



SoVa Inspection Group

Inspection Report

Blue Box Auctions

Property Address:
1212 Whispering Waters Way
Virginia Beach VA 23454



Sova Inspection Group

David Rapoport 3380000962 EXP-6/30/2021
Address - 2245 B Kendall St. Virginia Beach, Va. 23451
Website - www.sovainspectiongroup.com
Email - david@sovainspectiongroup.com
Phone - 703-239-7682 (SOVA)

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Date: 5/17/2021	Time: 12:00 PM	Report ID: 20210517-Great-Neck
Property: 1212 Whispering Waters Way Virginia Beach VA 23454	Customer: Blue Box Auctions	Real Estate Professional: Alexandrea Perecko RE/MAX Alliance

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.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years, 1975

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

1. Roofing

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

Roof Covering:

Architectural

Viewed roof covering from:

Ground

Binoculars

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems	•			•

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IN NI NP RR

Comments:

1.0 Roof is estimated to be 15-20 years old.

1.3 Properly secure loose gutters and slope towards downspouts to direct water away from structure.

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

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

Siding Material:

Wood

Exterior Entry Doors:

Steel

Fiberglass

Appurtenance:

Sidewalk

Patio

Driveway:

Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			•
2.1	Doors (Exterior)	•			•
2.2	Windows	•			•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•
2.5	Eaves, Soffits and Fascias	•			•

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Comments:

- 2.0** (1) Moisture damage t111 siding - noted, but not limited to left rear exterior. Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damages beneath finishing materials and properly repair all damage.
- 2.0** (2) Paint is peeling in areas. Have a qualified person repaint as needed.
- 2.1** Have a qualified contractor replace moisture damaged threshold support at left front exterior door to avoid potential further damage or personal injury.
- 2.2** (1) Master bedroom window will not properly secure. Have a qualified contractor evaluate and repair/ replace as needed.
- 2.2** (2) Moisture damage in the window sill/ trim noted, but not limited to master bath. Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damage beneath finishing materials and properly repair/ replace all damaged materials.
- 2.2** (3) Failed seal between double panes of glass noted, but not limited to rear right bedroom and common room at rear. Windows have fogged. Have a qualified window contractor properly repair/ replace all damaged windows.
- 2.2** (4) Recommend sealing any cracks and gaps around all windows and doors to avoid issues related to moisture/ air penetration.
- 2.3** Security gate hardware at left exterior binds/ will not easily open or close. Have a qualified contractor evaluate and repair as needed to achieve normal, safe function.
- 2.4** (1) Monitor trees in close proximity to structure as they may cause damage due to branch and root movement.
- 2.4** (2) Trim and maintain vegetation away from structure
- 2.4** (3) Driveway surface is cracking/ heaving in areas - likely due to tree root movement - and presents a potential trip hazard in its present condition. Suggest evaluation and repair (ease transitions) or replacement by a qualified professional.
- 2.4** (4) Apparent backfill settlement at left exterior patio has created an unlevel surface and a potential trip hazard. Recommend evaluation and repair as needed by a qualified contractor.
- 2.4** (5) There is a negative slope at the rear right of home that can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.
- 2.5** (1) Secure loose soffits as needed to avoid moisture, insect or rodent intrusion and subsequent damages.
- 2.5** (2) Moisture damaged soffit/ fascia noted, but not limited to front right corner, rear right corner, front left corner and rear left corner of subject home. Have a qualified professional properly repair all damage.

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

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Insulated
Metal

Auto-opener Manufacturer:

1/2 HORSEPOWER
Extra Info : CRAFTSMAN

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			•
3.6	Garage window (s)	•			

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Comments:

3.5 (1) Adjust closing force on the automatic door opener to avoid potential personal injury (this is not the eye sensors).

3.5 (2) Eye sensors are improperly installed. they should be installed per manufacturer specifications with the top of the sensors no higher than 4 to 6 inches off of the ground (currently approx 9"). I recommend having a qualified professional correct to safe function.

4. Interiors

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

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board
 Paneling
 Wallpaper

Floor Covering(s):

Carpet
 Hardwood T&G
 Tile
 Vinyl

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated
 Double-hung
 Tilt feature
 Extra Info : Installed 2003

Cabinetry:

Veneer

Countertop:

Marble

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			•
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			•
4.6	Windows (representative number)	•			

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Comments:

4.2 (1) Damaged, worn, loose flooring noted, but not limited to: see pictures. Have a qualified contractor evaluate and repair / replace as needed.

4.2 (2) Cracked floor tile/ deteriorated grout noted, but not limited to: see pictures. Have a qualified contractor evaluate and repair as required.

4.4 Have a qualified contractor properly level cabinet above refrigerator.

4.5 (1) Install trim where missing at rear garage door.

4.5 (2) Door(s) that do not properly secure noted, but not limited to washer dryer room. Have a qualified contractor repair/ adjust to normal function.

