



# SoVa Inspection Group

## Inspection Report

### Blue Box Auctions

**Property Address:**  
225 Cheyenne Rd  
Virginia Beach VA 23462



### Sova Inspection Group

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

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<b>Date:</b> 8/16/2021	<b>Time:</b> 12:00 PM	<b>Report ID:</b> 20210816-Blue-box-auctions
<b>Property:</b> 225 Cheyenne Rd Virginia Beach VA 23462	<b>Customer:</b> Blue Box Auctions	<b>Real Estate Professional:</b>

### 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 representative

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 50 Years, 1961

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**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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INNI NP RR

Comments:

- 1.0 (1) Recommend having a qualified contractor caulk / seal exposed nail heads at roof penetrations.
- 1.0 (2) Roof is a layover roof.
- 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:**

Vinyl

Brick veneer

**Exterior Entry Doors:**

Steel

Fiberglass

**Appurtenance:**

Covered porch

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:

**2.2** 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.

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

**2.4 (2)** Driveway and patio surfaces are deteriorating and present potential trip hazards in their present condition. Suggest evaluation and repair by a qualified professional.

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

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR  
IN NI NP RR

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

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board Paneling Wallpaper	<b>Floor Covering(s):</b> Area rug Hardwood T&G Laminated T&G Vinyl
<b>Interior Doors:</b> Hollow core	<b>Window Types:</b> Thermal/Insulated Double-hung Tilt feature Sliders	<b>Cabinetry:</b> Veneer
<b>Countertop:</b> Corian		

		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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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

<b>Foundation:</b> Poured concrete	<b>Wall Structure:</b> Wood	<b>Roof Structure:</b> 2 X 6 Rafters
<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> From entry Walked	<b>Attic info:</b> 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

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Water Heater Location:</b> Utility Room	<b>WH Manufacturer:</b> STATE Extra Info : Manufactured in 2018, 40k btus

		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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IN NI NP RR

### Comments:

**6.0** (1) The toilet is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

**6.0** (2) Kitchen dishwasher drain should loop higher to properly function/ avoid backflow. Repair to normal function.

**6.3** Main water shut off is located in the water heater closet.

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:**

Overhead service

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit 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 Compatibility 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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IN NI NP RR

### Comments:

7.1 Interior view of distribution panel- Washer Dryer Room

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

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

<b>Heat Type:</b>	<b>Energy Source:</b>	<b>Number of Heat Systems (excluding wood):</b>
Furnace	Natural gas	One
Extra Info : Mid efficiency furnace manufactured in 2017	Extra Info : 80000 BTUs	
<b>Heat System Brand:</b>	<b>Ductwork:</b>	<b>Filter Type:</b>
GOODMAN	Insulated	Disposable
<b>Filter Size:</b>	<b>Cooling Equipment Type:</b>	<b>Cooling Equipment Energy Source:</b>
16x25	Air conditioner unit	Electricity
Adequate	Extra Info : 3 ton exterior condenser manufactured in 2016 // 3 ton interior evaporator manufactured in 2017	
<b>Number of AC Only Units:</b>	<b>Central Air Brand:</b>	
One	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:

**8.3** (1) Subject home's return filter has been configured to be installed in the Plenum beneath the furnace. There is a wide gap on the evaporator side of the filter at time of inspection as the filter does not sit securely in its configured space. Have a qualified contractor evaluate and correct as needed to achieve normal, efficient function and avoid debris from the living space by passing the return filter. Recommend cleaning the coil, motor and fan at the interior unit.

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

**8.8** 22 degree splits. Pan and line float switches are installed at attic unit.

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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  
Batt  
Fiberglass  
Cellulose

**Ventilation:**

Gable 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 attic hatch and 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:**

WHIRLPOOL

**Disposer Brand:**

IN SINK ERATOR

**Exhaust/Range hood:**
RE-CIRCULATE  
WHIRLPOOL
**Range/Oven:**

WHIRLPOOL

**Built in Microwave:**

WHIRLPOOL

**Refrigerator:**

GOOD

Serial # : Manufactured in 2018, SAMSUNG

		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:

**10.4 (1)** Microwave surface light will not turn off, suggest having a qualified contractor evaluate and repair as needed.

