



Home Inspection Report

Prepared for: Tommy Shivley

600 Lotz Dr
Yorktown, VA 23692

Inspected by:
Andy Call
Peninsula Property Inspections Inc

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Peninsula Property Inspections Inc

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Tommy Shivley
600 Lotz Dr

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 600 Lotz Dr
City Yorktown State VA Zip 23692
Contact Name No Referrer
Phone NA

Client Information

Client Name Tommy Shivley
Phone 757-435-4648
E-Mail peninsulapaintinginc@gmail.com

Inspection Company

Inspector Name Andy Call
Company Name Peninsula Property Inspections Inc
Address 7 Dixon RD
City Poquoson State VA Zip 23662
Phone 757-846-4791
License Number 3380000510
E-Mail penpropertyinspections@gmail.com
File Number Lotz Dr 600
Amount Received 400

Conditions

Others Present None Property Occupied Vacant
Estimated Age 42 years Entrance Faces South
Inspection Date 2026-04-23
Start Time 11:40 End Time 1:30
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 71 degrees
Weather Clear Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached

Lots and Grounds

A NPNI M D

1. Driveway: Concrete - [Cracking noticed, monitor for future settling](#)



2. Walks: Concrete

3. Steps/Stoops: Brick

4. Patio: Paver - [Loose and unevenly settled, recommend monitoring condition](#)



5. Grading: Flat

6. Swale: Adequate slope and depth for drainage

7. Vegetation: Trees and shrubs

Air Conditioning

Air Conditioning

The inspector will not operate the air conditioner when the outside temperature is below 65 degrees Fahrenheit. To do so invited the risk of the compressor seizing, with the only option being replacement. No pressure test are performed on the cooling system by the inspector, therefore no representation is made regarding the coolant charge, or the coolant line integrity. Normal service and maintenance by a licensed HVAC contractor is recommended on a yearly basis. Temperature Split is the difference between the air temperature at the return air grill and the air register. The temperature difference should fall between 14-22 degrees, optimum is 20-22.

A NPNI M D

Main AC System

1. A/C System Operation: Appears serviceable

2. Condensate Removal: PVC



Air Conditioning (Continued)

3. Exterior Unit: Pad mounted
4. Manufacturer: Trane



5. Area Served: Whole building Approximate Age: 4 years
6. Fuel Type: 220 VAC Temperature Differential: 16 degrees
7. Type: Heat pump Capacity: 3 Ton
8. Visible Coil: Copper core with aluminum fins
9. Refrigerant Lines: Serviceable condition
10. Electrical Disconnect: Tumble switch



11. Exposed Ductwork: None visible
12. Blower Fan/Filters: Direct drive with disposable filter
13. Thermostats: Individual

Exterior

A NPNI M D

Main Exterior Surface _____

1. Type: Vinyl siding, Brick veneer
2. Trim: Aluminum, Wood
3. Fascia: Aluminum, Wood
4. Soffits: Vinyl
5. Door Bell: Hard wired
6. Entry Doors: Metal
7. Patio Door: Metal entry door
8. Windows: Vinyl double hung
9. Window Screens: Vinyl mesh
10. Exterior Lighting: Surface mount
11. Exterior Electric Outlets: 110 VAC GFCI

Exterior (Continued)

12. Hose Bibs: Gate - [Leaking hose bib back of dwelling , recommend correction](#)



13. Gas Meter: Exterior surface mount of home



14. Main Gas Valve: Located at main line



Roof

A NPNI M D

Main Roof Surface _____

1. Method of Inspection: On roof
2. Unable to Inspect: 10%
3. Material: Asphalt shingle 30 year Architural, Membrane - [Damaged membrane noted, recommend correction](#)



Roof (Continued)

Material: (continued)



4. Type: Gable, Flat

5. Approximate Age: 0-5 years

6. Flashing: Aluminum

7. Valleys: Asphalt shingle

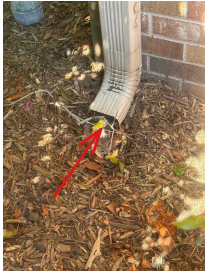
8. Plumbing Vents: ABS

9. Electrical Mast: Surface mount

10. Gutters: Aluminum

11. Downspouts: Aluminum

12. Leader/Extension: Missing - [Extend runoff drains to move water away from foundation](#)



East Chimney

13. Chimney: Brick



14. Flue/Flue Cap: Mortar - [Crown cracked , Repair chimney mortar crown](#)



Roof (Continued)

15. Chimney Flashing: Aluminum



Garage/Carport

Walls and floors cover with personal items, unable to inspect thoroughly,

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. Garage Doors: Insulated aluminum
3. Door Operation: Mechanized
4. Door Opener: Linear



