



SoVa Inspection Group

Inspection Report

Blue Box Auctions

Property Address:
101 Canvas Back Circle
Franklin VA 23851



Sova Inspection Group

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Date: 1/26/2022	Time: 10:00 AM	Report ID: 20220126-Joanna-BB-Auctions-Franklin-Va
Property: 101 Canvas Back Circle Franklin VA 23851	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:

Seller only

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years, 1994

Temperature:

Below 60 (F) = 15.5 (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

Sky Light(s):

None

		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 Have a qualified roofing contractor properly repair nail pops/ loose, uneven roof covering.

1.1 Loose collar flashing and stains beneath this area observed. Have a qualified roofing contractor properly fasten, caulk and seal all loose flashing to avoid further moisture intrusion and repair all associated damage as needed.

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:

- Fiberglass
- Insulated glass

Appurtenance:

- Covered porch
- Sidewalk

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	•			•
2.7	Additional Buildings on Property	•			•

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Comments:

- 2.0 (1) Suggest having a qualified masonry contractor evaluate cracked, deteriorated mortar and repair/ re-point as necessary to avoid potential damages caused by moisture intrusion.
- 2.0 (2) Have a qualified contractor properly secure loose, detached foundation vents to avoid potential damage associated with rodent or insect intrusion.
- 2.0 (3) Properly secure loose siding to avoid rodent/ moisture/ air penetration and subsequent damages.
- 2.0 (4) Observed cracked siding in areas at subject home. Suggest having a qualified contractor repair/seal or replace these areas to avoid potential damage associated with insect or rodent intrusion.
- 2.2 Recommend sealing any cracks and gaps around windows and doors to avoid issues related to moisture/ air penetration.
- 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.
- 2.5 (1) Secure loose soffit vents to avoid rodent intrusion and subsequent damages.
- 2.5 (2) Paint is peeling at exterior claddings. Recommend repair/ repaint as needed.
- 2.7 Concerns with the detached garage noted, but not limited to:
 - Loose cladding

- Vegetation on structure
- Loose downspout
- Damaged siding
- Damaged, loose gutter with improper slope
- Moss/ lichen growth on roof
- Moisture damaged occupant door
- No GFCI (shock protection)
- Right roll up door operator not functioning at time of inspection
- Securing hardware is damaged at left roll up door

Have a qualified contractor evaluate all concerns and repair/ replace as needed.

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:
Three automatic

Garage Door Material:
Insulated
Metal

Auto-opener Manufacturer:
GENIE
LIFT-MASTER
STANLEY

		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) 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 10"). I recommend having a qualified professional correct to safe function.

3.5 (2) Garage roll up door securing hardware is partially missing and damaged. Have a qualified contractor evaluate and repair/ replace as needed.

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
Wood

Floor Covering(s):
Area rug
Hardwood T&G
Tile
Vinyl

Interior Doors:
Hollow core

Window Types:
Thermal/Insulated
Double-hung
Casement
Sliders

Cabinetry:
Wood

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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Comments:

4.0 (1) Wall and ceiling drywall/ plaster cracks observed. Have a qualified contractor evaluate and repair, fill and seal as necessary.

4.0 (2) The ceiling has a "nail pop" noted, but not limited to: see pictures. These are cosmetic where likely the installer missed the ceiling rafter when nailing. I recommend a qualified person correct as desired.

4.0 (3) Mold/ mildew material noted, but not limited to sunroom ceiling. Have a qualified contractor evaluate. determine extent of staining and treat/ remove staining as needed.

4.3 Suggest installing a graspable hand rail where missing at sunroom to avoid potential personal injury.

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

<p>Foundation: Masonry block</p>	<p>Method used to observe Crawlspace: From entry Crawled Limited access</p>	<p>Wall Structure: Wood</p>
<p>Columns or Piers: Masonry block</p>	<p>Roof Structure: Engineered wood trusses</p>	<p>Roof-Type: Gable</p>
<p>Method used to observe attic: From entry Walked</p>	<p>Attic info: Attic access Light in attic</p>	

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			•
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			•

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Comments:

- 5.0 (1)** Rodent activity and bird carcass noted in the crawl space. Have a qualified animal removal contractor evaluate, treat as required, seal access points of entry and replace damaged insulation/ vapor barrier.
- 5.0 (2)** Have a qualified contractor install vapor barrier where missing or damaged in the crawl space.
- 5.0 (3)** WDO, wood destroying organisms noted (fungus), crawl space may need to be treated; have a qualified moisture contractor evaluate for treatment. Repair any associated damage as recommended.
- 5.0 (4)** Insulation has fallen in the crawl space. Replace damaged insulation, install where missing and properly secure with insulation stays.
- 5.0 (5)** Termite activity noted, but not limited to the crawl space. Have a qualified termite contractor evaluate, treat as required and repair any associated damage.
- 5.5** Observed dead birds in the attic. Have a qualified pest removal contractor remove carcasses, seal access points of entry, and replace damaged insulation.