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

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

Foundation:

Poured concrete

Wall Structure:

Wood

Roof Structure:

2 X 6 Rafters

Roof-Type:

Gable

Method used to observe attic:

From entry

Walked

Attic info:

Attic access

Pull Down stairs

		IN	NI	NP	RR
5.0	Walls (Structural)	•			
5.1	Roof Structure and Attic	•			

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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

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

<p>Water Source: Public</p>	<p>Plumbing Water Supply (into home): Copper</p>	<p>Plumbing Water Distribution (inside home): Copper</p>
<p>Washer Drain Size: 2" Diameter</p>	<p>Plumbing Waste: PVC</p>	<p>Water Heater Power Source: Electric</p>
<p>Water Heater Capacity: 40 Gallon (1-2 people)</p>	<p>Water Heater Location: Garage</p>	<p>WH Manufacturer: GE Extra Info : Manufactured in 2006</p>

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			•
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			

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Comments:

- 6.0** Hall bath toilet has a tank to bowl leak, typically a flapper valve adjustment is needed. Have a qualified contractor evaluate and repair as needed.
- 6.1 (1)** Hall bath tub faucet actively leaking at time of inspection. Have a qualified contractor evaluate and repair as needed.
- 6.1 (2)** Hall bath tub control knobs are damaged and leak when in use. Have a qualified contractor repair/ replace as needed.
- 6.1 (3)** Have a qualified contractor repair / replace cracked sink in master bath.
- 6.1 (4)** Corrosion noted at the washing machine supply line and valve(s). Suggest having a qualified contractor evaluate and repair / replace as needed.
- 6.2** Water heater is 15 years old and has exceeded its typical life expectancy of 10-12 years. Corrosion noted at the cold water intake and hot supply lines. Have a qualified plumbing contractor service and evaluate unit for repair vs replacement. Repair/ replace as recommended.
- 6.3** Main water shut off is located at the street.

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

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 Service Conductors:

Below ground

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

BRYANT

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex
Conduit

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•
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)	•			•
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	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
7.7	Location of Main and Distribution Panels	•			•
7.8	Smoke Detectors	•			•

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Comments:

7.1 Interior view of distribution panel- Garage

7.2 Heat pump unit appears to be overfused - typically missed when units are replaced. Maximum per data plate is 30 amps and there is a 50 amp breaker installed at the disconnect. Have a qualified electrical contractor evaluate and correct as needed to achieve normal, safe function.

7.3 (1) Install switch plates / covers where missing or damaged.

7.3 (2) Have a qualified contractor replace damaged outlets noted, but not limited to rear left bedroom, hall, and garage.

7.3 (3) There is not a switch controlled outlet or light fixture upon entering master bedroom. Have a qualified contractor evaluate and repair as needed.

7.3 (4) The master bath lights flicker when in use. Have a qualified contractor evaluate and repair as needed.

7.3 (5) Living room and exterior ceiling fans not functioning at time of inspection. Have a qualified contractor evaluate and repair / replace as needed.

7.5 Install GFCI (shock) protection where missing at kitchen, bathroom, garage and exterior outlets.

7.7 (1) Install terminal connectors where missing in the panel to prevent chafing of the wires.

7.7 (2) Have a qualified electrical contractor evaluate circuit corrosion in the panel and correct as required.

7.8 (1) Install smoke detectors where missing in sleeping areas.

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

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

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

<p>Heat Type: Heat Pump Forced Air (also provides cool air) Extra Info : 3.5 ton attic heat pump unit manufactured in 2020</p>	<p>Energy Source: Electric</p>	<p>Number of Heat Systems (excluding wood): One</p>
<p>Heat System Brand: AIRTEMP</p>	<p>Ductwork: Insulated</p>	<p>Filter Type: Disposable</p>
<p>Filter Size: 20x25 Adequate</p>	<p>Types of Fireplaces: Conventional</p>	<p>Operable Fireplaces: One</p>
<p>Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Extra Info : 3-ton exterior heat pump unit manufactured in 2020</p>	<p>Cooling Equipment Energy Source: Electricity</p>	<p>Central Air Brand: AIRTEMP</p>

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
8.7	Gas/LP Firelogs and Fireplaces	•			
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			

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Comments:

8.3 Have a qualified HVAC contractor evaluate ducts in the attic. Seal gaps and insulate where missing.

8.8 A line float switch is installed at attic unit.

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

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

Attic Insulation:

Blown
Fiberglass

Ventilation:

Ridge vents
Soffit Vents

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

		IN	NI	NP	RR
9.0	Insulation in Attic	•			•
9.1	Insulation Under Floor System	•			
9.2	Vapor Retarders (in Crawlspace or basement)	•			
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic	•			

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IN NI NP RR

Comments:

9.0 Install insulation where missing at pull down stairs.

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

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

Dishwasher Brand:

AMANA

Disposer Brand:

BADGER

Exhaust/Range hood:

RE-CIRCULATE
WHIRLPOOL

Range/Oven:

FRIGIDAIRE

Built in Microwave:

WHIRLPOOL

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			•
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			
10.4	Microwave Cooking Equipment	•			

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IN NI NP RR

Comments:

10.1 Supplied anti tip bracket has not been installed. This is a potential safety concern. Suggest repair by a qualified professional.

