



INSPECTION REPORT  
4210 Cornland Rd  
Chesapeake VA 23322

INSPECTED BY  
David Rapoport  
Sova Inspection  
Group  
Va-3380000962  
Exp-6/30/2027

INSPECTION DATE  
📅 9/25/2025  
🕒 09:00 AM

# ■ ■ ■ TABLE OF CONTENTS

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Cover Page .....	1
Table of Contents .....	2
Intro Page .....	3
1 Roofing .....	4
2 Exterior .....	6
3 Garage.....	9
4 Interiors.....	10
5 Structural Components .....	12
6 Plumbing System .....	14
7 Electrical System .....	16
8 Heating / Central Air Conditioning.....	18
9 Insulation and Ventilation .....	20
10 Built-In Kitchen Appliances.....	22
Summary .....	23

## GENERAL INFO

**Property Address**

4210 Cornland Rd  
Chesapeake VA 23322

**Date of Inspection**

9/25/2025

**Report ID**

20250925-Blue-Box-Auctions

**Customer(s)**

Blue Box Auction

**Time of Inspection**

09:00 AM

**Real Estate Agent**

## INSPECTION DETAILS

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 50 Years, 1950

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

## COMMENT KEY & DEFINITIONS

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

## ✓ RESULTS AT A GLANCE

87

✓ ITEMS INSPECTED  
Total number in report.

31

📄 SUMMARY COMMENTS  
Total number in report.

## 🏠 1. ROOFING

### 📄 DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### 🔧 STYLES & MATERIALS: ROOFING

#### Roof Covering:

Architectural

#### Viewed roof covering from:

Ground  
Binoculars

### 👁️ ITEMS: ROOFING

#### 1.0 ROOF COVERINGS

##### 📄 INSPECTED, REPAIR OR REPLACE

(1) Informational view of roof covering and roof penetrations. I recommend having a qualified contractor remove roof debris to ensure efficient function -

(2) Main roof is estimated to be 5-10 years old. Average life expectancy is 30 years.

#### 1.1 FLASHINGS

##### ✓ INSPECTED

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

##### ✓ INSPECTED

#### 1.3 ROOF DRAINAGE SYSTEMS

##### ✓ INSPECTED

*The roof of the home was inspected and reported on with the above information. While the inspector makes*

*every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 2. EXTERIOR

### 📋 DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### ✂️ STYLES & MATERIALS: EXTERIOR

#### Siding Material:

Vinyl

#### Exterior Entry Doors:

Fiberglass

Insulated glass

#### Appurtenance:

Deck with steps

Covered porch

Sidewalk

Patio

#### Driveway:

Gravel

Dirt

### 👁️ ITEMS: EXTERIOR

#### 2.0 WALL CLADDING FLASHING AND TRIM

##### 📋 INSPECTED, REPAIR OR REPLACE

- (1) Properly secure loose siding to avoid rodent/ moisture/ air penetration and subsequent damages.
- (2) Properly seal all holes and gaps where piping/ cables enter to avoid moisture/ insect/ rodent intrusion and subsequent damages.
- (3) Have a licensed, qualified contractor properly install a louvered dryer vent cover where missing at rear exterior to avoid damage associated with insect or bird intrusion.
- (4) Have a licensed, qualified masonry contractor properly repair damaged masonry at detached garage rear right crawlspace access to ensure normal, long-term efficient function.

#### 2.1 DOORS (EXTERIOR)

##### ✅ INSPECTED

#### 2.2 WINDOWS

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INSPECTED, REPAIR OR REPLACE

Damaged window pane noted at front right bedroom front window. Have a qualified contractor replace as needed.

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

INSPECTED, REPAIR OR REPLACE

Have a licensed, qualified contractor properly secure, loose exterior railings to ensure safe function. Railings should be able to endure a 200 pound force at any point.

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## 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTED, REPAIR OR REPLACE

(1) Monitor trees in close proximity to structure as they may cause damage due to branch and root movement.

(2) Trim and maintain vegetation away from structure

(3) There is a negative slope towards the right side (facing front). This area does not appear to drain water away from home and needs landscaping and drainage corrected.

