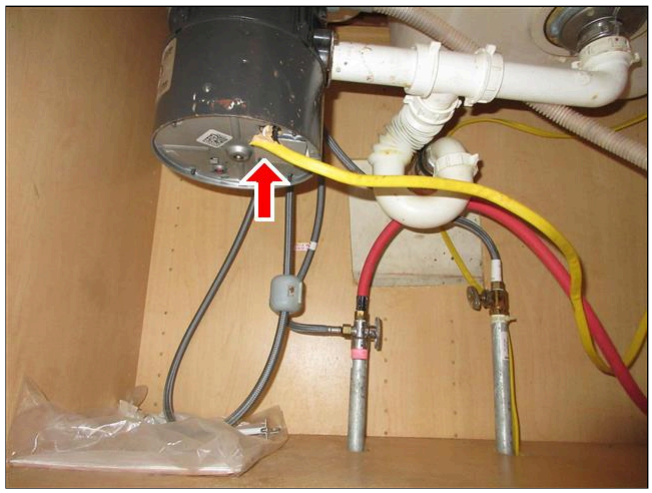
5.3 Food Waste Disposer

Comments: Inspected

Although functional, the housing of the disposal unit appears cracked with evidence of a minor leak. Suggest replacement of the unit. Additionally, the electrical circuit to the disposal is wired with Non-Metallic Sheathed Wire (Romex). Although once a common practice, this is a soft jacket, solid core wire that can loosen or break due to motor induced vibration or repeated under sink movement. Typically the wiring is incased in secured, flexible conduit or connected with a multi-conductor stranded cord. Additionally the food disposer cord was observed missing the anti-strain device. Installation of an anti-strain device would reduce the potential of cord and disposer damage.



5.3 Item 1(Picture) Cracked Housing and Leaking



5.3 Item 2(Picture) No Anti Strain Device and Exposed Romex

5.4 Microwave Cooking Equipment

Comments: Inspected

5.5 Refrigerator

Comments: Inspected

The ice maker was off at the time of the inspection.

Styles & Materials

Dishwasher Brand:	**Range/Oven:**	**Exhaust/Range hood:**
WHIRLPOOL	FRIGIDAIRE Electric	None
Disposer Brand:	**Microwave (Built in):**	**Refrigerator:**
INSINKERATOR	MAYTAG Recirculating Exhaust	GENERAL ELECTRIC

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.

6. Structural Components

Items

6.0 Foundation

Comments: Inspected

Minor vertical foundation cracking, and staining was observed. 1/16" and less cracks are common. No observations indicate any current or on going structural concern but due to the staining, water intrusion may occur during a moderate rain event. Suggest sealing any open joints as needed with an approved foundation epoxy/sealer and monitoring. If cracking changes in shape or grows to a gap in excess of 3/16", further evaluation is then recommended by a qualified contractor.

6.0 Item 1(Picture) Staining and Crack (Left Wall)

6.1 Walls

Comments: Inspected

Not visible as all wall surfaces were finished. No observations were made indicating any structural concern.

6.2 Floors

Comments: Inspected

Limited visibility as flooring surfaces have been finished or covered by insulation. No observations were made indicating any structural concern.

6.3 Interior Supports

Comments: Inspected

6.4 Ceilings

Comments: Inspected

Limited visibility as ceiling surfaces were finished or covered by insulation. No observations were made indicating any structural concern.

6.5 Roof

Comments: Inspected

Limited visibility as the attic was not floored and could only be viewed from the work boards thus limiting observations. No observations were made indicating any structural concern.

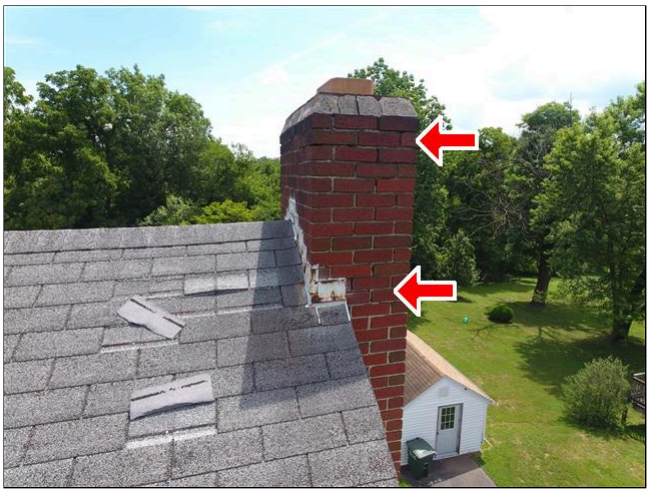
6.6 Chimney (Exterior)

Comments: Inspected

The crown was observed worn from age and weather with openings, plus mortar joint deterioration was observed in areas. Cracking and open mortar joints can potentially allow water to enter the chimney chase which increases deterioration, especially when the chimney is no longer used or abandoned. The installation of a rain cap over the top of the chimney would be an improvement over the current configuration. Suggest repair to the crown, and re-pointing any mortar joints as needed to reduce future

concerns. Recommend having a qualified contractor further evaluate and repair as necessary.