5. Service Doors: Metal - [Missing handle to storm door, recommend](#)



6. Ceiling: Drywall
7. Walls: Exposed framing, Drywall - [Inspection does not cover any damage concealed by personal items](#)

Garage/Carport (Continued)

Walls: (continued)



8. Floor/Foundation: Poured concrete
9. Electrical: 110 GFI

Electrical

A NPNI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Aluminum



3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper and aluminum
5. Aluminum Wiring: Not present
6. Conductor Type: Plastic covered
7. Ground: Rod in ground only

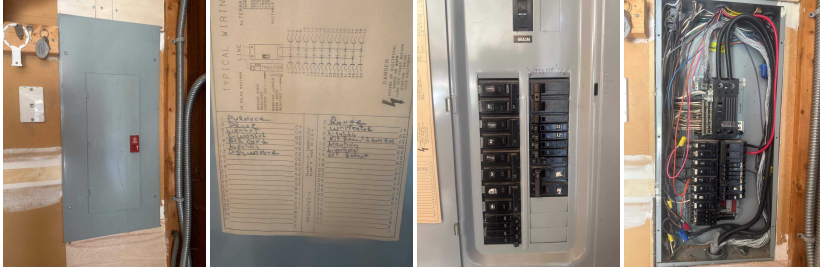


8. Smoke Detectors: Battery operated - **Recommend smoke detectors in all bedrooms and in between cooking and sleeping areas, Recommend smoke detectors in all bedrooms and in between cooking and sleeping areas**

Garage Electric Panel _____

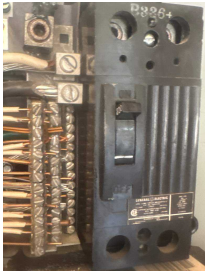
Electrical (Continued)

9. Manufacturer: General Electric



10. Maximum Capacity: 200 Amps

11. Main Breaker Size: 200 Amps



12. Breakers: Copper and Aluminum

13. GFCI: At GFCI receptacles only

14. Is the panel bonded? Yes No

Kitchen

A NPNI M D

1st Floor Kitchen

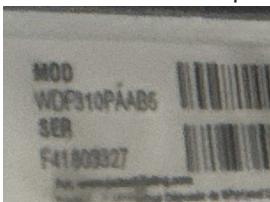
1. Cooking Appliances: Frigidaire - [Anti tip bracket not installed, safety hazard, recommend correction](#)



2. Ventilator: General Electric

3. Disposal: In-Sinkerator

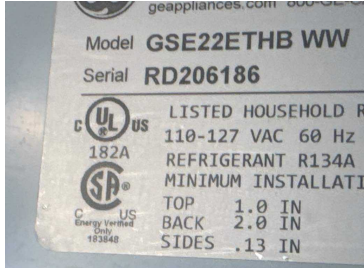
4. Dishwasher: Whirlpool



5. Air Gap Present? Yes No

Kitchen (Continued)

6. Refrigerator: General Electric



7. Microwave: General Electric



8. Sink: Solid surface

9. Electrical: 110 - **All though not required when house was constructed, it is recommended that GFCI circuits be installed in kitchens, baths, garages, and exterior outlets for safety reasons**

10. Plumbing/Fixtures: PVC

11. Counter Tops: Granite

12. Cabinets: Wood

13. Pantry: Single

14. Ceiling: Paint

15. Walls: Paint and tile

16. Floor: Hardwood

17. Doors: Hollow wood

18. Windows: Vinyl double hung

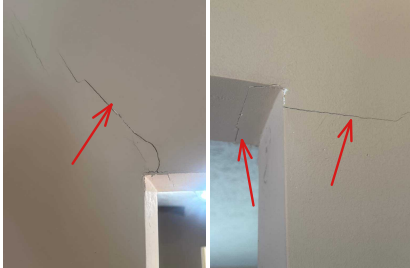
19. HVAC Source: Heating system register

Living Space

A NPNI M D

Living Room, Dining Room, Family Room, Sun Room Living Space

1. Closet: Single
2. Ceiling: Paint
3. Walls: Paint - Cracks present, living room , recommend to monitor for future correction



4. Floor: Carpet, Laminate
5. Doors: Hollow wood - Closet door , Undercut where rubbing on flooring



6. Windows: Vinyl double hung, Vinyl single hung
7. Electrical: 110
8. HVAC Source: Heating system register
9. Smoke Detector: Battery operated - Tested and in working order at inspection

