



# Pre-Listing Inspection Report

**Catherine Potter**

**Property Address:**  
502 N Market Street  
Salem VA 24153



Front Elevation



Rear Elevation



Aerial View

**Bateman Home Inspections, LLC**

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Virginia State "New Residential Structures" Certified**



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<b>Date:</b> 7/17/2024	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 0724502
<b>Property:</b> 502 N Market Street Salem VA 24153	<b>Customer:</b> Catherine Potter	<b>Real Estate Professional:</b>

## 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 monetary 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**

**The home is over 90 years old and has undergone additions, updates and repairs to almost every system.**

**Framing and foundation movement is common in older homes which will cause doors and windows to not shut fully. Walls settle, plaster will crack, and floors slope and become uneven.**

**It is common that homes of any age will have had repairs performed. Some areas appear less than standard. This inspection looks for items that are not functioning as intended. It is common to see old plumbing and electrical materials mixed with modern materials. Sometimes water signs throughout the home and in the basement could be years old from a problem that no longer exists. 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.**

**It is also common to have areas that no longer comply with or are required to comply with current code. While this inspection makes every effort to point out safety issues, it does not inspect for code compliance.**

**Every effort is made to view as much of the structural areas and mechanical systems as possible but damage can go undetected. Simple repair costs can escalate in older homes and any contractor hired should be familiar with the older building techniques in order to help control repair and improvement costs.**

**In Attendance:**

Inspector

**Type of building:**

Single Family

**Style of Home:**

2 Story, Basement

**Status Of Home:**

Vacant, Empty

**Approximate age of building:**

90-100 Years

**Temperature:**

81°-90°

**Weather:**

**Ground/Soil surface condition:**

**Rain in last 3 days (Prior to the**

Cloudy

Dry

**inspection):**

No

**Radon Test:**

No

**Finished Square Footage (Per  
MLS):**

1,998

**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

Ceiling staining was observed in the rear den. No elevated levels of moisture were measured and the materials were hard and solid. As the home has been vacant for a period of time and a bathroom is directly above this location, it is not possible to determine if the stains are active or old. Recommend monitoring as leaking may occur once normal use of the home is restored.



1.0 Item 1(Picture) Staining (Den - Bathroom Above)

1.1 Walls

Comments: Inspected

(1) Wall staining was observed in the living room along with elevated moisture levels. The exact cause was not determined but may be openings on the exterior, or condensation in the chimney with openings inside the chimney as this is an active chimney for the boiler flue. Staining and elevated levels of moisture was also measured below the flue in the basement. The chimney is on the adjacent wall, along with wall staining on the exterior. Roof and flashing repairs were observed in the attic of this chimney. Recommend having a qualified contractor further evaluate and advise plus observing during a moderate rain event may also help identifying any leaks.



1.1 Item 1(Picture) Staining and Elevated Moisture (Living Room)



1.1 Item 2(Picture) Staining (Exterior View)





1.1 Item 3(Picture) Wall Staining and Elevated Moisture (Behind Boiler)

(2) Wall staining was observed in the upstairs right bedroom and the dining room below. No elevated levels of moisture was measured and the materials were hard and solid. This may have been from old condensate water leaks from a window ac unit. Suggest ensuring all window trim and framing is sealed on the exterior.



1.1 Item 4(Picture) Staining (Upstairs Right Side Bedroom)



1.1 Item 5(Picture) Staining (Dining Room - Staining Upstairs)

(3) Although typically a maintenance/cosmetic issue, open grout lines and/or open joints were observed around the upstairs bathroom tub. These areas should be sealed to reduce the potential of water intrusion behind surfaces.



1.1 Item 6(Picture) Open Joints (Around Upstairs Bathroom Tub)

**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 a graspable handrail does not meet current safety specifications. Typically stairs over three risers tall have a hand rail for safety. This is a fall safety concern especially for toddlers and small children.



1.3 Item 1(Picture) No Graspable Handrail (Attic Stairwell - Multiple Locations)



1.3 Item 2(Picture) No Graspable Handrail (Basement Stairwell - Multiple Locations)

**1.4 Counters and Cabinets**

**Comments:** Inspected

**1.5 Doors**

**Comments:** Inspected

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



1.5 Item 1(Picture) Not Latching (Upstairs Rear Bedroom and Closet)



1.5 Item 2(Picture) Not Latching/Painted Latch (Upstairs Front Right Bedroom Closet)

1.6 Windows

Comments: Inspected

The windows were observed aged and fragile. Most would not open and many of the rope balances were observed missing/broken. The balance is the device that hold the window in the up position. Faulty or missing balances can allow the window to drop resulting in property damage and personal injury. Inoperable windows pose a safety concern as they impede an emergency exit. Additionally, several were with cracked glass and without safety glass. This creates safety hazards. Recommend repair to restore normal use, sealing capacity and to reduce the safety concerns.



