

General Summary



Clear Pathways, Inc.

**32057 Zoar Road
Locust Grove, Virginia 22508
(540) 809-9807**

Customer
Chip Jones

Address
21182 Mt Rd
Rappahannock Academy VA 22538

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys and Roof Structure / Attic**1.0 ROOF COVERINGS****Repair or Replace**

Some of the three tab asphalt fiberglass shingles are raised in various areas. Raised shingles are more vulnerable to wind damage and water intrusion. A qualified roofing contractor is recommended to further evaluate the affected areas and repair or secure the shingles as needed. Example areas pictured. Please note, the shingles appear to be original to the 2008 construction and are older in age. Continued maintenance and repairs should be anticipated, and budgeting for future roof replacement is recommended.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

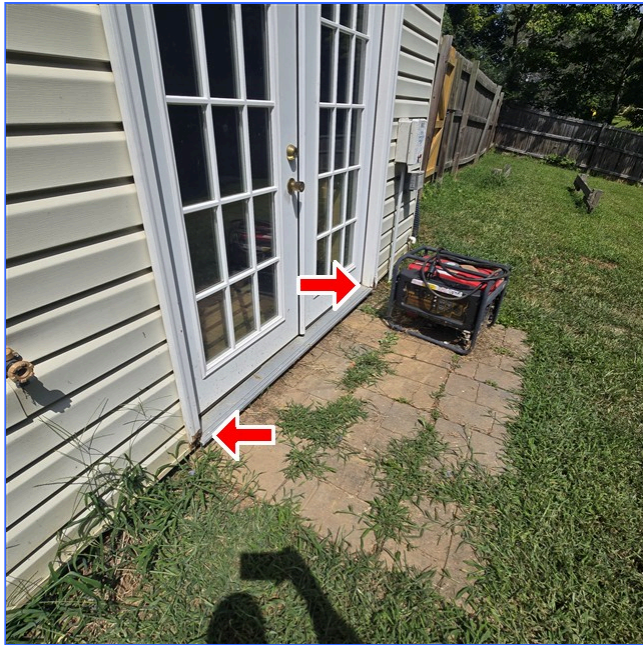


1.0 Item 4(Picture)

2. Exterior

2.0 WALL CLADDING / SIDING, FLASHING AND TRIM**Repair or Replace**

(1) Various areas around the house show signs of moisture damage to the trim. Much of the trim will need to be scraped, caulked, and painted to help prevent further moisture damage. It is recommended to have a qualified, licensed contractor evaluate the affected areas and make any necessary repairs to ensure the trim is properly sealed and protected. Example areas pictured.



2.0 Item 1(Picture)

(2) Sections of vinyl siding are loose in a few areas around the exterior of the home. Loose vinyl siding can allow moisture or pests to enter behind the cladding and may lead to damage over time. It is recommended that a qualified contractor secure the loose sections and make any necessary repairs to maintain proper protection and appearance. Example area pictured.



2.0 Item 2(Picture)

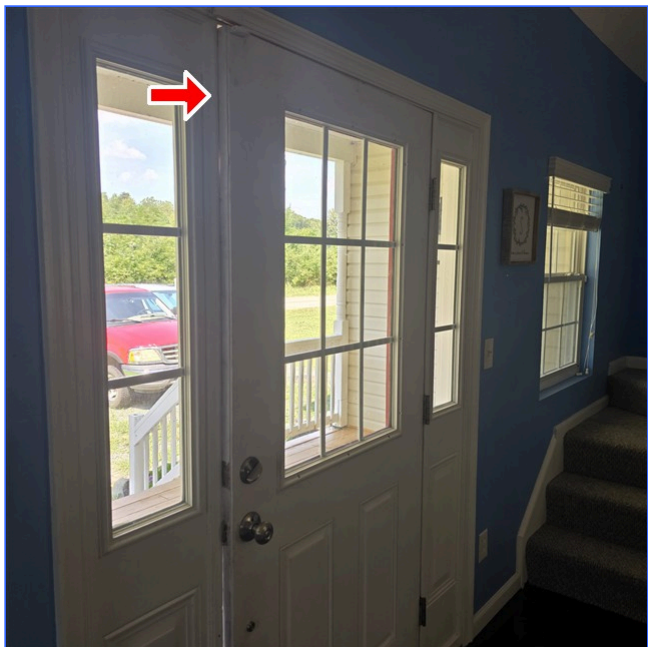
(3) Chipped and damaged vinyl siding was noted in a few areas around the house. This appears to be mostly cosmetic, but repairs are recommended to improve the exterior appearance and help protect the siding. A qualified contractor can fill small damaged areas with a closely matched exterior sealant or replace the affected siding sections for a cleaner repair. Example area pictured.



