



# Tri State Home Inspections

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Inspected By: Victor Henderson



## Home Inspection Report

Prepared For:

**Lynda Mallow**

Property Address:

**559**

**Valley Forge Ln**

**Burlington, WV 26710**

Inspected on Tue, Mar 31 2026 at 11:00AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

Property Type:	Single Family
Stories:	Two
Approximate Age:	36 Years Old
Age Based On:	Listing
Bedrooms/Baths:	Two Bedrooms And Two Bathrooms
Door Faces:	South
Furnished:	Yes
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Not Present

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Vegetation:	Not Growing Against Structure Condition: Satisfactory
Driveway:	Gravel Condition: Marginal
Steps/Stoops:	Wood Condition: Recommend repair
Patios/Decks:	Wood Condition: Recommend repair

(Site continued)



**Comment 1:**

Some of the steps are in poor condition and some of the deck boards are coming loose recommend repair .



Figure 1-1

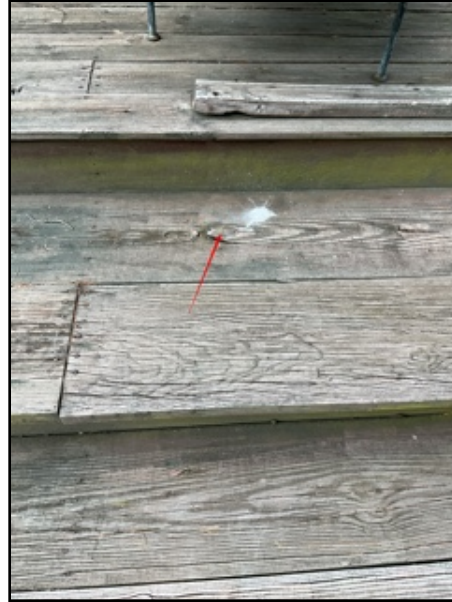


Figure 1-2



Figure 1-3



Figure 1-4

(Site continued)



Comment 2:  
Some of the steps are coming loose recommend repair .



Figure 2-1



Comment 3:  
Some of the front porch deck boards are coming loose recommend repair .



Figure 3-1



Figure 3-2

(Site continued)



Figure 3-3



Comment 4:

Unable to get the carport lights to work recommend repair or replace .



Figure 4-1



Figure 4-2

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Lap Wood  
Condition: Satisfactory

Exterior Trim Material: Wood  
Condition: Satisfactory



Comment 5:  
The exterior siding is satisfactory .



Figure 5-1



Figure 5-2

(Exterior continued)



Figure 5-3

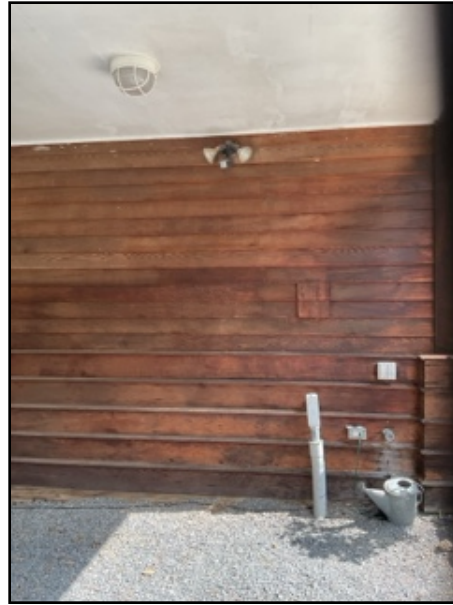


Figure 5-4



Figure 5-5



Figure 5-6

(Exterior continued)



Figure 5-7



Figure 5-8



Figure 5-9



Figure 5-10

(Exterior continued)



Figure 5-11



Figure 5-12



Figure 5-13



Figure 5-14

(Exterior continued)



Figure 5-15



Figure 5-16



Figure 5-17

(Exterior continued)



Comment 6:

Recommend installing a stabilizer on the front screen door for safety reasons .