**10.4 (2)** Have a qualified contractor properly secure loose microwave oven.

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](http://www.sovainspectiongroup.com)**

**Email - [david@sovainspectiongroup.com](mailto:david@sovainspectiongroup.com)**

**Phone - 703-239-7682 (SOVA)**

### **Customer**

Blue Box Auctions

### **Address**

225 Cheyenne Rd  
Virginia Beach VA 23462

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 Coverings**

#### **Inspected, Repair or Replace**

- 1 (1) Recommend having a qualified contractor caulk / seal exposed nail heads at roof penetrations.



Item 1 - Item 1(Picture)

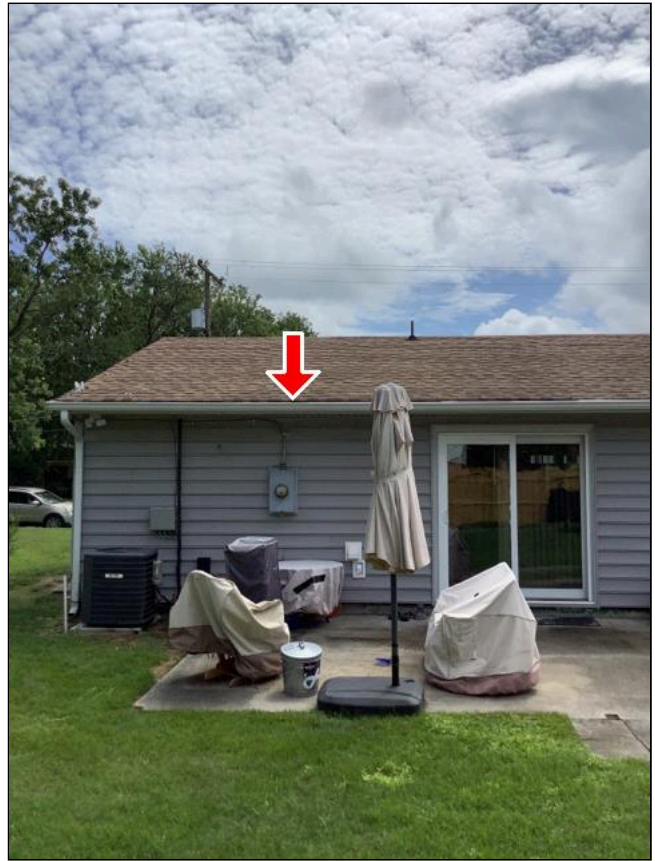


**Roof Drainage Systems****Inspected, Repair or Replace**

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



Item 2 - Item 1(Picture) Front



Item 2 - Item 2(Picture) Rear right

**2. Exterior****Windows****Inspected, Repair or Replace**

- 3 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 3 - Item 1(Picture) Master bath



Item 3 - Item 2(Picture) Master bedroom

**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**

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



Item 4 - Item 1(Picture) Rear left

## 6. Plumbing System

### Plumbing Drain, Waste and Vent Systems

#### Inspected, Repair or Replace

- 5 (1) The toilet is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



Item 5 - Item 1(Picture) Master

- 6 (2) Kitchen dishwasher drain should loop higher to properly function/ avoid backflow. Repair to normal function.



Item 6 - Item 1(Picture)



## 7. Electrical System

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

**Inspected, Repair or Replace**

- 7 Interior view of distribution panel- Washer Dryer Room



Item 7 - Item 1(Picture)