2.0 Item 3(Picture)

2.1 DOORS (exterior)
Repair or Replace

The exterior doors rub against the frames when opening and closing, affecting proper operation. A qualified licensed contractor is recommended to further evaluate the doors and make adjustments or repairs as needed. Also see 2.0 comment.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 WINDOWS (exterior)**Repair or Replace**

Some of the window screens and frames are damaged, which may affect their fit and ability to keep insects out. It is recommended to have the damaged screens and frames repaired or replaced as needed by a qualified window contractor. Example screens pictured. Also see 2.0 comment.



2.2 Item 1(Picture)

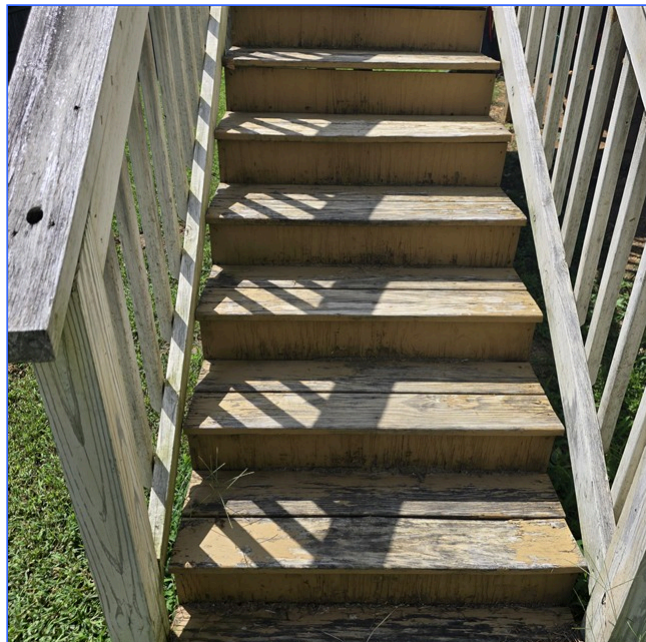


2.2 Item 2(Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(1) The deck boards are weathered and would benefit from cleaning and application of a water sealing treatment to help protect the wood from further deterioration. Some of the railing and picket surfaces are also not fully painted or protected. A qualified licensed contractor is recommended to clean and apply an appropriate protective finish to the exposed wood surfaces as needed. Example areas pictured.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

(2) There are uneven areas on the rear deck surface. This may be related to the original construction or movement and settlement of the deck structure. A qualified licensed contractor is recommended to further evaluate the deck and make adjustments or repairs as needed. Example area pictured.



2.3 Item 3(Picture)

(3) Although the fencing is not part of the home inspection, it is noted that some of the fence panels are leaning. A qualified licensed contractor is recommended to further evaluate the fencing and make repairs as needed. Example area pictured.



2.3 Item 4(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

The pictured paver walkway is uneven, with some of the pavers loose or displaced, creating potential trip hazards. A qualified licensed contractor is recommended to further evaluate the walkway and reset or repair the pavers as needed.



2.4 Item 1(Picture)

2.5 EAVES, SOFFITS AND FASCIAS**Repair or Replace**

(1) The pictured fascia wrap is loose and pulling away from the underlying fascia. A qualified licensed contractor is recommended to further evaluate and properly secure or repair the fascia wrap as needed.



2.5 Item 1(Picture)

(2) There is an opening in the soffit material at the pictured front porch area, which may allow moisture, insects, or pests to enter the concealed space. A qualified licensed contractor is recommended to further evaluate the area and make repairs as needed.



