



# Tri State Home Inspections

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Inspected By: Victor Henderson



## Home Inspection Report

Prepared For:

**Lynda Mallow**

Property Address:

**563**

**Valley Forge Ln**

**Burlington, WV 26710**

Inspected on Tue, Mar 31 2026 at 8:30AM

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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

Client's Signature:	
Property Type:	Single Family
Stories:	Two
Approximate Age:	31 Years Old
Age Based On:	Listing
Bedrooms/Baths:	Five Bedrooms & Three Bathrooms
Door Faces:	North
Furnished:	Yes
Occupied:	Yes
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: Satisfactory
Walkways:	Wood Condition: Recommend repair
Steps/Stoops:	Wood Condition: Recommend repair were marked
Patios/Decks:	Wood Condition: Recommend repair for safety reasons

(Site continued)



Comment 1:  
The driveway is satisfactory .



Figure 1-1



Figure 1-2



Comment 2:  
Some of the boards on the wood walkway are coming loose recommend repair as needed .



Figure 2-1

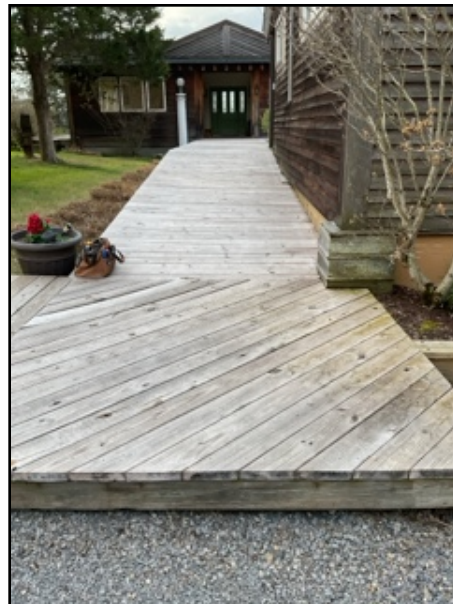


Figure 2-2

(Site continued)



**Comment 3:**

Some of the steps are coming loose and are in marginal condition recommend repair for safety reasons .



Figure 3-1



Figure 3-2



**Comment 4:**

The hand rail is in poor condition recommend repair or replace .



Figure 4-1



Figure 4-2

(Site continued)



**Comment 5:**

The patio has settled in different places causing loose pavers and tripping hazards recommend repair .



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Site continued)



Figure 5-5



Figure 5-6



Comment 6:

The paver walkway has a tripping hazard in it recommend repair .



Figure 6-1



Figure 6-2

(Site continued)



Comment 7:  
The front porch is satisfactory .



Figure 7-1



Figure 7-2



Comment 8:  
Recommend installing a hand rail for safety reasons .



Figure 8-1

(Site continued)



**Comment 9:**

The deck has some sections that are in poor condition and some that are in marginal condition recommend repair and replace as needed for safety reasons .



Figure 9-1



Figure 9-2



Figure 9-3

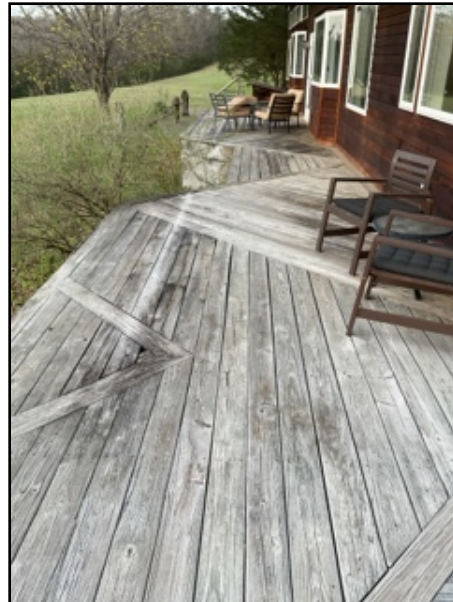


Figure 9-4

(Site continued)



