

General Summary



Clear Pathways, Inc.

8001 Lake Anna Parkway
Spotsylvania, Va 22551
540-785-0850

Customer
Paul Nugent

Address

2800 Lewiston Road
Bumpass Virginia 23024

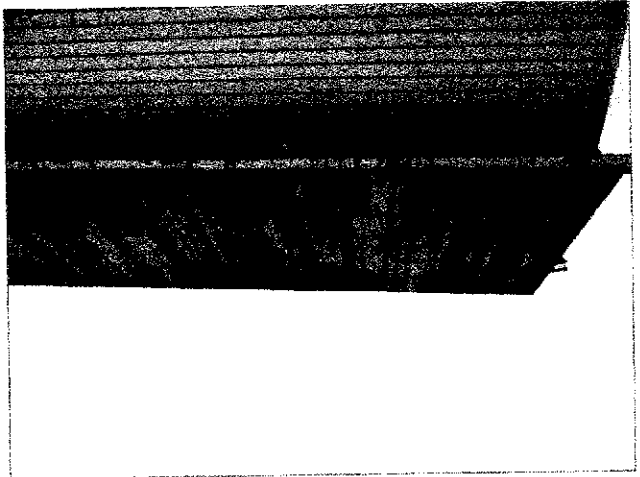
The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations 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

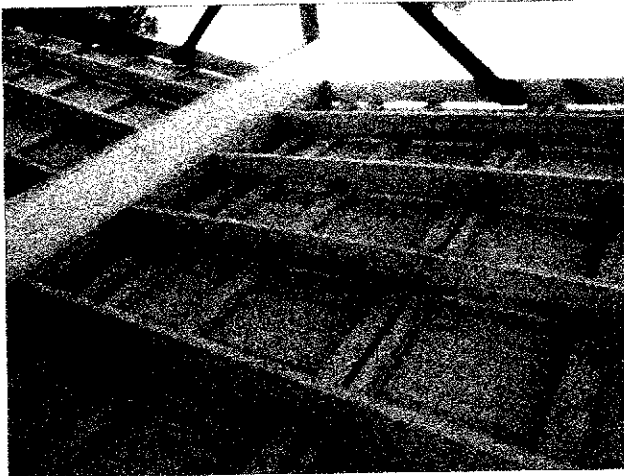
1.0 ROOF COVERINGS

Repair or Replace

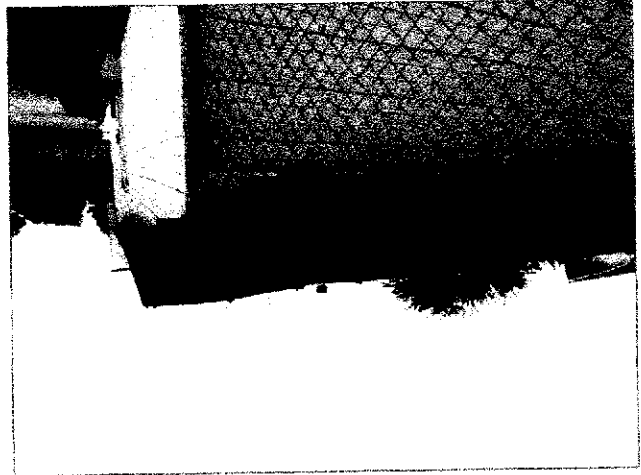
The metal roofing is in need of some attention. There is rust build up, active leaks and poorly installed in various areas. I recommend the entire roof be further evaluated and repaired or replaced as needed by a qualified licensed roofer. Please note, some of the leaks have caused moisture damage. Example areas pictured. This also includes the detached dwelling.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace

I recommend installing gutters on the building. This will help keep rain water routed away from the foundation/building.

1.7 ATTIC INSULATION

Repair or Replace

As an upgrade, additional insulation can be added to help reduce the amount of heat or cooling loss.

Repair or Replace

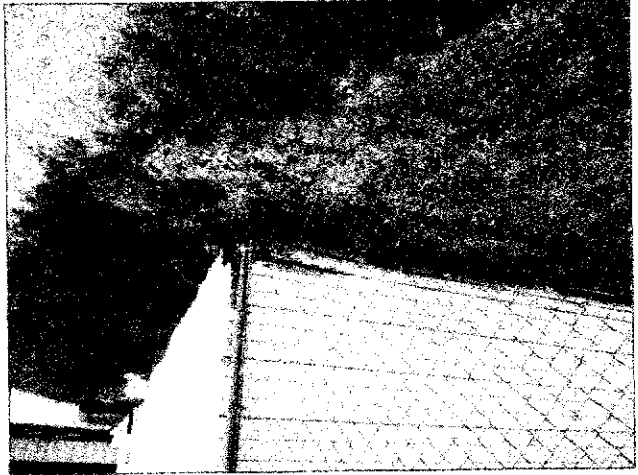
2.0 WALL CLADDING / SIDING, FLASHING AND TRIM

2. Exterior

(1) There are several areas around the buildings with moisture damage to the trim and siding. Much of the trim and siding needs to be scraped, caulked, and painted to help prevent additional moisture damage. I recommend further evaluation and repairs/replacement as needed by a qualified licensed contractor. Example areas pictured.

(2) There are various areas around the buildings that need to be caulked/sealed to help prevent moisture damage. Example areas pictured.

2.0 Item 5(Picture)



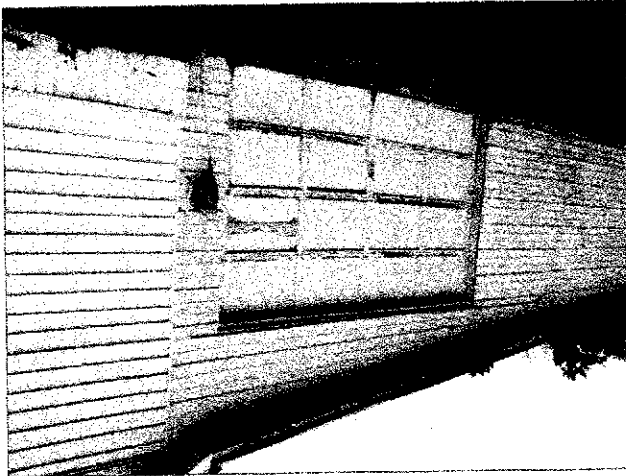
2.0 Item 6(Picture)



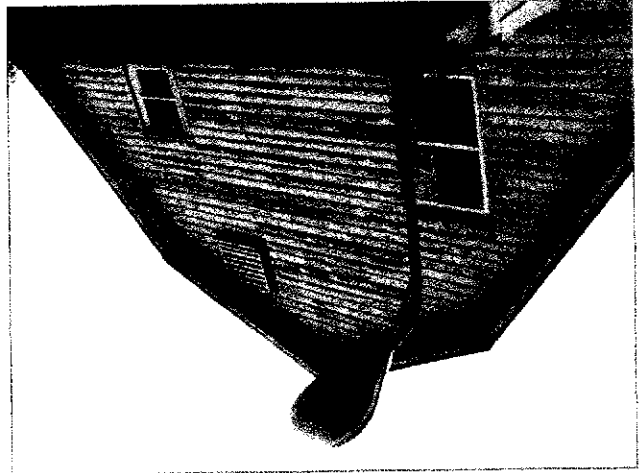
2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2. Exterior