6.6 Item 1(Picture) Crown Deterioration, and Openings



6.6 Item 2(Picture) Open Mortar Joints (Multiple Locations)

Styles & Materials

Foundation:
Poured Concrete

Method used to observe Foundation:
Walked
From Entry

Floor Structure:
2 X 10
Limited Visibility

Wall Structure:
Wood
Limited Visibility

Interior Supports:
Steel Lally Columns

Ceiling Structure:
2X6
Limited Visibility

Roof Structure:
2 X 6
Wood Slats
Limited Visibility

Roof-Type:
Gable

Method used to observe attic:
From Work Boards (Limited Visibility)

Attic info:
Scuttle hole
No Storage

Inspection of structural components is typically limited as most surfaces are finished or otherwise covered and hidden from view. Not all framing is structural. Exposed framing is inspected for stability and good construction practice. Deterioration may be observed but does not destabilize the structure and thus is not specifically identified in the report. Structural movement is common and can result in cracked interior and exterior finishes but does not destabilize the structure. Structural observations are evaluated on the basis of stability and reported only if such stability appears compromised. 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.

7. Insulation and Ventilation

Items

7.0 Insulation in Attic

Comments: Inspected

7.1 Insulation Under Floor System

Comments: Inspected

7.2 Vapor Barrier in Unconditioned Spaces

Comments: Not Present

No vapor barrier was observed in the crawl space. A vapor barrier reduces moisture transfer from the ground to the framing and insulation, reduces corrosion and improves the overall condition of the space.

7.2 Item 1(Picture) Exposed Soil

7.3 Ventilation of Foundation and Attic Areas

Comments: Inspected

(1) The crawl space vents were missing screen that can allow for pest intrusion. Suggest installing vent screens to reduce the nesting potential.

7.3 Item 1(Picture) Crawl Space Vents (Both Sides)

(2) Increasing attic ventilation will increase the life expectancy of the roof covering. Suggest having a qualified contractor further evaluate and advise on ventilation improvement options.

7.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

The upstairs bathroom exhaust fan/ducting was observed discharging directly into the attic space. Although once a common practice, warm and moist air can damage building materials over time. Suggest venting the exhaust to the exterior, or through the roof.

7.4 Item 1(Picture) Upstairs Bathroom Vent Discharge

7.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

Styles & Materials

Attic Insulation:
Blown
Fiberglass
R-19 (6")
R-38 (12")
Limited Visibility

Ventilation:
Gable Vents

Exhaust Fans:
Fan only
Fan with light
Limited Visibility (Finished Ceilings)

Dryer Power Source:
220 Electric

Dryer Vent Duct Material:
Metal (Flexible)
Window Discharge

Floor System Insulation:
Batts
Fiberglass
R-13 (4")
None
Limited Visibility

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.

8. Roofing

Items

8.0 Roof Coverings

Comments: Inspected

The shingles were observed in worn condition (brittle, granular loss, wind lift, holes, exposed nail heads and nail pops). Observations were made indicating active leaking is occurring. As the shingles appear to be at the end of their typical life expectancy, suggest having a qualified contractor further evaluate and advise on replacement cost/repairs.

