

Summary

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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

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



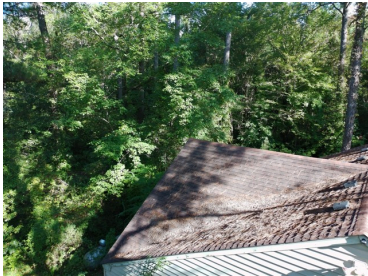
1.0 Item 7 (Picture)
View of roof



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.

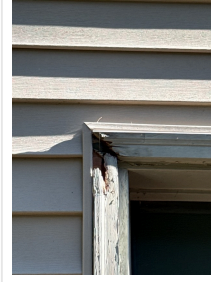
Have a licensed, qualified contractor evaluate detailed repair concerns to determine extent of damage or staining. Correct any underlying cause that is active and properly treat/ repair/ replace damage as necessary to ensure long-term safe and efficient function.



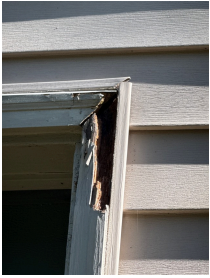
2.7 Item 1 (Picture)
WDI damage



2.7 Item 2 (Picture)
Overhanging vegetation



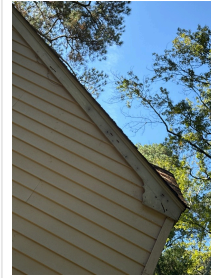
2.7 Item 3 (Picture)
Moisture damage at front



2.7 Item 4 (Picture)
Moisture damage at front



2.7 Item 5 (Picture)
WDI activity and damage



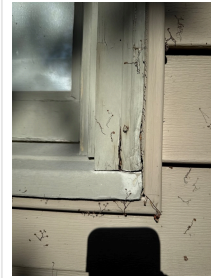
2.7 Item 6 (Picture)
WDI activity and damage



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



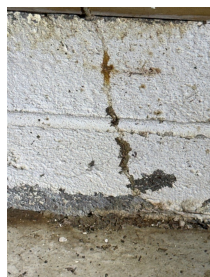
2.7 Item 11 (Picture)
Moisture damage at right window



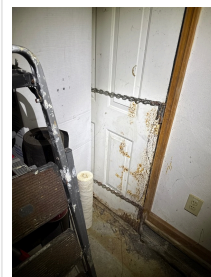
2.7 Item 12 (Picture)
Damaged light fixture, exposed wiring



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



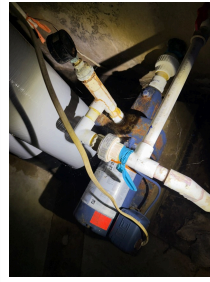
2.7 Item 14 (Picture)
Termite activity at interior



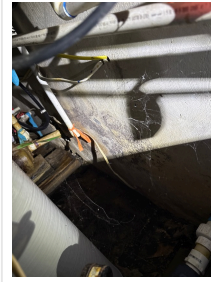
2.7 Item 15 (Picture)
Rear exterior door



2.7 Item 16 (Picture)
Leaking well pump



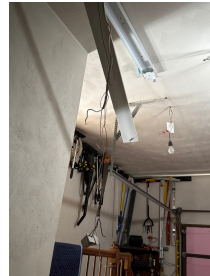
2.7 Item 17 (Picture)
Corroding pump, signs of previous leaking



2.7 Item 18 (Picture)
Dark staining at interior



2.7 Item 19 (Picture)
Dark staining at interior



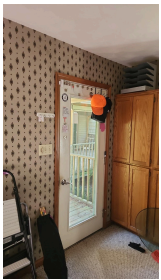
2.7 Item 20 (Picture)
Damaged fixture, exposed wiring

4. INTERIORS

4.5 DOORS (REPRESENTATIVE NUMBER)

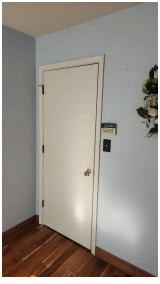
INSPECTED, REPAIR OR REPLACE

(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

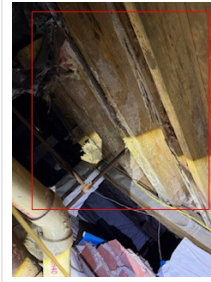
(3) WDO, wood destroying organisms and damage noted (fungus), crawl space may need to be treated; have a qualified moisture contractor evaluate for treatment. Repair any associated damage as recommended.



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

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

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.

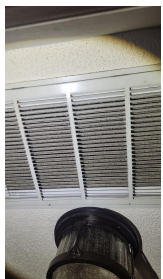


8.0 Item 1 (Picture)
Furnace burner area

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

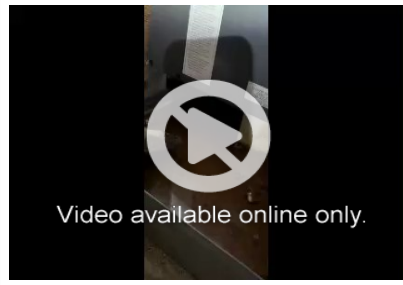
8.8 COOLING AND AIR HANDLER EQUIPMENT

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.