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: Well</p>	<p>Plumbing Water Supply (into home): Copper</p>	<p>Plumbing Water Distribution (inside home): Copper POLY</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: LOWES Extra Info : Manufactured in 1994</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 (1) The toilet is loose at the floor in the half bath. 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) Have a qualified contractor properly secure loose toilet tank in the half bath.

6.1 (1) Jetted tub actively leaks when in use. Have a qualified contractor repair/replace as needed.

6.1 (2) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

6.2 Water heater is 28 years old and has exceeded its typical life expectancy of 10-12 years. Corrosion noted at the base of the unit and at the top. Have a qualified plumbing contractor service and evaluate unit for repair vs replacement. Repair/replace as recommended.

6.5 Propane tank shut off is located at right exterior

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:

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	•			•
7.9	Carbon Monoxide Detectors	•			

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Comments:

7.1 Interior view of distribution and sub panels- Garage and detached garage

7.3 Properly terminate, cover and secure loose, exposed wiring in the attic and front right bedroom.

7.5 (1) Install GFCI (shock) protection where missing kitchen and exterior outlets.

7.5 (2) GFCI outlet at left exterior has no power and will not reset. Have a qualified contractor for the evaluate and repair or replace as needed to achieve normal, shock protected function.

7.7 (1) Have a qualified contractor properly label circuits in panels for safe, efficient use.

7.7 (2) Install terminal connectors where missing in the detached garage sub panel to prevent chafing of the wires.

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: Furnace Extra Info : Exterior mid efficiency furnace manufactured in 2014 - 120,000 BTU unit</p>	<p>Energy Source: Propane</p>	<p>Number of Heat Systems (excluding wood): Two</p>
<p>Heat System Brand: AMERICAN STANDARD</p>	<p>Ductwork: Insulated</p>	<p>Filter Type: Disposable</p>
<p>Filter Size: 14x14 Adequate Extra Info : 24x30</p>	<p>Types of Fireplaces: Vented gas logs</p>	<p>Operable Fireplaces: None</p>
<p>Cooling Equipment Type: Air conditioner unit Extra Info : Exterior 5 ton condenser and evaporator manufactured in 2014</p>	<p>Cooling Equipment Energy Source: Electricity</p>	<p>Number of AC Only Units: One</p>
<p>Central Air Brand: AMERICAN STANDARD</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)	•			•
8.7	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 contractor properly sealed gaps around rear right exterior package unit plenum to avoid potential damage associated with rodent or insect intrusion.

8.5 Fireplace not functioning at time of inspection. Have a qualified chimney sweep contractor evaluate and repair/ replace as needed, ensure all safety features are properly functioning per manufacturer's specifications.

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:

Batt
Fiberglass

Ventilation:

Gable 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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Comments:

9.0 (1) Install insulation where missing at all attic doors.

9.0 (2) Insulation in attic is blocking the soffits. Have a qualified contractor evaluate and correct to allow proper ventilation for attic, suggest installing baffles.

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:
EMERSON

Exhaust/Range hood:
VENTED

Range/Oven:
GENERAL ELECTRIC

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

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IN NI NP RR

Comments:

10.4 Kitchen food waste disposer binds at time of inspection. Have a qualified contractor evaluate and repair or replace as needed to achieve normal function.

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

101 Canvas Back Circle
Franklin VA 23851

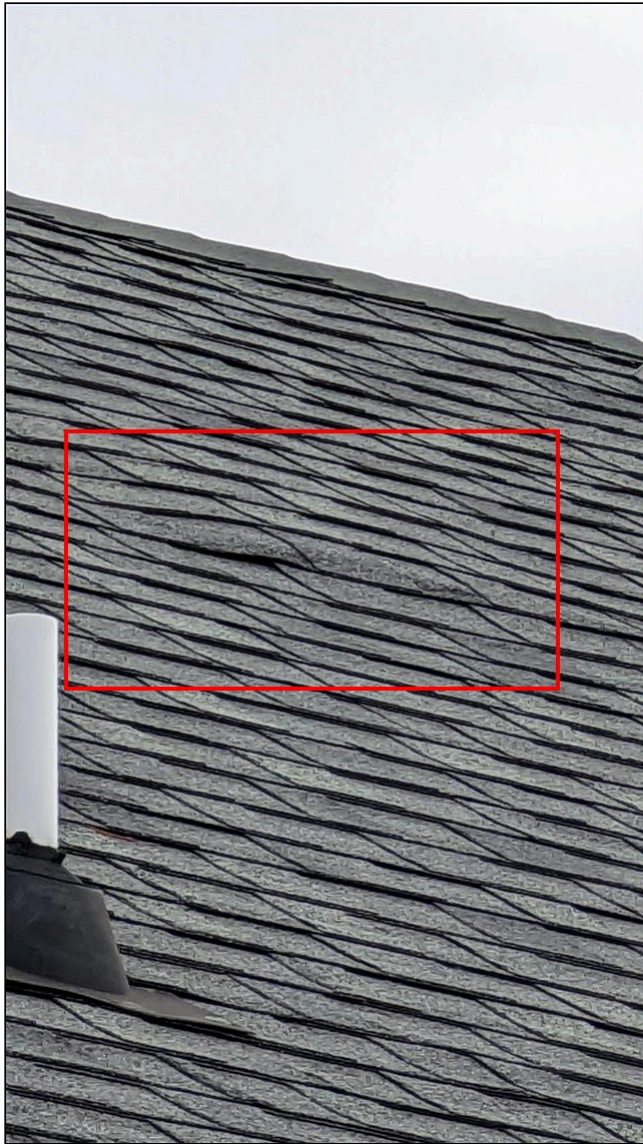
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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 Have a qualified roofing contractor properly repair nail pops/ loose, uneven roof covering.