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## 2.5 EAVES, SOFFITS AND FASCIAS

INSPECTED, REPAIR OR REPLACE

I observed what appears to be minor moisture damage in areas at exterior fascia, and soffit. I recommend further evaluation by a licensed, qualified contractor to determine extent of damage and proper repair or replacement of damaged materials as necessary to ensure efficient function.

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## 2.6 OTHER

INSPECTED

(1) Have a qualified contractor properly seal any cracks or gaps around windows and doors (including weather seals) to avoid potential damage associated with air or moisture intrusion.

(2) Masonry parge coat at exterior is cracking in areas. I suggest evaluation and repair by a licensed, qualified contractor to avoid further damage.

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## 2.7 ADDITIONAL BUILDINGS ON PROPERTY

INSPECTED, REPAIR OR REPLACE

Detached garage repair concerns are noted, but not limited to –

- Carpenter bee activity and damage
  - Vegetation in contact with, and overhanging structure
  - Moisture damage noted, but not limited to both front large garage door frames and at rear exterior door frame
  - Moisture damage noted, but not limited to detached garage right exterior window, windowsill and window trim.
  - Exposed electrical wiring and damaged or removed electrical light fixtures observed at interior
  - Termite activity observed at interior
  - Rear exterior door is blocked from interior. Door is visibly worn and corroding.
-

- Well pumps at rear of garage are corroding and actively leaking
- Dark staining was noted, but not limited to garage right rear wall
- Bathroom at first level is installation in process. Have a licensed, qualified contractor, complete in process repairs.

Have a licensed, qualified contractor evaluate detailed repair concerns to determine extent of damage or staining. Correct any underlying cause that is active and properly treat/ repair/ replace damage as necessary to ensure long-term safe and efficient function.

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*The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 3. GARAGE

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### STYLES & MATERIALS: GARAGE

**Garage Door Type:**

Three automatic

**Garage Door Material:**

Fiberglass

### ITEMS: GARAGE

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#### 3.0 GARAGE CEILINGS

 INSPECTED

#### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

 INSPECTED

#### 3.2 GARAGE FLOOR

 INSPECTED

#### 3.3 GARAGE DOOR (S)

 INSPECTED

#### 3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

 INSPECTED

#### 3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

 NOT INSPECTED

Garage automatic door opener buttons were not accessible at time of inspection. Unable to test. I recommend having a qualified contractor further evaluate to ensure normal, safe function per manufacturer specifications.

#### 3.6 GARAGE WINDOW (S)

 INSPECTED

## 🏠 4. INTERIORS

### ☰ DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### ✂ STYLES & MATERIALS: INTERIORS

#### Ceiling Materials:

Gypsum Board  
Plaster

#### Wall Material:

Gypsum Board  
Plaster

#### Floor Covering(s):

Area rug  
Carpet  
Laminated T&G  
Tile

#### Interior Doors:

Hollow core

#### Window Types:

Thermal/Insulated  
Double-hung

#### Cabinetry:

Veneer

#### Countertop:

Marble

### 👁 ITEMS: INTERIORS

#### 4.0 CEILINGS

##### ☑ INSPECTED

(1) Typical wall and ceiling drywall/plaster cracks, nail pops, and damage observed in subject home. I recommend having a qualified contractor further evaluate and repair, fill, and seal as necessary.

(2) Stains noted, but not limited to kitchen pantry closet ceiling – measured dry at time of inspection. I recommend further evaluation by a qualified contractor to determine extent of damage, correct the source of moisture intrusion (if active), and repair/ repaint all damage as needed.

#### 4.1 WALLS

##### ☑ INSPECTED

#### 4.2 FLOORS

##### ☑ INSPECTED

#### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

##### ☑ INSPECTED

#### 4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED

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#### 4.5 DOORS (REPRESENTATIVE NUMBER)

📋 INSPECTED, REPAIR OR REPLACE

(1) Binding door (difficult to open or close) noted, but not limited to detached garage right exterior door. Have a qualified contractor further evaluate and repair/ adjust as needed..

(2) Door does not secure into mortise noted at primary bedroom door. Usually a strike plate adjustment is needed. Have a qualified contractor further evaluate and repair/adjust as needed.