1.6 Item 1(Picture) Gaps/Air Leaks (Multiple Locations)



1.6 Item 2(Picture) Not Opening (Multiple Locations)





1.6 Item 3(Picture) Missing Lock and Broken Balance Cord (Multiple Locations)



1.6 Item 4(Picture) Cracked Glass (Upstairs Right Rear Bedroom)



1.6 Item 5(Picture) Cracked Glass (Upstairs Bathroom)



1.6 Item 6(Picture) No Safety Glass (Stairwell Landing)



1.6 Item 7(Picture) Cracked Glass (Dining Room)



1.6 Item 8(Picture) Cracked Glass (Den)





1.6 Item 9(Picture) No Safety Glass (Stairwell Landing)

**1.7 Attic**

**Comments:** Inspected

- 🔍 (1) A gap between the fascia and roof sheathing exists in multiple locations which can allow potential insects or bees to enter attic area. Suggest sealing any openings and monitoring to eliminate nesting potential.



1.7 Item 1(Picture) Gaps/Daylight (Multiple Locations)

(2) Staining was observed in multiple areas of the roofing materials. This may have been prior to the existing roof and flashing elements as no elevated levels of moisture was measured at the time of the inspection. Identified for reference.



1.7 Item 2(Picture) Staining and Recent Repairs (Around Right Chimney)



1.7 Item 3(Picture) Staining (Around Vent Pipes)

**1.8 Interiors**

**Comments:** Inspected

Multiple settlement/flex cracks and disruptions were observed in the plaster. This may have also occurred from past movement as cracking was observed in areas of the foundation. Identified for reference.

**1.9 Basement**

**Comments:** Inspected

(1) Although no active water was observed in the basement at the time of inspection, historical indications of water intrusion were noted (staining, elevated moisture levels, and organic surface growth). It is not uncommon for older basement foundations to leak under certain rain event conditions. If this occurs, improper exterior grading against the home and clogged or improperly discharging gutters are almost always the cause. Poor exterior siding conditions (openings) can also allow water intrusion at above grade locations. Signs of organic surface growth was also observed on multiple floor joists and may be related to the past water intrusion events. No sampling was performed. Organic growths are also common when the home has been vacant for a period of time as a result of reduced air circulation, poor climate control, and moisture. Suggest spraying and wiping surfaces that have growths with an approved disinfectant. Restoring home use and the introduction of a dehumidifier will significantly reduce surface contamination. Suggest directing attention to the gutter and openings on the exterior plus monitoring during a moderate rain event as leaking may occur. Recommend having a qualified contractor further evaluate and advise corrective actions as needed.



1.9 Item 1(Picture) Staining and Elevated Levels of Moisture



1.9 Item 2(Picture) Staining and Elevated Moisture



1.9 Item 3(Picture) Organic Growth (Multiple Floor Joists)



🔍 (2) What appeared to be insect shelter tubes and damage were observed in multiple locations of the basement. No active insects were observed at the time of the inspection. Suggest having a qualified contractor inspect and advise if any insect treatment is necessary. Recommend having a qualified contractor further inspect the framing and repair any damaged areas as needed.



1.9 Item 4(Picture) Insect Damage



1.9 Item 5(Picture) Insect Damage (Under Steps - Multiple Locations)



1.9 Item 6(Picture) Insect Damage



1.9 Item 7(Picture) Insect Damage



1.9 Item 8(Picture) Shelter Tubes



## Styles & Materials

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**Ceiling Materials:**

Gypsum Board  
Plaster  
Suspended Ceiling Panels  
Wood

**Wall Material:**

Gypsum Board  
Plaster  
Paneling  
Wood  
Brick

**Floor Covering(s):**

Hardwood T&G  
Carpet  
Vinyl  
Unfinished

**Window Types:**

Double-Hung  
Single Pane

**Window Manufacturer:**

Unknown

**Interior Doors:**

Wood  
Solid  
Paneled

**Cabinetry:**

Wood

**Countertop:**

Laminate

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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. Heating / Central Air Conditioning**

**Items**

**2.0 Heating Equipment**

**Comments:** Inspected

**2.1 Normal Operating Controls (Heating)**

**Comments:** Inspected

The heating system functioned as intended and produced adequate temperatures at each radiator. A picture has been provided for reference.