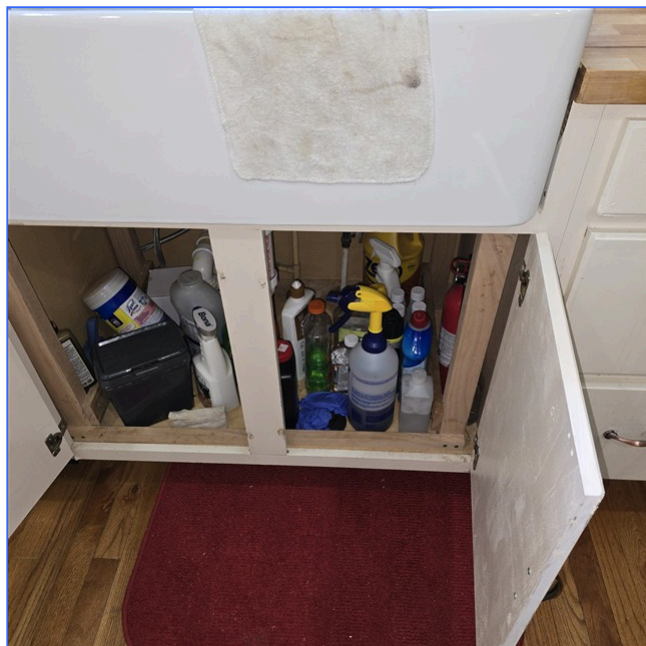
2.5 Item 2(Picture)

3. Kitchen Components and Appliances

3.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

(1) There are stains present on the bottom of the kitchen sink cabinet, which may be from previous leaks or spills. The plumbing was tested by running water for several minutes, and no active leaks were observed at the time of the inspection. It is recommended to monitor the area periodically and address any leaks if they develop. A qualified plumber can further evaluate if there are ongoing concerns.

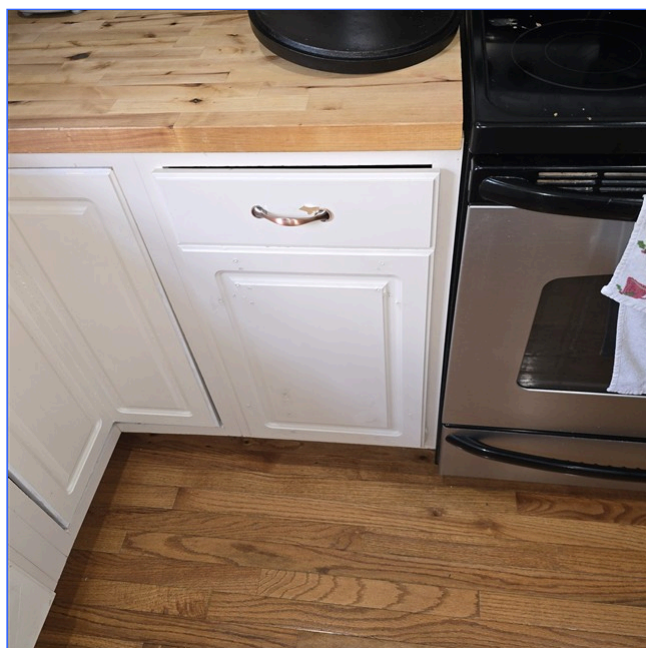


3.4 Item 1(Picture)



3.4 Item 2(Picture)

(2) Some of the kitchen cabinets show normal wear and aging in various areas. Minor repairs or touch ups can be made as desired by a qualified licensed contractor. Example area pictured.



3.4 Item 3(Picture)

3.12 REFRIGERATOR

Repair or Replace

The refrigerator door seal is torn in a few areas, which may prevent the door from sealing properly and affect efficiency. A qualified appliance repair technician is recommended to further evaluate and replace the seal as needed. Example area pictured.