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#### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

☑ INSPECTED

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*The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 5. STRUCTURAL COMPONENTS

### ☰ DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### ✂ STYLES & MATERIALS: STRUCTURAL COMPONENTS

#### Foundation:

Masonry block  
Poured concrete

#### Method used to observe

##### Crawlspace:

From entry  
Crawled  
Pests  
Debris  
Limited access  
Extra Info : Sealed crawl

#### Wall Structure:

Wood

#### Roof Structure:

2 X 4 Rafters  
2 X 6 Rafters

#### Roof-Type:

Gable

#### Method used to observe attic:

From entry  
Inaccessible

#### Attic info:

Attic access

### 👁 ITEMS: STRUCTURAL COMPONENTS

5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

📋 INSPECTED, REPAIR OR REPLACE

- (1) Have a licensed, qualified contractor install foundation vent(s) where detached or sealed, and install foundation vent screens where missing or damaged to ensure efficient function, and avoid damage associated with insect or rodent intrusion.
  - (2) Have a licensed, qualified contractor properly secure loose foundation vents, and seal vent perimeter(s) to ensure efficient function and avoid damage associated with insect or rodent intrusion.
  - (3) WDO, wood destroying organisms and damage noted (fungus), crawl space may need to be treated; have a qualified moisture contractor evaluate for treatment. Repair any associated damage as recommended.
  - (4) Unsupported beam was noted, but not limited to rear of crawl space. Have a licensed, qualified contractor evaluate and properly repair as necessary to ensure adequate, long term footed support is in place
  - (5) Rodent activity noted in the crawl space. Have a qualified animal removal contractor evaluate, treat as required, seal access points of entry and replace damaged insulation/ vapor barrier.
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## 5.1 WALLS (STRUCTURAL)

☑ INSPECTED

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## 5.2 COLUMNS OR PIERS

☑ INSPECTED

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## 5.3 FLOORS (STRUCTURAL)

☑ INSPECTED

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## 5.4 CEILINGS (STRUCTURAL)

☑ INSPECTED

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## 5.5 ROOF STRUCTURE AND ATTIC

☑ INSPECTED

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*The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 6. PLUMBING SYSTEM

### 📋 DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### ✂️ STYLES & MATERIALS: PLUMBING SYSTEM

#### Water Source:

Well

#### Plumbing Water Supply (into home):

Copper

#### Plumbing Water Distribution (inside home):

Copper

#### Washer Drain Size:

2" Diameter

#### Plumbing Waste:

PVC

Extra Info : SEPTIC

#### Water Heater Power Source:

Electric

#### Water Heater Capacity:

40 Gallon (1-2 people)

Two units

#### Water Heater Location:

Garage

Washer Dryer Room

#### WH Manufacturer:

WHIRLPOOL

Extra Info : both WHIRLPOOL, manufactured in 2007

### 👁️ ITEMS: PLUMBING SYSTEM

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

##### 📋 INSPECTED, REPAIR OR REPLACE

(1) The toilet is loose at floor at the hallway and primary bathrooms. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Repair any associated damages beneath these areas.

(2) Have a qualified professional correct slow drain at primary bathroom tub.

(3) Hallway bathroom sink drain stop is missing. I recommend installing as needed.

#### 6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

##### 📋 INSPECTED, REPAIR OR REPLACE

(1) Primary bathroom tub diverter valve binds in the bottom position. Have a qualified contractor further

evaluate and repair/replace as needed to achieve normal, efficient function.

(2) Hallway bathroom shower control knob is loose/detaches. I recommend having a qualified contractor properly secure as needed to achieve normal, easy function.

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## 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

### INSPECTED, REPAIR OR REPLACE

(1) The T&P (Test and Pressure) valve on main home water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. Currently disconnected from drain line. (PVC is not approved for hot water use). I recommend repair by a qualified person.

(2) Detached garage water heater was not operational at time of inspection. Observed corrosion at the base of unit. Have a qualified plumbing contractor further evaluate and repair/replace as needed to achieve normal, proper function as needed.