2.1 Item 1(Picture) 102.6 Degrees and Rising (All Radiators)

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

**Comments:** Inspected

- 🔍 Multiple sections of white "K&M Air Cell" type pipe insulation were observed on the boiler supply pipes. This insulation is consistent with era insulation that may contain asbestos fibers. The insulation was observed in good condition. If left alone, it does not pose a concern. The insulation should not be removed by any means other than trained contractors.



2.2 Item 1(Picture) Potential Asbestos Pipe Insulation

**2.3 Presence of Installed Heat Source in Habitable Rooms**

**Comments:** Inspected

**2.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Comments:** Inspected

**2.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

**Comments:** Not Present

**2.6 Gas/LP Firelogs and Fireplaces**

**Comments:** Not Present

**2.7 Cooling Equipment**

**Comments:** Not Inspected

The home is cooled partially or fully via window air conditioners. As these are considered personal property and not permanent, they are not inspected.

**2.8 Presence of Installed Cooling Source in Habitable Rooms**

**Comments:** Not Present

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

**Styles & Materials**

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**Heat System:**

Gas Fired Boiler - Hydronic Radiators

**Energy Source (Primary):**

Natural Gas

**Energy Source (Backup):**

None

**Number of Heat Systems (excluding wood):**

One

**Heat System Manufacturer (Primary):**

WEIL MCLEAN  
Unit Size (Tons) : 175,000 - BTU

**Estimated Life Expectancy (Primary Heat System):**

Typical Gas Boiler Life Expectancy 15-20 Years  
Manufacture Date : The CP number to identify the age was not located

**Ductwork:**

Iron / Galvanized / Copper Pipe

**Types of Fireplaces:**

None

**Number of Woodstoves:**

None

**Cooling System:**

Window AC

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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

Multiple sections of the cast iron waste line are cracked/deteriorated and leaking waste water into the basement. Additionally, a support strap was not connected causing the weight of the cast iron to make the waste line sag at the end. Suggest replacing damaged cast iron pipe with modern materials, and having the lines properly supported. Recommend having a qualified contractor further evaluate these observations and repair as necessary.



3.0 Item 1(Picture) Cracked and Leaking



3.0 Item 2(Picture) Additional View



3.0 Item 3(Picture) Cracked and Leaking



3.0 Item 4(Picture) Additional View





3.0 Item 5(Picture) Support Strap and Sagging Line

**3.1 Plumbing Water Supply System**

**Comments:** Inspected

**3.2 Plumbing Fixtures and Connections**

**Comments:** Inspected

🔍 The upstairs bathroom tub drain stopper did not function properly. Suggest repair or adjustment of stopper linkage to restore function.



3.2 Item 1(Picture) Not Sealing (Upstairs Bathroom)

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

**Comments:** Inspected

**3.4 Fuel Storage and Distribution Systems**

**Comments:** Inspected

**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 shut off is located on the gas meter outside.



3.7 Item 1(Picture) Main Valve

### 3.8 Appliance Fuel Shut-off Location

**Comments:** Inspected

The gas boiler fuel shut-off valve is located next to the unit.



3.8 Item 1(Picture) Gas Boiler Valve

**Styles & Materials**

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**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (Into Home):**

Galvanized

**Plumbing Water Distribution (Inside Home):**

Copper

Galvanized

CPVC

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

Cast Iron

**Water Heater Manufacturer:**

STATE

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

50 Gallon

**Estimated Life Expectancy of Water Heater:**

Typical Electric Water Heater Life Expectancy is  
10-15 Years

Manufacture Date: : 2008 - 16 Years Old

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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

- 🔍 An open slot was observed on the left side of the electrical sub panel. This permits direct access to active electrical components. Suggest installation of a knockout cover(s) to reduce the accidental shock hazard.



