



SoVa Inspection Group

Inspection Report

Blue Box Auctions

Property Address:
156 Sea St
Virginia Beach VA 23451



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: 6/22/2021	Time: 08:00 AM	Report ID: 20210622-Rachael-BB-Auctions
Property: 156 Sea St Virginia Beach VA 23451	Customer: Blue Box Auctions	Real Estate Professional:

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:
Vacant (inspector only)

Type of building:
Single Family (2 story)

Approximate age of building:
Over 10 Years, 2005

Temperature:
Over 65 (F) = 18 (C)

Weather:
Cloudy

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

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

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:

Vinyl

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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IN NI NP RR

Comments:

2.0 (1) The siding is cracking- mostly on bottom edge along the exterior in areas. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

2.0 (2) Potentially hazardous dryer vent cover noted. Cage will trap lint. Suggest removing cage and replacing with a louvered vent cover.

2.0 (3) Paint at trim is peeling in areas, suggest repaint as needed by a qualified contractor.

2.1 Moisture damage noted at front entry door and right exterior door (trim and jamb). Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damages beneath finishing materials and properly repair/ replace all damaged materials.

2.2 (1) Windows will not properly secure noted, but not limited to: see pictures. Have a qualified contractor evaluate and repair all windows to normal, safe function.

2.2 (2) Failed seal between double panes of glass noted, but not limited to: see pictures . Windows have fogged. Have a qualified window contractor properly repair/ replace all damaged windows.

2.2 (3) Replace damaged window screens as needed.

2.2 (4) Cracked window pane noted, but not limited to front middle bedroom. Have a qualified contractor evaluate and repair / replace as needed.

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

2.4 (1) Driveway apron surface is deteriorating and presents a potential trip hazard in its present condition. Suggest evaluation and repair by a qualified professional.

2.4 (2) Fill holes in yard to avoid potential personal injury.

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 manual

Garage Door Material:
Metal

		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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IN NI NP RR

Comments:

3.1 Have a qualified contractor properly seal holes in common walls/ ceiling with approved fire retardant material (I.E. 5/8th inch sheet rock, FRP) to prevent a potential fire safety concern.

3.3 Garage door securing hardware is damaged. Have a qualified contractor evaluate and repair / replace for 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

Floor Covering(s):

Carpet
Laminated T&G
Vinyl

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated
Single-hung
Tilt feature

Cabinetry:

Veneer

Countertop:

Laminate

		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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IN NI NP RR

Comments:

4.0 (1) The ceiling has a "nail pop" in some areas. These are cosmetic where likely the installer missed the ceiling rafter when nailing. I recommend a qualified person correct as desired.

4.0 (2) Stains noted, but not limited to dining area ceiling measured dry at time of inspection. Monitor to ensure leaks are not active.

4.1 Install door stops where missing to avoid potential damage to walls / doors.

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:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

From entry
Walked

Attic info:

Attic access

		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): Pex</p>	<p>Plumbing Water Distribution (inside home): PEX</p>
<p>Washer Drain Size: 2" Diameter</p>	<p>Plumbing Waste: PVC</p>	<p>Water Heater Power Source: Electric</p>
<p>Water Heater Capacity: 50 Gallon (2-3 people)</p>	<p>Water Heater Location: Garage</p>	<p>WH Manufacturer: STATE Extra Info : Manufactured in 2019</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** Have a qualified person correct slow drain.
- 6.1** Control knob leaks when in use. Have a qualified contractor evaluate and repair as needed.
- 6.3** Main water shut offs are located into he garage, right wall.

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 AFCI Breakers
Electric Panel Manufacturer: SQUARE D	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
- 7.3** Living room fan blade droops and knocks against light globe when in the on position. Suggest evaluation and repair or replacement as needed by a qualified contractor.
- 7.8** 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

Heat Type:

Furnace
Extra Info : attic mid efficiency furnace manufactured in 2017

Energy Source:

Natural gas
Extra Info : furnace is 80,000 BTUs

Number of Heat Systems (excluding wood):

Two

Heat System Brand:

GOODMAN

Ductwork:

Insulated

Filter Type:

Disposable

Filter Size:

14x14
14x30
Adequate

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

One

Cooling Equipment Type:

Air conditioner unit
Extra Info : 3 ton exterior condenser manufactured in 2017 // 3 ton attic evaporator manufactured in 2017

Cooling Equipment

Energy Source:
Electricity

Number of AC Only Units:

One

Central Air Brand:

GOODMAN

		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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IN NI NP RR

Comments:

8.0 CSST gas piping noted. Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia.

8.8 (1) Pan float switch is installed at attic unit.

8.8 (2) Recommend leveling exterior condenser pad to avoid potential improper function of unit.

8.8 (3) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

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
Cellulose

Ventilation:

Soffit Vents
Extra Info : Roof 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 Attic scuttle is uninsulated. Suggest insulating to increase efficiency.