(3) Subject homes water heaters are 18 years old and has exceeded its typical life expectancy of 10 to 12 years. I recommend service by a qualified plumbing contractor based on age and condition. Budget to replace based on age and condition.

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## 6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

### INSPECTED

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## 6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

### INSPECTED

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## 6.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

### INSPECTED

Main propane tank is located at detached garage left exterior.

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*The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 7. ELECTRICAL SYSTEM

### 📄 DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### 🔧 STYLES & MATERIALS: ELECTRICAL SYSTEM

#### Electrical Service

##### Conductors:

Below ground

#### Panel Capacity:

200 AMP

#### Panel Type:

Circuit breakers

GFCI Breakers

#### Electric Panel Manufacturer:

SIEMENS

SQUARE D

#### Branch wire 15 and 20 AMP:

Copper

#### Wiring Methods:

Romex

Conduit

### 👁️ ITEMS: ELECTRICAL SYSTEM

#### 7.0 SERVICE ENTRANCE CONDUCTORS

☑️ INSPECTED

#### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

📄 INSPECTED, REPAIR OR REPLACE

(1) Interior view of distribution panel-detached garage rear right wall sub panel.

(2) Main home panel is not easily accessible at time of inspection. Unable to take cover off. Panel should have 30 inches wide by 36 inches deep by 7 feet tall clearance for easy, safe access. Have a qualified contractor correct as needed.

#### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

☑️ INSPECTED

### 7.3 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)

INSPECTED, REPAIR OR REPLACE

(1) Have a qualified contractor properly secure, loose conduit at rear right exterior to ensure long-term safe function.

(2) No power to outlets noted at detached garage office room left and rear wall outlets. Have a qualified electrical contractor further evaluate and repair/replace as needed to achieve normal, proper function.

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### 7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

INSPECTED

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### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED

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### 7.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

INSPECTED

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### 7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

INSPECTED

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### 7.8 SMOKE DETECTORS

INSPECTED

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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*The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 8. HEATING / CENTRAL AIR CONDITIONING

### ☰ DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### ✂ STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

**Heat Type:**

Heat Pump Forced Air (also provides cool air)  
Furnace

**Energy Source:**

Electric  
Natural gas

**Number of Heat Systems (excluding wood):**

Two

**Heat System Brand:**

GOODMAN

**Ductwork:**

Insulated

**Filter Type:**

Disposable

**Filter Size:**

Adequate

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**

Electricity

**Central Air Brand:**

GOODMAN

### 👁 ITEMS: HEATING / CENTRAL AIR CONDITIONING

#### 8.0 HEATING EQUIPMENT

##### 📁 INSPECTED, REPAIR OR REPLACE

Gas furnace is estimated to be 20 years old. Recommend unit be serviced and the heat exchangers be evaluated by a licensed HVAC contractor for cracks/ holes, and replaced if needed – or CERTIFIED there are not cracks, holes or damage and that it is safe to use.

#### 8.1 NORMAL OPERATING CONTROLS

##### ✅ INSPECTED

## (1) Main system

- 2.5 ton exterior heat pump unit manufactured in 2021
- 2 ton interior heat pump unit manufactured in 2021
- There is a pan and primary line float switch installed at the attic unit that should turn the unit off when the primary line clogs to avoid damage to materials.

## (2) Back up furnace (heat)

- Estimated 75,000 BTU mid efficiency main attic natural gas furnace manufactured in estimated 2005 (data plate, not visible)

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## 8.2 AUTOMATIC SAFETY CONTROLS

INSPECTED

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## 8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED, REPAIR OR REPLACE

The main home hallway ceiling return filter is dirty and needs replacing. Have a qualified contractor service and clean the associated unit coil, motor, ducts, and fan.

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## 8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

INSPECTED

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## 8.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTED

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## 8.8 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED, REPAIR OR REPLACE

Attic heat pump pan is holding water at time of inspection. Have a licensed, qualified contractor evaluate and properly repair to ensure normal, efficient long term function.