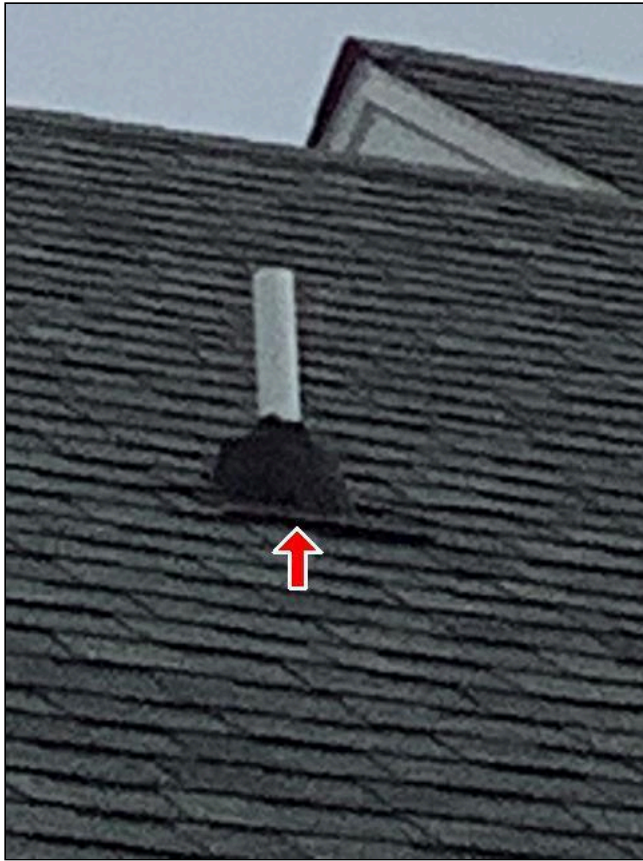


Item 1 - Item 1(Picture)

Flashings

Inspected, Repair or Replace

- 2 Loose collar flashing and stains beneath this area observed. Have a qualified roofing contractor properly fasten, caulk and seal all loose flashing to avoid further moisture intrusion and repair all associated damage as needed.



Item 2 - Item 1(Picture)



Item 2 - Item 2(Picture)

Roof Drainage Systems

Inspected, Repair or Replace

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



Item 3 - Item 1(Picture) Left rear



Item 3 - Item 2(Picture) Left rear

2. Exterior

Wall Cladding Flashing and Trim

Inspected, Repair or Replace

- 4 (1) Suggest having a qualified masonry contractor evaluate cracked, deteriorated mortar and repair/ re-point as necessary to avoid potential damages caused by moisture intrusion.



Item 4 - Item 1(Picture) Front steps

- 5 (2) Have a qualified contractor properly secure loose, detached foundation vents to avoid potential damage associated with rodent or insect intrusion.