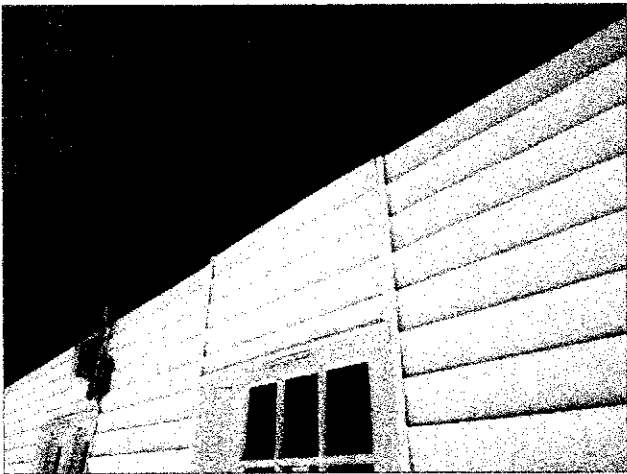
2.0 Item 11(Picture)



2.0 Item 9(Picture)

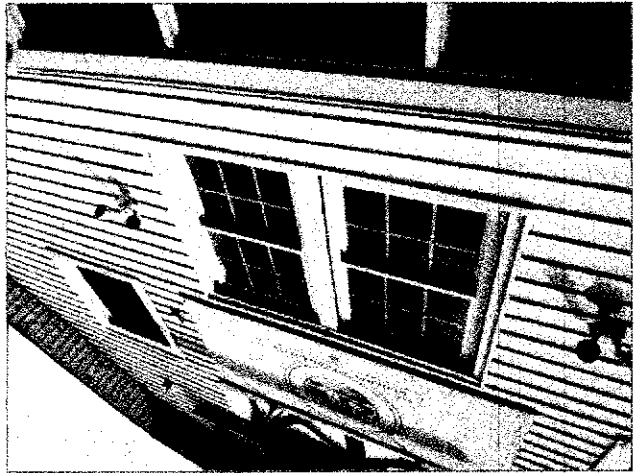


2.0 Item 10(Picture)

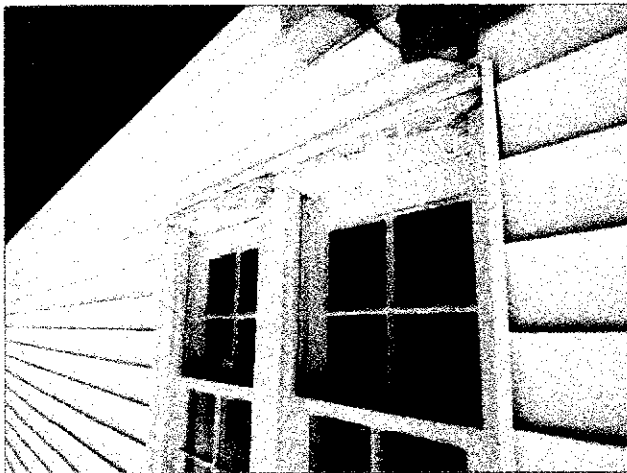


(3) Some of the siding are mixed matched and pieced together. This can allow moisture and rodents to enter the buildings. I recommend further evaluation and repairs as needed by a qualified licensed contractor. Example areas pictured.

2.0 Item 7(Picture)

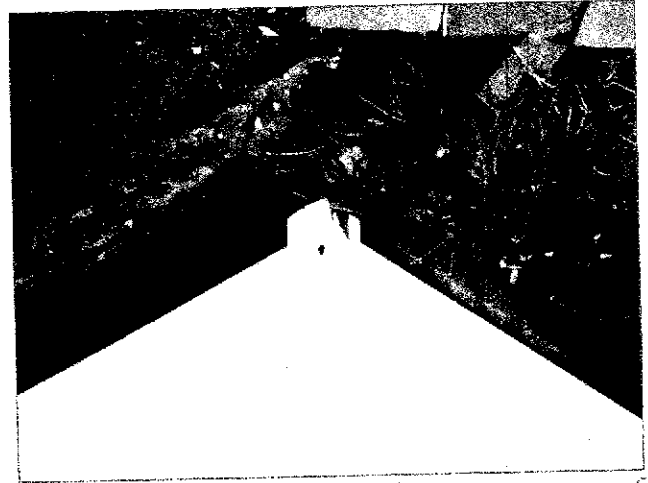


2.0 Item 8(Picture)



2. Exterior

2.0 Item 12(Picture)



(4) The siding is damaged/chipped in various areas. I recommend sealing the areas with an outdoor grade sealant or replacing the pieces of siding. Example area pictured.

2. Exterior

2.1 DOORS (exterior)

Repair or Replace

(1) The pictured exterior door would not open. I recommend the door be in working order as needed. Also see 2.0 comment.



2.1 Item 1 (Picture)

(2) The pictured exterior door is weathered. I recommend repairs or replacement as needed.



2.1 Item 2 (Picture)

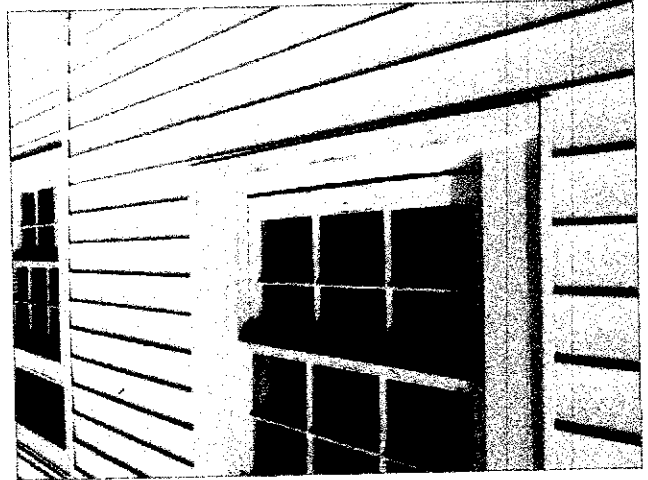
(3) The weather stripping for all the exterior doors is worn. Daylight can be seen around the doors meaning moisture and air can enter the house around the doors. I recommend new weather stripping be installed and the doors be adjusted.

2. Exterior

2.2 WINDOWS (exterior)

Repair or Replace

The window glazing needs to be replaced on some of the windows to ensure air tightness. Proper window glazing will help minimize heat and cooling loss. Example window pictured. Also see 2.0 comment.