4.2 Item 1(Picture) Open Slot (Sub Panel)

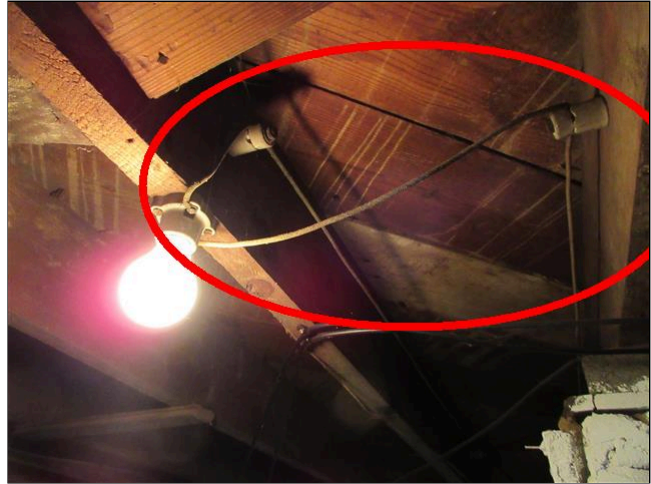
#### 4.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

**Comments:** Inspected

🔍 Active knob and tube wiring was observed in the home (attic and basement). Although not inherently unsafe, exposed and aged conductor sheathing can become brittle. Replacement of exposed conductors with modern wiring will improve electrical function and increase electrical longevity. Although areas have been upgraded to modern wiring methods, recommend having a qualified contractor further evaluate the knob and tube wiring and advise on upgrade and improvement options.



4.3 Item 1(Picture) Active Knob and Tube Wiring (Attic View)



4.3 Item 2(Picture) Active Knob and Tube (Basement)

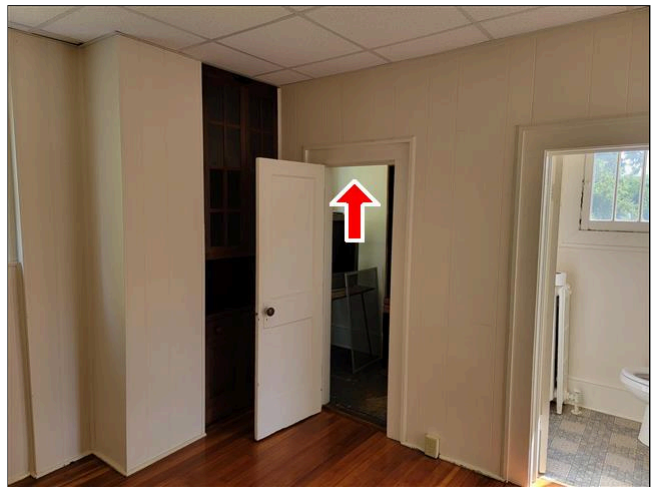
**4.4 Connected Devices and Fixtures (Operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on exterior walls)**

**Comments:** Inspected

🔍 (1) An inactive 220 outlet was located in the dining room, the pull chain was missing for the rear den closet light fixture, an inactive and abandoned circuit was observed near the electrical panel in the basement, and the basement has a ventilation fan that was active but did not function. Suggest replacing the closet light fixture to restore normal use and removing the inactive circuit plus the ventilation fan. The old inactive 220 outlet was identified for reference.



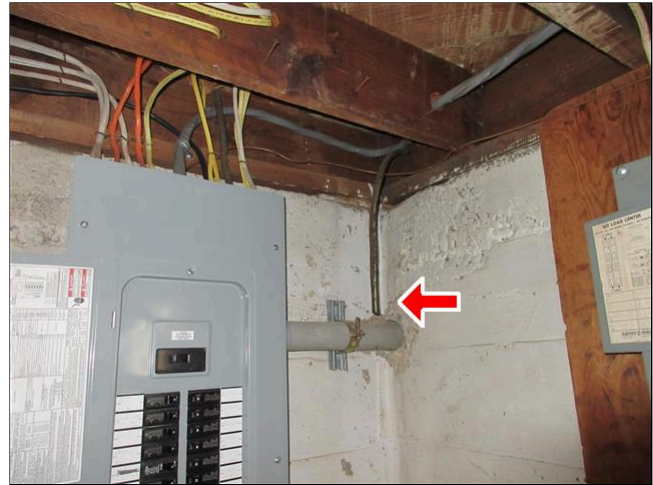
4.4 Item 1(Picture) Inactive 220 Outlet (Dining Room)



4.4 Item 2(Picture) Missing Pull Chain (Den Closet Light Fixture)



4.4 Item 3(Picture) Missing Pull Chain View



4.4 Item 4(Picture) Inactive and Abandoned Circuit (Basement)



4.4 Item 5(Picture) Active but Non-Functional Ventilation Fan (Basement)

🔍 (2) Although 3-prong outlets were observed throughout the home, many 3-prong outlets are not grounded. Suggest labeling any ungrounded 3-prong outlets as non-grounded or replacing with 2-prong outlets to represent the correct ground configuration.

**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



- 🔍 (1) The noted wet location outlet was 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.



