BATEMAN
HOME INSPECTIONS LLC

Pre-Listing Inspection Report

Catherine Potter

Property Address:
506 N Market Street
Salem VA 24153

Front Elevation

Rear Elevation

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
American Society of Home Inspectors Certified Inspector - #263714

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Date: 5/28/2024	**Time:** 09:00 AM	**Report ID:** 0524506
Property: 506 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

The home is over 70 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. Or, may need further evaluation. 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:	**Type of building:**	**Style of Home:**
Inspector	Single Family	Ranch, Basement
Status Of Home:	**Approximate age of building:**	**Temperature:**
Vacant, Empty	70-80 Years	71°-80°

Weather:
Clear

Ground/Soil surface condition:
Damp

Rain in last 3 days (Prior to the inspection):
Yes
Rain Amount (in) : 0.83

Radon Test:
No

Finished Square Footage (Per MLS):
1,950

Hours On Site:
2.5

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

Although cosmetic, peeling paint was observed on the bathroom ceilings. This is typically a result of poor ventilation while the shower is in use, and the lack of/or not utilizing a vent fan. Identified for reference.

1.1 Walls

Comments: Inspected

Wall staining was observed in the primary bedroom below the window ac. This may be from past condensation leaks. No elevated levels of moisture was measured and the materials were hard and solid. Suggest ensuring all exterior openings are sealed, and monitoring for condensate leaks once normal use has been restored.

1.1 Item 1(Picture) Staining (Primary Bedroom)

1.2 Floors

Comments: Inspected

Floor staining was observed under the primary bedroom near the heater lines. No elevated levels of moisture was measured and the materials were hard and solid. As the home has been vacant, recommend monitoring as leaking may occur once normal use of the home is restored.

1.2 Item 1(Picture) Staining

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, and the lack of balusters does not meet current safety specifications. Typically stairs over three risers tall have a hand rail for safety. These items create a fall safety concern especially for toddlers and small children.

1.3 Item 1(Picture) No Handrail (Basement Stairwell)

1.3 Item 2(Picture) No Balusters (Basement Stairwell)

1.4 Counters and Cabinets

Comments: Inspected

1.5 Doors

Comments: Inspected

The left side bedroom door would not shut. This is common with age but may require trimming of the door, or hinge adjustment to correct.

1.5 Item 1(Picture) Left Side Bedroom (Not Closing)

1.6 Windows

Comments: Inspected

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

1.6 Item 1(Picture) Cracked Storm Window (Living Room)

(2) The main bathroom lower window sash was observed broken pivot shoe arms. The pivot arms connects to the balance. The sash balances are the devices that assists in lifting the weight of the sash and holds the sash in the up position. Window sashes are equipped with one on each side. This may have occurred from long term water contact from the shower head while in use. Additionally, safety glass was not observed in the windows. Although replacement windows are not required to meet current safety specifications, the lack of safety glass poses a safety concern if fallen into. Recommend repair to reduce the concerns.

1.6 Item 2(Picture) No Safety Glass and Broken Pivot Shoe Arms (Main Bathroom)

1.6 Item 3(Picture) Broken Pivot Shoe Arms (Main Bathroom)

1.6 Item 4(Picture) Broken Pivot Shoe and Balance (Both Sides)

(3) The noted basement windows were observed stuck shut due to paint and/or lack of use. This creates a safety concern as it can impede an emergency exit. Spraying and greasing the casement gears may correct. Suggest repair to restore normal use.

1.6 Item 5(Picture) Rear

1.6 Item 6(Picture) Right Side

1.7 Attic

Comments: Inspected

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 1(Picture) Staining and Repairs (Around Chimney)

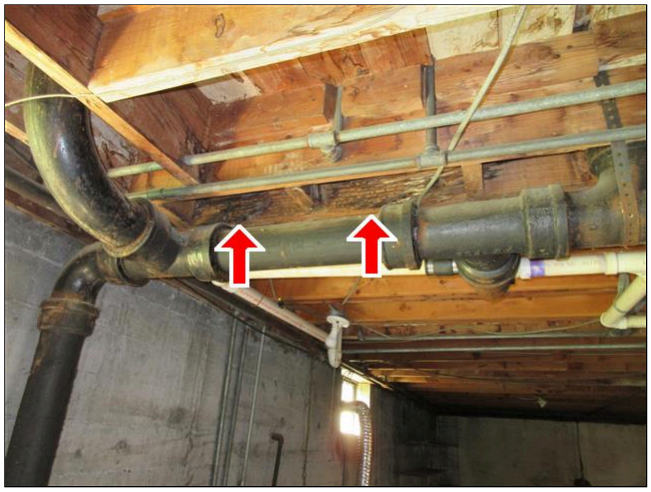
1.8 Interiors

Comments: Inspected

1.9 Basement

Comments: Inspected

(1) Signs of organic surface growth was observed on several floor joists in the basement. No sampling was performed. This is common when the home has been vacant for a period of time as a result of reduced air circulation, poor climate control, and moisture. This appears to have been from past leaks around the bathroom as repairs were present. Suggest spraying and wiping surfaces with an approved disinfectant. Restoring home use and the introduction of a dehumidifier will significantly reduce surface contamination.