8.0 Item 1(Picture) Wind Lift, Exposed Nail Heads, and Openings (Front View)

8.0 Item 2(Picture) Additional View

8.0 Item 3(Picture) Hole and Staining (Multiple Attic Locations)

8.0 Item 4(Picture) Blistering, Brittle and Thinning Edges

8.0 Item 5(Picture) Nail Pops (Rear)

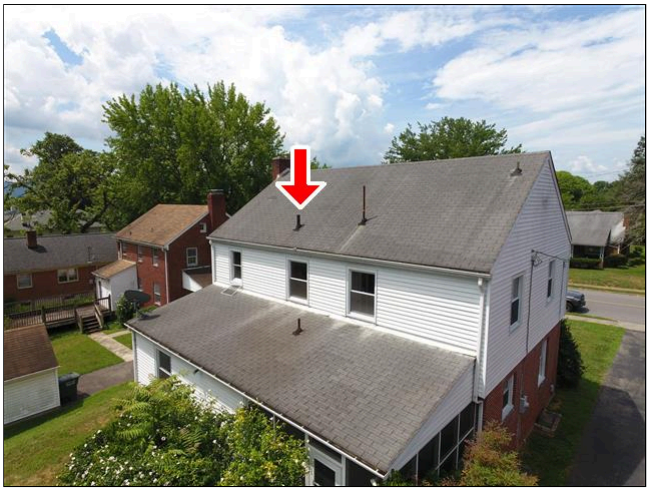
8.1 Flashings

Comments: Inspected

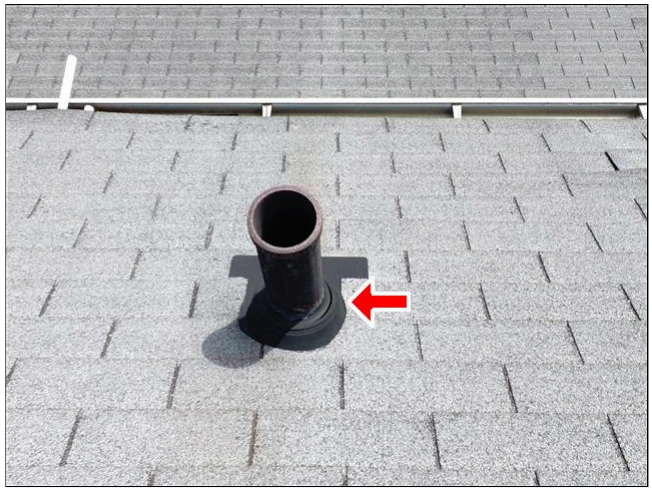
8.2 Roof Penetrations including Skylights, Chimneys and Vents

Comments: Inspected

The plumbing vent pipe flange seal has failed with age and exposure. This is common with the age of the roof. Ceiling staining or water intrusion into the attic was observed. Recommend having a qualified contractor evaluate and replace or repair seal as necessary. Caulking is not recommended.



8.2 Item 1(Picture) Failed Seal



8.2 Item 2(Picture) Additional View

8.2 Item 3(Picture) Daylight (Attic View)

8.3 Roof Drainage Systems

Comments: Inspected

The gutters appear intact and complete. Due to the lack of rain during the inspection, gutter functionality was not determined. Suggest monitoring gutter function during a moderate rain event to identify if any sections need slope adjustments.

Styles & Materials

Roof Covering:
One Layer
Standard 3-Tab, Asphalt/ Fiberglass

Viewed roof covering and vent pipes plus flashing from:
Aerial Camera (Limited Visibility)
Walked Limited
Ground (Limited Visibility)

Sky Light(s):
None

Chimney (exterior):
Brick

Gutters:
Aluminum Seamless

Viewed gutter system from:
Ground
Aerial Camera
Roof

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.

9. Exterior

Items

9.0 Wall Cladding, Flashing and Trim

Comments: Inspected

Although typically maintenance related and/or cosmetic issues, open joints, and un-painted or peeling painted surfaces on the exterior of the home can lead to premature decay. Exterior paint is liquid siding that protects the wood from weather. Suggest sealing any open joints (around windows, doors, thresholds, and trim/siding), repairing any damaged areas, and painting any exposed surfaces as needed to reduce the decay potential.

9.1 Doors (Exterior)

Comments: Inspected

9.2 Windows

Comments: Inspected

9.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

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

Comments: Inspected

(1) Vegetation was observed in contact with the home at multiple locations. Suggest trimming upon moving in to reduce the potential of contact related material damage.

9.4 Item 1(Picture) Overgrowth (Multiple Locations)

(2) Basement water intrusion is typically a result of poor grading and poor gutter operation. Grading should keep water 2'-3' away from the foundation and guttering should collect and discharge water 4'-6' away from the foundation.

Level grading and low grade areas can collect water and allow it to sit against the foundation. Grading around the home should slope away from the foundation. Suggest monitoring water flow patterns during a moderate rain event to identify if water is pooling around the home. Recommend adding soil or other landscaping features to drain and divert surface water away from the foundation as needed.