4.5 Item 1(Picture) Rear Exterior

(2) No electrical outlet was observed in the main level half 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 were observed in the upstairs bedrooms only, but were not tested. The one on the main level was removed from the housing plate. Smoke detector batteries should be replaced and tested upon moving in and annually thereafter. Smoke detectors should also be replaced every 10 years. Suggest installation of additional detectors per manufacturer's instructions.

**4.9 Carbon Monoxide Detectors**

**Comments:** Inspected

Observed but not tested. CO detectors should be tested annually.

**4.10 Main Electrical and Distribution Panel Location(s)**

**Comments:** Inspected

The main electrical disconnect/distribution panel is located in the basement. The sub panel is located to the right of the main panel.



4.10 Item 1(Picture) Main Breaker



**Styles & Materials**

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**Electrical Service Conductors:**

Overhead Service  
Aluminum  
220 Volts

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit Breakers  
Main Breaker

**Electric Panel Manufacturer:**

EATON

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Non-Metallic Sheathed Wire (Romex)  
Active Knob and Tube

**Service Provider:**

City of Salem

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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

 Although the dishwasher appeared to be newer and functional, a leak was observed around the right side of the unit. The exact location of the leak was not located during the inspection. Recommend repair to eliminate the leak.



5.0 Item 1(Picture) Leak/Water

**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:** Not Present

**5.4 Microwave Cooking Equipment**

**Comments:** Not Present

**5.5 Refrigerator**

**Comments:** Inspected

**Styles & Materials**

**Dishwasher Brand:**

GENERAL ELECTRIC

**Range/Oven:**

GENERAL ELECTRIC  
Electric

**Exhaust/Range hood:**

None

**Disposer Brand:**

None

**Microwave (Built in):**

None

**Refrigerator:**

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

Vertical foundation cracking at/over 1/8" with staining and displacement was observed in multiple locations. Additionally, the concrete ceiling materials for the rear storage rooms was failing. This is most likely due to moisture in the cracks above causing the metal to rust and expand. Multiple sections of the metal was exposed and corroded. Suggest sealing any open joints along the foundation as needed with an approved foundation epoxy/concrete sealer and monitoring. Due to the cracks and the ceiling materials for the rear storage rooms, recommend having a qualified contractor further evaluate and advise corrective actions as necessary.



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



6.0 Item 2(Picture) Crack and Staining (Left Wall)



6.0 Item 3(Picture) Crack and Staining (Left Wall)



6.0 Item 4(Picture) Crack and Displacement (Right Wall)

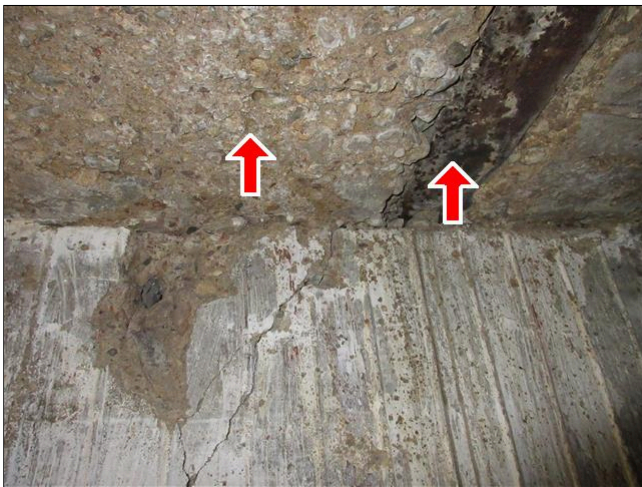




6.0 Item 5(Picture) Crack (Rear Storage Room)



6.0 Item 6(Picture) Cracking Patio Slab (Multiple Locations)



6.0 Item 7(Picture)



6.0 Item 8(Picture) Deterioration and Exposed Metal (Multiple Locations)

**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

**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

**6.6 Chimney (Exterior)**

**Comments:** Inspected

 Mortar deterioration was observed around the brick of the left side chimney. This is common when the chimney is no longer used or has been abandoned. Suggest repair of damaged brick and re-pointing of mortar joints to eliminate the potential of future deterioration, then capping since this is an abandoned 



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



6.6 Item 1(Picture) Mortar Joint Deterioration (Left Chimney)

### Styles & Materials

**Foundation:**

Poured Concrete

**Method used to observe Foundation:**

Walked

**Floor Structure:**

2 X 8

**Wall Structure:**

Wood

Limited Visibility

**Interior Supports:**

Supporting Walls

Piers (Concrete)

**Ceiling Structure:**

2X6

Limited Visibility

**Roof Structure:**

2 X 6

Wood Slats

**Roof-Type:**

Hip

**Method used to observe attic:**

Walked

**Attic info:**

Walkup Attic access

Storage

Light in attic

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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:** Not Present

 No insulation was observed in the attic. This is typical of the construction era of the home and most likely due to the active knob and tube wiring routed through the attic as best practices are to not cover this type of wiring with any insulation. The installation of 9"-12" of insulation will reduce the thermal transfer between conditioned and unconditioned spaces. Recommend having a qualified contractor further evaluate and advise corrective actions and associated costs.