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## 8.9 NORMAL OPERATING CONTROLS

INSPECTED

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## 8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

INSPECTED

*The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 🏠 9. INSULATION AND VENTILATION

### ☰ DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### ✂ STYLES & MATERIALS: INSULATION AND VENTILATION

#### Attic Insulation:

Batt  
Cellulose

#### Ventilation:

Gable vents  
Ridge vents  
Soffit Vents

#### Dryer Power Source:

220 Electric

#### Dryer Vent:

Metal

### 👁 ITEMS: INSULATION AND VENTILATION

#### 9.0 INSULATION IN ATTIC

☑ INSPECTED

#### 9.1 INSULATION UNDER FLOOR SYSTEM

☑ INSPECTED

#### 9.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

☑ INSPECTED

#### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

☑ INSPECTED

#### 9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

☑ INSPECTED

#### 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

☑ INSPECTED

*The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust*

*fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

## 10. BUILT-IN KITCHEN APPLIANCES

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### DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

**Dishwasher Brand:**

BOSCH

**Exhaust/Range hood:**

VENTED

**Range/Oven:**

GOOD

Serial # : LG

**Built in Microwave:**

LG

**Refrigerator:**

GOOD

Serial # : SAMSUNG

### ITEMS: BUILT-IN KITCHEN APPLIANCES

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#### 10.0 DISHWASHER

 INSPECTED

#### 10.1 RANGES/OVENS/COOKTOPS

 INSPECTED

#### 10.2 RANGE HOOD (S)

 INSPECTED

#### 10.5 MICROWAVE COOKING EQUIPMENT

 INSPECTED

*The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.*

# 📄 SUMMARY

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**Sova Inspection Group**

703-239-7682

David@sovainspectiongroup.com

**Customer**

Blue Box Auction

**Address**

4210 Cornland Rd

Chesapeake VA 23322

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 warrants 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 or efficiency 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

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### 1.0 ROOF COVERINGS

**📄 INSPECTED, REPAIR OR REPLACE**

(1) Informational view of roof covering and roof penetrations. I recommend having a qualified contractor remove roof debris to ensure efficient function -



**1.0 Item 1 (Picture)**  
View of roof



**1.0 Item 2 (Picture)**  
View of roof



**1.0 Item 3 (Picture)**  
View of roof



**1.0 Item 4 (Picture)**  
View of roof



**1.0 Item 5 (Picture)**  
View of roof



**1.0 Item 6 (Picture)**  
View of roof



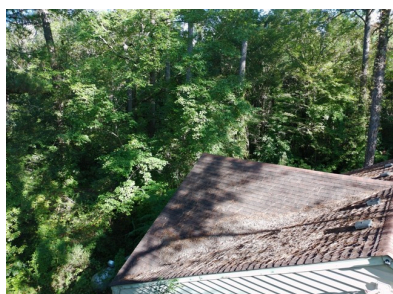
**1.0 Item 7 (Picture)**  
View of roof



**1.0 Item 8 (Picture)**  
View of roof



**1.0 Item 9 (Picture)**  
View of roof



**1.0 Item 10 (Picture)**  
View of roof

## 2. EXTERIOR

### 2.0 WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

(1) Properly secure loose siding to avoid rodent/ moisture/ air penetration and subsequent damages.

**2.0 Item 1 (Picture)**

Rear right exterior loose siding,  
no J channel

(2) Properly seal all holes and gaps where piping/ cables enter to avoid moisture/ insect/ rodent intrusion and subsequent damages.

**2.0 Item 2 (Picture)**

Rear right

**2.0 Item 3 (Picture)**

Rear right

(3) Have a licensed, qualified contractor properly install a louvered dryer vent cover where missing at rear exterior to avoid damage associated with insect or bird intrusion.

**2.0 Item 4 (Picture)**

Rear exterior

(4) Have a licensed, qualified masonry contractor properly repair damaged masonry at detached garage rear right crawlspace access to ensure normal, long-term efficient function.



**2.0 Item 5 (Picture)**  
Detached garage rear, right

## 2.2 WINDOWS

INSPECTED, REPAIR OR REPLACE

Damaged window pane noted at front right bedroom front window. Have a qualified contractor replace as needed.