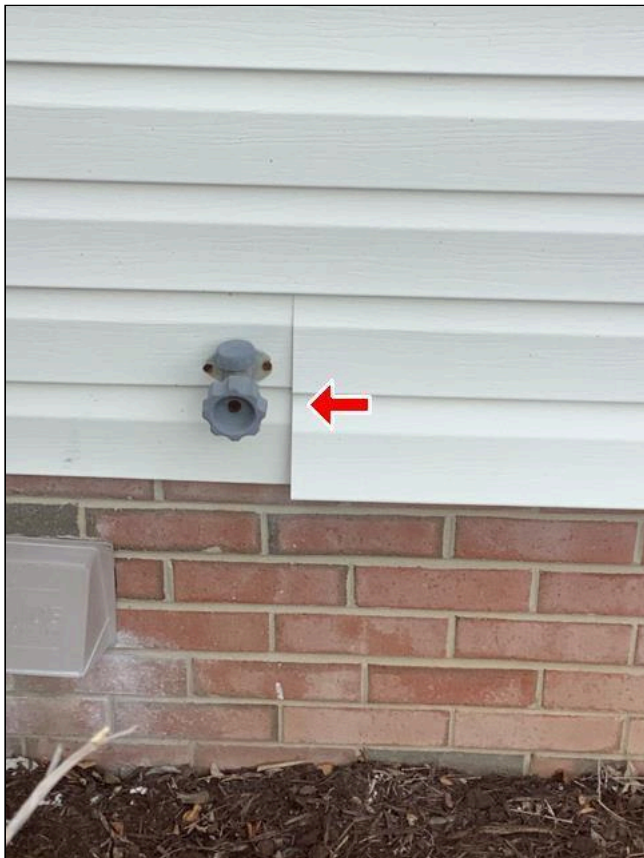


Item 5 - Item 1(Picture) Front right exterior



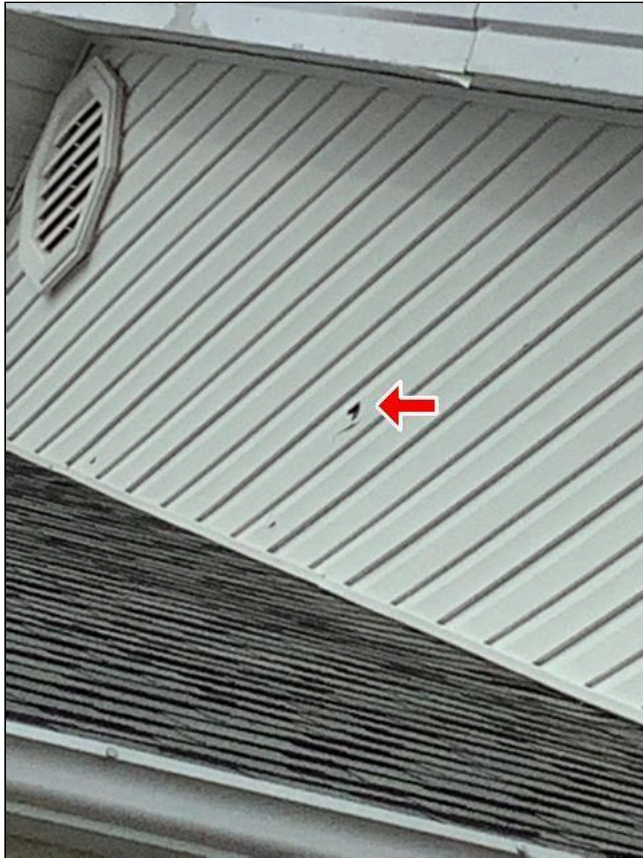
Item 5 - Item 2(Picture) Rear right exterior

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



Item 6 - Item 1(Picture) Left exterior

- 7 (4) Observed cracked siding in areas at subject home. Suggest having a qualified contractor repair/seal or replace these areas to avoid potential damage associated with insect or rodent intrusion.



Item 7 - Item 1(Picture) Left side

Windows

Inspected, Repair or Replace

- 8 Recommend sealing any cracks and gaps around windows and doors to avoid issues related to moisture/ air penetration.



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)

Eaves, Soffits and Fascias

Inspected, Repair or Replace

- 11 (1) Secure loose soffit vents to avoid rodent intrusion and subsequent damages.



Item 11 - Item 1(Picture) Right exterior



Item 11 - Item 2(Picture) Right front exterior

Additional Buildings on Property

Inspected, Repair or Replace

- 12** Concerns with the detached garage noted, but not limited to:
- Loose cladding
 - Vegetation on structure
 - Loose downspout
 - Damaged siding
 - Damaged, loose gutter with improper slope
 - Moss/ lichen growth on roof
 - Moisture damaged occupant door
 - No GFCI (shock protection)
 - Right roll up door operator not functioning at time of inspection
 - Securing hardware is damaged at left roll up door

Have a qualified contractor evaluate all concerns and repair/ replace as needed.



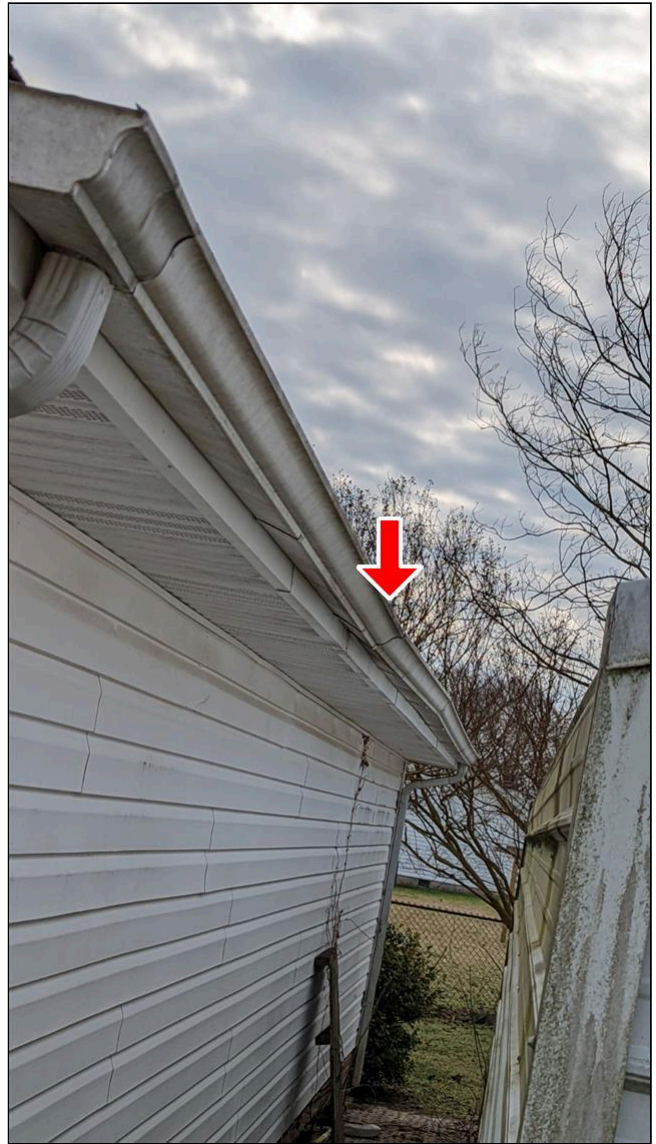
Item 12 - Item 1(Picture) Loose cladding