**7.1 Insulation Under Floor System**


**Comments:** Not Present

**7.2 Ventilation of Foundation and Attic Areas**

**Comments:** Inspected

**7.3 Venting Systems (Kitchens, Baths and Laundry)**

**Comments:** Inspected

 The dryer vent ducting was observed to be flexible vinyl and is no longer considered an acceptable material for venting dryers as this material is an increased fire safety concern. Suggest replacing with 4" flexible or rigid metal ducting.



7.3 Item 1(Picture) Vinyl Ducting

**7.4 Ventilation Fans and Thermostatic Controls in Attic**

**Comments:** Not Present

**Styles & Materials**

**Attic Insulation:**

None

**Ventilation:**

Gable Vent  
Passive

**Exhaust Fans:**

Fan with light

**Dryer Power Source:**

220 Electric

**Dryer Vent Duct Material:**

Window Discharge  
Vinyl (Flexible)

**Floor System Insulation:**

None

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

8.1 Flashings

Comments: Inspected

8.2 Roof Penetrations including Skylights, Chimneys and Vents

Comments: Inspected

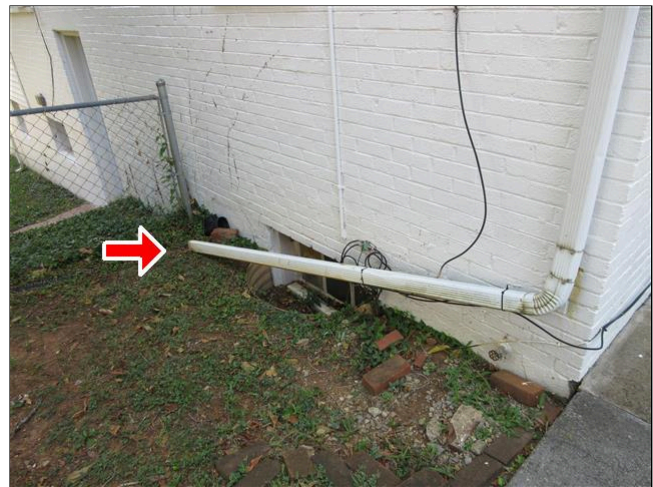
8.3 Roof Drainage Systems

Comments: Inspected

Although gutters were observed around the home, they were observed discharging at the foundation, and a section was missing a downspout. Downspouts should discharge water 4'-6' away from the foundation. Due to the lack of rain during the inspection, gutter functionality was not determined. Suggest installation of downspout leaders, installing the missing downspout and monitoring gutter function during a moderate rain event to identify if any sections need slope adjustments.



8.3 Item 1(Picture) Discharge (Right Side)



8.3 Item 2(Picture) Discharge (Left Side)



8.3 Item 3(Picture) Missing Downspout (Left Rear)

**Styles & Materials**

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<b>Roof Covering:</b> Architectural, Asphalt/ Fiberglass	<b>Viewed roof covering and vent pipes plus flashing from:</b> Aerial Camera (Limited Visibility) Ground (Limited Visibility)	<b>Sky Light(s):</b> None
<b>Chimney (exterior):</b> Brick	<b>Gutters:</b> Aluminum Seamless	<b>Viewed gutter system from:</b> Ground Aerial Camera

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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.



9.0 Item 1(Picture) Open Joints (Around Entrances and Stoop)



9.0 Item 2(Picture)



9.0 Item 3(Picture) Open Joints and Gaps (Around Windows)



9.0 Item 4(Picture) Deterioration From Gutter (Right Rear)

9.1 Doors (Exterior)

Comments: Inspected

- 🔍 (1) The basement exterior storage room door was observed not adequately sealed resulting in excessive air leakage. This can also allow potential pest and moisture intrusion. Suggest repair to reduce the concerns.