**2.2 Item 1 (Picture)**  
front right bedroom front window

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

INSPECTED, REPAIR OR REPLACE

Have a licensed, qualified contractor properly secure, loose exterior railings to ensure safe function. Railings should be able to endure a 200 pound force at any point.



**2.3 Item 1 (Picture)**  
Front exterior



**2.3 Item 2 (Picture)**  
Rear left



**2.3 Item 3 (Picture)**  
Left exterior

## 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTED, REPAIR OR REPLACE

(1) Monitor trees in close proximity to structure as they may cause damage due to branch and root movement.



**2.4 Item 1 (Picture)**  
Front right



**2.4 Item 2 (Picture)**  
Left rear

(2) Trim and maintain vegetation away from structure



**2.4 Item 3 (Picture)**



**2.4 Item 4 (Picture)**

(3) There is a negative slope towards the right side (facing front). This area does not appear to drain water away from home and needs landscaping and drainage corrected.



**2.4 Item 5 (Picture)**  
Right exterior

## 2.5 EAVES, SOFFITS AND FASCIAS

 INSPECTED, REPAIR OR REPLACE

I observed what appears to be minor moisture damage in areas at exterior fascia, and soffit. I recommend further evaluation by a licensed, qualified contractor to determine extent of damage and proper repair or replacement of damaged materials as necessary to ensure efficient function.



**2.5 Item 1 (Picture)**  
Rear left



**2.5 Item 2 (Picture)**  
Rear left



**2.5 Item 3 (Picture)**  
Rear left

## 2.7 ADDITIONAL BUILDINGS ON PROPERTY

### INSPECTED, REPAIR OR REPLACE

Detached garage repair concerns are noted, but not limited to –

- Carpenter bee activity and damage
- Vegetation in contact with, and overhanging structure
- Moisture damage noted, but not limited to both front large garage door frames and at rear exterior door frame
- Moisture damage noted, but not limited to detached garage right exterior window, windowsill and window trim.
- Exposed electrical wiring and damaged or removed electrical light fixtures observed at interior
- Termite activity observed at interior
- Rear exterior door is blocked from interior. Door is visibly worn and corroding.
- Well pumps at rear of garage are corroding and actively leaking
- Dark staining was noted, but not limited to garage right rear wall
- Bathroom at first level is installation in process. Have a licensed, qualified contractor, complete in process repairs.

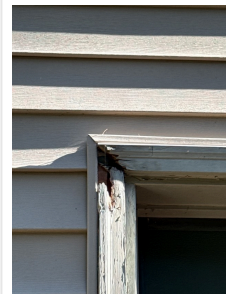
Have a licensed, qualified contractor evaluate detailed repair concerns to determine extent of damage or staining. Correct any underlying cause that is active and properly treat/ repair/ replace damage as necessary to ensure long-term safe and efficient function.



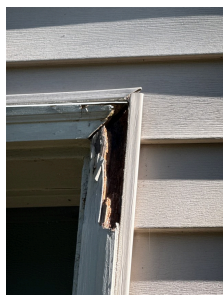
**2.7 Item 1 (Picture)**  
WDI damage



**2.7 Item 2 (Picture)**  
Overhanging vegetation



**2.7 Item 3 (Picture)**  
Moisture damage at front



**2.7 Item 4 (Picture)**  
Moisture damage at front



**2.7 Item 5 (Picture)**  
WDI activity and damage



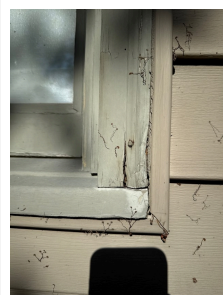
**2.7 Item 6 (Picture)**  
WDI activity and damage



**2.7 Item 7 (Picture)**  
Moisture damage at rear



**2.7 Item 8 (Picture)**  
Moisture damage at rear



**2.7 Item 9 (Picture)**  
Moisture damage at right window



**2.7 Item 10 (Picture)**  
Moisture damage at right window



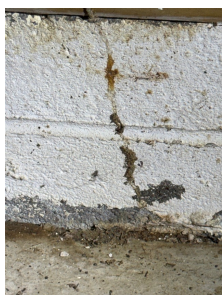
**2.7 Item 11 (Picture)**  
Moisture damage at right window



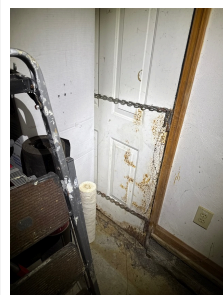
**2.7 Item 12 (Picture)**  
Damaged light fixture, exposed wiring



**2.7 Item 13 (Picture)**  
Removed light fixture, exposed wiring



**2.7 Item 14 (Picture)**  
Termite activity at interior



**2.7 Item 15 (Picture)**  
Rear exterior door



**2.7 Item 16 (Picture)**  
Leaking well pump



**2.7 Item 17 (Picture)**  
Corroding pump, signs of previous leaking



**2.7 Item 18 (Picture)**  
Dark staining at interior



**2.7 Item 19 (Picture)**  
Dark staining at interior



**2.7 Item 20 (Picture)**  
Damaged fixture, exposed wiring

## 4. INTERIORS

### 4.5 DOORS (REPRESENTATIVE NUMBER)

#### INSPECTED, REPAIR OR REPLACE

(1) Binding door (difficult to open or close) noted, but not limited to detached garage right exterior door. Have a qualified contractor further evaluate and repair/ adjust as needed..



**4.5 Item 1 (Picture)**  
detached garage office exterior door

(2) Door does not secure into mortise noted at primary bedroom door. Usually a strike plate adjustment is needed. Have a qualified contractor further evaluate and repair/adjust as needed.



**4.5 Item 2 (Picture)**  
primary bedroom door

## 5. STRUCTURAL COMPONENTS

### 5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

#### INSPECTED, REPAIR OR REPLACE

(1) Have a licensed, qualified contractor install foundation vent(s) where detached or sealed, and install foundation vent screens where missing or damaged to ensure efficient function, and avoid damage associated with insect or rodent intrusion.



**5.0 Item 1 (Picture)**  
Front exterior



**5.0 Item 2 (Picture)**  
Rear left

(2) Have a licensed, qualified contractor properly secure loose foundation vents, and seal vent perimeter(s) to ensure efficient function and avoid damage associated with insect or rodent intrusion.



**5.0 Item 3 (Picture)**  
Right exterior

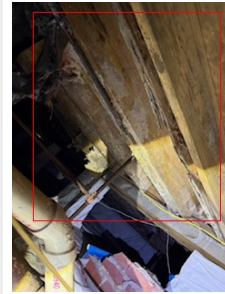
(3) WDO, wood destroying organisms and damage noted (fungus), crawl space may need to be treated; have a qualified moisture contractor evaluate for treatment. Repair any associated damage as recommended.



5.0 Item 4 (Picture)  
WDO



5.0 Item 5 (Picture)  
WDO



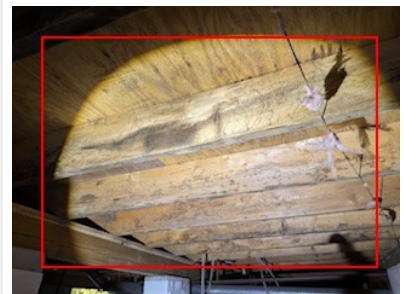
5.0 Item 6 (Picture)  
WDO



5.0 Item 7 (Picture)  
WDO



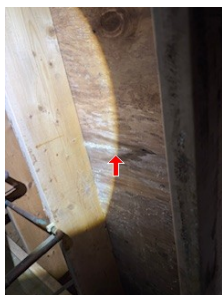
5.0 Item 8 (Picture)  
WDO



5.0 Item 9 (Picture)  
WDO



5.0 Item 10 (Picture)  
WDO



5.0 Item 11 (Picture)  
WDO

(4) Unsupported beam was noted, but not limited to rear of crawl space. Have a licensed, qualified contractor evaluate and properly repair as necessary to ensure adequate, long term footed support is in place



5.0 Item 12 (Picture)  
Rear of crawl



5.0 Item 13 (Picture)  
Rear of crawl

(5) Rodent activity noted in the crawl space. Have a qualified animal removal contractor evaluate, treat as

required, seal access points of entry and replace damaged insulation/ vapor barrier.