1.9 Item 1(Picture) ORganic Growth (Under Bathrooms Only)

(2) A floor drain was observed in the basement. Its operation was not verified. Additionally, the discharge tube for the boiler was not fully routed to the drain. Suggest having the drain cleaned to ensure proper flow thus reducing the potential of a backup, and extending the drain line to the drain hole.

1.9 Item 2(Picture) Drain and Discharge

Styles & Materials

Ceiling Materials:
Plaster

Wall Material:
Plaster

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

Window Types:
Double-Hung
Single Pane
Storm Windows
Casement
Hopper
Fixed Pane

Window Manufacturer:
Unknown

Interior Doors:
Wood
Solid
6 Panel

Cabinetry:
Wood

Countertop:
Laminate

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

Although the heating system was functional, the noted heaters were not function as no heat was present during the inspection. The system may have air in the lines, or need additional water. Recommend having a qualified contractor further evaluate and repair as necessary to restore normal use.

2.0 Item 1(Picture) Functional Heat Temps

2.0 Item 2(Picture) Left Bedroom (Not Functional)

2.0 Item 3(Picture) Living Room (Not Functional)

2.0 Item 4(Picture) Front Entrance (Not Functional)

2.0 Item 5(Picture) Kitchen (Not Functional)

2.1 Normal Operating Controls (Heating)
Comments: Inspected

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

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 Normal Operating Controls (Cooling)
Comments: Not Inspected

2.9 Presence of Installed Cooling Source in Habitable Rooms

Comments: Not Present

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

Styles & Materials

Heat System:
Radiant Floor (Hydronic Radiators)
Gas Fired Boiler

Energy Source (Primary):
Natural Gas

Energy Source (Backup):
None

Number of Heat Systems (excluding wood):
One

Heat System Manufacturer (Primary):
VAILLANT
Unit Size (Tons) : 140,000 - BTU

Estimated Life Expectancy (Primary Heat System):
Typical Gas Boiler Life Expectancy 15-20 Years
Manufacture Date : No recorded data found

Ductwork:
Iron Pipe

Filter Type:
N/A

Types of Fireplaces:
None

Number of Woodstoves:
None

Cooling System:
Window AC
None

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

3.1 Plumbing Water Supply System

Comments: Inspected

3.2 Plumbing Fixtures and Connections

Comments: Inspected

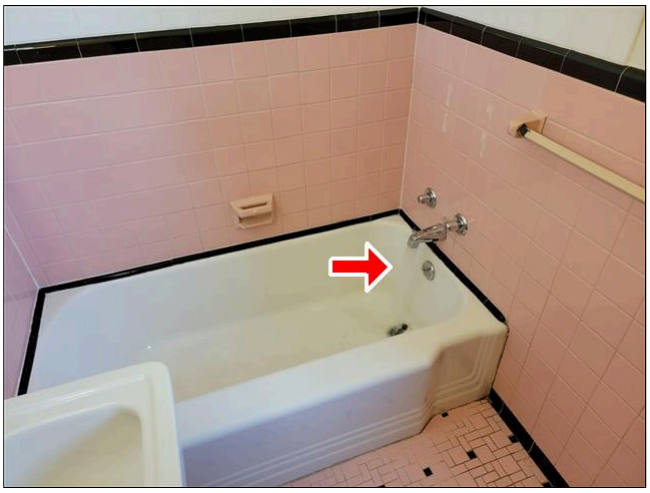
(1) The primary bathroom toilet fixture connection to floor was observed loose. Staining was observed on the floor materials around the toilet in the basement. This is typical of a loose toilet and/or faulty wax seal. As the home has been vacant for a period of time, it is not possible to determine if the stains are active or old. Suggest tightening the toilet bolts and monitoring for leaks once normal use has been restored as additional repairs may require wax ring replacement or a qualified contractor.

3.2 Item 1(Picture) Loose Toilet (Primary Bathroom)

3.2 Item 2(Picture) Staining (Below Toilet)

3.2 Item 3(Picture) Additional View

- (2) The tub drain stoppers did not function properly. Suggest repair or adjustment of stopper linkage to restore function.