9.1 Item 1(Picture) Gaps and Daylight (Basement)

- (2) A double cylinder (keyed both sides) lock was observed on the noted exterior entry door. This is a potential safety concern as it can impede an emergency exit. Although not required, suggest replacing double cylinder locks with single cylinder lock as needed.



9.1 Item 2(Picture) Front



9.1 Item 3(Picture) Rear

**9.2 Windows**

**Comments:** Inspected

- 🔍 Broken glass was observed in the rear storage window. Recommend repair to reduce the safety concern and/or restore sealing capacity.



9.2 Item 1(Picture)

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



9.3 Item 1(Picture) No Balusters (Rear)

**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

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**

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**Siding Style:**

Lap  
Brick

**Siding Material:**

Vinyl  
Brick Veneer

**Exterior Entry Doors:**

Wood  
Solid  
Single Pane Glass  
with Storm Door

**Appurtenance:**

Sidewalk  
Stoop  
Patio

**Driveway:**

Concrete

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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**


502 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


#### 1.1 Walls

**Inspected**

-  (1) Wall staining was observed in the living room along with elevated moisture levels. The exact cause was not determined but may be openings on the exterior, or condensation in the chimney with openings inside the chimney as this is an active chimney for the boiler flue. Staining and elevated levels of moisture was also measured below the flue in the basement. The chimney is on the adjacent wall, along with wall staining on the exterior. Roof and flashing repairs were observed in the attic of this chimney. Recommend having a qualified contractor further evaluate and advise plus observing during a moderate rain event may also help identifying any leaks.

#### 1.3 Steps, Stairways, Balconies and Railings


**Inspected**

-  Railing requirements have changed over time. Although not required to, the lack of a graspable

handrail does not meet current safety specifications. Typically stairs over three risers tall have a hand rail for safety. This is a fall safety concern especially for toddlers and small children.


## 1.6 Windows

### Inspected

 The windows were observed aged and fragile. Most would not open and many of the rope balances were observed missing/broken. The balance is the device that hold the window in the up position. Faulty or missing balances can allow the window to drop resulting in property damage and personal injury. Inoperable windows pose a safety concern as they impede an emergency exit. Additionally, several were with cracked glass and without safety glass. This creates safety hazards. Recommend repair to restore normal use, sealing capacity and to reduce the safety concerns.


## 1.7 Attic


### Inspected

 (1) A gap between the fascia and roof sheathing exists in multiple locations which can allow potential insects or bees to enter attic area. Suggest sealing any openings and monitoring to eliminate nesting potential.

## 1.9 Basement

### Inspected


 (1) Although no active water was observed in the basement at the time of inspection, historical indications of water intrusion were noted (staining, elevated moisture levels, and organic surface growth). It is not uncommon for older basement foundations to leak under certain rain event conditions. If this occurs, improper exterior grading against the home and clogged or improperly discharging gutters are almost always the cause. Poor exterior siding conditions (openings) can also allow water intrusion at above grade locations. Signs of organic surface growth was also observed on multiple floor joists and may be related to the past water intrusion events. No sampling was performed. Organic growths are also common when the home has been vacant for a period of time as a result of reduced air circulation, poor climate control, and moisture. Suggest spraying and wiping surfaces that have growths with an approved disinfectant. Restoring home use and the introduction of a dehumidifier will significantly reduce surface contamination. Suggest directing attention to the gutter and openings on the exterior plus monitoring during a moderate rain event as leaking may occur. Recommend having a qualified contractor further evaluate and advise corrective actions as needed.

 (2) What appeared to be insect shelter tubes and damage were observed in multiple locations of the basement. No active insects were observed at the time of the inspection. Suggest having a qualified contractor inspect and advise if any insect treatment is necessary. Recommend having a qualified contractor further inspect the framing and repair any damaged areas as needed.

## 2. Heating / Central Air Conditioning

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


#### Inspected

 Multiple sections of white "K&M Air Cell" type pipe insulation were observed on the boiler supply pipes. This insulation is consistent with era insulation that may contain asbestos fibers. The insulation was observed in good condition. If left alone, it does not pose a concern. The insulation should not be removed by any means other than trained contractors.

## 3. Plumbing System

### 3.0 Plumbing Waste and Vent Systems

#### Inspected

 Multiple sections of the cast iron waste line are cracked/deteriorated and leaking waste water into the basement. Additionally, a support strap was not connected causing the weight of the cast iron to make the waste line sag at he end. Suggest replacing damaged cast iron pipe with modern materials,

and having the lines properly supported. Recommend having a qualified contractor further evaluate these observations and repair as necessary.