**5.0 Item 14 (Picture)**  
Rodent

## 6. PLUMBING SYSTEM

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### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED, REPAIR OR REPLACE

(1) The toilet is loose at floor at the hallway and primary bathrooms. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Repair any associated damages beneath these areas.

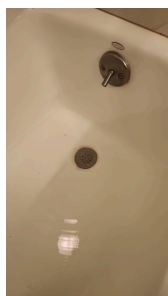


**6.0 Item 1 (Picture)**  
hallway bathroom toilet



**6.0 Item 2 (Picture)**  
primary bathroom toilet

(2) Have a qualified professional correct slow drain at primary bathroom tub.



**6.0 Item 3 (Picture)**  
primary bathroom tub

### 6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTED, REPAIR OR REPLACE

(1) Primary bathroom tub diverter valve binds in the bottom position. Have a qualified contractor further evaluate and repair/replace as needed to achieve normal, efficient function.



**6.1 Item 1 (Picture)**  
primary bathroom tub

## 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

### INSPECTED, REPAIR OR REPLACE

(1) The T&P (Test and Pressure) valve on main home water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. Currently disconnected from drain line. (PVC is not approved for hot water use). I recommend repair by a qualified person.



**6.2 Item 1 (Picture)**

(2) Detached garage water heater was not operational at time of inspection. Observed corrosion at the base of unit. Have a qualified plumbing contractor further evaluate and repair/replace as needed to achieve normal, proper function as needed.



**6.2 Item 2 (Picture)**

## 7. ELECTRICAL SYSTEM

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

INSPECTED, REPAIR OR REPLACE

(1) Interior view of distribution panel-detached garage rear right wall sub panel.



**7.1 Item 1 (Picture)**  
detached garage rear right wall

(2) Main home panel is not easily accessible at time of inspection. Unable to take cover off. Panel should have 30 inches wide by 36 inches deep by 7 feet tall clearance for easy, safe access. Have a qualified contractor correct as needed.



**7.1 Item 2 (Picture)**

### 7.3 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)

 INSPECTED, REPAIR OR REPLACE

(1) Have a qualified contractor properly secure, loose conduit at rear right exterior to ensure long-term safe function.



**7.3 Item 1 (Picture)**  
Rear right exterior

(2) No power to outlets noted at detached garage office room left and rear wall outlets. Have a qualified

electrical contractor further evaluate and repair/replace as needed to achieve normal, proper function.



**7.3 Item 2 (Picture)**  
detached garage office room  
outlets

## 8. HEATING / CENTRAL AIR CONDITIONING

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### 8.0 HEATING EQUIPMENT

#### INSPECTED, REPAIR OR REPLACE

Gas furnace is estimated to be 20 years old. Recommend unit be serviced and the heat exchangers be evaluated by a licensed HVAC contractor for cracks/ holes, and replaced if needed - or CERTIFIED there are not cracks, holes or damage and that it is safe to use.



**8.0 Item 1 (Picture)**  
Furnace burner area

### 8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

#### INSPECTED, REPAIR OR REPLACE

The main home hallway ceiling return filter is dirty and needs replacing. Have a qualified contractor service and clean the associated unit coil, motor, ducts, and fan.



**8.3 Item 1 (Picture)**  
hallway ceiling return filter

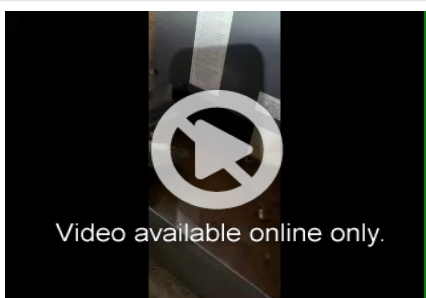
## 8.8 COOLING AND AIR HANDLER EQUIPMENT

### ☑ INSPECTED, REPAIR OR REPLACE

Attic heat pump pan is holding water at time of inspection. Have a licensed, qualified contractor evaluate and properly repair to ensure normal, efficient long term function.



**8.8 Item 1 (Picture)**  
Pan holding water



**8.8 Item 2 (Video)**

*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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