Item 12 - Item 2(Picture) loose downspout/ Vegetation



Item 12 - Item 3(Picture) Siding



Item 12 - Item 4(Picture) Gutter



Item 12 - Item 5(Picture) Moss/ lichen



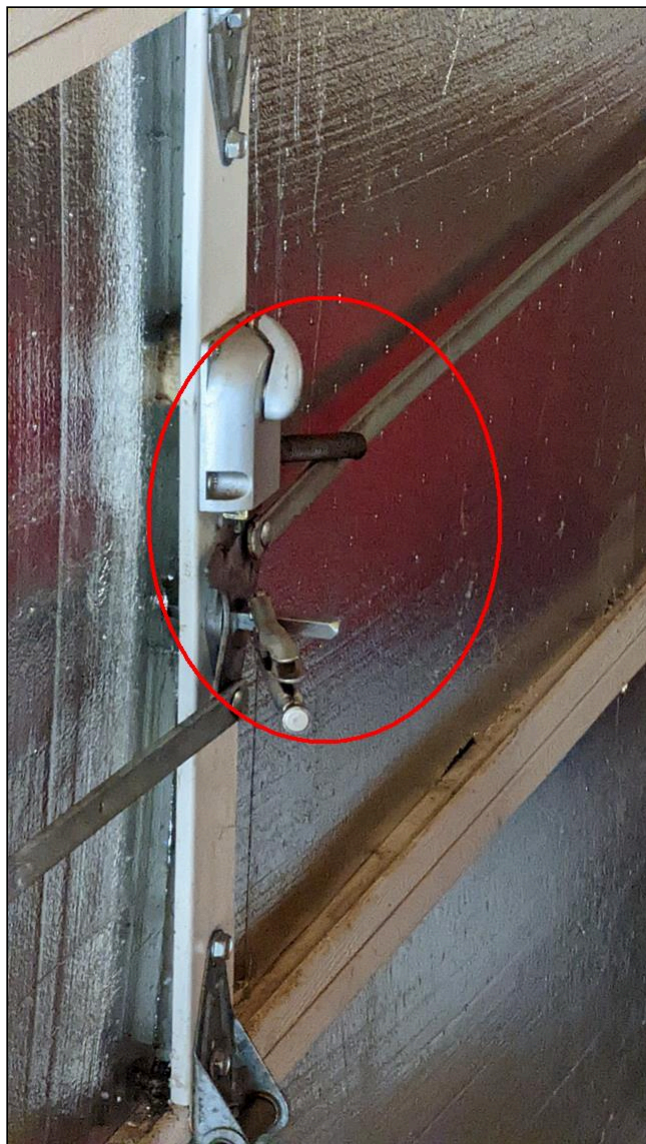
Item 12 - Item 6(Picture) Occupant door



Item 12 - Item 7(Picture) GFCI



Item 12 - Item 8(Picture) Door operator



Item 12 - Item 9(Picture) Securing hardware

3. Garage

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

Inspected, Repair or Replace

- 13 (1) 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 10"). I recommend having a qualified professional correct to safe function.



Item 13 - Item 1(Picture)

- 14 (2) Garage roll up door securing hardware is partially missing and damaged. Have a qualified contractor evaluate and repair/ replace as needed.