Fireplace/Wood Stove

A NPNI M D

Family Room Fireplace

1. Freestanding Stove: Decorative - Pilot light not on, unable to light fireplace, a qualified contractor is recommended to evaluate and repair
2. Fireplace Construction: Brick
3. Type: Gas log
4. Fireplace Insert: Standard
5. Smoke Chamber: Brick
6. Flue: Tile
7. Damper: Metal
8. Hearth: Raised

Laundry Room/Area

A NPNI M D

Garage Laundry Room/Area

1. Electrical: 110
2. Washer Hose Bib: Gate valves



3. Washer and Dryer Electrical: 110-240 VAC
4. Dryer Vent: Rigid metal - Metal flex used under dwelling for dryer vent is unsafe, recommend replacing with ridged metal



5. Washer Drain: Drain to main drain system

Plumbing

A NPNI M D

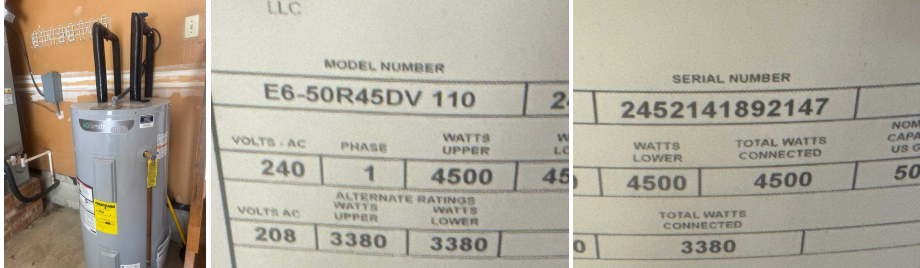
1. Service Line: Copper
2. Main Water Shutoff: At Street
3. Water Lines: Copper
4. Drain Pipes: PVC
5. Service Caps: Not visible
6. Vent Pipes: ABS
7. Gas Service Lines: CSST - Manufacturer's believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to performed the work in the Commonwealth of VA

Garage Water Heater

8. Water Heater Operation: Adequate

Plumbing (Continued)

9. Manufacturer: A.O. Smith



10. Type: Electric Capacity: 50 Gal.

11. Approximate Age: 2 years Area Served: Whole building

12. TPRV and Drain Tube: Copper

Bathroom

A NPNI M D

2nd floor main Bathroom

1. Ceiling: Paint
2. Walls: Paint
3. Floor: Tile
4. Doors: Hollow wood
5. Electrical: 110 GFI
6. Counter/Cabinet: Wood
7. Sink/Basin: Molded single bowl
8. Faucets/Traps: Moen fixtures with a PVC trap - [Leaking faucet, at tub/shower valve, and tub fill , a licensed plumber recommended to repair](#)



9. Tub/Surround: Fiberglass tub and fiberglass surround
10. Toilets: 1 1/2 Gallon Tank
11. HVAC Source: Heating system register
12. Ventilation: Electric ventilation fan

Primary en-suite 2nd floor Bathroom

13. Ceiling: Paint
14. Walls: Paint and paneling
15. Floor: Tile
16. Doors: Hollow wood
17. Windows: Vinyl double hung
18. Electrical: 110 GFI

Bathroom (Continued)

- 19. Counter/Cabinet: Wood
- 20. Sink/Basin: Molded single bowl
- 21. Faucets/Traps: Moen fixtures with a PVC trap
- 22. Shower/Surround: Fiberglass pan and fiberglass surround
- 23. Toilets: 1 1/2 Gallon Tank
- 24. HVAC Source: Heating system register
- 25. Ventilation: Electric ventilation fan and window

1st floor main Half Bathroom

- 26. Ceiling: Paint
- 27. Walls: Paint and paneling
- 28. Floor: Hardwood
- 29. Doors: Hollow wood
- 30. Electrical: 110 GFI
- 31. Counter/Cabinet: Wood
- 32. Sink/Basin: Molded single bowl
- 33. Faucets/Traps: Delta fixtures with a PVC trap - **Leaking trap in 1st floor 1/2 bathroom, recommend correction**



- 34. Toilets: 1 1/2 Gallon Tank
- 35. HVAC Source: Heating system register
- 36. Ventilation: Electric ventilation fan

Bedroom

A NPNI M D

2nd floor Bedroom

- 1. Closet: Single, Walk in
- 2. Ceiling: Paint
- 3. Walls: Paint
- 4. Floor: Carpet
- 5. Doors: Hollow wood
- 6. Windows: Vinyl double hung
- 7. Electrical: 110
- 8. HVAC Source: Heating system register
- 9. Smoke Detector: None - **Recommend smoke detectors in all bedrooms and in between cooking and sleeping areas**