**Operation of GFCI (Ground Fault Circuit Interrupters)**

**Inspected, Repair or Replace**

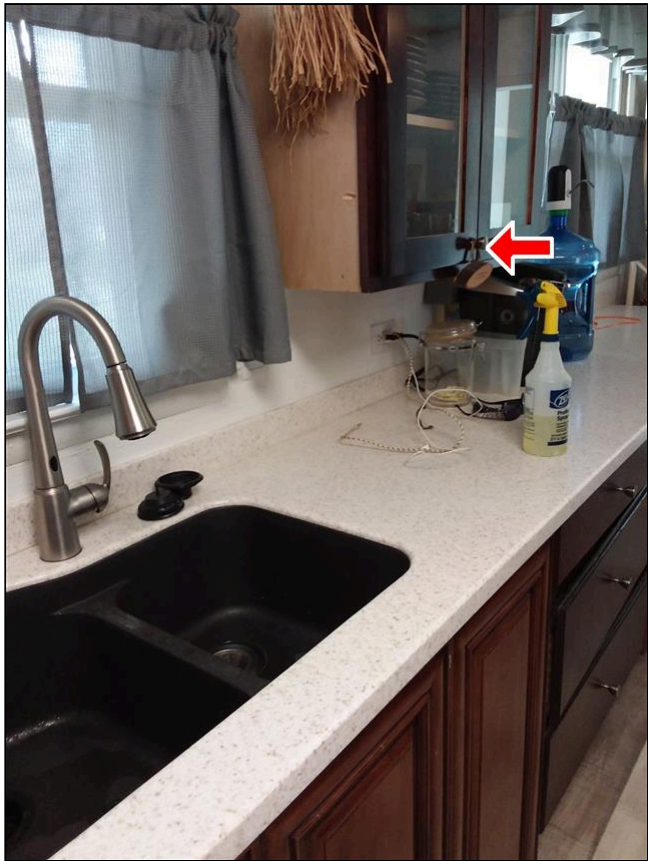
- 8 Install GFCI (shock) protection where missing at kitchen and bathroom outlets.



Item 8 - Item 1(Picture)



Item 8 - Item 2(Picture)

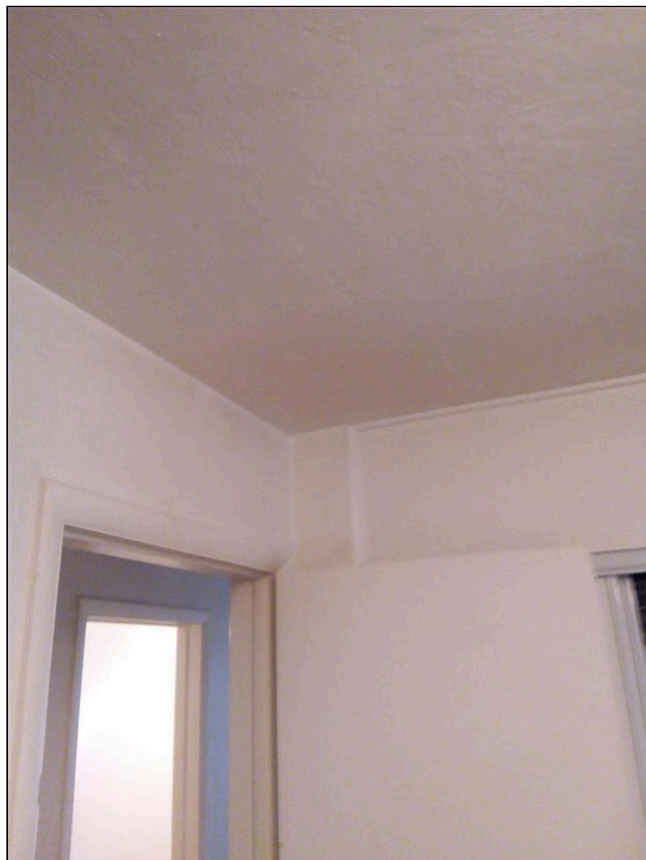


Item 8 - Item 3(Picture)

Smoke Detectors

**Inspected, Repair or Replace**

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



Item 9 - Item 1(Picture)

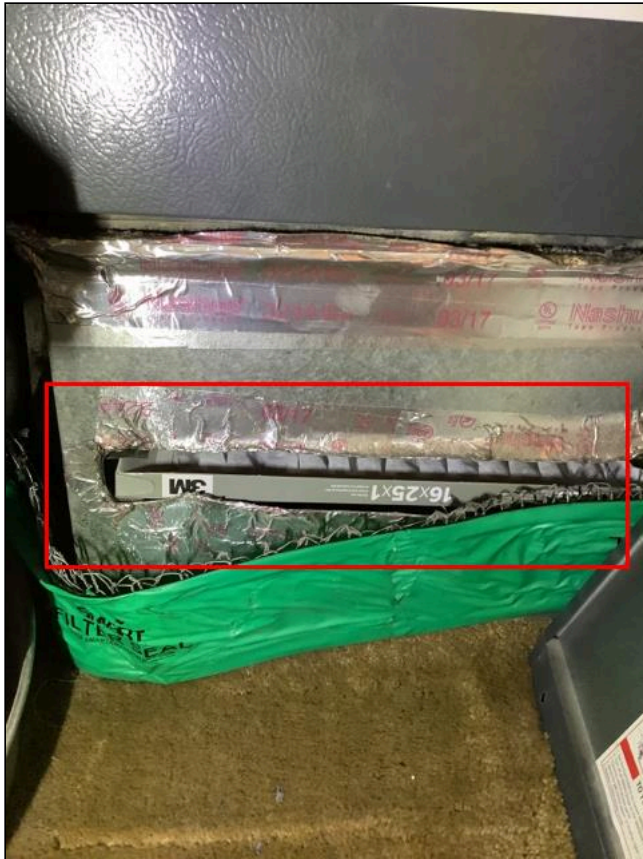
**8. Heating / Central Air Conditioning**

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

**Inspected, Repair or Replace**

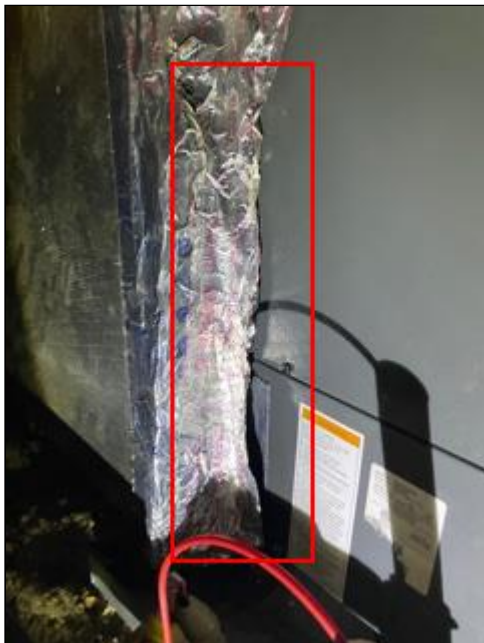
- 10 (1) Subject home's return filter has been configured to be installed in the Plenum beneath the furnace. There is a wide gap on the evaporator side of the filter at time of inspection as the filter does not sit securely in its configured space. Have a qualified contractor evaluate and correct as needed to achieve normal, efficient function and avoid debris from the living space by passing the return filter. Recommend cleaning the coil, motor and fan at the interior unit.





Item 10 - Item 1(Picture)

- 11 (2) Have a qualified HVAC contractor evaluate ducts in the attic. Seal gaps and insulate where missing.