Figure 9-5



Figure 9-6



Figure 9-7

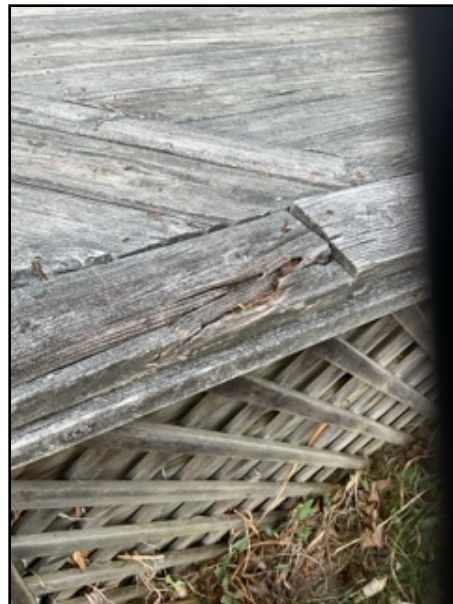


Figure 9-8

(Site continued)



Figure 9-9



Figure 9-10



Figure 9-11

(Site continued)


 **Comment 10:**  
Several of the deck steps are loose recommend repair for safety reasons .



Figure 10-1

## 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
Windows:	Wood Condition: Recommend repair to the window that is marked
Entry Doors:	Wood, Steel Condition: Satisfactory

(Exterior continued)

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Comment 11:

The front exterior receptacle attached to the porch has no power recommend repair .



Figure 11-1



Comment 12:

The left rear receptacle has no power recommend repair .

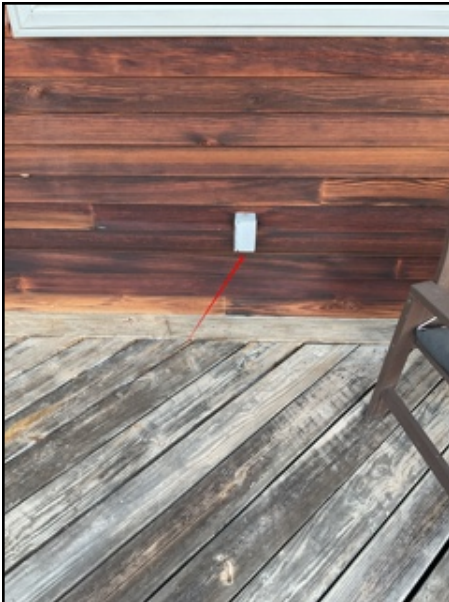


Figure 12-1

(Exterior continued)



Comment 13:  
The exterior siding is satisfactory .



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

(Exterior continued)



Figure 13-5



Figure 13-6



Figure 13-7



Figure 13-8

(Exterior continued)



Figure 13-9



Figure 13-10



Figure 13-11



Figure 13-12

(Exterior continued)



Figure 13-13



Figure 13-14



Figure 13-15



Figure 13-16

# Garage

Garage Type: Detached  
Condition: Satisfactory

Garage Size: 2 Car

Door Opener: Belt Drive  
Condition: Satisfactory

Opener Safety Feature: Light Beam  
Condition: Satisfactory



Comment 14:  
The exterior of the garage is satisfactory .



Figure 14-1



Figure 14-2



Figure 14-3



Figure 14-4

(Garage continued)



Figure 14-5



Figure 14-6



Figure 14-7



Figure 14-8

(Garage continued)



Figure 14-9



Comment 15:

Recommend having a hand rail installed for safety reasons .



Figure 15-1

(Garage continued)



Comment 16:

Recommend having the shrubs trimmed back away from the structure to prevent damage from occurring .



Figure 16-1



Comment 17:

The foundation piers for the garage appear to be satisfactory if there is any doubt recommend having a licensed contractor to evaluate them for further assessment .



Figure 17-1



Figure 17-2

(Garage continued)



Figure 17-3



Comment 18:

The kitchenette in the garage is satisfactory .



Figure 18-1

(Garage continued)

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Comment 19:

The water heater in the garage is a Rheem it is has a 50 gallon tank and it is 28 years old it is marginal .

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Comment 20:

The vinyl flooring in the garage apartment is in poor condition recommend replacing .



Figure 20-1

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Comment 21:

The garage bathroom is satisfactory .

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Comment 22:

The baseboard heaters in the garage apartment are satisfactory .

(Garage continued)

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 **Comment 23:**  
Recommend having the cracks in the garage floor repaired to prevent further damage from occurring .



Figure 23-1

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 **Comment 24:**  
Recommend installing some railing for safety reason .



Figure 24-1

(Garage continued)



Comment 25:  
The garage service panel is satisfactory .

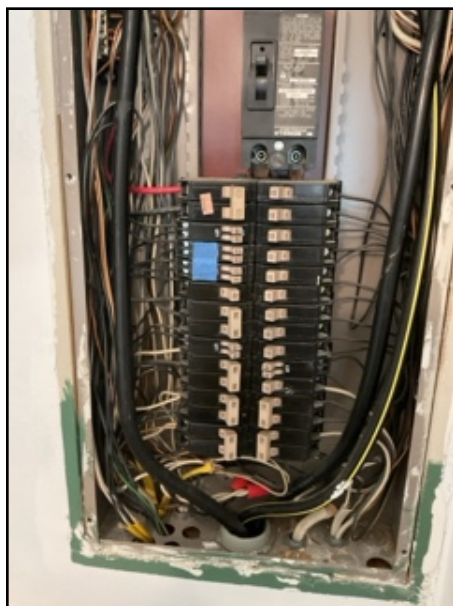


Figure 25-1

## 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:	Walked Roof/Arms Length
Roof Design:	Shed style
Roof Covering:	Architectural Condition: Satisfactory
Approximate Roof Age:	One To Three Years Lld
Vent Stacks:	Plastic Condition: Satisfactory
Chimney :	Brick Condition: Recommend having the chimney cleaned and inspected before using for safety reasons
Flashings:	Metal, Asphalt Condition: Satisfactory

(Roofing continued)

Soffit and Fascia: Wood  
Condition: Satisfactory  
Gutters & Downspouts: Not Present

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Comment 26:  
The shingles are satisfactory .



Figure 26-1



Figure 26-2



Figure 26-3



Figure 26-4

(Roofing continued)



Figure 26-5

## 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, Tongue and Groove Wood
	Condition: Satisfactory

(Structure continued)



Comment 27:

The foundation piers appear to be in satisfactory condition if there is any doubt recommend having them evaluated by a licensed contractor for further assessment



Figure 27-1



Figure 27-2



Figure 27-3

(Structure continued)

## 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:	Fiberglass Batts Condition: Satisfactory
Moisture Condition:	Lightly damp 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:	Cutler hammer 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
GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	Not Present

(Electrical continued)



Comment 28:

There are two 200 amp service panels and both are satisfactory .



Figure 28-1

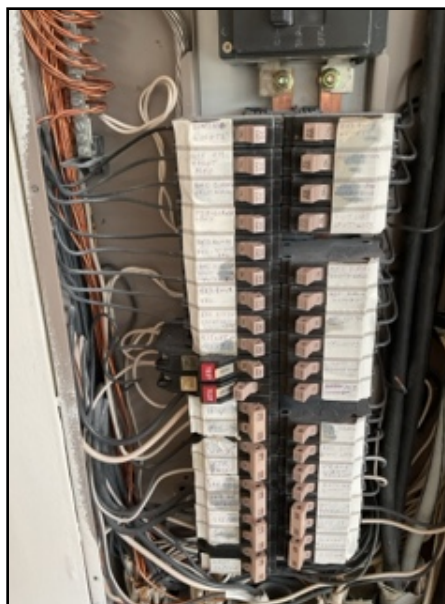


Figure 28-2



Comment 29:

Recommend having smoke detectors installed for safety reasons .

## 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:

Crawl space

Type of Equipment:

Heat Pump

Condition: Marginal

Manufacturer:

Heil

(Heating continued)

Heating Fuel:	Electric
	Condition: Satisfactory
Approximate Age:	16 Years Old
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory



Comment 30:

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:	Heil
Condensor Size:	60,000 BTU (5 Tons)
Condenser Approximate Age:	16 Years Od It Is Marginal
Condesate 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:	PEX
	Condition: Satisfactory
Location of Main Water Shutoff:	In the garage apartment
Sewer System:	Septic System
Waste Pipe Material:	PVC
	Condition: Satisfactory



## Comment 31:

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



Figure 31-1



Figure 31-2

(Plumbing continued)

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Comment 32:

The water pressure at the gauge is around 30 psi .



Figure 32-1

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Comment 33:

Recommend having a cover installed on the pressure switch for safety reasons .



Figure 33-1

(Plumbing continued)



**Comment 34:**

Some of the water supply lines are polybutylene recommend further evaluation by a licensed plumber for further assessment .

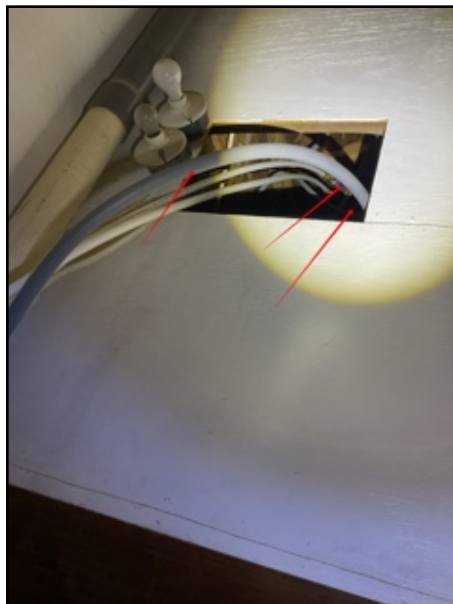


Figure 34-1



Figure 34-2

## Water Heater

Manufacturer:	AO smith
Fuel:	Electric
Capacity:	50 gal
Approximate Age:	29 Years Old It Is Marginal
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room



**Comment 35:**

The second water heater on the left side of the structure is a AO smith it's a 30 gallon tank which is 29 years old it is marginal .

(Water Heater continued)

**Comment 36:**

The third water heater is located in the kitchen it is a AO smith 30 gallon tank that is 29 years old and marginal .

## Bathrooms

### Bathroom #1

Location:	Left Side Of The Structure
Shower:	Stall Condition: Satisfactory
Sink(s):	Pedestal Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

### Bathroom #2

Location:	Right Sude Of The Structure
Bath Tub:	Free Standing Condition: Satisfactory
Shower:	Stall Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory

(Bathroom #2 continued)

Shower Walls:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Not Present



Comment 37:  
Recommend having a gfci receptacle installed for safety reasons c.

## Living Room

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

## Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Marginal
Sink:	Double Condition: Satisfactory


(Kitchen continued)

## 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:	Frigidaire Condition: Satisfactory
Cooktop:	Frigidaire Condition: Satisfactory
Refrigerator:	Whirlpool Condition: Satisfactory
Dishwasher:	Kitchen Aid Condition: Satisfactory
Disposal:	Waste king Condition: Satisfactory

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 Comment 38:  
Unable to get the exhaust fan to work recommend further evaluation .

(Appliances continued)



Comment 39:  
The cooktop is satisfactory .



Figure 39-1

## Laundry

Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Recommend further evaluation
Washer:	Kenmore Condition: Recommend further evaluation
Dryer:	Kenmore Condition: Satisfactory

# 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 Laminate Condition: Satisfactory
Walls:	Painted Drywall Condition: Marginal
Window Types:	Casement Condition: Recommend recto tne window that is marked
Window Materials:	Wood
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Steel
Interior Door Materials:	Wood
Fireplace:	Wood Burning Condition: Recommend further evaluation


 **Comment 40:**  
The left side window in the left side bedroom has come loose from its trac recommend repair .



Figure 40-1



Figure 40-2

# 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

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1) Some of the boards on the wood walkway are coming loose recommend repair as needed .