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:

FRIGIDAIRE

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

RE-CIRCULATE
GENERAL ELECTRIC

Range/Oven:

FRIGIDAIRE

Built in Microwave:

GENERAL ELECTRIC

		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:

10.0 Dishwasher actively leaks when in use. Have a qualified contractor evaluate and repair / replace as needed.

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

10.1 (2) Interior oven light works intermittently. Suggest repair by a qualified contractor.

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

156 Sea St

Virginia Beach VA 23451

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.

2. Exterior

Wall Cladding Flashing and Trim

Inspected, Repair or Replace

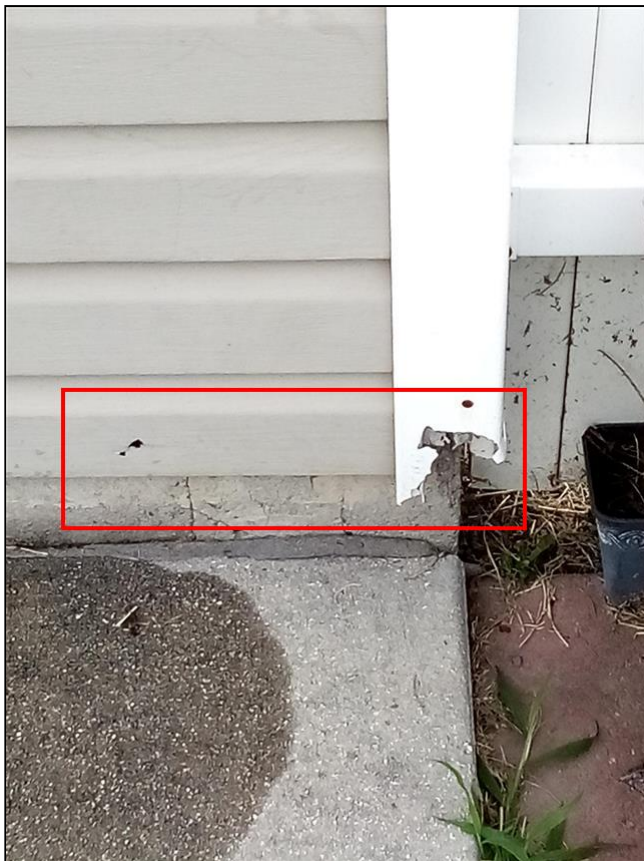
- 1 (1) The siding is cracking- mostly on bottom edge along the exterior in areas. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



Item 1 - Item 1(Picture)



Item 1 - Item 2(Picture)



Item 1 - Item 3(Picture)

- 2 (2) Potentially hazardous dryer vent cover noted. Cage will trap lint. Suggest removing cage and replacing with a louvered vent cover.



Item 2 - Item 1(Picture) rear exterior

Doors (Exterior)

Inspected, Repair or Replace

- 3 Moisture damage noted at front entry door and right exterior door (trim and jamb). Have a qualified contractor evaluate, correct the source of moisture intrusion, determine the extent of damages beneath finishing materials and properly repair/ replace all damaged materials.



Item 3 - Item 1(Picture) front entry door



Item 3 - Item 2(Picture) right exterior door

Windows

Inspected, Repair or Replace

- 4 (1) Windows will not properly secure noted, but not limited to: see pictures. Have a qualified contractor evaluate and repair all windows to normal, safe function.



Item 4 - Item 1(Picture) Master bedroom

- 5 (2) Failed seal between double panes of glass noted, but not limited to: see pictures . Windows have fogged. Have a qualified window contractor properly repair/ replace all damaged windows.



Item 5 - Item 1(Picture) Rear right bedroom



Item 5 - Item 2(Picture) Front right bedroom

- 6 (4) Cracked window pane noted, but not limited to front middle bedroom. Have a qualified contractor evaluate and repair / replace as needed.



Item 6 - Item 1(Picture)

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



Item 7 - Item 1(Picture)



Item 7 - Item 2(Picture)

3. Garage

Garage Walls (including Firewall Separation)

Inspected, Repair or Replace

- 8 Have a qualified contractor properly seal holes in common walls/ ceiling with approved fire retardant material (I.E. 5/8th inch sheet rock, FRP) to prevent a potential fire safety concern.



Item 8 - Item 1(Picture)

Garage Door (s)

Inspected, Repair or Replace

- 9 Garage door securing hardware is damaged. Have a qualified contractor evaluate and repair / replace for safe function.



Item 9 - Item 1(Picture)

4. Interiors

Ceilings

Inspected, Repair or Replace

- 10 (1) The ceiling has a "nail pop" in some areas. These are cosmetic where likely the installer missed the ceiling rafter when nailing. I recommend a qualified person correct as desired.



Item 10 - Item 1(Picture)

6. Plumbing System

Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

- 11 Have a qualified person correct slow drain.