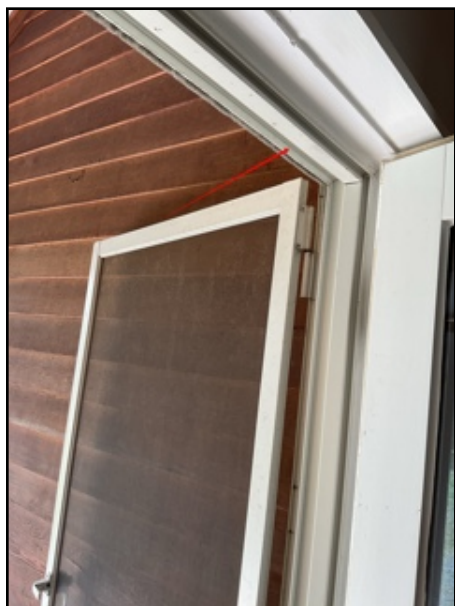


Figure 6-1

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	Architectural Condition: Recommend further evaluation by a licensed roofer for further assessment
Approximate Roof Age:	The Shingles Are The Original At 36 Years Old
Vent Stacks:	Plastic Condition: Satisfactory
Flashings:	Metal Condition: Recommend further evaluation by a licensed roofer for further assessment
Soffit and Fascia:	Wood Condition: Satisfactory



(Roofing continued)



Comment 8:

The rear rubber boot vent stack seal is in poor condition recommend replacing .



Figure 8-1



Comment 9:

The metal ridge cap section is in very poor condition recommend replacing to prevent damage from occurring .



Figure 9-1



Figure 9-2

(Roofing continued)



Comment 10:

Due to the age of the shingles recommend further evaluation by a licensed roofer for further assessment .

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Concrete piers
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory



Comment 11:

The concrete piers appear to be in satisfactory condition if there is any doubt recommend further evaluation by a licensed contractor for further assessment .



Figure 11-1



Figure 11-2

(Structure continued)



Figure 11-3

## Attic

Attic Entry:	Living room
Roof Framing Type:	Wood Trusses Condition: Satisfactory
Roof Deck Material:	Plywood Condition: Satisfactory
Insulation:	Fiberglass Batts Condition: Satisfactory

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Inside
Underfloor Insulation:	Rigid Foam Condition: Satisfactory

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Interior
Service Panel Manufacturer:	Square D
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type
	Condition: Recommend replacing for safety reasons

(Electrical continued)



Comment 12:  
The service panel is satisfactory .



Figure 12-1

## HVAC

HVAC System Type: Central Split System

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Attic
Type of Equipment:	Heat Pump
	Condition: Satisfactory
Manufacturer:	Trane
Heating Fuel:	Electric
	Condition: Satisfactory
Approximate Age:	Six Years Old

(Heating continued)

Type of Distribution: Metal Ducting, Flexible Ducting  
Condition: Satisfactory

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Comment 13:

The baseboard heaters in the structure are satisfactory .

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric  
Type of Equipment: Split System  
Condition: Satisfactory  
Condenser Make: Trane  
Condensor Size: 36,000 BTU (3 Tons)  
Condenser Approximate Age: Six Years Old  
Condensate Drainage: To Exterior  
Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Well System
Supply Pipe Material:	Bronzite
	Condition: Recommend further evaluation by a licensed plumber for further assessment
Location of Main Water Shutoff:	At the pressure tank
Sewer System:	Septic System
Waste Pipe Material:	PVC
	Condition: Satisfactory



## Comment 14:

The main water shut off is located at the pressure tank .

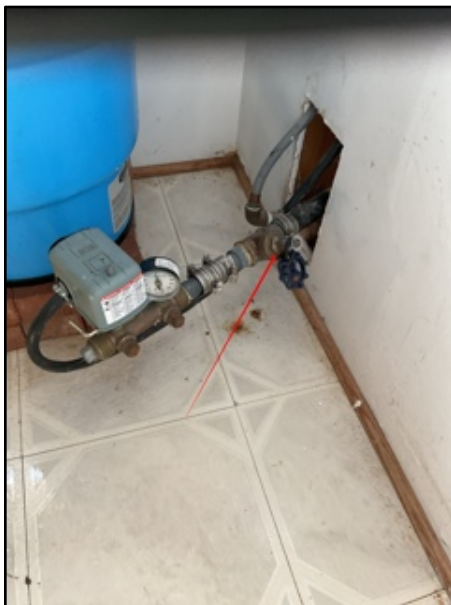


Figure 14-1

(Plumbing continued)



Comment 15:

The water pressure at the gauge is around 45 psi .



Figure 15-1



Comment 16:

The water supply lines are polybutylene recommend further evaluation y a licensed plumber for further assessment .



Figure 16-1

(Plumbing continued)

## Water Heater

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	50 gal
Approximate Age:	35 Years Old and It Is Marginal
Fuel Disconnect:	In Same Room



Comment 17:

Recommend installing a blow off leg for safety reasons .



Figure 17-1

## Bathrooms

### Bathroom #1

Location:	First Floor
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Pedestal
	Condition: Satisfactory

(Bathroom #1 continued)

Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Window Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

## Bathroom #2

Location:	In The Loft
Sink(s):	Wall Mounted Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory

(Bathroom #2 continued)



Comment 18:

Unable to get the light to work recommend repair or replace .



Figure 18-1

## Living Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Painted drywall Condition: Satisfactory

## Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Single Condition: Satisfactory

(Kitchen continued)



Comment 19:

The kitchen cabinets and countertops are satisfactory .



Figure 19-1



Figure 19-2

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

Holiday

Condition: Satisfactory

Refrigerator:

General Electric

Condition: Satisfactory

(Appliances continued)



**Comment 20:**

The cooktop and the oven are satisfactory. The third picture is to show that the oven and cooktop were turned off before leaving the inspection



Figure 20-1



Figure 20-2

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Wood Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Double Hung, Casement Condition: Satisfactory
Window Materials:	Wood
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, And glass
Interior Door Materials:	Wood

(Interior continued)

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Comment 21:

Recommend installing some hand rails for safety reasons .



Figure 21-1



Figure 21-2

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Site

1) Some of the steps are in poor condition and some of the deck boards are coming loose recommend repair .



Figure 1-1



Figure 1-2

(Report Summary continued)



Figure 1-3



Figure 1-4

2) Some of the steps are coming loose recommend repair .



Figure 2-1

3) Some of the front porch deck boards are coming loose recommend repair .

(Report Summary continued)



Figure 3-1



Figure 3-2



Figure 3-3

4) Unable to get the carport lights to work recommend repair or replace .

(Report Summary continued)



Figure 4-1



Figure 4-2

Exterior

5) Recommend installing a stabilizer on the front screen door for safety reasons .



Figure 6-1

(Report Summary continued)

## Roofing

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6) Some of the ridge cap shingles are missing recommend having them replaced to prevent damage from occurring .



Figure 7-1

7) The rear rubber boot vent stack seal is in poor condition recommend replacing .

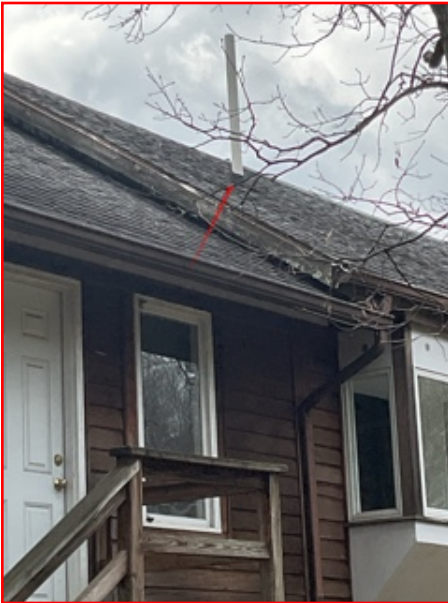


Figure 8-1

8) The metal ridge cap section is in very poor condition recommend replacing to prevent damage from occurring .

(Report Summary continued)



Figure 9-1



Figure 9-2

9) Due to the age of the shingles recommend further evaluation by a licensed roofer for further assessment .

### Plumbing

10) The water supply lines are polybutylene recommend further evaluation y a licensed plumber for further assessment .



Figure 16-1

(Report Summary continued)

Plumbing: Water Heater

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11) Recommend installing a blow off leg for safety reasons .



Figure 17-1

Bathrooms: Bathroom #2

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12) Unable to get the light to work recommend repair or replace .



Figure 18-1

(Report Summary continued)

## Interior

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13) Recommend installing some hand rails for safety reasons .



Figure 21-1



Figure 21-2