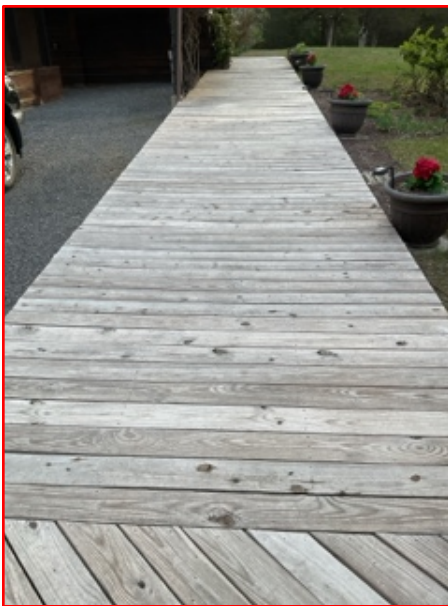


Figure 2-1

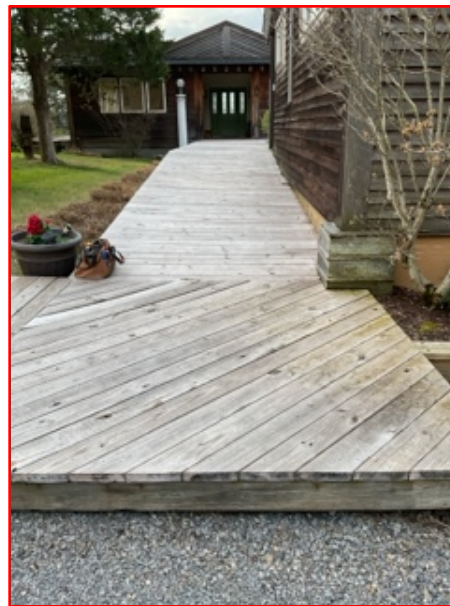


Figure 2-2

2) Some of the steps are coming loose and are in marginal condition recommend repair for safety reasons .

(Report Summary continued)



Figure 3-1



Figure 3-2

3) The hand rail is in poor condition recommend repair or replace .



Figure 4-1



Figure 4-2

4) The patio has settled in different places causing loose pavers and tripping hazards recommend repair .

(Report Summary continued)



Figure 5-1

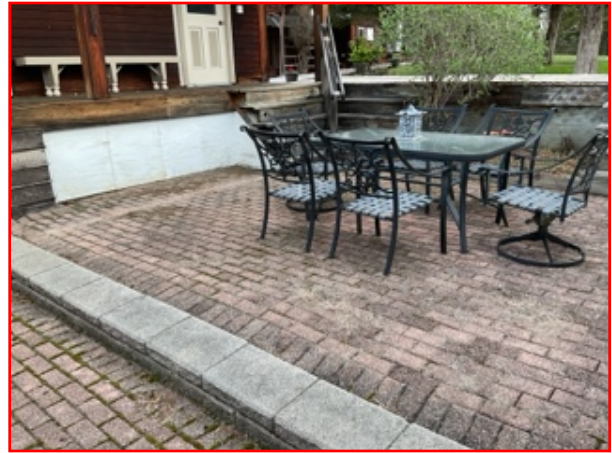


Figure 5-2



Figure 5-3



Figure 5-4

(Report Summary continued)



Figure 5-5



Figure 5-6

5) The paver walkway has a tripping hazard in it recommend repair .



Figure 6-1



Figure 6-2

6) Recommend installing a hand rail for safety reasons .

(Report Summary continued)



Figure 8-1

7) The deck has some sections that are in poor condition and some that are in marginal condition recommend repair and replace as needed for safety reasons .



Figure 9-1



Figure 9-2

(Report Summary continued)



Figure 9-3

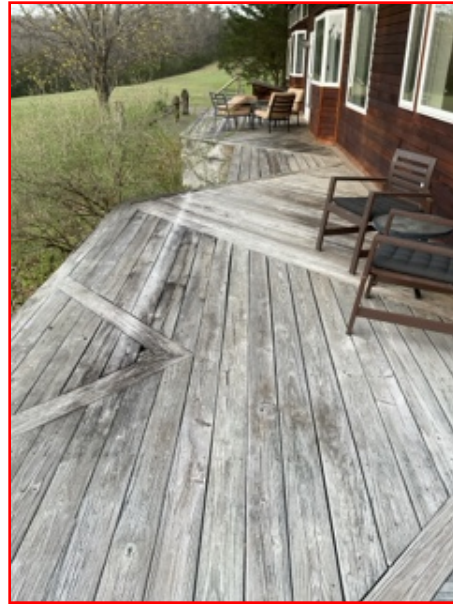


Figure 9-4



Figure 9-5



Figure 9-6

(Report Summary continued)



Figure 9-7

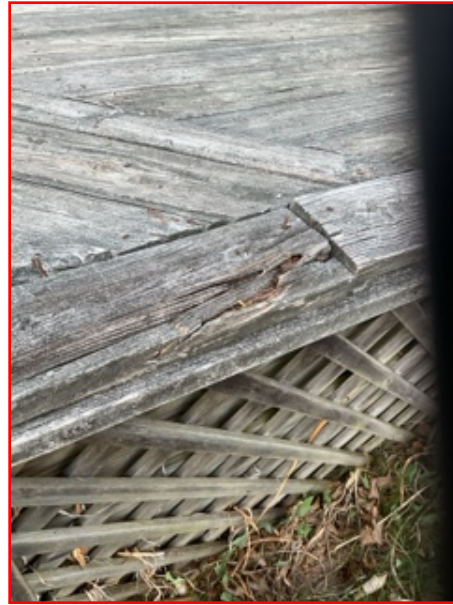


Figure 9-8



Figure 9-9



Figure 9-10

(Report Summary continued)



Figure 9-11

8) Several of the deck steps are loose recommend repair for safety reasons .