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



Address - 2245 B Kendall St. Virginia Beach, Va. 23451

Website - www.sovainspectiongroup.com

Email - david@sovainspectiongroup.com

Phone - 703-239-7682 (SOVA)

Customer

Blue Box Auctions

Address

1212 Whispering Waters Way

Virginia Beach VA 23454

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

Roof Drainage Systems

Inspected, Repair or Replace

- 1 Properly secure loose gutters and slope towards downspouts to direct water away from structure.



Item 1 - Item 1(Picture)

2. Exterior

Wall Cladding Flashing and Trim

Inspected, Repair or Replace

- 2 (1) Moisture damage t111 siding - noted, but not limited to left rear exterior. Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damages beneath finishing materials and properly repair all damage.



Item 2 - Item 1(Picture) Left rear

Doors (Exterior)

Inspected, Repair or Replace

- 3 Have a qualified contractor replace moisture damaged threshold support at left front exterior door to avoid potential further damage or personal injury.



Item 3 - Item 1(Picture) Left front

Windows

Inspected, Repair or Replace

- 4 (1) Master bedroom window will not properly secure. Have a qualified contractor evaluate and repair/ replace as needed.



Item 4 - Item 1(Picture) master bedroom

- 5 (2) Moisture damage in the window sill/ trim noted, but not limited to master bath. Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damage beneath finishing materials and properly repair/ replace all damaged materials.



Item 5 - Item 1(Picture)

- 6 (3) Failed seal between double panes of glass noted, but not limited to rear right bedroom and common room at rear. Windows have fogged. Have a qualified window contractor properly repair/ replace all damaged windows.



Item 6 - Item 1(Picture) Rear right bedroom



Item 6 - Item 2(Picture) Common room rear wall

- 7 (4) Recommend sealing any cracks and gaps around all windows and doors to avoid issues related to moisture/ air penetration.



Item 7 - Item 1(Picture) rear

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

- 8 Security gate hardware at left exterior binds/ will not easily open or close. Have a qualified contractor evaluate and repair as needed to achieve normal, safe function.

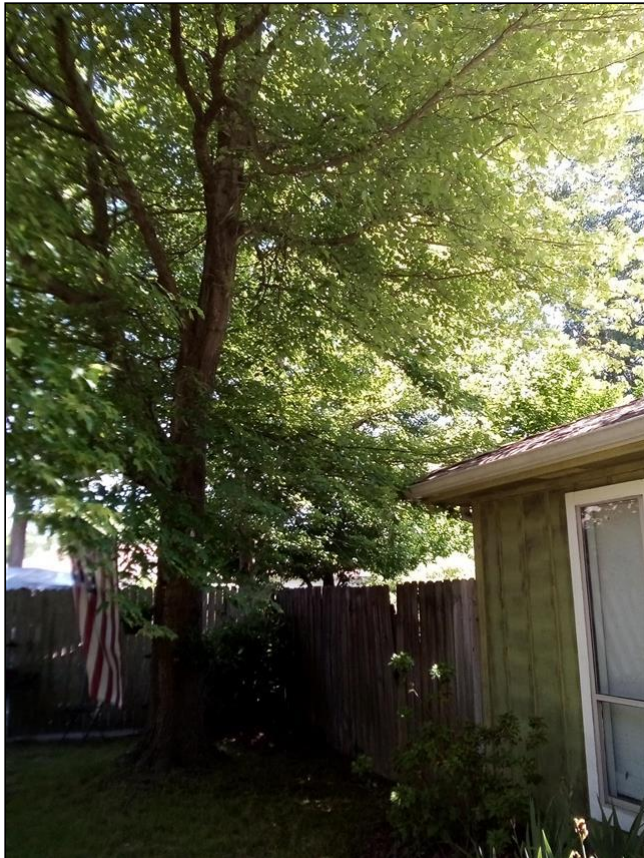


Item 8 - Item 1(Picture)