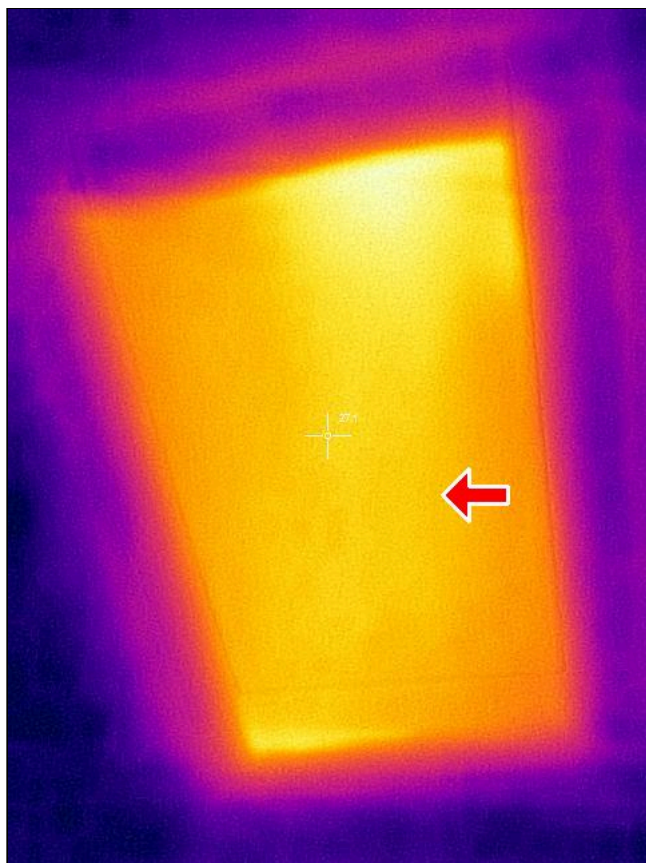
Item 11 - Item 1(Picture)

## 9. Insulation and Ventilation

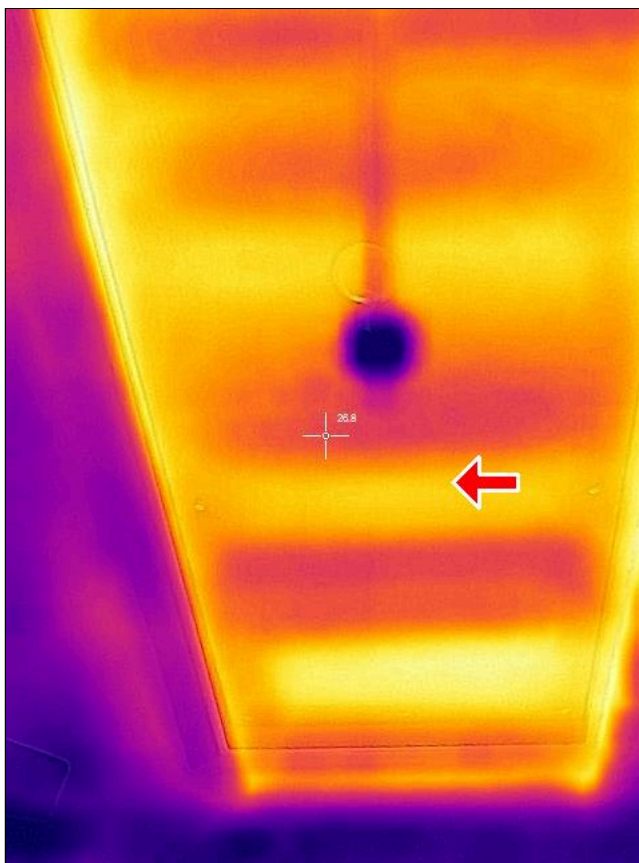
Insulation in Attic

Inspected, Repair or Replace

- 12 Install insulation where missing at attic hatch and pull down stairs.



Item 12 - Item 1(Picture) Hatch



Item 12 - Item 2(Picture) Pull down

## 10. Built-In Kitchen Appliances

### Microwave Cooking Equipment

#### Inspected, Repair or Replace

- 13 (2) Have a qualified contractor properly secure loose microwave oven.





Item 13 - 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](http://www.sovainspectiongroup.com)**

**Email - [david@sovainspectiongroup.com](mailto:david@sovainspectiongroup.com)**

**Phone - 703-239-7682 (SOVA)**

**Inspected By: David Rapoport**

**Inspection Date: 8/16/2021**

**Report ID: 20210816-Blue-box-auctions**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Blue Box Auctions	225 Cheyenne Rd Virginia Beach VA 23462
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
1,000 - 1,500 sq. ft.	350.00	1	350.00
Repeat Customer Discount	-35.00	1	-35.00

**Tax \$0.00**

**Total Price \$315.00**

**Payment Method:**

**Payment Status:**

**Note:**