2.2 Item 1 (Picture)

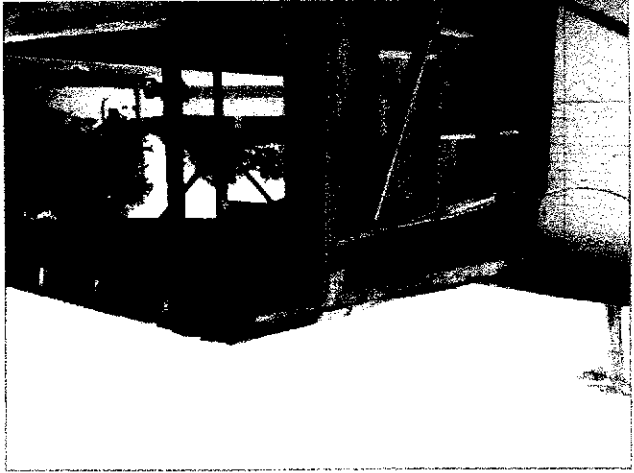
2. Exterior

2. Exterior

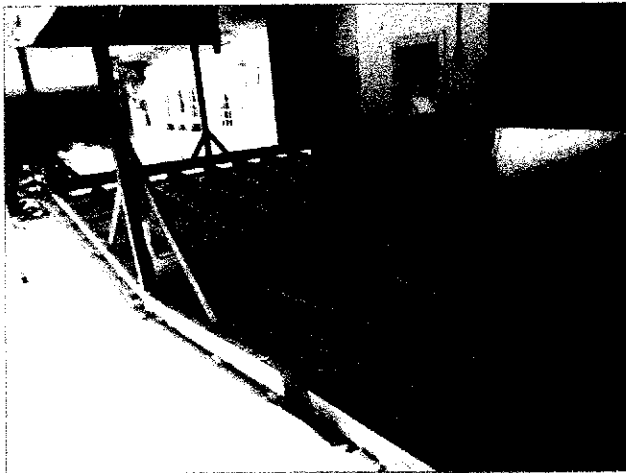
2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

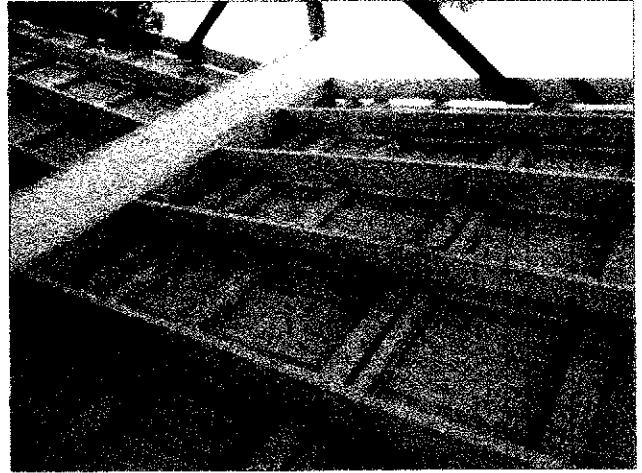
(1) The pictured covered area is weathered and is unsafe. Some of the supports are rotting, some supports are poorly supported and the retaining wall is damaged/weathered. I recommend further evaluation and repairs/replacement as needed by a qualified licensed contractor. Example areas pictured. Also see 1.0 & 2.0 comments.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



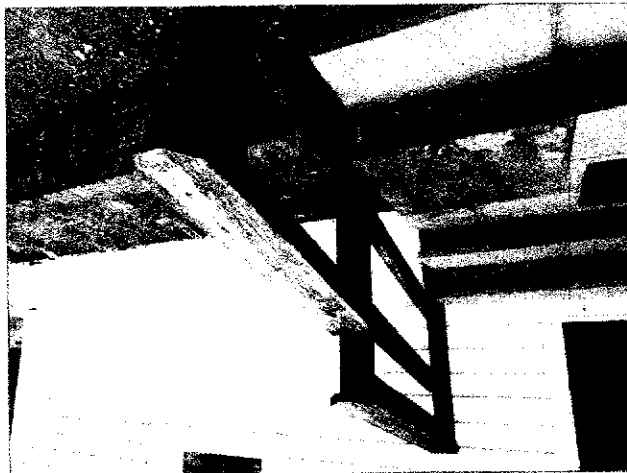
2.3 Item 3(Picture)



2.3 Item 4(Picture)

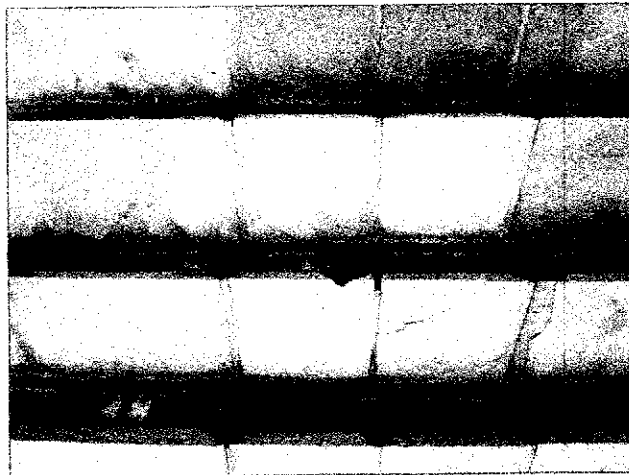
(2) Some of the mortar is missing from between the slates for the front steps. I recommend mortar or epoxy be installed in the openings to help prevent moisture intrusion. In addition, some of the slates are cracked/damaged. I recommend repairs/replacement as needed. Example area pictured.

2.3 Item 6 (Picture)



(3) I recommend the deck boards be cleaned with a pressure washer and/or deck wash and treated with a waterproofing sealant. Example area pictured.

2.3 Item 5 (Picture)



2. Exterior

2. Exterior

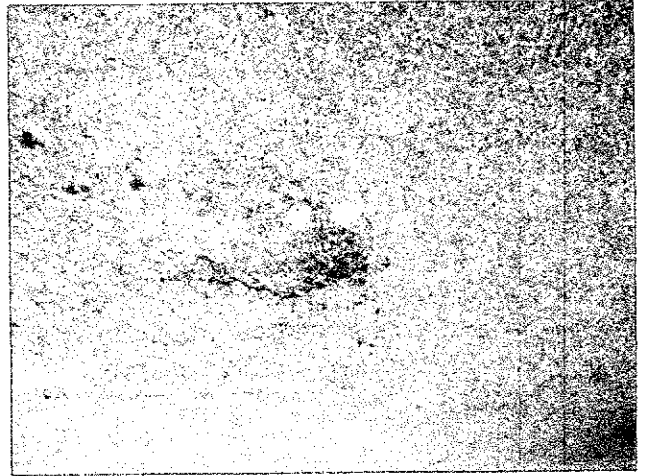
Clear Pathways, Inc.

Nugent

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

(1) The asphalt is cracked and damaged in several areas. I recommend further evaluation and repairs by a qualified licensed contractor. Example area pictured.



2.4 Item 1 (Picture)

(2) The retaining wall around the detached building is cracked/damaged in various areas. I recommend repairs as needed. Example areas pictured.

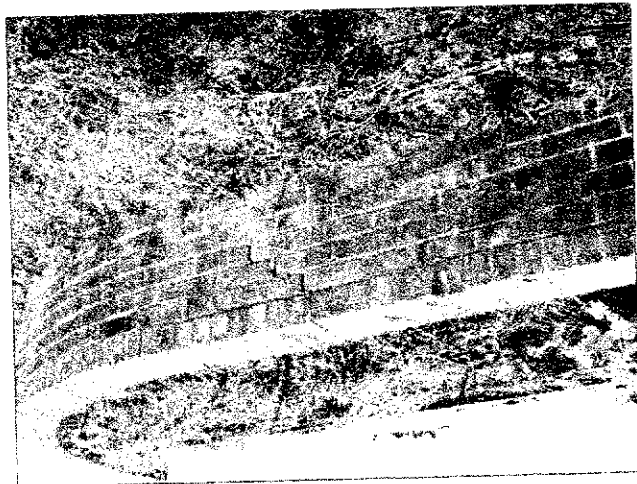
2. Exterior

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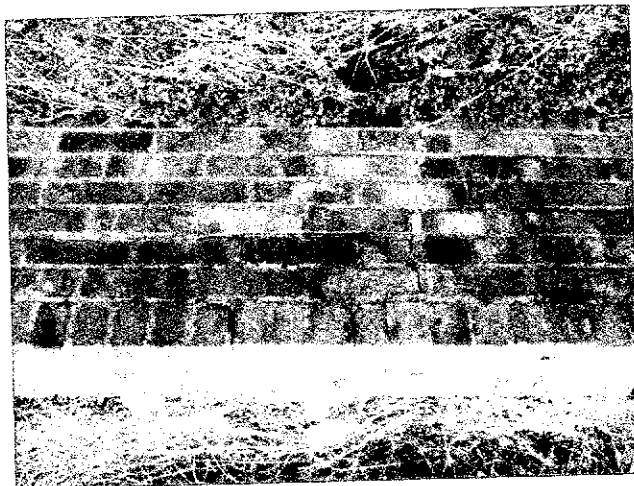
2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 2(Picture)