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

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

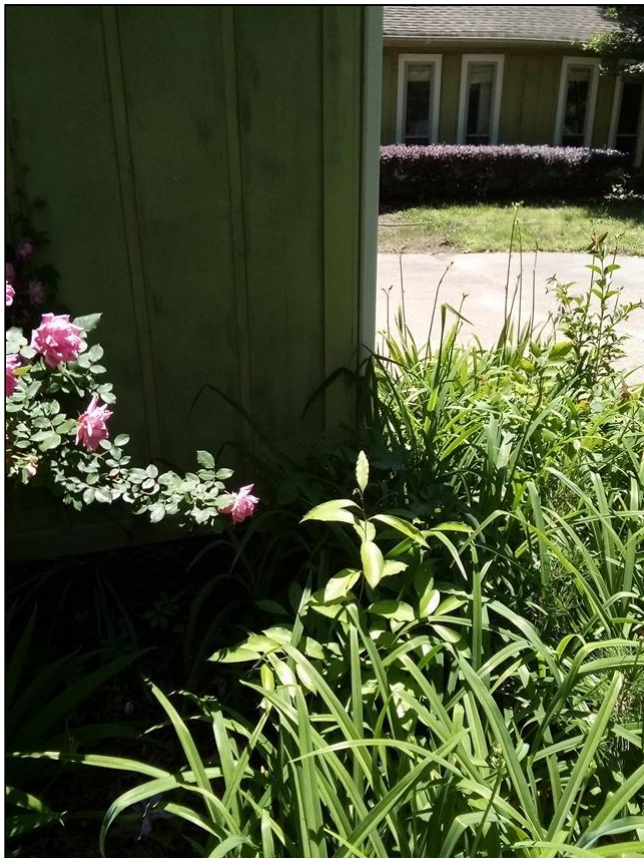


Item 9 - Item 1(Picture)

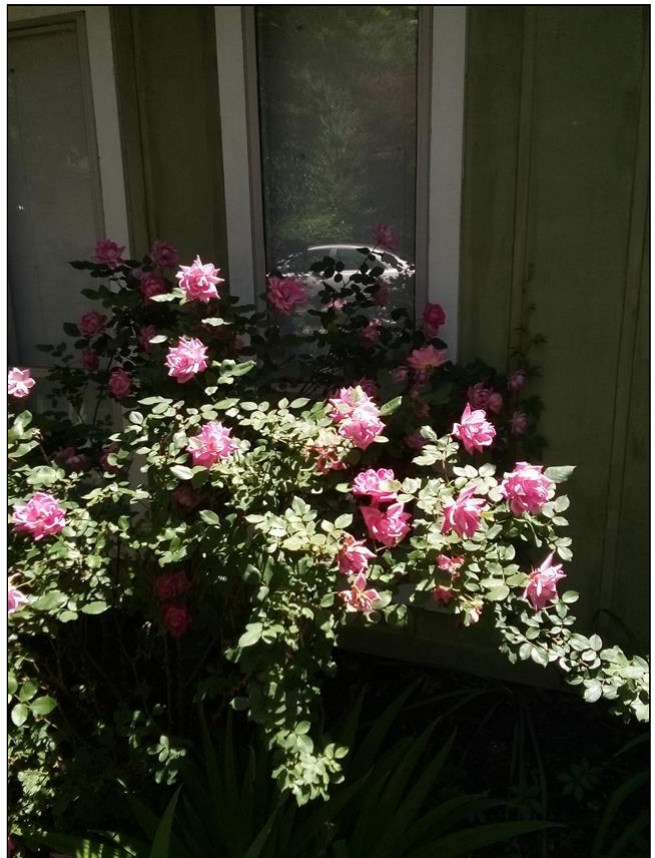


Item 9 - Item 2(Picture)

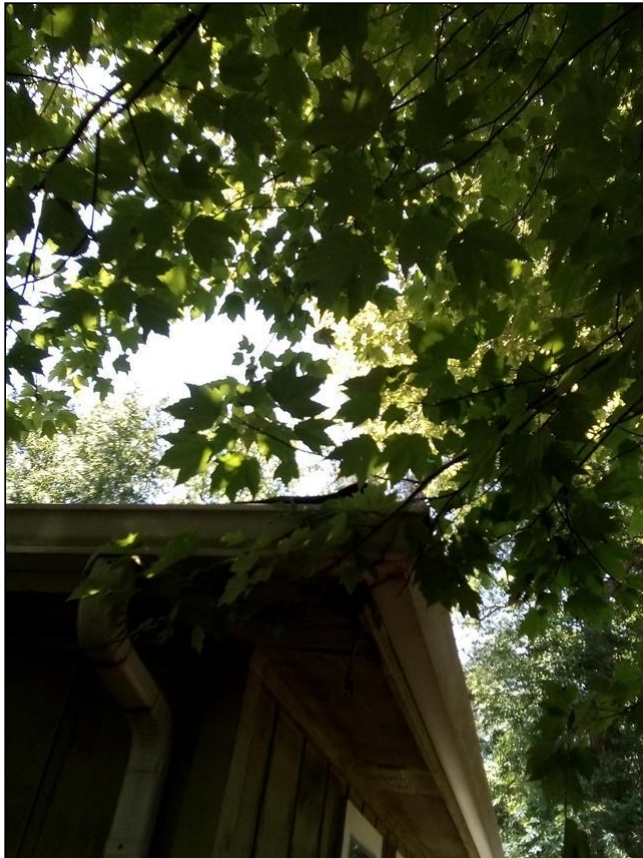
10 (2) Trim and maintain vegetation away from structure



Item 10 - Item 1(Picture)



Item 10 - Item 2(Picture)



Item 10 - Item 3(Picture)



Item 10 - Item 4(Picture)

- 11 (3) Driveway surface is cracking/ heaving in areas - likely due to tree root movement - and presents a potential trip hazard in its present condition. Suggest evaluation and repair (ease transitions) or replacement by a qualified professional.