Item 14 - Item 1(Picture)



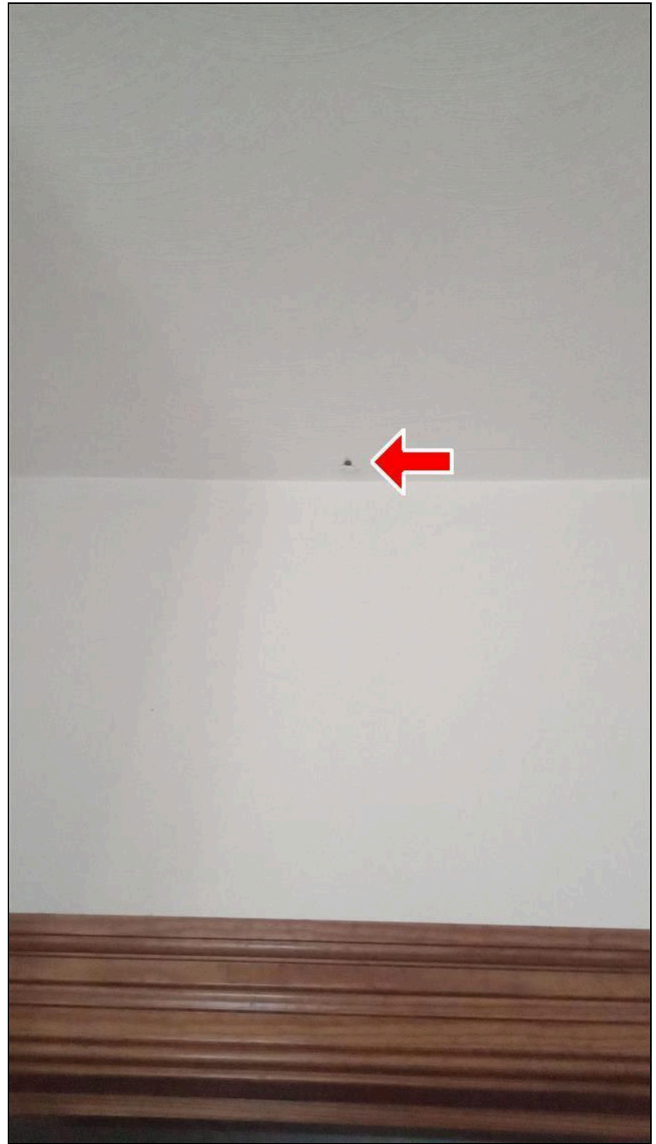
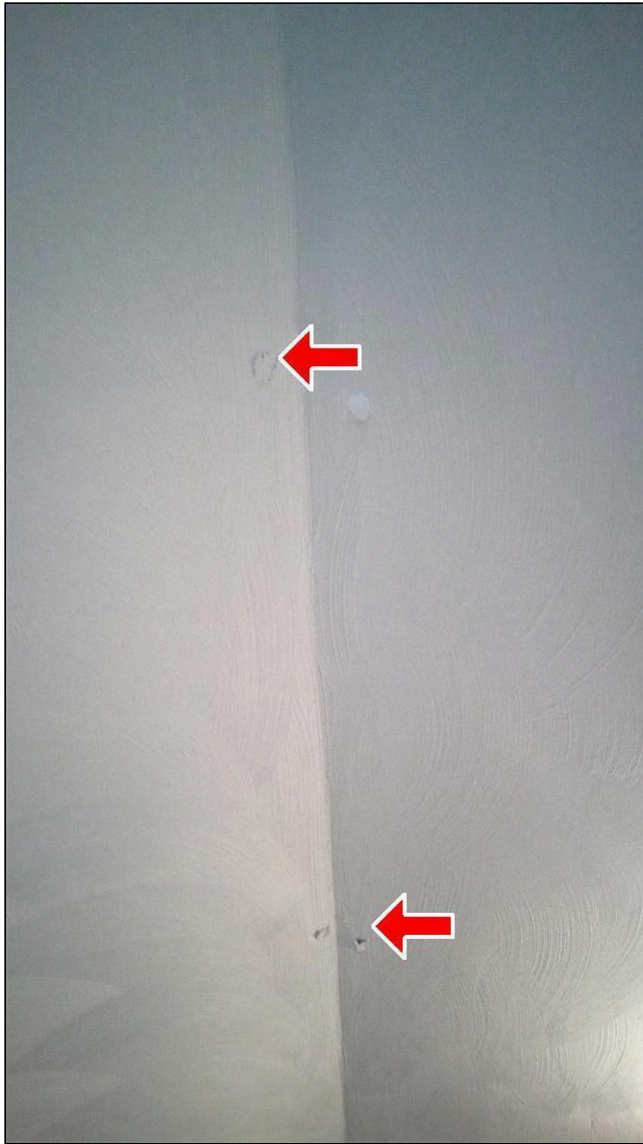
Item 14 - Item 2(Picture)

4. Interiors

Ceilings

Inspected, Repair or Replace

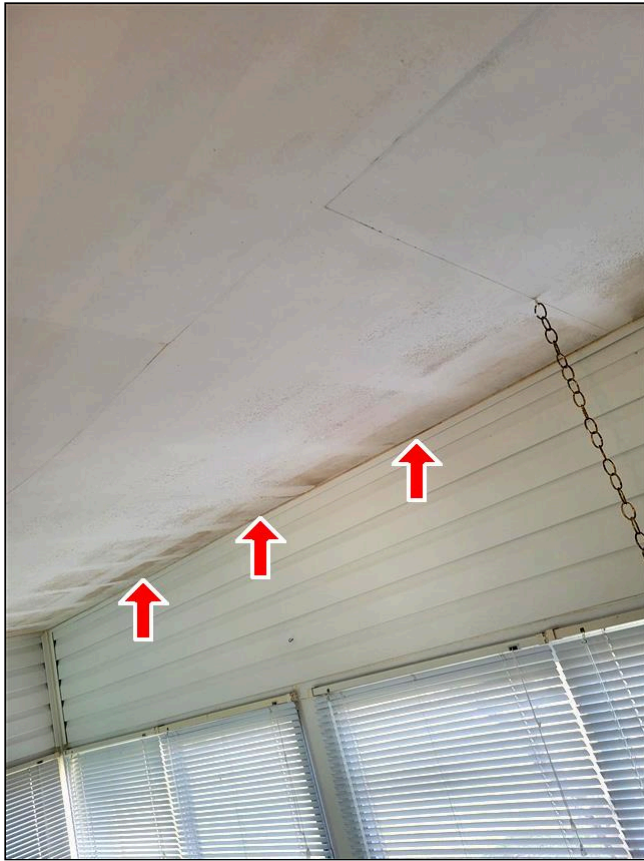
- 15 (2) The ceiling has a "nail pop" noted, but not limited to: see pictures. These are cosmetic where likely the installer missed the ceiling rafter when nailing. I recommend a qualified person correct as desired.



Item 15 - Item 1(Picture) FROG

Item 15 - Item 2(Picture) Front middle bedroom

16 (3) Mold/ mildew material noted, but not limited to sunroom ceiling. Have a qualified contractor evaluate. determine extent of staining and treat/ remove staining as needed.



Item 16 - Item 1(Picture)

Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

- 17 Suggest installing a graspable hand rail where missing at sunroom to avoid potential personal injury.



Item 17 - Item 1(Picture)

5. Structural Components

Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

- 18 (1) Rodent activity and bird carcass noted in the crawl space. Have a qualified animal removal contractor evaluate, treat as required, seal access points of entry and replace damaged insulation/ vapor barrier.



Item 18 - Item 1(Picture)



Item 18 - Item 2(Picture)

- 19 (2) Have a qualified contractor install vapor barrier where missing or damaged in the crawlspace.



Item 19 - Item 1(Picture)

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



Item 20 - Item 1(Picture)



Item 20 - Item 2(Picture)



Item 20 - Item 3(Picture)

- 21 (4) Insulation has fallen in the crawl space. Replace damaged insulation, install where missing and properly secure with insulation stays.



Item 21 - Item 1(Picture)



Item 21 - Item 2(Picture)

- 22 (5) Termite activity noted, but not limited to the crawl space. Have a qualified termite contractor evaluate, treat as required and repair any associated damage.



Item 22 - Item 1(Picture)

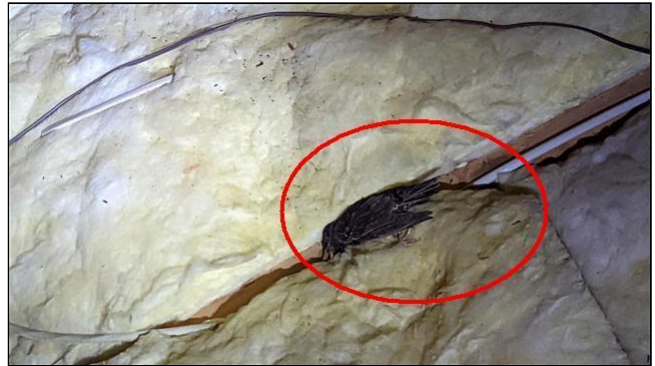
Roof Structure and Attic

Inspected, Repair or Replace

- 23 Observed dead birds in the attic. Have a qualified pest removal contractor remove carcasses, seal access points of entry, and replace damaged insulation.



Item 23 - Item 1(Picture)



Item 23 - Item 2(Picture)