9.5 Eaves, Soffits and Fascias

Comments: Inspected

Styles & Materials

Siding Style:
- Lap
- Brick

Siding Material:
- Aluminum
- Wood
- Brick Veneer

Exterior Entry Doors:
- Wood
- Solid
- Single Pane Glass with Storm Door

Appurtenance:
- Sidewalk
- Stoop
- Patio (Screened)

Driveway:
- Asphalt
- Street Parking
- Extra Info : Shared driveway

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.

General Summary

Bateman Home Inspections, LLC

(434) 944-0365 (Office Number) ,
Virginia State Qualified Radon Technician - #109601RT
Virginia State "New Residential Structures" Certified
American Society of Home Inspectors Certified Inspector - #263714

Customer
Catherine Potter

Address
516 N Market Street
Salem VA 24153

Inclusion of the following items or discoveries provides a condensed snap shot of the inspectors observations and notes. Items in Red indicate that these systems or components do not function as intended (excluding normal wear) or adversely impacts the use of the home, component or system, or warrants further investigation by a specialist. This summary simply allows the reviewer a quick and concise overview of the inspection. The General Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the entire report is read.

1. Interiors

1.0 Ceiling

Inspected

(1) Noted ceiling staining was observed. Elevated levels of moisture were measured and appears to be roof related (see sections 8.0 and 8.2 for roof related references). Recommend having a qualified contractor further evaluate and repair roofing or flashing elements as necessary.

1.1 Walls

Inspected

Although typically a maintenance/cosmetic issue, open grout lines and/or open joints were observed around the upstairs bathroom jet tub. When the jet tub was turned on the jets sprayed water out of the tub and exposed where several openings were on the backside of the wall. Due to the water that was dripping from the joints an exact identification could not be determined of any potential plumbing leaks. These areas should be sealed upon moving in to reduce the potential of water intrusion behind

surfaces and monitoring for connection leaks.

1.3 Steps, Stairways, Balconies and Railings

Inspected

Railing requirements have changed over time. Although not required to, the lack of balusters does not meet current safety specifications. This poses a fall safety concern for toddlers and small children.

1.6 Windows

Inspected

(1) Broken/cracked glass was observed at the noted window(s). Recommend repair to reduce the safety concern and/or restore sealing capacity.

(2) Safety glass was not observed in the noted window. Although replacement windows are not required to meet current safety specifications, the lack of safety glass poses a safety concern if fallen into.

(3) The upstairs bathroom window was missing lock hardware. Suggest installing additional hardware to restore normal locking function.

2(A) . HVAC - Upstairs Unit

2.8.A Cooling Equipment

Inspected

The foam insulation sleeve on the outdoor unit suction line is deteriorated for both units (upstairs and downstairs). Missing/deteriorated foam can cause energy loss and condensation. Suggest installing new foam at both units to reduce the concerns.

2.10.A Normal Operating Controls (Cooling)

Inspected

The cooling system was operational but the output was below expected output for a properly operating system. As the system components were functioning, this typically indicates it may be low on refrigerant or other concern. Recommend having a qualified contractor further evaluate the system and repair the unit as necessary.

2(B) . HVAC - Downstairs Unit

2.0.B Heating Equipment

Inspected

An old oil fired boiler was still present in the basement. The radiators have been removed but several of the water supply lines have been left behind and uncapped. Suggest removing the lines or capping as needed. Additionally, the tank for the water storage to the boiler is wrapped in a material that may contain asbestos fibers. If left alone, it does not pose a concern. The wrap should not be removed by any means other than trained contractors.

2.5.B Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Not Inspected

The damper was observed non-functional (seized/not properly positioned) and would not fully open. Suggest having a qualified contractor perform a Level 1 chimney inspection prior to any use to ensure safe and proper operation.

3. Plumbing System

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

Inspected

No temperature / pressure (T&P) relief valve discharge pipe was observed attached to the top of the water heater at the time of inspection. The T&P relief valve on the water heater is designed to safely

discharge hot water in the event of a water heater failure. A 3/4" discharge pipe is required to safely direct the discharging hot water to within 6" of the floor. Suggest installation of a discharge pipe.

3.4 Fuel Storage and Distribution Systems

Inspected

A fuel oil tank vent and/or fill neck was observed indicating that the fuel oil tank may still be in the the ground. The lines are still routed through the basement wall to the boiler. No soil sampling was performed. Suggest ensuring that the tank has been emptied. It may need to be removed or back filled since the boiler will no longer be utilized, and a tree is growing in this location.