Item 11 - Item 1(Picture)



Item 11 - Item 2(Picture)



Item 11 - Item 3(Picture)



Item 11 - Item 4(Picture)

- 12 (4) Apparent backfill settlement at left exterior patio has created an unlevel surface and a potential trip hazard. Recommend evaluation and repair as needed by a qualified contractor.



Item 12 - Item 1(Picture)

- 13 (5) There is a negative slope at the rear right of home that can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



Item 13 - Item 1(Picture)

Eaves, Soffits and Fascias

Inspected, Repair or Replace

- 14** (1) Secure loose soffits as needed to avoid moisture, insect or rodent intrusion and subsequent damages.



Item 14 - Item 1(Picture) rear



Item 14 - Item 2(Picture) front



Item 14 - Item 3(Picture) left rear

- 15 (2) Moisture damaged soffit/ fascia noted, but not limited to front right corner, rear right corner, front left corner and rear left corner of subject home. Have a qualified professional properly repair all damage.



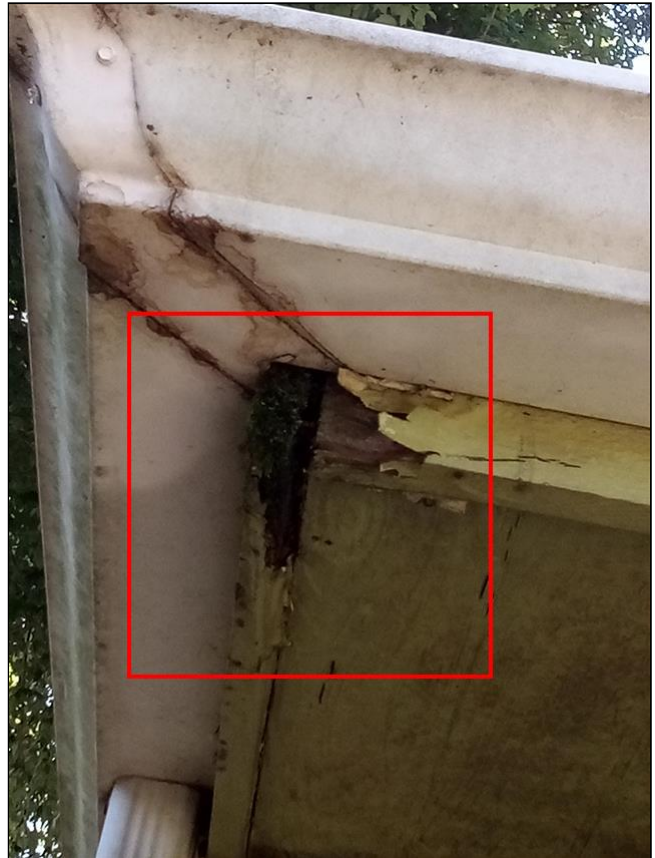
Item 15 - Item 1(Picture) rear right



Item 15 - Item 2(Picture) front right



Item 15 - Item 3(Picture) front left



Item 15 - Item 4(Picture) rear left

3. Garage

Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

- 16 (1) Adjust closing force on the automatic door opener to avoid potential personal injury (this is not the eye sensors).



Item 16 - Item 1(Picture)

- 17 (2) Eye sensors are improperly installed. they should be installed per manufacturer specifications with the top of the sensors no higher than 4 to 6 inches off of the ground (currently approx 9"). I recommend having a qualified professional correct to safe function.



Item 17 - Item 1(Picture)

4. Interiors

Floors

Inspected, Repair or Replace

- 18 (1) Damaged, worn, loose flooring noted, but not limited to: see pictures. Have a qualified contractor evaluate and repair / replace as needed.



Item 18 - Item 1(Picture) Washer Dryer Room



Item 18 - Item 2(Picture) Living room - measured dry



Item 18 - Item 3(Picture) Kitchen

- 19 (2) Cracked floor tile/ deteriorated grout noted, but not limited to: see pictures. Have a qualified contractor evaluate and repair as required.



Item 19 - Item 1(Picture) Hall bath



Item 19 - Item 2(Picture) Hall bath

6. Plumbing System

Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

- 20 Hall bath toilet has a tank to bowl leak, typically a flapper valve adjustment is needed. Have a qualified contractor evaluate and repair as needed.



Item 20 - Item 1(Picture)

Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

- 21 (1) Hall bath tub faucet actively leaking at time of inspection. Have a qualified contractor evaluate and repair as needed.



Item 21 - Item 1(Picture)

- 22** (2) Hall bath tub control knobs are damaged and leak when in use. Have a qualified contractor repair/ replace as needed.



Item 22 - Item 1(Picture)

- 23 (3) Have a qualified contractor repair / replace cracked sink in master bath.



Item 23 - Item 1(Picture)

- 24 (4) Corrosion noted at the washing machine supply line and valve(s). Suggest having a qualified contractor evaluate and repair / replace as needed.



Item 24 - Item 1(Picture)

Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

- 25 Water heater is 15 years old and has exceeded its typical life expectancy of 10-12 years. Corrosion noted at the cold water intake and hot supply lines. Have a qualified plumbing contractor service and evaluate unit for repair vs replacement. Repair/ replace as recommended.



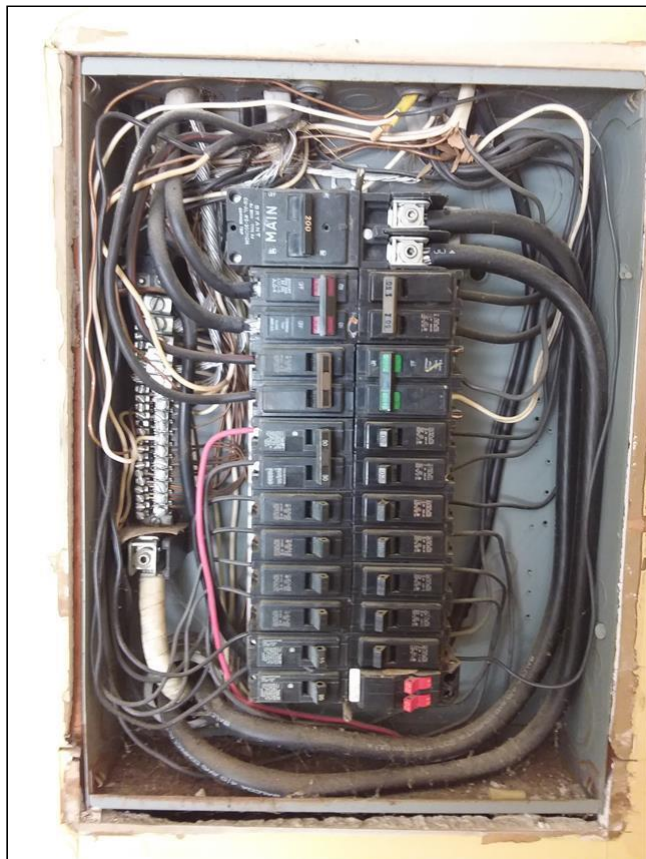
Item 25 - Item 1(Picture)

7. Electrical System

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

- 26 Interior view of distribution panel- Garage



Item 26 - Item 1(Picture)

Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected, Repair or Replace

- 27 Heat pump unit appears to be overfused - typically missed when units are replaced. Maximum per data plate is 30 amps and there is a 50 amp breaker installed at the disconnect. Have a qualified electrical contractor evaluate and correct as needed to achieve normal, safe function.



Item 27 - Item 1(Picture)



Item 27 - Item 2(Picture)

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

- 28 (1) Install switch plates / covers where missing or damaged.



Item 28 - Item 1(Picture) Hall bath



Item 28 - Item 2(Picture) Master bath

29 (2) Have a qualified contractor replace damaged outlets noted, but not limited to rear left bedroom, hall, and garage.



Item 29 - Item 1(Picture)



Item 29 - Item 2(Picture)



Item 29 - Item 3(Picture)

- 30 (3) There is not a switch controlled outlet or light fixture upon entering master bedroom. Have a qualified contractor evaluate and repair as needed.



Item 30 - Item 1(Picture)

- 31 (4) The master bath lights flicker when in use. Have a qualified contractor evaluate and repair as needed.



Item 31 - Item 1(Picture)

- 32** (5) Living room and exterior ceiling fans not functioning at time of inspection. Have a qualified contractor evaluate and repair / replace as needed.



Item 32 - Item 1(Picture)



Item 32 - Item 2(Picture)

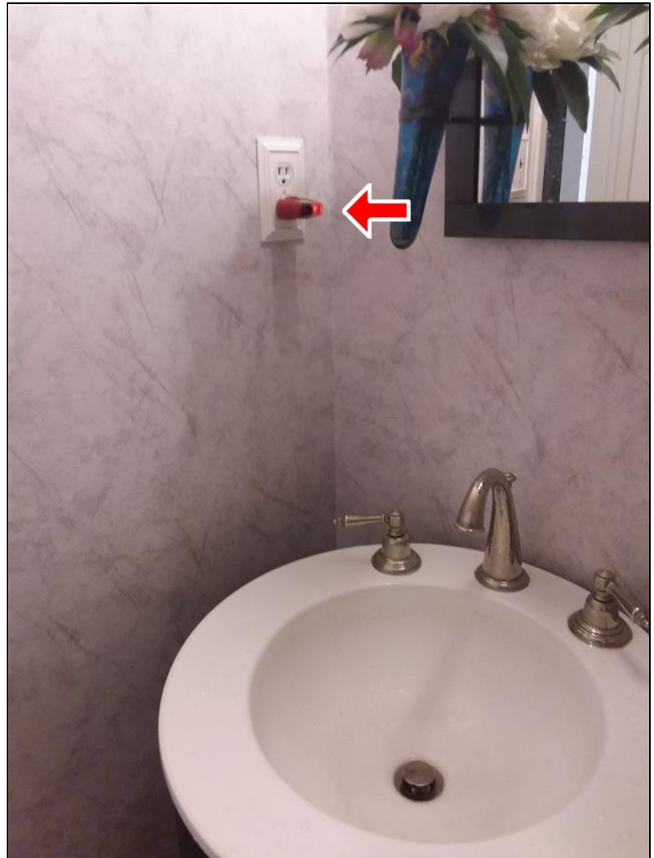
Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

- 33** Install GFCI (shock) protection where missing at kitchen, bathroom, garage and exterior outlets.



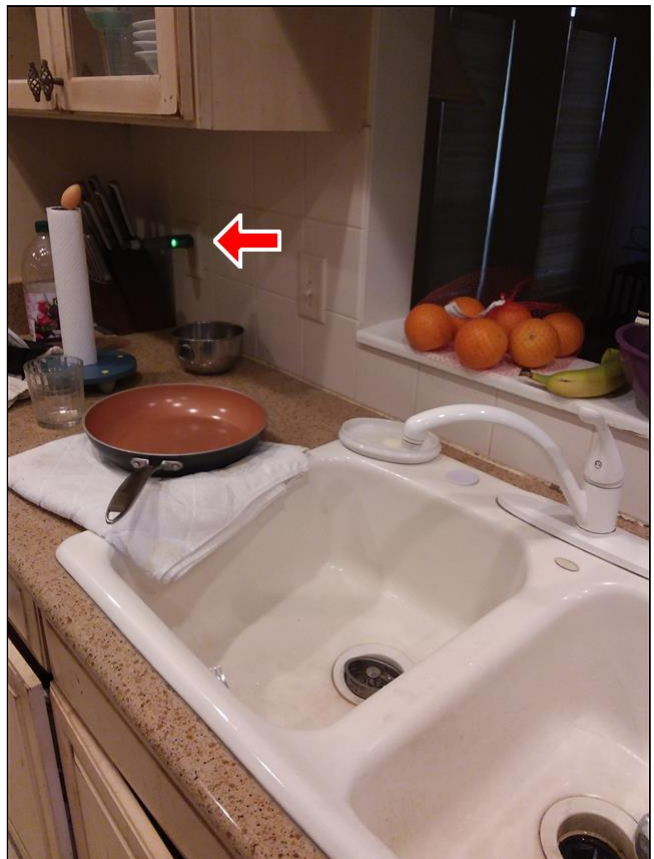
Item 33 - Item 1(Picture)



Item 33 - Item 2(Picture)



Item 33 - Item 3(Picture)

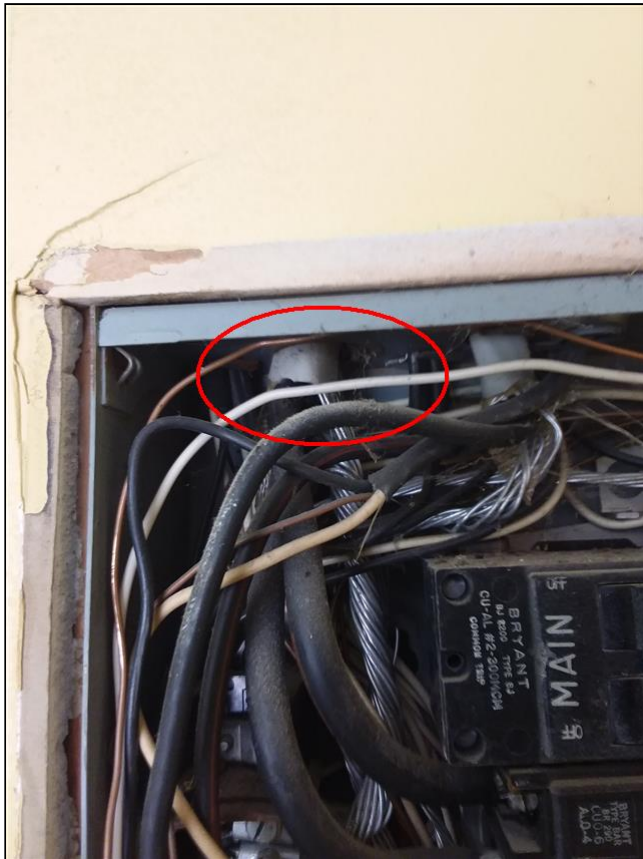


Item 33 - Item 4(Picture)