3.12 Item 1(Picture)

4. Rooms

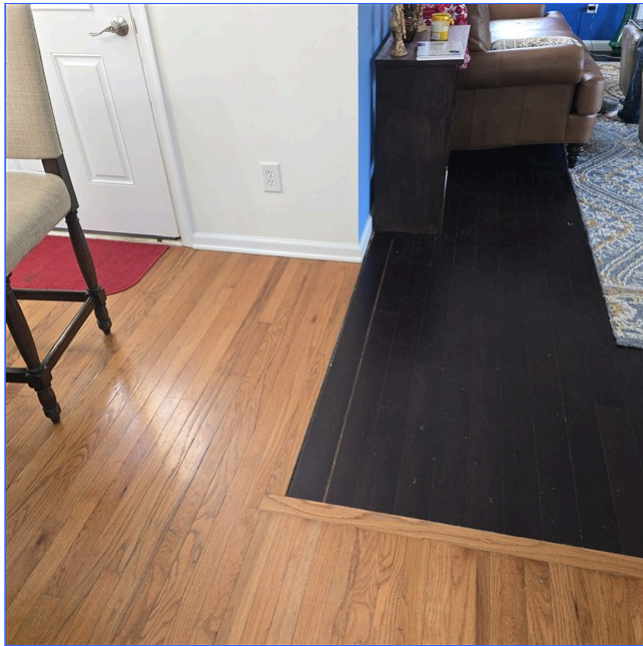
4.0 CEILINGS

Repair or Replace

There are nail pops and common settlement cracks observed in various areas. These conditions are typical in homes due to normal material movement over time and are generally cosmetic. They can be repaired during routine maintenance or painting. If the cracks worsen or new patterns emerge, further evaluation by a qualified contractor may be warranted.

4.2 FLOORS**Repair or Replace**

Some of the wood flooring has gaps between the boards in various areas. A qualified licensed contractor is recommended to further evaluate the flooring and make repairs or adjustments as needed. Example area pictured. Also see 4.1 comment.



4.2 Item 1(Picture)

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**Repair or Replace**

The framing for the basement stair landing is split and damaged in areas. Some of the framing that may have provided additional support also appears to have been removed. A qualified licensed contractor is recommended to further evaluate the landing and surrounding framing and make repairs or provide additional support as needed.



4.3 Item 1(Picture)

4.4 DOORS (REPRESENTATIVE NUMBER)**Repair or Replace**

A few of the doors are difficult to open and close, and some do not latch properly. This may be due to settling, loose hardware, or misalignment. It is recommended to have a qualified contractor adjust or repair the affected doors to ensure proper function and secure latching. Example doors pictured. Also see 4.1 comment.



4.4 Item 1(Picture)

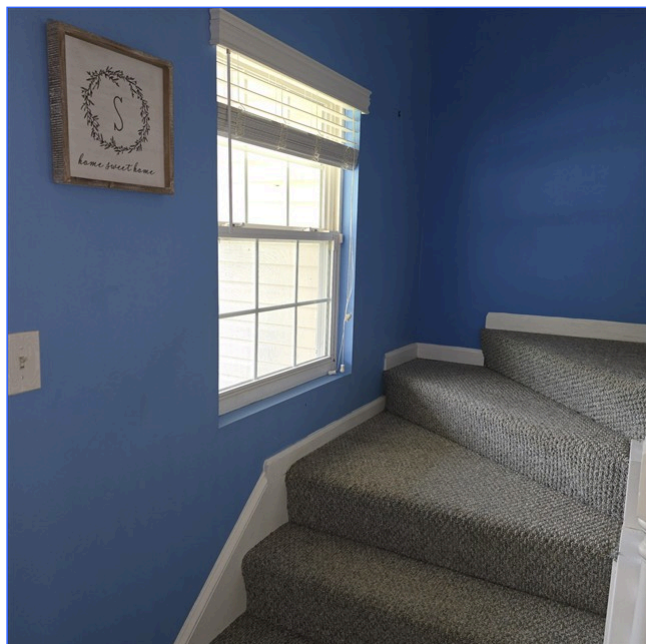
4.5 WINDOWS (REPRESENTATIVE NUMBER)**Repair or Replace**

(1) Some windows show signs of broken dual pane seals, which can cause condensation or fogging between the panes of glass. It's difficult to determine the exact number of windows affected, as factors like dirty windows or lack of sunlight or proper lighting can affect visibility and make it challenging to assess. While this condition doesn't typically affect the window's functionality, it can impact energy efficiency and appearance. A window professional can evaluate the situation and determine how many windows have faulty seals and recommend the necessary repairs or replacements. Example window pictured. Also see 4.1 comment.



4.5 Item 1(Picture)

(2) The glass in the pictured stairway window does not appear to be safety tempered glass. Due to its location adjacent to the stairs, this presents a potential safety concern if the glass is broken. A qualified licensed contractor is recommended to further evaluate the window and upgrade the glass as needed for improved safety.



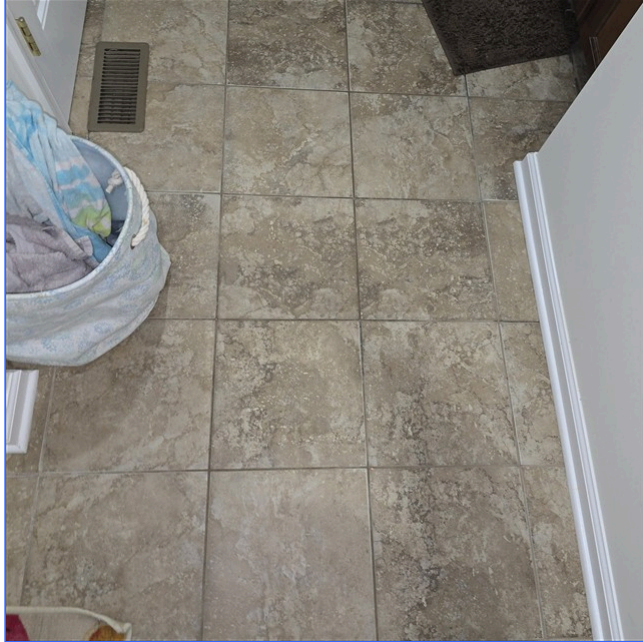
4.5 Item 2(Picture)

5. Bathrooms and Components

5.2 FLOORS

Repair or Replace

Some of the grout between the bathroom floor tiles is missing or deteriorated, which may be related to movement or loose tiles. A qualified licensed contractor is recommended to further evaluate the affected areas and make repairs as needed. Example area pictured.



5.2 Item 1(Picture)

5.8 EXHAUST FAN
Repair or Replace

(1) The pictured exterior exhaust vent cover is missing the backdraft damper, leaving the vent opening exposed to outside air, insects, and pests. A qualified licensed contractor is recommended to further evaluate the vent and repair or replace the cover as needed.



5.8 Item 1(Picture)



5.8 Item 2(Picture)

(2) The bathroom exhaust fans are dirty with visible dust and debris buildup. This can restrict airflow and reduce the fan's ability to remove moisture from the room. Excessive dust on the fan components can also create a potential fire concern over time. A qualified contractor is recommended to clean the fans thoroughly and maintain them regularly for proper and safe operation. Example fan pictured.



5.8 Item 3(Picture)

6. Structural Components

6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Repair or Replace

(1) Verification with the local county building department is recommended to confirm that all required permits were issued and that the appropriate inspections were completed for the finished basement. This can help the client confirm that the work was reviewed and approved as required.

(2) Some of the insulation along the basement foundation walls is loose and pulling away in various areas. A qualified licensed contractor is recommended to further evaluate the insulation and properly secure or repair it as needed. Example area pictured.



6.0 Item 1(Picture)

8. Electrical System

8.7 SMOKE DETECTORS

Electrical Repair or Replace

As an upgrade, it is recommended to install newer smoke detectors and add carbon monoxide detectors throughout the home in appropriate locations. This can enhance overall safety and ensure the home is equipped with modern detection technology. Installation should be completed according to manufacturer guidelines or by a qualified contractor.

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT / AIR HANDLER

Repair or Replace

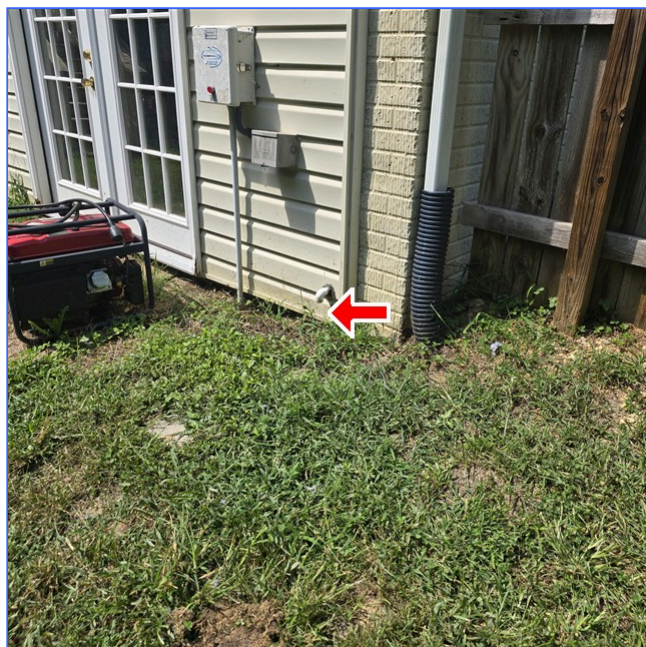
The outdoor HVAC unit was making unusual noises and had noticeable vibration during operation, which may indicate a mechanical or component related issue. A complete system evaluation and servicing by a qualified licensed HVAC contractor are recommended to determine the cause and make repairs as needed.



9.0 Item 1(Picture)

9.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**Repair or Replace**

The condensation line should be extended further away from the house to prevent water from accumulating near the foundation, which could lead to moisture issues or damage. It is recommended to have a qualified professional extend the line to ensure proper drainage and protect the home's structure. Also see 9.0 comment.



9.6 Item 1(Picture)

9.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**Repair or Replace**

The chimney liner was only partially visible during the inspection. The areas that could be seen appeared to be in good condition. However, creosote buildup and dust may conceal cracks or damage that are not readily visible. It is recommended to have a qualified chimney sweep clean and thoroughly inspect the chimney to ensure safe operation.

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.

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Plumbing Summary



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5. Bathrooms and Components

5.5 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

Some of the bathroom sink drain stoppers are not operating properly. Non functioning stoppers can prevent the sink from holding water when needed. It is recommended that a qualified plumber or contractor repair or replace the drain stoppers as needed to restore proper function. Example area pictured.



5.5 Item 1(Picture)

7. Plumbing System

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Plumbing Repair or Replace

The expansion tank for the water heater is full of water, which is not normal. The expansion tank is designed to contain an air cushion that helps absorb pressure changes as the water heats up. Recommend evaluation by a qualified licensed plumber and replacement of the expansion tank as needed.



7.2 Item 1(Picture)

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Electrical Summary



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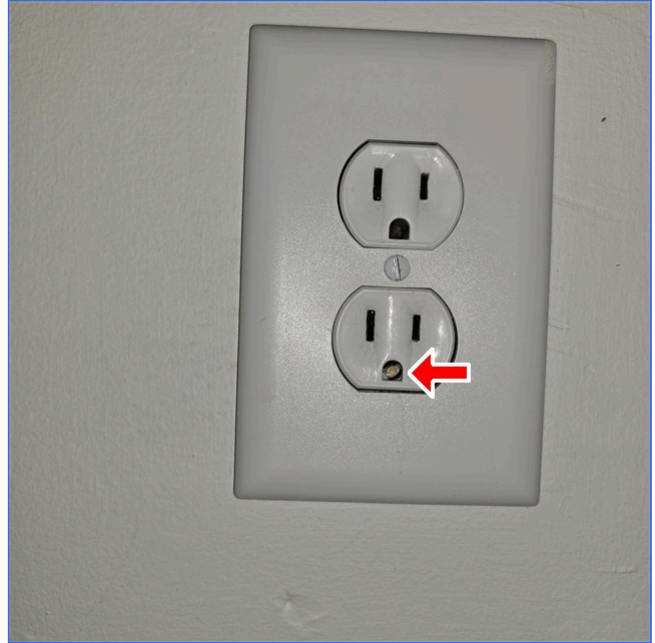
4. Rooms

4.6 OUTLETS AND WALL SWITCHES**Repair or Replace**

(1) The pictured electrical outlet is damaged, and nothing can be plugged into it due to what appears to be a broken or obstructed grounding slot. It is recommended to have a qualified licensed electrician replace the outlet to ensure safe and proper function. Also see 4.1 comment.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

(2) Multiple electrical outlets and wall switches throughout the house are missing cover plates, leaving the electrical components exposed and creating a potential safety concern. A qualified licensed electrician is recommended to install proper covers. Example area pictured.



4.6 Item 3(Picture)

(3) Multiple walls in the finished basement area have no electrical outlets installed. Additional outlets may be needed for proper and convenient use of these areas and to reduce reliance on extension cords. A qualified licensed electrician is recommended to further evaluate the electrical system and install additional outlets as needed. Example area pictured. Also see 6.0 comment.



4.6 Item 4(Picture)

8. Electrical System

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Electrical Repair or Replace

The main electrical panel has unprotected openings, which can pose a safety hazard by allowing accidental contact with live components or the entry of debris. It is recommended to have a licensed electrician install proper protective covers or filler plates to ensure the panel is safely enclosed.

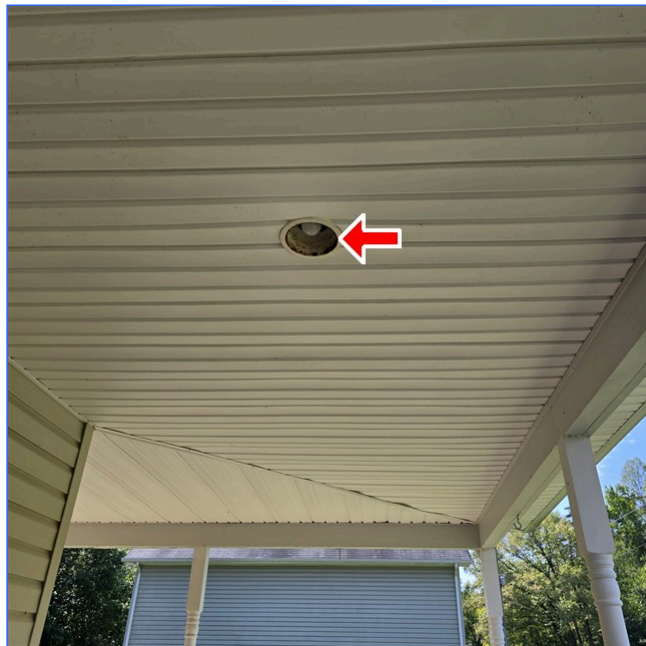


8.1 Item 1(Picture)

8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

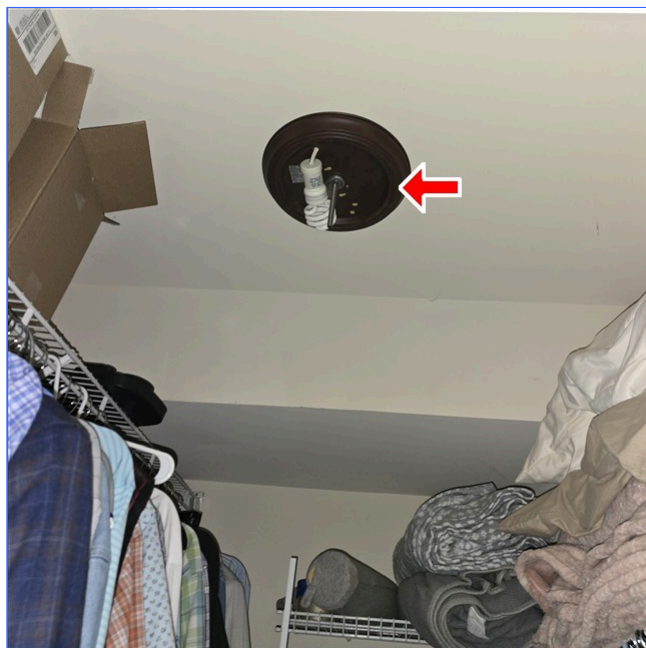
Electrical Repair or Replace

(1) Some of the exterior light fixtures are showing surface rust and deterioration from age and exposure to the elements. A qualified licensed electrician is recommended to further evaluate the affected fixtures and repair or replace them as needed. Example area pictured.



8.3 Item 1(Picture)

(2) The globe is missing from the pictured closet light fixture, leaving the bulb exposed and unprotected. A qualified licensed electrician is recommended to install a proper globe or replace the fixture as needed.



8.3 Item 2(Picture)

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