



Tri State Home Inspections

207

Woodridge Lane

Winchester, VA 22603

(540) 771-8173

www.tristatehomeinspections.net

henderson-victor@comcast.net

Inspected By: Victor Henderson



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

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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:	45 Years Old
Age Based On:	Listing
Bedrooms/Baths:	Two Bedrooms & One Bathroom
Door Faces:	South
Furnished:	Yes
Occupied:	No
Weather:	Sunny
Temperature:	Hot
Soil Condition:	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 Condition: Satisfactory

(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 Condition: Satisfactory

(Exterior continued)



Comment 3:
The exterior siding is satisfactory .



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Exterior continued)



Figure 3-5



Figure 3-6



Figure 3-7



Figure 3-8

(Exterior continued)



Figure 3-9



Figure 3-10



Figure 3-11



Figure 3-12

(Exterior continued)



Figure 3-13



Figure 3-14



Figure 3-15



Figure 3-16

(Exterior continued)



Figure 3-17



Figure 3-18



Figure 3-19

(Exterior continued)



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
	Condition: Satisfactory

(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
	Condition: Satisfactory

(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
	Condition: Satisfactory

(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 gfcı 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 Condition: Satisfactory

(Kitchen continued)



Comment 15:

The kitchen cabinets and countertops are satisfactory .



Figure 15-1



Figure 15-2



Figure 15-3



Comment 16:

Recommend installing gfcı 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 gfcı receptacles for safety reasons .

8) The toilet is loose recommend repair .



Figure 14-1

(Report Summary continued)

Kitchen

9) Recommend installing gfcı 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