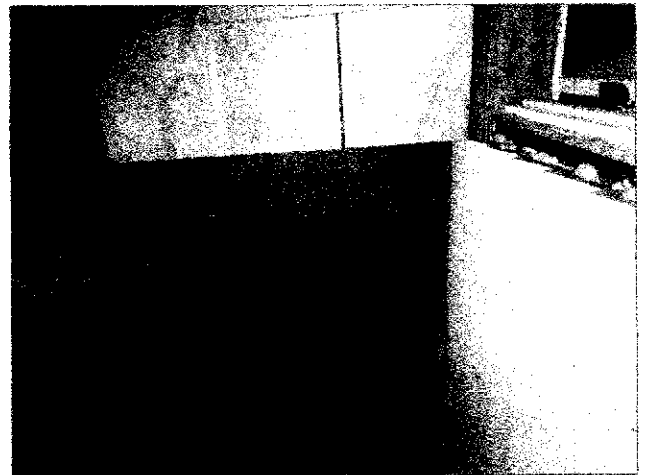


2.4 Item 3(Picture)

door should be replaced with a fire rated door.

(2) The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This

3.4 Item 1(Picture)



contractor.

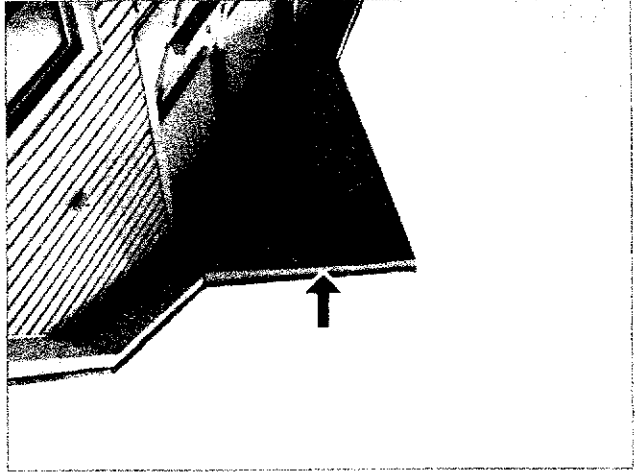
(1) There are no handrails for the garage steps. In addition, the steps are at different heights. These are safety concerns. I recommend further evaluation and repairs as needed by a qualified licensed

Repair or Replace

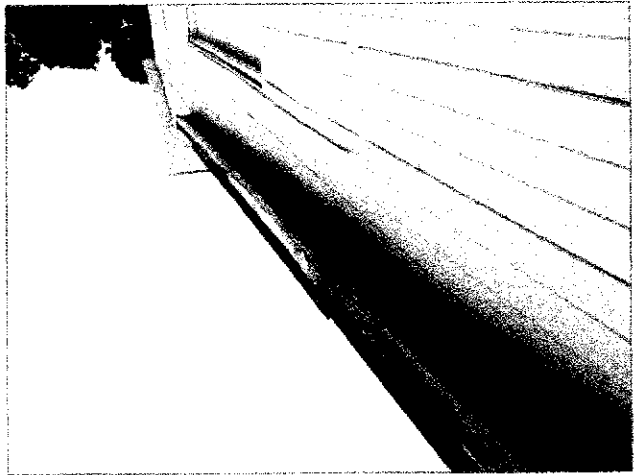
3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

3. Garage

2.5 Item 1(Picture)



2.5 Item 2(Picture)



comment.

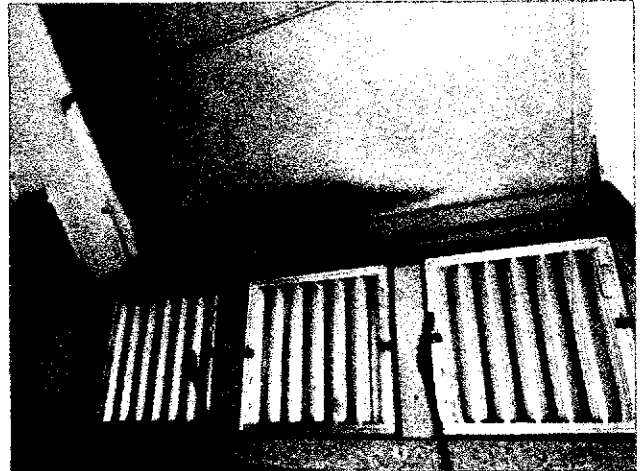
The soffit is loose and weathered in various areas around the buildings. I recommend repairs or replacement as needed by a qualified licensed contractor. Example areas pictured. Also see 2.0

Repair or Replace

2.5 EAVES, SOFFITS AND FASCIAS

2. Exterior

4.10 Item 1(Picture)



The range hood fan is very dirty. I recommend the the entire range hood be further evaluated and serviced as needed by a qualified service company.

Repair or Replace

4.10 RANGE HOOD

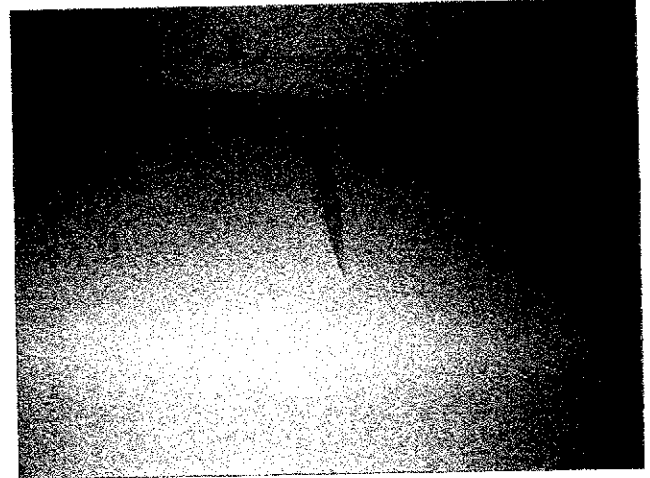
4. Kitchen Components and Appliances

5. Rooms

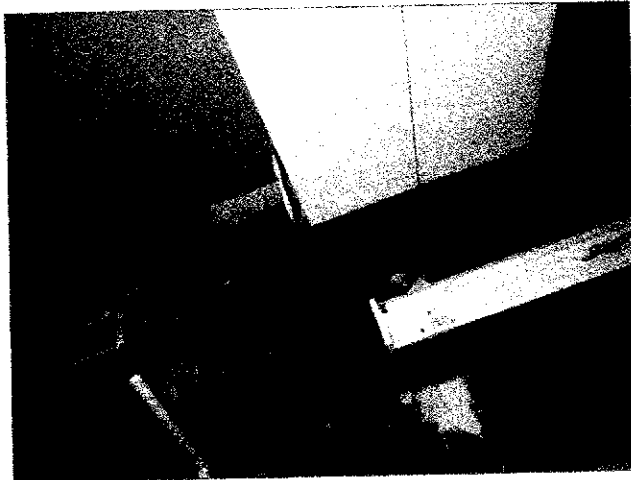
5.0 CEILINGS

Repair or Replace

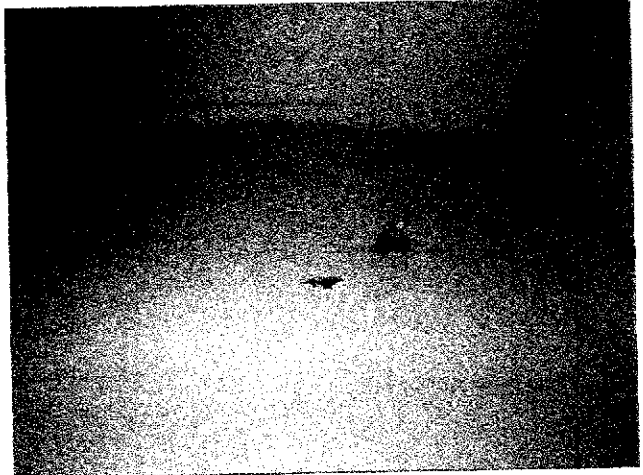
There are moisture stains on the ceilings and walls in various areas. I recommend further evaluation and repairs as needed by a qualified licensed contractor. Example areas pictured. Also see 1.0 & 5.1 comments.



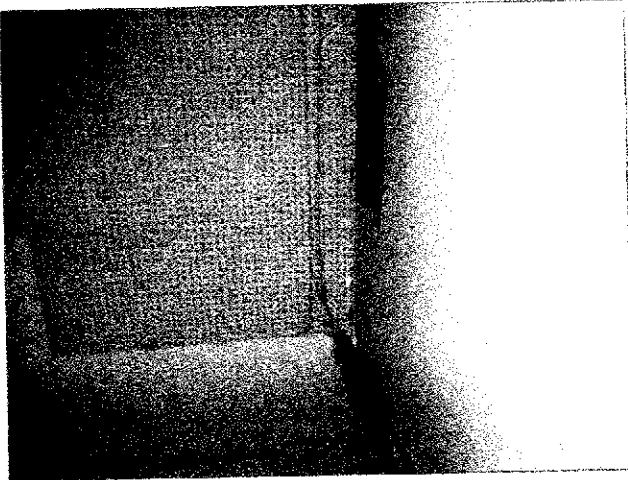
5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)

5.1 WALLS

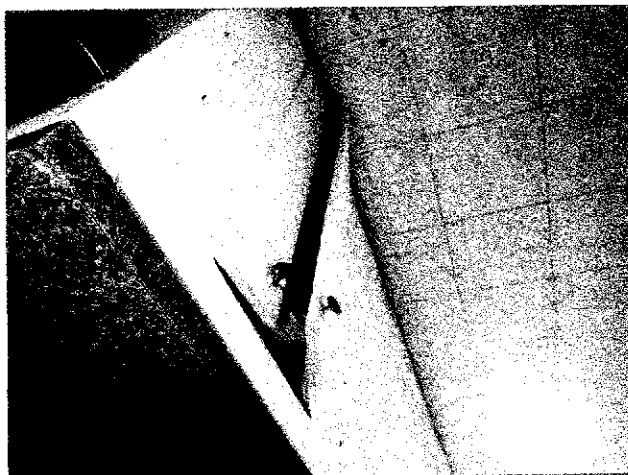
5. Rooms

Repair or Replace

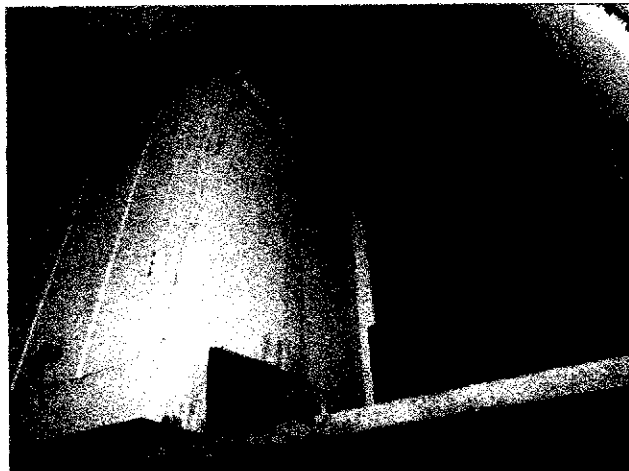
There is a suspicious substance present in several areas in the buildings. I recommend you contact a mold inspector or expert for investigation and correction as needed. Example areas pictured.



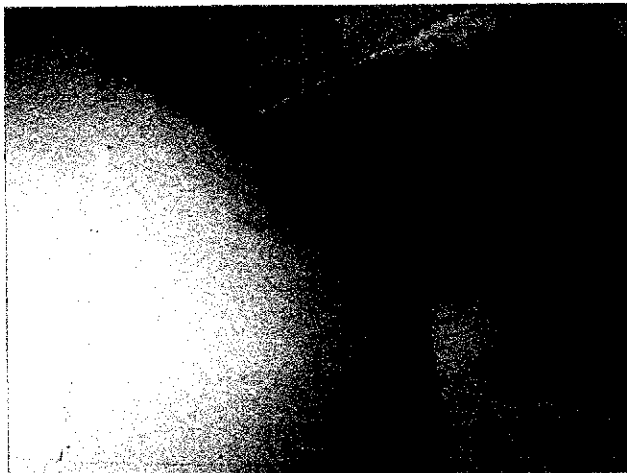
5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)

5.2 Item 1(Picture)



The slab floor is cracked in various areas. This appears to be from settling. I recommend repairs as needed. Example area pictured.

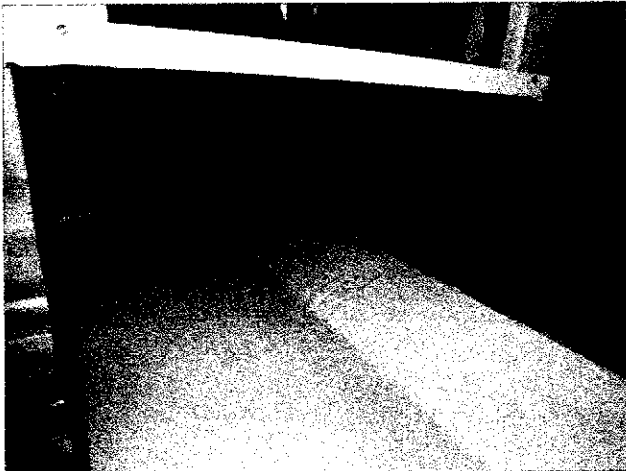
Repair or Replace

5.2 FLOORS

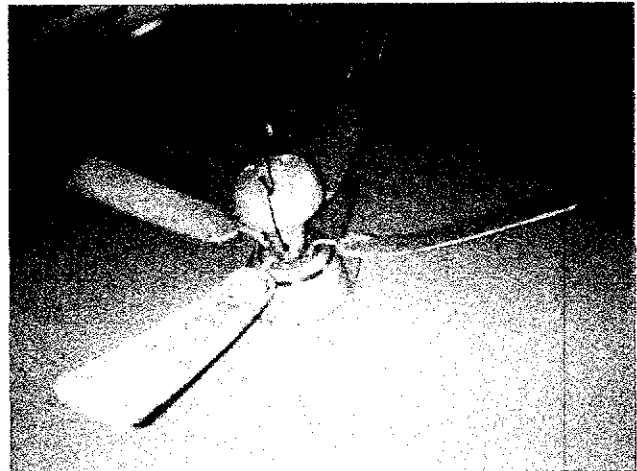
5.1 Item 7(Picture)



5.1 Item 8(Picture)



5.1 Item 5(Picture)

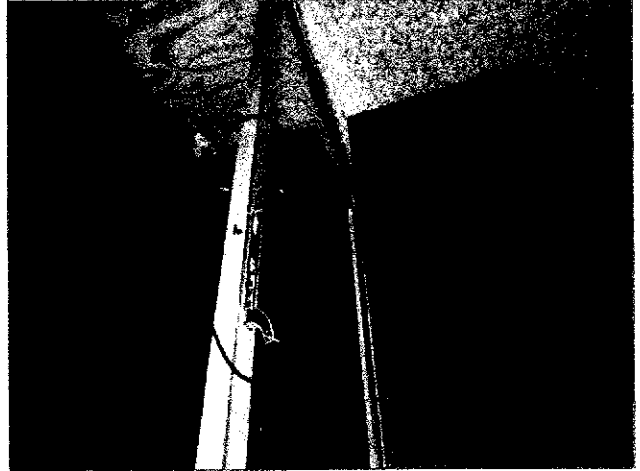


5.1 Item 6(Picture)



5. Rooms

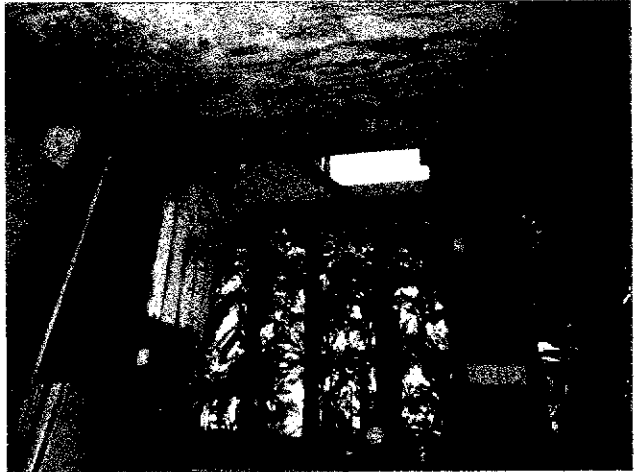
5.4 Item 1(Picture)



The pictured upstairs door handle is damaged. In addition, the door is difficult to open and close. I recommend repairs as needed.

5.4 DOORS (REPRESENTATIVE NUMBER) Repair or Replace

5.3 Item 1(Picture)



Please note, the stairs are not to new construction standards. This may have been allowed when the house was built. However, caution needs to be used when using the stairs, and/or a qualified licensed contractor could be contacted for further recommendations.

5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS Repair or Replace

5. Rooms

Repair or Replace

The glass is broken for some of the windows. In addition, several of the windows are aged/worn and some will not open. I recommend further evaluation and repairs or replacement as needed by a qualified licensed contractor. Example window pictured.



5.5 Item 1(Picture)

Electrical Repair or Replace
SMOKE DETECTORS
I recommend working smoke detectors and carbon monoxide detectors be installed throughout. This is a safety concern.

9.7 SMOKE DETECTORS

9. Electrical System

Not Present
VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)
There is no vapor barrier for the crawlspace, which is typical for older homes. I recommend installing a vapor barrier as an upgrade.

7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Present
INSULATION UNDER FLOOR SYSTEM
The floor system is not insulated, which is typical in older homes. I recommend adding insulation as an upgrade.

7.5 INSULATION UNDER FLOOR SYSTEM

7. Structural Components

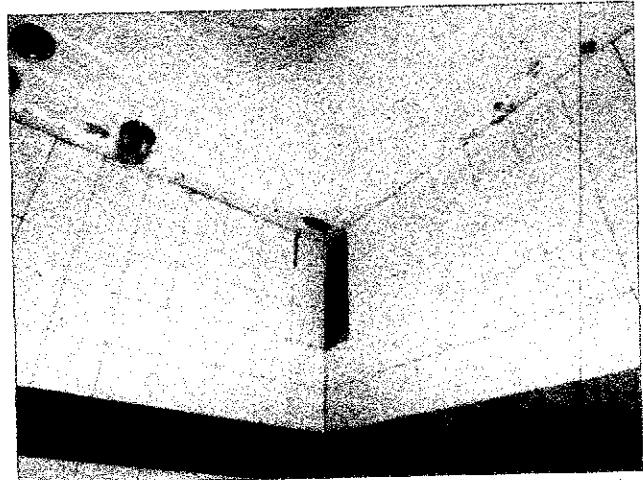
Repair or Replace
EXHAUST FAN
The exhaust fans are dirty. I recommend cleaning or replacing the fans.

6.9 EXHAUST FAN

Repair or Replace
FLOORS
The bathroom floors are weak in a few areas. This might be from moisture damage. I recommend further evaluation and repairs as needed by a qualified licensed contractor.

6.2 FLOORS

6.1 Item 1(Picture)



Repair or Replace
WALLS
The bathroom tiles are missing and damaged in various areas. I recommend further evaluation and repairs as needed by a qualified licensed contractor. Example area pictured. Also see 5.1 comment.

6.1 WALLS

6. Bathrooms and Components

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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.

10. Heating / Central Air Conditioning

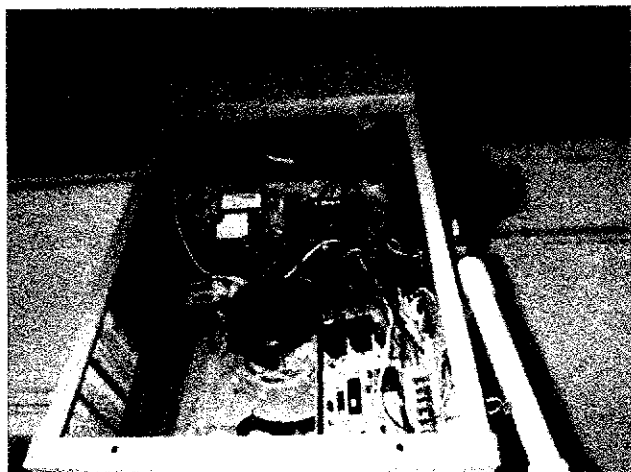
10.0 HEATING EQUIPMENT / AIR HANDLER

Repair or Replace

The heating and air conditioning systems do not appear to have been serviced within the last year. The air handlers/furnace and ductwork are very dirty. In addition, the pictured furnace would not come on. I recommend a complete system evaluation, cleaning, servicing and repairs or replacement as needed by a qualified licensed HVAC company.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

Repair or Replace
There is very low water pressure coming out of the exterior faucet. I was unable to determine why this is. I recommend further evaluation and repairs as needed by a qualified licensed plumber.

2.6 PLUMBING WATER FAUCETS (hose bibs)

2. Exterior

The following items or discoveries indicate that these plumbing 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.

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Customer
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540-785-0850

Clear Pathways, Inc.



Plumbing Summary

4.6 Item 1(Picture)



The kitchen sink faucet leaks when the water is off. I recommend repairs as needed.

Repair or Replace

4.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

4.5 Item 1(Picture)



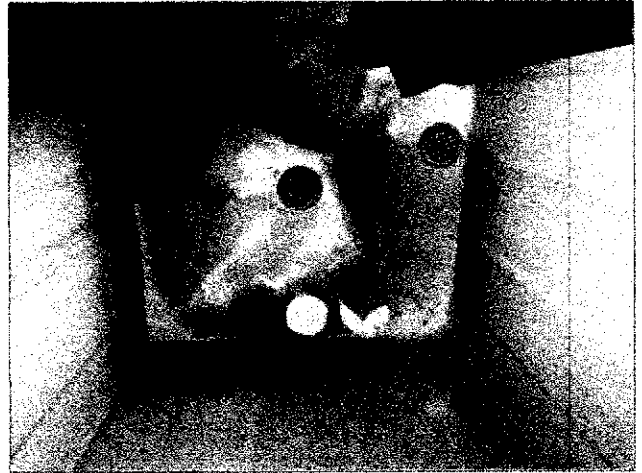
Some of the sinks drain slowly. I recommend the drains be unclogged or repaired as needed. Example drain pictured.

Repair or Replace

4.5 PLUMBING DRAINS / VENT SYSTEMS

4. Kitchen Components and Appliances

6.6 Item 1(Picture)



6.6 Item 2(Picture)



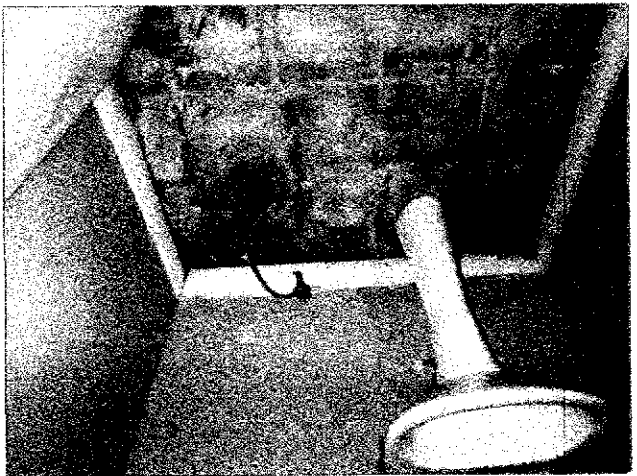
The shower drain screen is damaged. In addition, this drain leaks into the crawlspace. I recommend further evaluation and repairs as needed by a qualified licensed plumber.

Repair or Replace

6.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

6. Bathrooms and Components

6.7 Item 2(Picture)



6.7 Item 1(Picture)



(2) A toilet was not present for the main level bathroom, I recommend a toilet be installed as needed.

(1) The upstairs bathroom toilet is loose from the floor, which could indicate the wax ring is worn. I recommend replacing the wax ring and tightening the toilet to the floor.

Repair or Replace

6.7 PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

6. Bathrooms and Components

8. Plumbing System

Clear Pathways, Inc.

Nugent

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Plumbing Repair or Replace
There are few broken plumbing lines. In addition, some of the valves were off to some of the plumbing. I recommend a complete plumbing system evaluation and repairs as needed by a qualified licensed plumber. Example area pictured.



8.1 Item 1 (Picture)

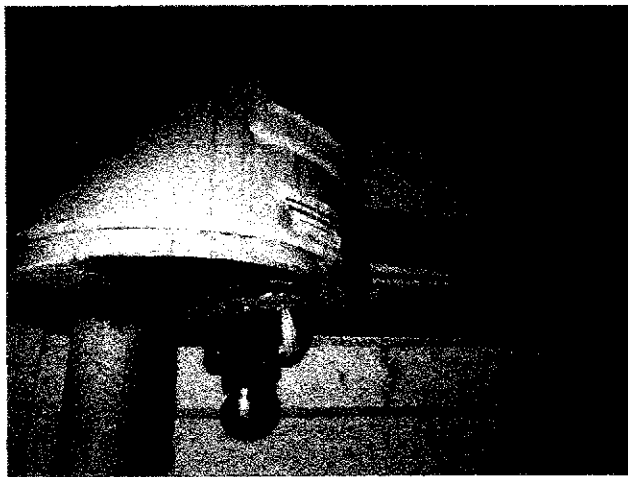


8.1 Item 2 (Picture)

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

Plumbing Repair or Replace

There are moisture stains on the pictured water heater in various areas. In addition, the electrical connection for the water heater is exposed. I recommend further evaluation and repairs or replacement as needed by a qualified licensed plumber.



8.2 Item 1 (Picture)

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8.4 Item 1(Picture)



There are a few gas lines that are not capped. I recommend caps be installed on the gas lines as needed. Example area pictured.

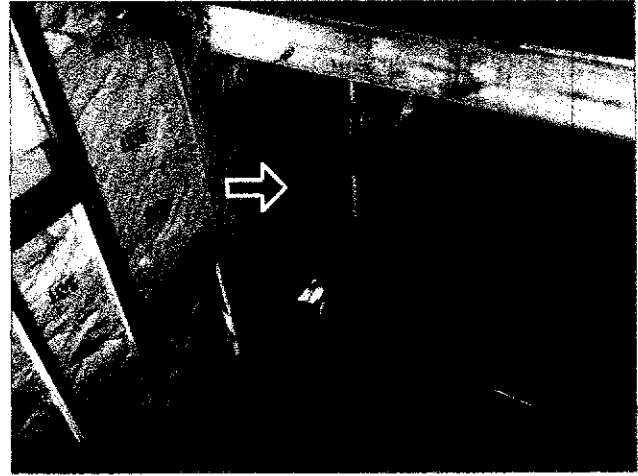
Plumbing Repair or Replace

(supports)

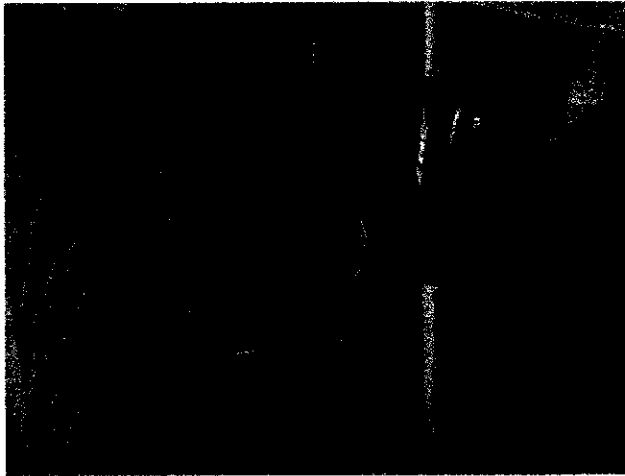
8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting,

8. Plumbing System

1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



The wiring for the attic fan was not properly installed. The wire splice needs to be installed inside the control box. Also see 9.3 comment

Repair or Replace

1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

1. Roofing / Chimneys and Roof Structure / Attic

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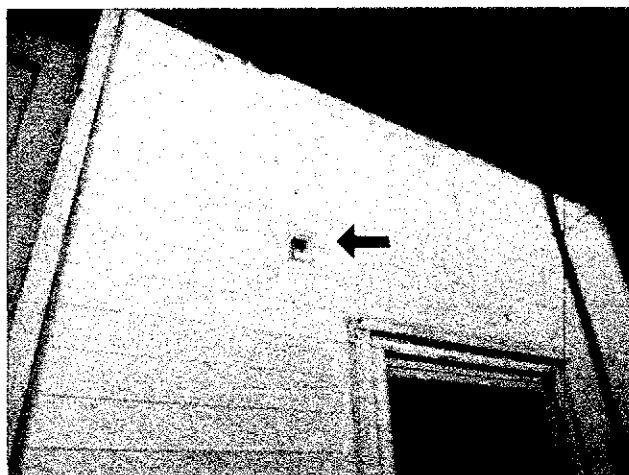
Customer
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Clear Pathways, Inc.