4. Electrical System

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

Inspected

What appeared to be fuse over-sizing was observed in the boiler fuse box. 12 ga circuit(s) are typically connected to 20 amp breakers, not larger. This is improper and does pose a safety concern as the wire can overheat before the breaker will trip. Suggest removing circuit since the boiler will no longer be utilized.

4.4 Connected Devices and Fixtures (Operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on exterior walls)

Inspected

Multiple electrical observations were made but not limited to the following noted items:

1. The noted outlet(s) were observed with reverse polarity. Although electronic equipment will still function properly, this creates a potential shock hazard. This typically means the hot and neutral wires are reversed. Suggest repair to reduce the concerns.

2. Although 3-prong outlets were observed throughout the home, the noted 3-prong outlet was not grounded. Suggest labeling any ungrounded 3-prong outlets as non-grounded or replacing with 2-prong outlets to represent the correct ground configuration.

3. The noted outlet(s) were inactive and no switch was located to provide power. They may be disconnected as the plugs were older 220.

4. The doorbell chime did not function.

5. The noted wet location outlet(s) were observed ungrounded. Ungrounded outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. Recommend upgrading noted outlets/circuits to improve electrical safety.

4.8 Smoke Detectors

Inspected

Smoke detectors plates were observed in the hallways only but the detectors have been removed. Suggest installation of additional detectors per manufacturer's instructions upon moving in. Smoke detector batteries should be replaced and tested upon moving in and annually thereafter. Smoke detectors should also be replaced every 10 years.

4.9 Carbon Monoxide Detectors

Not Present

A CO detector was not observed. Currently the home has active fuel burning devices. Recommend installing a CO detector per manufacturers instructions upon moving in.

5. Built-In Kitchen Appliances

5.3 Food Waste Disposer

Inspected

Although functional, the housing of the disposal unit appears cracked with evidence of a minor leak. Suggest replacement of the unit. Additionally, the electrical circuit to the disposal is wired with Non-Metallic Sheathed Wire (Romex). Although once a common practice, this is a soft jacket, solid core wire that can loosen or break due to motor induced vibration or repeated under sink movement. Typically the wiring is incased in secured, flexible conduit or connected with a multi-conductor stranded cord. Additionally the food disposer cord was observed missing the anti-strain device. Installation of an anti-strain device would reduce the potential of cord and disposer damage.

6. Structural Components

6.0 Foundation

Inspected

Minor vertical foundation cracking, and staining was observed. 1/16" and less cracks are common. No observations indicate any current or on going structural concern but due to the staining, water intrusion may occur during a moderate rain event. Suggest sealing any open joints as needed with an approved foundation epoxy/sealer and monitoring. If cracking changes in shape or grows to a gap in excess of 3/16", further evaluation is then recommended by a qualified contractor.

6.6 Chimney (Exterior)

Inspected

The crown was observed worn from age and weather with openings, plus mortar joint deterioration was observed in areas. Cracking and open mortar joints can potentially allow water to enter the chimney chase which increases deterioration, especially when the chimney is no longer used or abandoned. The installation of a rain cap over the top of the chimney would be an improvement over the current configuration. Suggest repair to the crown, and re-pointing any mortar joints as needed to reduce future concerns. Recommend having a qualified contractor further evaluate and repair as necessary.

7. Insulation and Ventilation

7.2 Vapor Barrier in Unconditioned Spaces

Not Present

No vapor barrier was observed in the crawl space. A vapor barrier reduces moisture transfer from the ground to the framing and insulation, reduces corrosion and improves the overall condition of the space.

7.3 Ventilation of Foundation and Attic Areas

Inspected

(2) Increasing attic ventilation will increase the life expectancy of the roof covering. Suggest having a qualified contractor further evaluate and advise on ventilation improvement options.

7.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

The upstairs bathroom exhaust fan/ducting was observed discharging directly into the attic space. Although once a common practice, warm and moist air can damage building materials over time. Suggest venting the exhaust to the exterior, or through the roof.

8. Roofing

8.0 Roof Coverings

Inspected

The shingles were observed in worn condition (brittle, granular loss, wind lift, holes, exposed nail heads and nail pops). Observations were made indicating active leaking is occurring. As the shingles appear to be at the end of their typical life expectancy, suggest having a qualified contractor further evaluate and advise on replacement cost/repairs.

8.2 Roof Penetrations including Skylights, Chimneys and Vents

Inspected

The plumbing vent pipe flange seal has failed with age and exposure. This is common with the age of the roof. Ceiling staining or water intrusion into the attic was observed. Recommend having a qualified contractor evaluate and replace or repair seal as necessary. Caulking is not recommended.

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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