3.2 Item 4(Picture) Primary Bathroom

3.2 Item 5(Picture) Main Bathroom

- (3) The basement was sink pivot arm connection was dripping. Suggest cleaning the threads and then tightening the connection nut. If this does not correct, suggest replacing with new components.

3.2 Item 6(Picture) Minor Drip (Under Basement Sink)

(4) The right side exterior hose bib was constantly dripping. An attempt was made to tighten the handle. Suggest tightening the packing nut to eliminate the drip.

3.2 Item 7(Picture) Constant Drip (Right Side)

(5) A section of the water line under the primary bathroom tub was wrapped in tape. Although no leaking was observed at the time of the inspection, this may leak once normal use has been restored. Suggest repair as needed to reduce the concern.

3.2 Item 8(Picture) Location

3.2 Item 9(Picture) Wrapped in Tape

(6) The main bathroom shower head connection was dripping while in use. Suggest tightening connection upon moving in. Identified for reference only.

3.2 Item 10(Picture) Dripping Shower Head (Main Bathroom)

3.2 Item 11(Picture) Additional View

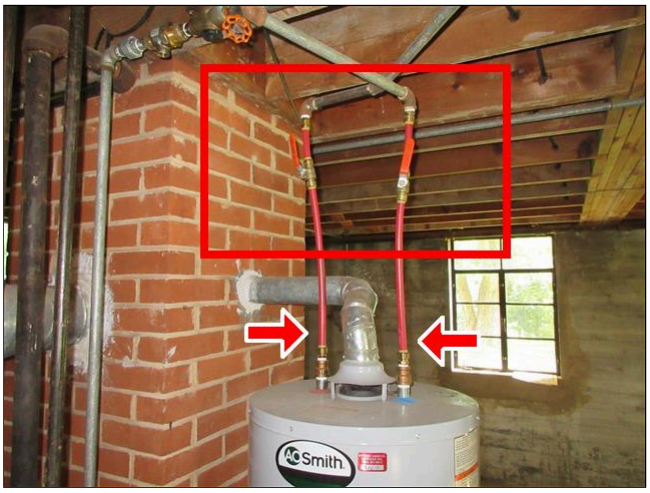
3.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

(1) No temperature / pressure (T&P) relief valve discharge pipe was observed attached to 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.

3.3 Item 1(Picture)

(2) The homes water supply is delivered by a city water main. Typically a back flow preventer will be present at the meter. This provides a hard stop preventing house water from flowing back into the city water main. This feature in combination with the ability of the homes gas water heater to quickly heat water can cause excess pressure to develop in the homes water supply system. Excess pressure will leak out of the water heater temperature and pressure (T&P) relief valve. This valve is designed for release of pressure as an emergency safety feature and not for sporadic operation. To prevent sporadic valve operation, a thermal expansion tank is used to absorb the excess pressure. Although no expansion tank was observed, the valve appeared stable and not leaking. If the valve begins to leak, suggest having a qualified contractor evaluate and advise on the installation of an expansion tank. Additionally, plastic piping was observed connected to the gas water heater. Metal piping is typically required in the first 18" of this application as radiant heat from the flue can damage the plastic pipe material over time. Suggest monitoring the plastic lines and repair as needed.



3.3 Item 2(Picture) Typical Expansion Tank Location and Plastic Piping

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

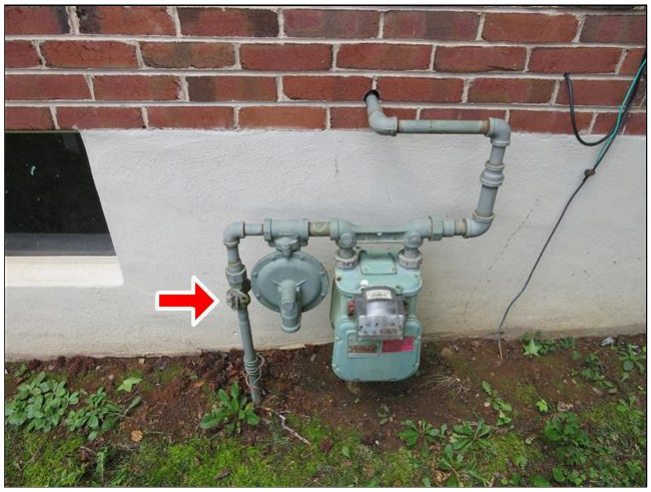
The main water shut-off valve is located in the basement on the front wall.

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.

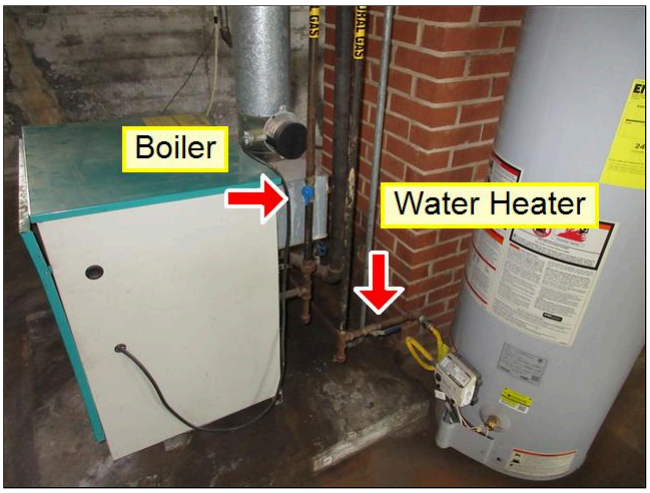


3.7 Item 1(Picture) Main Valve

3.8 Appliance Fuel Shut-off Location

Comments: Inspected

Several appliance fuel shut-off valves were observed. A picture has been provided for reference.



3.8 Item 1(Picture) Valves

Styles & Materials

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (Into Home):
Black PVC Water line

Plumbing Water Distribution (Inside Home):
PEX
Copper
Galvanized

Washer Drain Size:
1 1/2" Diameter (May not be sufficient for HE washers)

Plumbing Waste:
PVC
Cast Iron

Water Heater Manufacturer:
A.O. SMITH

Water Heater Power Source:
Gas (Quick Recovery)

Water Heater Capacity:
40 Gallon

Estimated Life Expectancy of Water Heater:
Typical Gas Water Heater Life Expectancy is 8-12 Years
Manufacture Date: : 2016 - 8 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

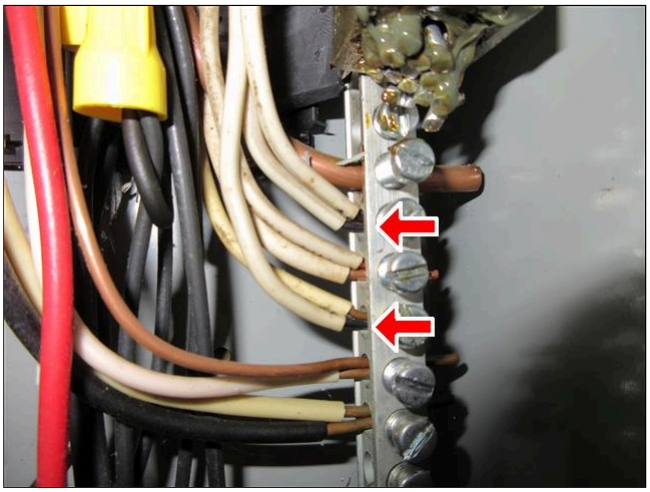
Items

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

Although no substantial concerns were observed, the panel manufacturer "Challenger" was installed in the home. This panel was installed in thousands of homes between the 1980s and 1990s but brought potential safety hazards and was recalled. Several neutral wires on the right side bus bar appear to be overheated and have turned black. The sheathing was not blistered. Due to the black neutral wires, suggest having a qualified contractor further evaluate and advise if any corrective actions are necessary.



4.2 Item 1(Picture) Black Neutral Wires

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

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) Although 3-prong outlets were observed throughout the home, the noted 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. The kitchen one needs to be upgraded to a GFCI outlet.

4.4 Item 1(Picture) Primary Bedroom

4.4 Item 2(Picture) Kitchen

- (2) Although functional, the left side bedroom ceiling fan was missing the pull chain for the lights. Additionally, several light fixtures were missing chains, had seized chains and had potentially faulty bulbs. Suggest repair/replacing faulty fixtures and bad bulbs to restore normal use.

4.4 Item 3(Picture) Missing Light Pull Chain (Left Side Bedroom)

4.4 Item 4(Picture) Missing Pull Chain (Basement Light Fixture)

4.4 Item 5(Picture) Seized Pull Chain (Basement Light Fixture)

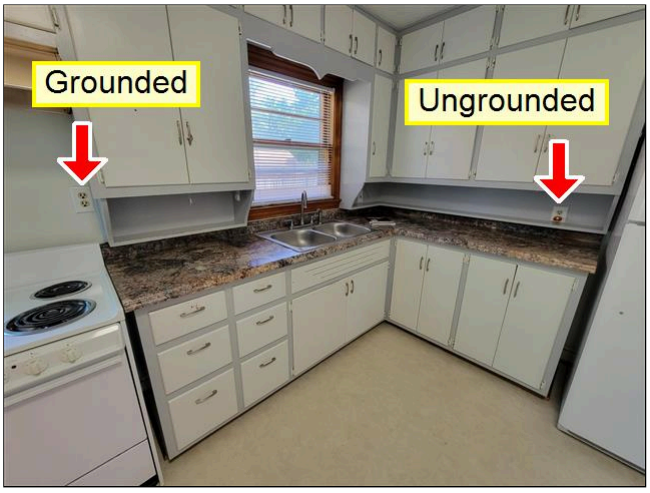
4.4 Item 6(Picture) Not Functional/Potential Failed Light Bulbs (Rear)

(3) An exposed and readily accessible electrical connections were observed. Connections should be properly terminated in covered junction boxes or by other approved means.

4.4 Item 7(Picture) No Junction Box (Basement)

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

Outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. Suggest upgrading noted outlets or circuit to improve electrical safety.



4.5 Item 1(Picture) Kitchen Outlets (Grounded & Ungrounded)


4.5 Item 2(Picture) Basement Sink Outlet (Grounded)

4.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

The primary bathroom GFCI outlet was observed inactive and failed to reset. This is common with age and infrequent testing. Recommend replacing faulty outlet to restore proper safety function.


4.6 Item 1(Picture) Inactive GFCI (Primary Bathroom)

4.7 Operation of AFCI (Arc Fault Circuit Interrupters)

Comments: Not Present

4.8 Smoke Detectors

Comments: Inspected

Smoke detectors were observed but not tested. Several wete missing batteries. Smoke detector batteries should be replaced and tested upon moving in and annually thereafter. Smoke detectors should be replaced every 10 years.

4.9 Carbon Monoxide Detectors

Comments: Inspected

Combo Smoke/CO Detectors were observed but not tested. Combo units should be tested upon moving in and annually thereafter.

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)

Styles & Materials

Electrical Service Conductors:
Overhead Service
Aluminum
220 Volts

Panel capacity:
200 AMP

Panel Type:
Circuit Breakers
Main Breaker

Electric Panel Manufacturer:
CHALLENGER

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: Not Present

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: Inspected

5.3 Food Waste Disposer

Comments: Not Present

5.4 Microwave Cooking Equipment

Comments: Not Present

5.5 Refrigerator

Comments: Inspected

The refrigerator door handles were missing at the time of the inspection, and the refrigerator light bulb needs replacing. Identified for reference.

5.5 Item 1(Picture) No Handles

Styles & Materials

Dishwasher Brand:	Range/Oven:	Exhaust/Range hood:
None	BROWN	NUTONE
	Electric	Vented
Disposer Brand:	**Microwave (Built in):**	**Refrigerator:**
None	None	FRIGIDAIRE

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

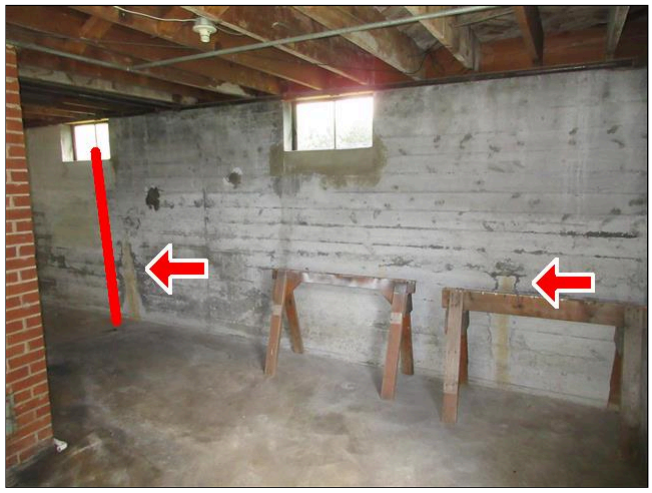
Items

6.0 Foundation

Comments: Inspected

Vertical foundation cracking and staining was observed in areas of the basement. 1/16" and less cracks are common. No observations indicate any current or on going structural concern. 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) Crack and Staining (Right Wall)



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

6.1 Walls

Comments: Inspected

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

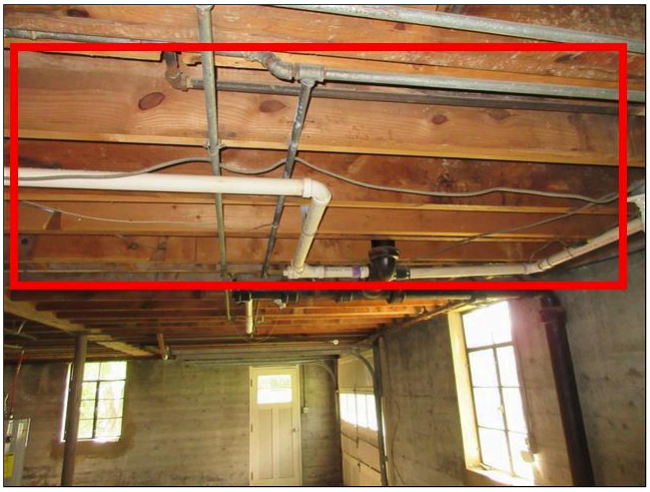
6.2 Floors

Comments: Inspected

Although the floor appears stable, a cracked floor joist was observed at the rear. Load carrying capacity is reduced due to the reduction in cross sectional area. Additionally, modifications were observed to several joists under the bathrooms. It is outside the scope of the home inspection to determine if the modifications meet any requirements but they were not fully sistered to full length of the original floor joists. Suggest installation of a sister joist (additional joist bolted to the existing joist) to the cracked joist to restore the proper load carrying capacity. Recommend having a qualified contractor further evaluate and repair as needed.

6.2 Item 1(Picture) Cracked Joist (Rear)

6.2 Item 2(Picture) Additional View



6.2 Item 3(Picture) Sistered Floor Joists/ Modifications

6.3 Interior Supports

Comments: Inspected

6.4 Ceilings

Comments: Inspected

Limited visibility as ceiling surfaces were finished or covered by insulation. Although the ceiling appears stable, a cut ceiling joist was observed at the range hood exhaust vent and not properly reinforced. Suggest properly heading the joist to reduce the potential of movement. Recommend having a qualified contractor further evaluate and repair as necessary.

6.4 Item 1(Picture) Cut Ceiling Joist

6.4 Item 2(Picture) Additional View

6.5 Roof

Comments: Inspected

Limited visibility as the attic was only partially floored and could only be viewed from floored areas thus limiting observations. No observations were made indicating any structural concern.

6.6 Chimney (Exterior)

Comments: Inspected

The crown was observed cracked and worn from age and weather. Cracking 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. Recommend having a qualified contractor further evaluate and repair as necessary.

6.6 Item 1(Picture) Cracked/Worn Crown and Openings

Styles & Materials

Foundation:
Poured Concrete

Method used to observe Foundation:
Walked

Floor Structure:
2 X 10

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:
Walked (Limited)

Attic info:
Scuttle hole
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: Not Present

7.2 Ventilation of Foundation and Attic Areas

Comments: Inspected

The screen for the front and rear attic gable vents were observed missing leaving an opening in the vent. This can allow pests to enter the attic area. Suggest installation of screen(s) to reduce the concern.

7.2 Item 1(Picture) No Screen (Front and Rear)

7.3 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

The main 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.

7.3 Item 1(Picture) Main Bathroom Exhaust Fan Discharge

7.4 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

Styles & Materials

Attic Insulation:
Batts
Fiberglass
R-13 (4")
Limited Visibility

Ventilation:
Ridge Vents
Gable Vents

Exhaust Fans:
Fan only
None (Window)

Dryer Power Source:
220 Electric

Dryer Vent Duct Material:
Metal (Flexible)
Window Discharge

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

Although not required, no kick out flashing or diverter was observed at the roof to side wall transition. Kick out flashing diverts roof water into the gutter and prevents large volumes of water from running down the siding. Suggest installation of kick out flashing to improve rain water management and reduce the potential for water intrusion.

8.1 Item 1(Picture) Front

8.2 Roof Penetrations including Skylights, Chimneys and Vents

Comments: Inspected

Although no visible active leaking was observed at the time of the inspection, a seal flare was rolled down. Rolled seals may leak during moderate rain events. This is typically a result of a vent pipe that has slipped and pulled the seal inward. Lifting and securing the vent pipe is a common repair action to reseat the seal. Suggest repair to reduce the concerns.

8.2 Item 1(Picture) Vent Pipe

8.2 Item 2(Picture) Rolled Seal

8.3 Roof Drainage Systems

Comments: Inspected

Although the gutters appear intact and complete, they were observed clogged with debris, and

discharging at the foundation. Excessive debris can cause gutters to overfill around the home. 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 clearing debris, installation of downspout leaders, and monitoring gutter function during a moderate rain event to identify if any sections need slope adjustments.

8.3 Item 1(Picture) Debris (Multiple Areas)

8.3 Item 2(Picture) Discharge (Multiple Locations)

8.3 Item 3(Picture) Overflow Indications and Overgrowth

8.3 Item 4(Picture) Additional View of Overgrowth

Styles & Materials

Roof Covering:
One Layer
Architectural, Asphalt/ Fiberglass

Viewed roof covering and vent pipes plus flashing from:
Walked

Sky Light(s):
None

Chimney (exterior):
Brick

Gutters:
Aluminum Seamless

Viewed gutter system from:
Ground

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

The basement exterior door, and garage door were observed not adequately sealed resulting in excessive air leakage. This can also allow potential pest and moisture intrusion. Openings and deterioration were observed on the exterior for the basement door. Suggest repair to reduce the concerns.

9.1 Item 1(Picture) No Weather Stripping (Interior View)

9.1 Item 2(Picture) Openings and Deterioration (Exterior View)

9.1 Item 3(Picture) No Weather Stripping

9.2 Windows

Comments: Inspected

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 a graspable handrail and safety railing does not meet current safety specifications. Typically stairs over three risers tall, and heights over 2.5' have a hand rail or railing for safety. This is a fall safety concern especially for toddlers and small children.

9.3 Item 1(Picture) Left Side

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

Siding Style:
Lap
Brick

Siding Material:
Vinyl
Wood
Brick Veneer

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

Appurtenance:
Sidewalk
Stoop
Patio

Driveway:
Gravel

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.

10. Garage

Items

10.0 Garage Ceiling

Comments: Inspected

No ceiling covering was observed. The lack of an approved fire rated covering (e.g. sheet rock) poses a safety concern if the space will be used to house an automobile.

10.1 Garage Walls

Comments: Inspected

No wall covering was observed. The lack of an approved fire rated covering (e.g. sheet rock) poses a safety concern if the space will be used to house an automobile.

10.2 Garage Door (s)

Comments: Inspected

The garage door would not lock due to bent guides. Suggest straightening out the lock guides to restore proper locking function.

10.2 Item 1(Picture) Bent Lock Guides (Both Sides)

10.3 Garage Door Operators

Comments: Not Present

Styles & Materials

Garage Door Type:
One Manual

Garage Door Material:
Wood
Light Inserts (Windows)

Auto-opener Manufacturer:
N/A

Garage Interior Ceiling:
None

Garage Interior Walls:
None
Concrete

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
506 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

1.3 Steps, Stairways, Balconies and Railings

Inspected

Railing requirements have changed over time. Although not required to, the lack of a graspable handrail, and the lack of balusters does not meet current safety specifications. Typically stairs over three risers tall have a hand rail for safety. These items create a fall safety concern especially for toddlers and small children.

1.6 Windows

Inspected

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

(2) The main bathroom lower window sash was observed broken pivot shoe arms. The pivot arms connects to the balance. The sash balances are the devices that assists in lifting the weight of the

sash and holds the sash in the up position. Window sashes are equipped with one on each side. This may have occurred from long term water contact from the shower head while in use. Additionally, safety glass was not observed in the windows. Although replacement windows are not required to meet current safety specifications, the lack of safety glass poses a safety concern if fallen into. Recommend repair to reduce the concerns.

(3) The noted basement windows were observed stuck shut due to paint and/or lack of use. This creates a safety concern as it can impede an emergency exit. Spraying and greasing the casement gears may correct. Suggest repair to restore normal use.

1.9 Basement

Inspected

(1) Signs of organic surface growth was observed on several floor joists in the basement. No sampling was performed. This is common when the home has been vacant for a period of time as a result of reduced air circulation, poor climate control, and moisture. This appears to have been from past leaks around the bathroom as repairs were present. Suggest spraying and wiping surfaces with an approved disinfectant. Restoring home use and the introduction of a dehumidifier will significantly reduce surface contamination.

2. Heating / Central Air Conditioning

2.0 Heating Equipment

Inspected

Although the heating system was functional, the noted heaters were not function as no heat was present during the inspection. The system may have air in the lines, or need additional water. Recommend having a qualified contractor further evaluate and repair as necessary to restore normal use.

3. Plumbing System

3.2 Plumbing Fixtures and Connections

Inspected

(1) The primary bathroom toilet fixture connection to floor was observed loose. Staining was observed on the floor materials around the toilet in the basement. This is typical of a loose toilet and/or faulty wax seal. As the home has been vacant for a period of time, it is not possible to determine if the stains are active or old. Suggest tightening the toilet bolts and monitoring for leaks once normal use has been restored as additional repairs may require wax ring replacement or a qualified contractor.

(2) The tub drain stoppers did not function properly. Suggest repair or adjustment of stopper linkage to restore function.

(3) The basement was sink pivot arm connection was dripping. Suggest cleaning the threads and then tightening the connection nut. If this does not correct, suggest replacing with new components.

(4) The right side exterior hose bib was constantly dripping. An attempt was made to tighten the handle. Suggest tightening the packing nut to eliminate the drip.

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

Inspected

(1) No temperature / pressure (T&P) relief valve discharge pipe was observed attached to 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.

4. Electrical System

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

Inspected

Although no substantial concerns were observed, the panel manufacturer "Challenger" was installed in the home. This panel was installed in thousands of homes between the 1980s and 1990s but brought potential safety hazards and was recalled. Several neutral wires on the right side bus bar appear to be overheated and have turned black. The sheathing was not blistered. Due to the black neutral wires, suggest having a qualified contractor further evaluate and advise if any corrective actions are necessary.

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) Although 3-prong outlets were observed throughout the home, the noted 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. The kitchen one needs to be upgraded to a GFCI outlet.

(2) Although functional, the left side bedroom ceiling fan was missing the pull chain for the lights. Additionally, several light fixtures were missing chains, had seized chains and had potentially faulty bulbs. Suggest repair/replacing faulty fixtures and bad bulbs to restore normal use.

(3) An exposed and readily accessible electrical connections were observed. Connections should be properly terminated in covered junction boxes or by other approved means.

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

Outlets near water sources pose an increased shock concern. GFCI devices provide additional electrical safety in these locations. Suggest upgrading noted outlets or circuit to improve electrical safety.

4.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

The primary bathroom GFCI outlet was observed inactive and failed to reset. This is common with age and infrequent testing. Recommend replacing faulty outlet to restore proper safety function.

6. Structural Components

6.0 Foundation

Inspected

Vertical foundation cracking and staining was observed in areas of the basement. 1/16" and less cracks are common. No observations indicate any current or on going structural concern. 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.

6.2 Floors

Inspected

Although the floor appears stable, a cracked floor joist was observed at the rear. Load carrying capacity is reduced due to the reduction in cross sectional area. Additionally, modifications were observed to several joists under the bathrooms. It is outside the scope of the home inspection to determine if the modifications meet any requirements but they were not fully sistered to full length of the original floor joists. Suggest installation of a sister joist (additional joist bolted to the existing joist) to the cracked joist to restore the proper load carrying capacity. Recommend having a qualified contractor further evaluate and repair as needed.

6.4 Ceilings

Inspected

Limited visibility as ceiling surfaces were finished or covered by insulation. Although the ceiling appears stable, a cut ceiling joist was observed at the range hood exhaust vent and not properly reinforced. Suggest properly heading the joist to reduce the potential of movement. Recommend

having a qualified contractor further evaluate and repair as necessary.

6.6 Chimney (Exterior)

Inspected

The crown was observed cracked and worn from age and weather. Cracking 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. Recommend having a qualified contractor further evaluate and repair as necessary.

7. Insulation and Ventilation

7.2 Ventilation of Foundation and Attic Areas

Inspected

The screen for the front and rear attic gable vents were observed missing leaving an opening in the vent. This can allow pests to enter the attic area. Suggest installation of screen(s) to reduce the concern.

7.3 Venting Systems (Kitchens, Baths and Laundry)

Inspected

The main 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

8.2 Roof Penetrations including Skylights, Chimneys and Vents

Inspected

Although no visible active leaking was observed at the time of the inspection, a seal flare was rolled down. Rolled seals may leak during moderate rain events. This is typically a result of a vent pipe that has slipped and pulled the seal inward. Lifting and securing the vent pipe is a common repair action to reseat the seal. Suggest repair to reduce the concerns.

8.3 Roof Drainage Systems

Inspected

Although the gutters appear intact and complete, they were observed clogged with debris, and discharging at the foundation. Excessive debris can cause gutters to overfill around the home. 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 clearing debris, installation of downspout leaders, and monitoring gutter function during a moderate rain event to identify if any sections need slope adjustments.

9. Exterior

9.1 Doors (Exterior)

Inspected

The basement exterior door, and garage door were observed not adequately sealed resulting in excessive air leakage. This can also allow potential pest and moisture intrusion. Openings and deterioration were observed on the exterior for the basement door. Suggest repair to reduce the concerns.

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 a graspable

handrail and safety railing does not meet current safety specifications. Typically stairs over three risers tall, and heights over 2.5' have a hand rail or railing for safety. This is a fall safety concern especially for toddlers and small children.

10. Garage

10.0 Garage Ceiling

Inspected

No ceiling covering was observed. The lack of an approved fire rated covering (e.g. sheet rock) poses a safety concern if the space will be used to house an automobile.

10.1 Garage Walls

Inspected

No wall covering was observed. The lack of an approved fire rated covering (e.g. sheet rock) poses a safety concern if the space will be used to house an automobile.

10.2 Garage Door (s)

Inspected

The garage door would not lock due to bent guides. Suggest straightening out the lock guides to restore proper locking function.

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.