Location of Main and Distribution Panels

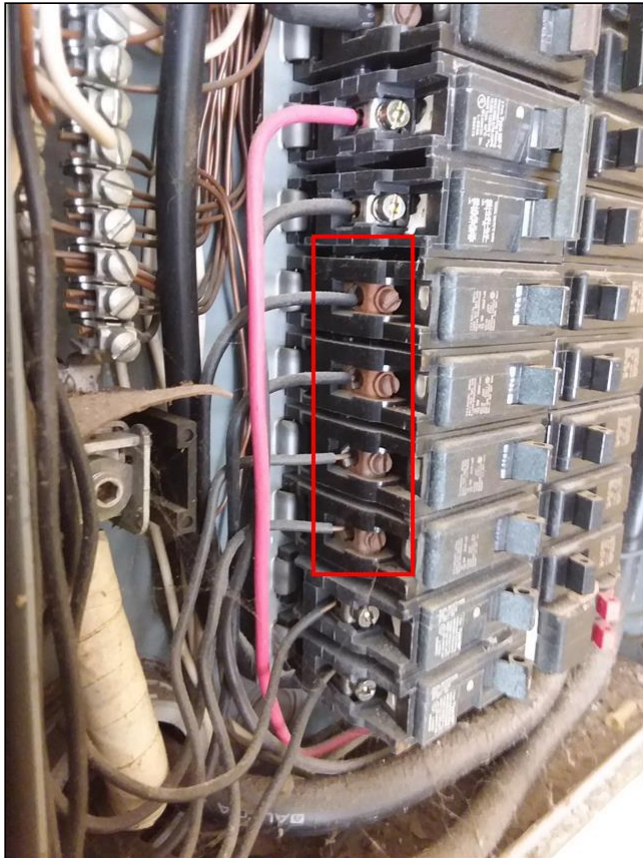
Inspected, Repair or Replace

- 34 (1) Install terminal connectors where missing in the panel to prevent chafing of the wires.

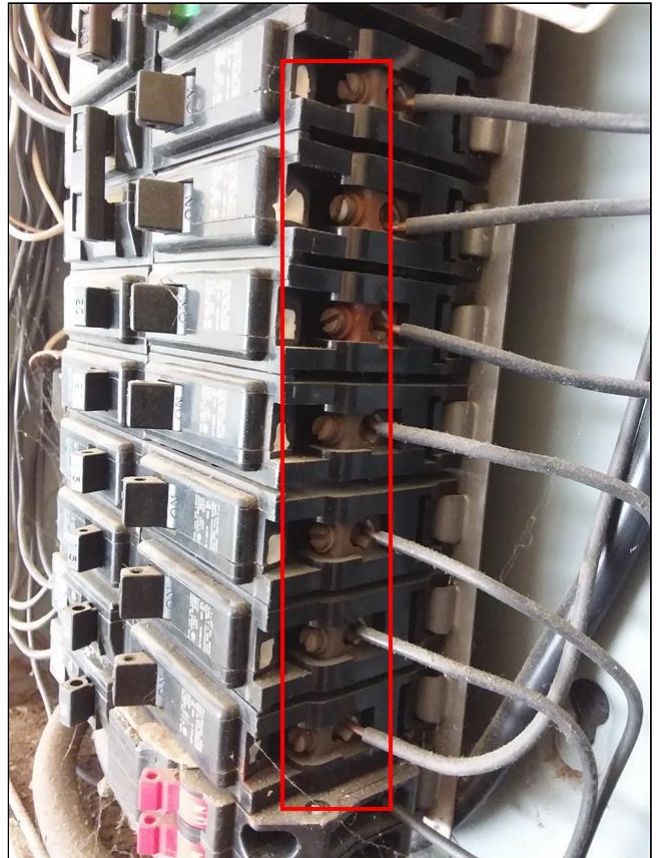


Item 34 - Item 1(Picture)

- 35 (2) Have a qualified electrical contractor evaluate circuit corrosion in the panel and correct as required.



Item 35 - Item 1(Picture)



Item 35 - Item 2(Picture)

Smoke Detectors

Inspected, Repair or Replace

- 36 (1) Install smoke detectors where missing in sleeping areas.



Item 36 - Item 1(Picture)

8. Heating / Central Air Conditioning

Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

- 37 Have a qualified HVAC contractor evaluate ducts in the attic. Seal gaps and insulate where missing.



Item 37 - Item 1(Picture)



Item 37 - Item 2(Picture)

9. Insulation and Ventilation

Insulation in Attic

Inspected, Repair or Replace

- 38 Install insulation where missing at pull down stairs.



Item 38 - Item 1(Picture)

10. Built-In Kitchen Appliances

Ranges/Ovens/Cooktops

Inspected, Repair or Replace

- 39 Supplied anti tip bracket has not been installed. This is a potential safety concern. Suggest repair by a qualified professional.



Item 39 - Item 1(Picture)

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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**INVOICE**

Sova Inspection Group
Address - 2245 B Kendall St. Virginia Beach,
Va. 23451
Website - www.sovainspectiongroup.com
Email - david@sovainspectiongroup.com
Phone - 703-239-7682 (SOVA)
Inspected By: David Rapoport

Inspection Date: 5/17/2021
Report ID: 20210517-Great-Neck

Customer Info:	Inspection Property:
Blue Box Auctions	1212 Whispering Waters Way Virginia Beach VA 23454
Customer's Real Estate Professional: Alexandrea Perecko RE/MAX Alliance	

Inspection Fee:

Service	Price	Amount	Sub-Total
1,000 - 1,500 sq. ft.	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method:**Payment Status:****Note:**