Item 11 - Item 1(Picture) Master bath sink



Item 11 - Item 2(Picture) 2nd floor, hall bath sink

Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

- 12 Control knob leaks when in use. Have a qualified contractor evaluate and repair as needed.



Item 12 - Item 1(Picture) Master bath sink



Item 12 - Item 2(Picture) Kitchen sink

7. Electrical System

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

Inspected, Repair or Replace

13 Interior view of distribution panel- Garage

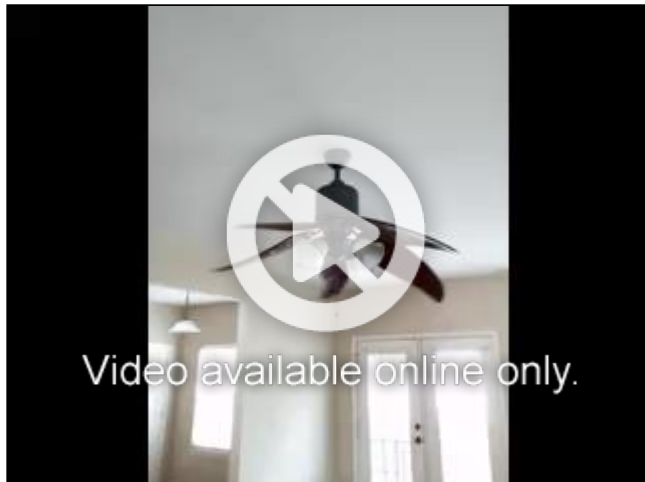


Item 13 - Item 1(Picture)

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

- 14** Living room fan blade droops and knocks against light globe when in the on position. Suggest evaluation and repair or replacement as needed by a qualified contractor.



Item 14 - Item 1(Video) living room fan

8. Heating / Central Air Conditioning

Heating Equipment

Inspected, Repair or Replace

- 15 CSST gas piping noted. Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia.



Item 15 - Item 1(Picture)

Cooling and Air Handler Equipment

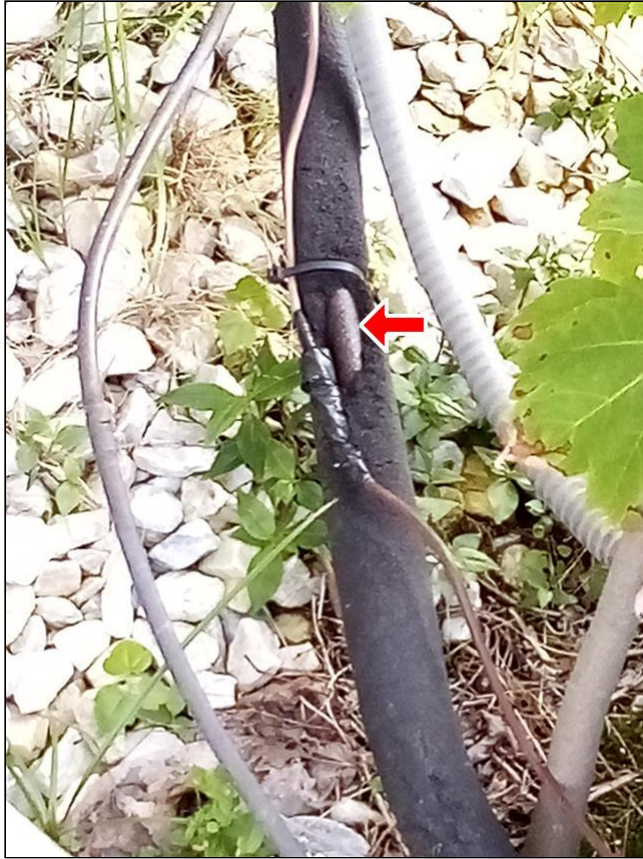
Inspected, Repair or Replace

- 16 (2) Recommend leveling exterior condenser pad to avoid potential improper function of unit.



Item 16 - Item 1(Picture) rear right

- 17 (3) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



Item 17 - Item 1(Picture)

9. Insulation and Ventilation

Insulation in Attic

Inspected, Repair or Replace

- 18 Attic scuttle is uninsulated. Suggest insulating to increase efficiency.



Item 18 - Item 1(Picture)

10. Built-In Kitchen Appliances

Dishwasher

Inspected, Repair or Replace

- 19 Dishwasher actively leaks when in use. Have a qualified contractor evaluate and repair / replace as needed.



Item 19 - Item 1(Picture)

Ranges/Ovens/Cooktops**Inspected, Repair or Replace**

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



Item 20 - 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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David Rapoport

**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: 6/22/2021
Report ID: 20210622-Rachael-BB-Auctions

Customer Info:	Inspection Property:
Blue Box Auctions	156 Sea St Virginia Beach VA 23451
Customer's Real Estate Professional:	

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: