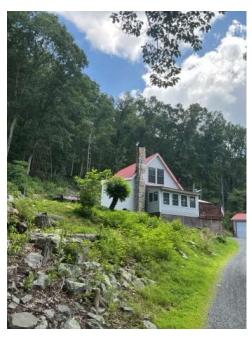


Tri State Home Inspections

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Home Inspection Report

Prepared For:

Jim & Mary Ingraham

Property Address:

431

Butterfly Ln Pawpaw, WV 25434

Inspected on Tue, Jul 22 2025 at 3:00PM

Table of Contents

General	4
Site	4
Exterior	7
Garage	13
Roofing	13
Structure	14
Electrical	16
HVAC	17
Plumbing	19
Bathrooms	21
Living Room	22
Kitchen	22
Laundry	25
Interior	25
Report Summary	27

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: 45 Years Old

Age Based On: Listing

Bedrooms/Baths: Two Bedrooms & One Bathroom

Door Faces:

Furnished:

Occupied:

Weather:

Temperature:

Soil Condition:

South

Yes

No

Sunny

Hot

Dry

Utilities On During Inspection: Electric Service, Water Service

People Present: Client, Buyer's Agent

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.

Site Grading: Sloped Away From Structure

Condition: Satisfactory

Vegetation: Not Growing Against Structure

Condition: Satisfactory

Driveway: Gravel

Condition: Satisfactory

Steps/Stoops: Wood

Condition: Satisfactory

Patios/Decks: Wood

(Site continued)



Comment 1: The driveway is satisfactory.



Figure 1-1



Comment 2: The deck is satisfactory .



Figure 2-1



Figure 2-2

(Site continued)



Figure 2-3



Figure 2-4



Figure 2-5



Figure 2-6

(Site continued)

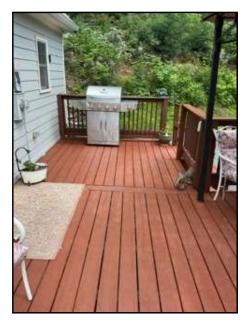


Figure 2-7

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: Hardie plank

Condition: Satisfactory

Exterior Trim Material: Wood, Vinyl

Condition: Satisfactory

Entry Doors: Wood, Steel



Comment 3:

The exterior siding is satisfactory.



Figure 3-1



Figure 3-3

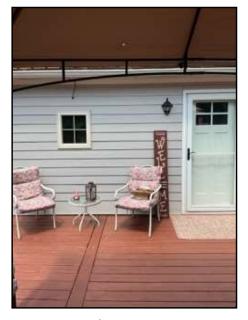


Figure 3-2



Figure 3-4



Figure 3-5



Figure 3-7



Figure 3-6



Figure 3-8



Figure 3-9



Figure 3-11



Figure 3-10



Figure 3-12



Figure 3-13



Figure 3-15



Figure 3-14



Figure 3-16



Figure 3-17



Figure 3-19



Figure 3-18



Comment 4:

Recommend installing some new caulking around the right side edition window to prevent moisture damage from occurring.



Figure 4-1

Garage



Comment 5:

Not inspected.

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: Metal

Condition: Satisfactory

Approximate Roof Age: 20 To 25 Years Old

(Roofing continued)

Ventilation Present: Gable Ends, Ridge Vents

Condition: Satisfactory

Chimney: Stone

Condition: Recommend having the chimney cleaned

and inspected before using for safety reasons

Flashings: Metal, Asphalt

Condition: Satisfactory

Soffit and Fascia: Wood

Condition: Satisfactory

Gutters & Downspouts: Metal

Condition: Satisfactory

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: Wood

Condition: Recommend further evaluation

Floor Structure: Wood Frame

Condition: Recommend further evaluation



Comment 6:

Unable to visibly see the entire foundation structure it is no visible recommend further evaluation .

(Structure continued)



Comment 7:

The floor in the edition does go down at an angle recommend further evaluation by a licensed professional for further assessment.



Figure 7-1

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:

Not Inspected



Comment 8:

Unable to find away to look or get the crawl space and unable to visibly see the structure of the home recommend further evaluation by a licensed professional for further assessment.

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: Overhead

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: Lithium Battery Type

(Electrical continued)



Comment 9:

The service panel is satisfactory.



Figure 9-1

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: Marginal

Manufacturer: Rudd Heating Fuel: Electric

Condition: Satisfactory

Approximate Age: 17 Years Old

(Heating continued)

Filter Type: Disposable

Condition: Satisfactory

Type of Distribution: Metal Ducting, Pipes

Condition: 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: Marginal

Condenser Make: Rudd

Condensor Size: 30,000 BTU (2.5 Tons)

Condenser Approximate Age: 18 Years Old Condesate Drainage: To Exterior

(Cooling continued)



Comment 10:

The insulation on the ac inlet line is in poor recommend replacing.



Figure 10-1

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: By Water Heater Sewer System: Septic System

Waste Pipe Material: PVC

(Plumbing continued)



Comment 11:

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



Figure 11-1



Comment 12:

The water pressure at the gauge is around 40 psi.



Figure 12-1

(Plumbing continued)

Water Heater

Manufacturer: Whirlpool Fuel: Electric Capacity: 40 gal

Approximate Age: Eight Years Old

Temp & Pressure Relief Valve: Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect: In Same Room

Bathrooms

Bathroom #1

Location: First Floor

Bath Tub: Free Standing

Condition: Satisfactory

Shower: In Tub

Condition: Satisfactory

Sink(s): Single Vanity

Condition: Satisfactory

Toilet: Standard Tank

Condition: Recommend repair

Shower Walls: Fiberglass

Condition: Satisfactory

Floor: Vinyl

Condition: Satisfactory

Ventilation Type: Ventilator

Condition: Satisfactory

GFCI Protection: Not Present



Comment 13:

Recommend installing gfci receptacles for safety reasons.

(Bathroom #1 continued)



Comment 14:

The toilet is loose recommend repair.



Figure 14-1

Living Room

Flooring: Carpet, Vinyl

Condition: Satisfactory

Ceiling and Walls: Painted drywall wood brick and paneling

Condition: Satisfactory

Kitchen

Cabinets: Wood

Condition: Satisfactory

Countertops: Laminated

Condition: Satisfactory

Sink: Double

(Kitchen continued)



Comment 15:

The kitchen cabinets and countertops are satisfactory.



Figure 15-1



Figure 15-2



Figure 15-3



Comment 16:

Recommend installing gfci receptacles in the kitchen for safety reasons.

(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: LG

Condition: Satisfactory

Cooktop: LG

Condition: Satisfactory

Range Hood: LG

Condition: Satisfactory

Refrigerator: LG

Condition: Satisfactory

Dishwasher: LG

Condition: Satisfactory

Microwave: LG

Condition: Satisfactory



Comment 17:

The cooktop and the oven are satisfactory.



Figure 17-1

Laundry

Dryer Venting: To lint catcher

Condition: Satisfactory

Laundry Hook Ups: Yes

Condition: Satisfactory

Washer: General Electric

Condition: Satisfactory

Dryer: General Electric

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: Carpet, Vinyl

Condition: Satisfactory

Walls: Painted Drywall, Wood and brick

Condition: Satisfactory

Window Types: Double Hung

Condition: Recommend repair to the windows the are

marked

Window Materials: Vinyl
Entry Door Types: Hinged

Condition: Satisfactory

Entry Door Materials: Wood, Steel

Interior Door Materials: Wood



Comment 18:

The windows in the edition are satisfactory.

(Interior continued)



Comment 19:

The rear master bedroom window will not stay up on its own recommend repair .



Figure 19-1



Comment 20:

The front master bedroom window has a cracked window glass recommend replacing .



Figure 20-1

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.

Exterior

1) Recommend installing some new caulking around the right side edition window to prevent moisture damage from occurring.



Figure 4-1

Garage

2) Not inspected.

Structure

- 3) Unable to visibly see the entire foundation structure it is no visible recommend further evaluation .
- 4) The floor in the edition does go down at an angle recommend further evaluation by a licensed professional for further assessment .

(Report Summary continued)

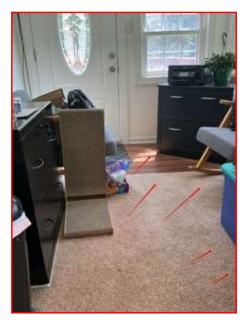


Figure 7-1

Structure: Crawlspace

5) Unable to find away to look or get the crawl space and unable to visibly see the structure of the home recommend further evaluation by a licensed professional for further assessment.

(Report Summary continued)

HVAC: Cooling

6) The insulation on the ac inlet line is in poor recommend replacing.



Figure 10-1

Bathrooms: Bathroom #1

- 7) Recommend installing gfci receptacles for safety reasons.
- 8) The toilet is loose recommend repair.



Figure 14-1

(Report Summary continued)

Kitchen

9) Recommend installing gfci receptacles in the kitchen for safety reasons.

Interior

10) The rear master bedroom window will not stay up on its own recommend repair.



Figure 19-1

11) The front master bedroom window has a cracked window glass recommend replacing



Figure 20-1