Attic

A NPNI M D

Main Attic

1. Method of Inspection: In the attic
2. Unable to Inspect: 10%



3. Roof Framing: 2x6 Rafter



4. Sheathing: Plywood
5. Ventilation: Ridge and soffit vents, Attic fan
6. Insulation: Blown in



7. Insulation Depth: 8
8. Attic Fan: Direct drive - **Inoperative at time of inspection, recommend correction**

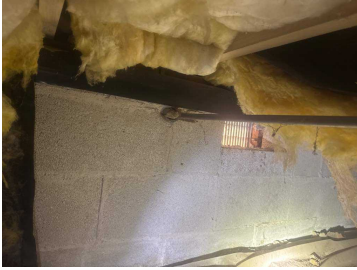


9. Wiring/Lighting: 110 VAC lighting circuit
10. Moisture Penetration: No moisture damage noted
11. Bathroom Fan Venting: Electric fan

Structure

A NPNI M D

1. Structure Type: Wood frame 2x4, 2x6 rafters and 2x6 floor joist
2. Foundation: Block



3. Differential Movement: No movement or displacement noted
4. Beams: Solid wood



5. Bearing Walls: Block, piers



6. Joists/Trusses: 2x6



7. Stairs/Handrails: Wood stairs with wood handrails
8. Subfloor: Plywood

Crawl Space

A NPNI M D

Main Crawl Space

1. Method of Inspection: In the crawl space

2. Unable to Inspect: 10%



3. Access: Open

4. Moisture Penetration: No moisture present at time of inspection

5. Moisture Location: None noted

6. Moisture Barrier: Plastic over sand

7. Ventilation: Vents

8. Insulation: Fiberglass - [Falling down in areas, recommend correction](#)



9. Vapor Barrier: Under entire home

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete - [Cracking noticed, monitor for future settling](#)



2. Patio: Paver - [Loose and unevenly settled, recommend monitoring condition](#)



Exterior

3. Hose Bibs: Gate - [Leaking hose bib back of dwelling , recommend correction](#)



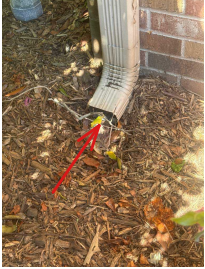
Roof

4. Main Roof Surface Material: Asphalt shingle 30 year Architectural, Membrane - [Damaged membrane noted, recommend correction](#)



Marginal Summary (Continued)

5. Leader/Extension: Missing - [Extend runoff drains to move water away from foundation](#)



6. East Chimney Flue/Flue Cap: Mortar - [Crown cracked , Repair chimney mortar crown](#)



Garage/Carport

7. Attached Garage Service Doors: Metal - [Missing handle to storm door, recommend](#)



Kitchen

8. 1st Floor Kitchen Cooking Appliances: Frigidaire - [Anti tip bracket not installed, safety hazard, recommend correction](#)



Living Space

9. Living Room, Dining Room, Family Room, Sun Room Living Space Walls: Paint - [Cracks present, living room , recommend to monitor for future correction](#)

Living Space (Continued)

Walls: (continued)



10. Living Room, Dining Room, Family Room, Sun Room Living Space Doors: Hollow wood - [Closet door](#) , [Undercut where rubbing on flooring](#)



Laundry Room/Area

11. Garage Laundry Room/Area Dryer Vent: Rigid metal - [Metal flex used under dwelling for dryer vent is unsafe, recommend replacing with ridged metal](#)



Bathroom

12. 2nd floor main Bathroom Faucets/Traps: Moen fixtures with a PVC trap - [Leaking faucet, at tub/shower valve, and tub fill](#) , [a licensed plumber recommended to repair](#)



Marginal Summary (Continued)

Crawl Space

13. Main Crawl Space Insulation: Fiberglass - [Falling down in areas, recommend correction](#)



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Kitchen

1. 1st Floor Kitchen Electrical: 110 - **All though not required when house was constructed, it is recommended that GFCI circuits be installed in kitchens, baths, garages, and exterior outlets for safety reasons**

Fireplace/Wood Stove

2. Family Room Fireplace Freestanding Stove: Decorative - **Pilot light not on, unable to light fireplace, a qualified contractor is recommended to evaluate and repair**

Bathroom

3. 1st floor main Half Bathroom Faucets/Traps: Delta fixtures with a PVC trap - **Leaking trap in 1st floor 1/2 bathroom, recommend correction**



Bedroom

4. 2nd floor Bedroom Smoke Detector: None - **Recommend smoke detectors in all bedrooms and in between cooking and sleeping areas**

Attic

5. Main Attic Attic Fan: Direct drive - **Inoperative at time of inspection, recommend correction**