### 3.2 Plumbing Fixtures and Connections

#### Inspected

- 🔍 The upstairs bathroom tub drain stopper did not function properly. Suggest repair or adjustment of stopper linkage to restore function.

## 4. Electrical System

### 4.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Inspected

- 🔍 An open slot was observed on the left side of the electrical sub panel. This permits direct access to active electrical components. Suggest installation of a knockout cover(s) to reduce the accidental shock hazard.

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

#### Inspected

- 🔍 Active knob and tube wiring was observed in the home (attic and basement). Although not inherently unsafe, exposed and aged conductor sheathing can become brittle. Replacement of exposed conductors with modern wiring will improve electrical function and increase electrical longevity. Although areas have been upgraded to modern wiring methods, recommend having a qualified contractor further evaluate the knob and tube wiring and advise on upgrade and improvement options.

### 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

- 🔍 (1) An inactive 220 outlet was located in the dining room, the pull chain was missing for the rear den closet light fixture, an inactive and abandoned circuit was observed near the electrical panel in the basement, and the basement has a ventilation fan that was active but did not function. Suggest replacing the closet light fixture to restore normal use and removing the inactive circuit plus the ventilation fan. The old inactive 220 outlet was identified for reference.
- 🔍 (2) Although 3-prong outlets were observed throughout the home, many 3-prong outlets are not grounded. Suggest labeling any ungrounded 3-prong outlets as non-grounded or replacing with 2-prong outlets to represent the correct ground configuration.

### 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

#### Inspected

- 🔍 (1) The noted wet location outlet was 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.

## 5. Built-In Kitchen Appliances

### 5.0 Dishwasher


#### Inspected

- 🔍 Although the dishwasher appeared to be newer and functional, a leak was observed around the right side of the unit. The exact location of the leak was not located during the inspection. Recommend repair to eliminate the leak.

## 6. Structural Components


### 6.0 Foundation

#### Inspected

-  Vertical foundation cracking at/over 1/8" with staining and displacement was observed in multiple locations. Additionally, the concrete ceiling materials for the rear storage rooms was failing. This is most likely due to moisture in the cracks above causing the metal to rust and expand. Multiple sections of the metal was exposed and corroded. Suggest sealing any open joints along the foundation as needed with an approved foundation epoxy/concrete sealer and monitoring. Due to the cracks and the ceiling materials for the rear storage rooms, recommend having a qualified contractor further evaluate and advise corrective actions as necessary.

### 6.6 Chimney (Exterior)


#### Inspected

-  Mortar deterioration was observed around the brick of the left side chimney. This is common when the chimney is no longer used or has been abandoned. Suggest repair of damaged brick and re-pointing of mortar joints to eliminate the potential of future deterioration, then capping since this is an abandoned chimney. Recommend having a qualified contractor further evaluate and repair as necessary.

## 7. Insulation and Ventilation


### 7.0 Insulation in Attic

#### Not Present

-  No insulation was observed in the attic. This is typical of the construction era of the home and most likely due to the active knob and tube wiring routed through the attic as best practices are to not cover this type of wiring with any insulation. The installation of 9"-12" of insulation will reduce the thermal transfer between conditioned and unconditioned spaces. Recommend having a qualified contractor further evaluate and advise corrective actions and associated costs.

### 7.3 Venting Systems (Kitchens, Baths and Laundry)


#### Inspected

-  The dryer vent ducting was observed to be flexible vinyl and is no longer considered an acceptable material for venting dryers as this material is an increased fire safety concern. Suggest replacing with 4" flexible or rigid metal ducting.

## 8. Roofing

### 8.3 Roof Drainage Systems

#### Inspected


-  Although gutters were observed around the home, they were observed discharging at the foundation, and a section was missing a downspout. Downspouts should discharge water 4'-6' away from the foundation. Due to the lack of rain during the inspection, gutter functionality was not determined. Suggest installation of downspout leaders, installing the missing downspout and monitoring gutter function during a moderate rain event to identify if any sections need slope adjustments.

## 9. Exterior



### 9.0 Wall Cladding, Flashing and Trim

#### 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)

#### Inspected

- 🔍 (1) The basement exterior storage room door was observed not adequately sealed resulting in excessive air leakage. This can also allow potential pest and moisture intrusion. Suggest repair to reduce the concerns.

### 9.2 Windows

#### Inspected

- 🔍 Broken glass was observed in the rear storage window. Recommend repair to reduce the safety concern and/or restore sealing capacity.

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

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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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