Figure 10-1

(Report Summary continued)

Exterior

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9) The front exterior receptacle attached to the porch has no power recommend repair .



Figure 11-1

10) The left rear receptacle has no power recommend repair .

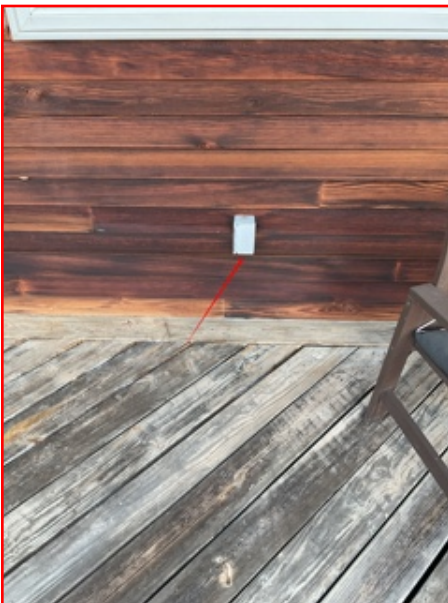


Figure 12-1

(Report Summary continued)

## Garage

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11) Recommend having a hand rail installed for safety reasons .



Figure 15-1

12) Recommend having the shrubs trimmed back away from the structure to prevent damage from occurring .



Figure 16-1

13) The water heater in the garage is a Rheem it is has a 50 gallon tank and it is 28 years old it is marginal .

(Report Summary continued)

14) The vinyl flooring in the garage apartment is in poor condition recommend replacing .



Figure 20-1

15) Recommend having the cracks in the garage floor repaired to prevent further damage from occurring .



Figure 23-1

16) Recommend installing some railing for safety reason .

(Report Summary continued)



Figure 24-1

## Roofing

17) The shingles are satisfactory .



Figure 26-1



Figure 26-2

(Report Summary continued)



Figure 26-3



Figure 26-4



Figure 26-5

Electrical

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18) Recommend having smoke detectors installed for safety reasons .

(Report Summary continued)

## Plumbing

19) Recommend having a cover installed on the pressure switch for safety reasons .

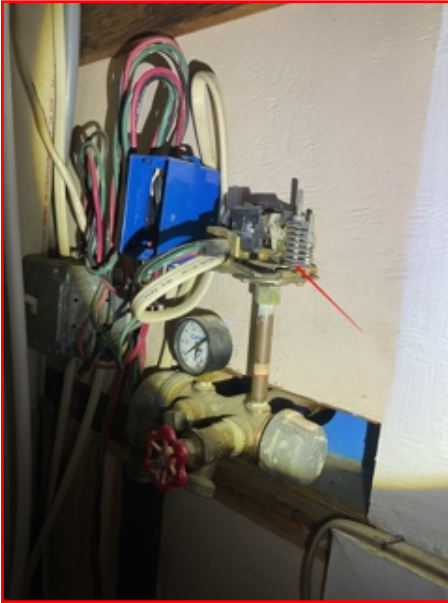


Figure 33-1

20) Some of the water supply lines are polybutylene recommend further evaluation by a licensed plumber for further assessment .



Figure 34-1



Figure 34-2

(Report Summary continued)

### Plumbing: Water Heater

21) The second water heater on the left side of the structure is a AO smith it's a 30 gallon tank which is 29 years old it is marginal .

22) The third water heater is located in the kitchen it is a AO smith 30 gallon tank that is 29 years old and marginal .

### Bathrooms: Bathroom #2

23) Recommend having a gfci receptacle installed for safety reasons c.

### Kitchen: Appliances

24) Unable to get the exhaust fan to work recommend further evaluation .

### Interior

25) The left side window in the left side bedroom has come loose from its trac recommend repair .



Figure 40-1



Figure 40-2