Electrical Summary

2.7 Item 1(Picture)



2.7 OUTLETS (exterior)

Repair or Replace

The pictured exterior outlet cover is damaged. This can allow moisture to enter the box. I recommend a new cover be installed. Also see 5.6 comment.

2. Exterior

5. Rooms

5.6 OUTLETS AND WALL SWITCHES

Repair or Replace

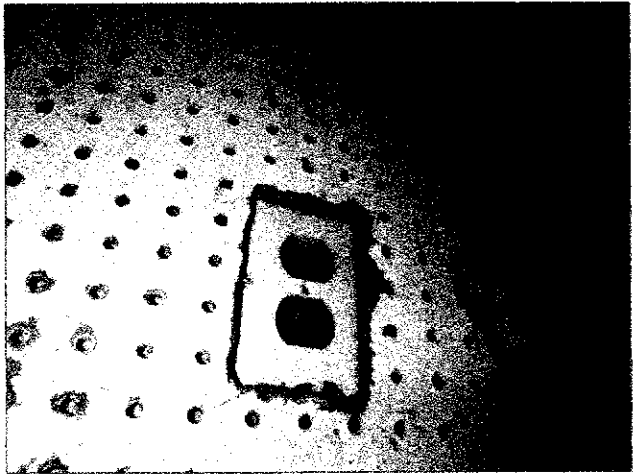
Some of the electrical outlets are damaged, some do not work and some are not grounded. In addition, the pictured GFCI outlet in the kitchen sparked when tested. I recommend a complete electrical system evaluation and repairs as needed by a qualified licensed electrician. Example outlets pictured.



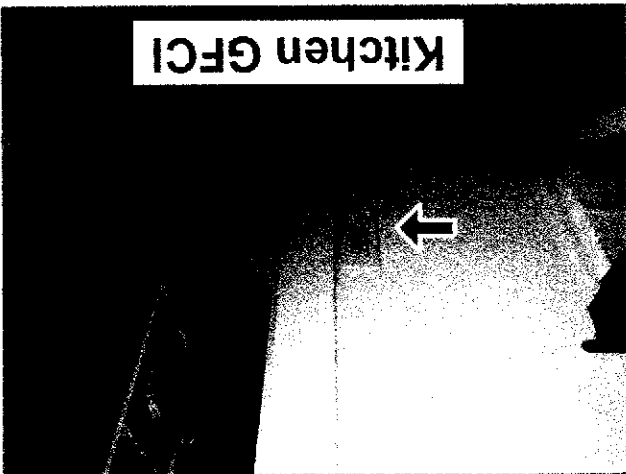
5.6 Item 1(Picture)



5.6 Item 2(Picture)



5.6 Item 3(Picture)



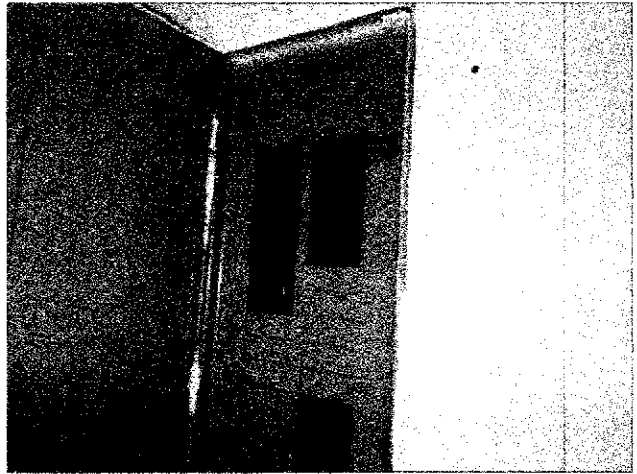
5.6 Item 4(Picture)

9. Electrical System

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

Electrical Repair or Replace

(1) The pictured main panel has unprotected openings. I recommend all openings be covered with proper protecting material.



9.1 Item 1(Picture)

(2) The panels are not fully labeled. I recommend the breakers/panel be clearly labeled for safety reasons.

9. Electrical System

Clear Pathways, Inc.

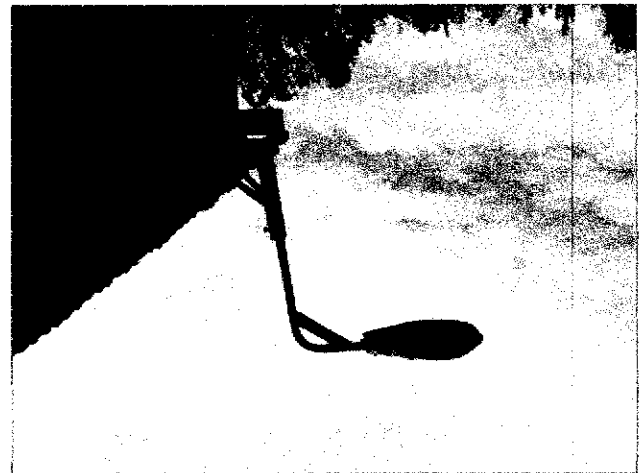
Nugent

9.3 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) The pictured exterior light fixture is poorly supported. This is a safety concern. I recommend further evaluation and repairs as needed by a qualified licensed electrician.



9.3 Item 1(Picture)

(2) The pictured electrical disconnect box is not secured. I recommend further evaluation and repairs as needed by a qualified licensed electrician.



9.3 Item 2(Picture)

(3) There are some exposed wire splices that are not in covered junction boxes. I recommend further evaluation and repairs as needed by a qualified licensed electrician. Example area pictured.

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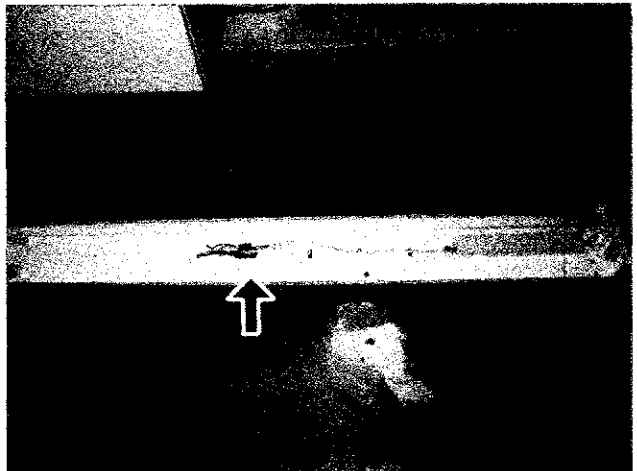
(5) Some lights did not work when turned on. It may simply be blown bulbs. I recommend the lights be in working order as needed.

9.3 Item 4(Picture)



(4) Please note: the gas pumps and anything that has to do with the pumps were not inspected. These items fall outside of the scope of the inspection.

9.3 Item 3(Picture)



9. Electrical System