6. Plumbing System

Plumbing Drain, Waste and Vent Systems

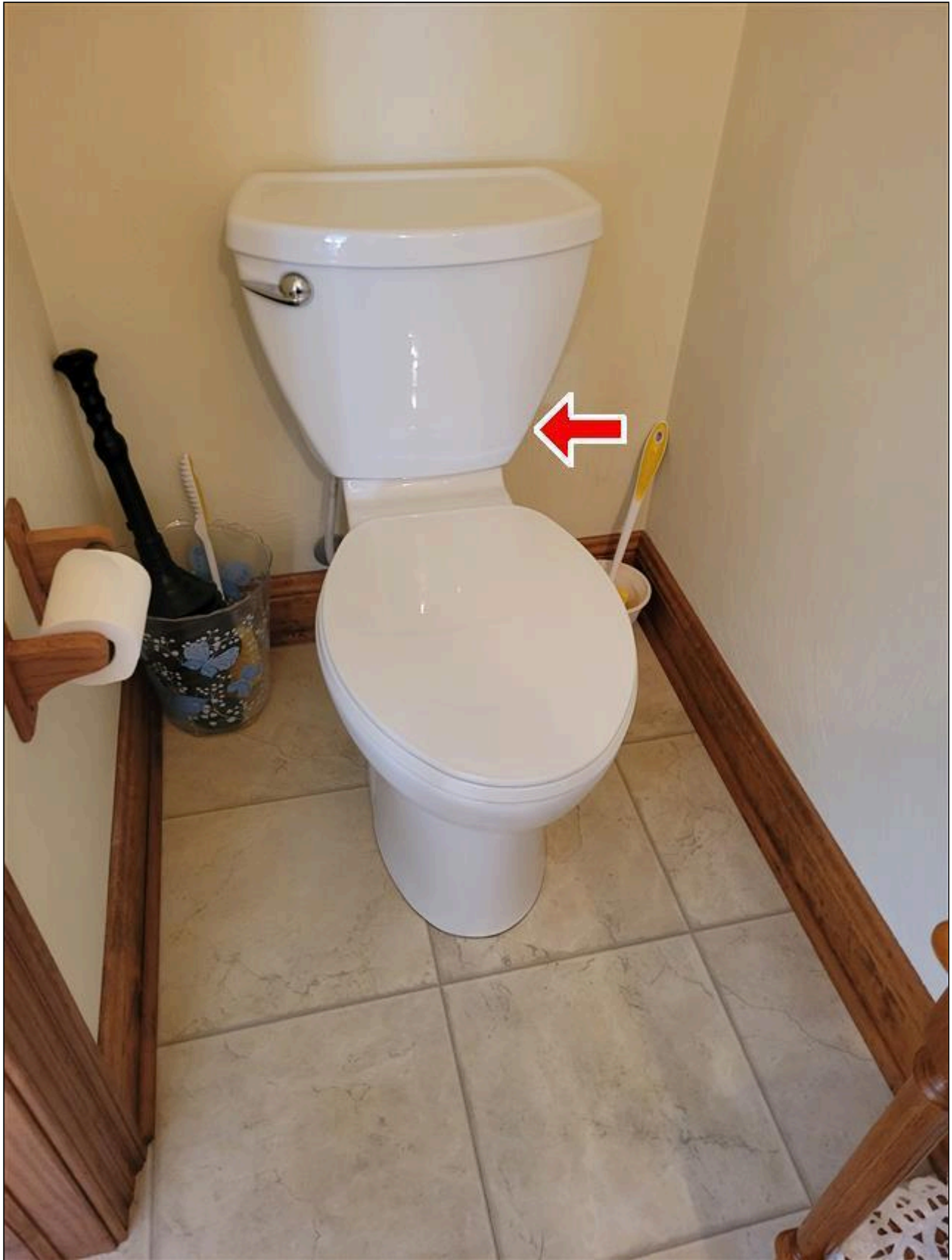
Inspected, Repair or Replace

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



Item 24 - Item 1(Picture) Half bath

- 25 (2) Have a qualified contractor properly secure loose toilet tank in the half bath.



Item 25 - Item 1(Picture)

**Plumbing Water Supply, Distribution System and Fixtures
Inspected, Repair or Replace**

- 26 (1) Jetted tub actively leaks when in use. Have a qualified contractor repair/replace as needed.



Item 26 - Item 1(Picture)



Item 26 - Item 2(Picture)

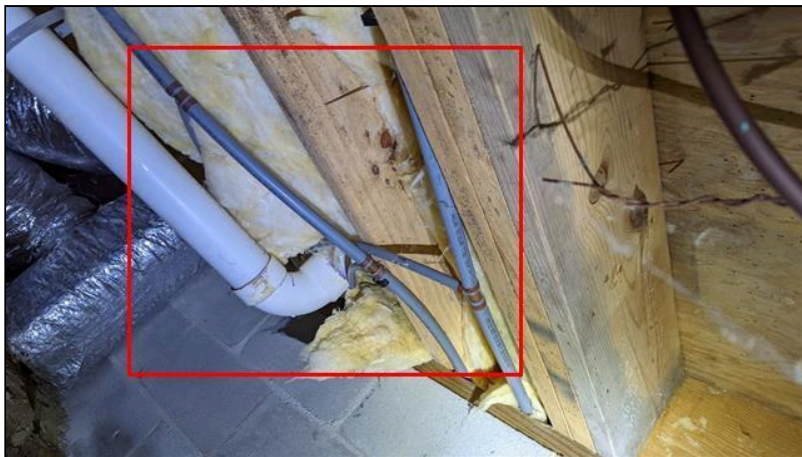
- 27 (2) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipes.com>



Item 27 - Item 1(Picture)



Item 27 - Item 2(Picture)



Item 27 - Item 3(Picture)

Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

- 28 Water heater is 28 years old and has exceeded its typical life expectancy of 10-12 years. Corrosion noted at the base of the unit and at the top. Have a qualified plumbing contractor service and evaluate unit for repair vs

replacement. Repair/ replace as recommended.



Item 28 - Item 1(Picture)



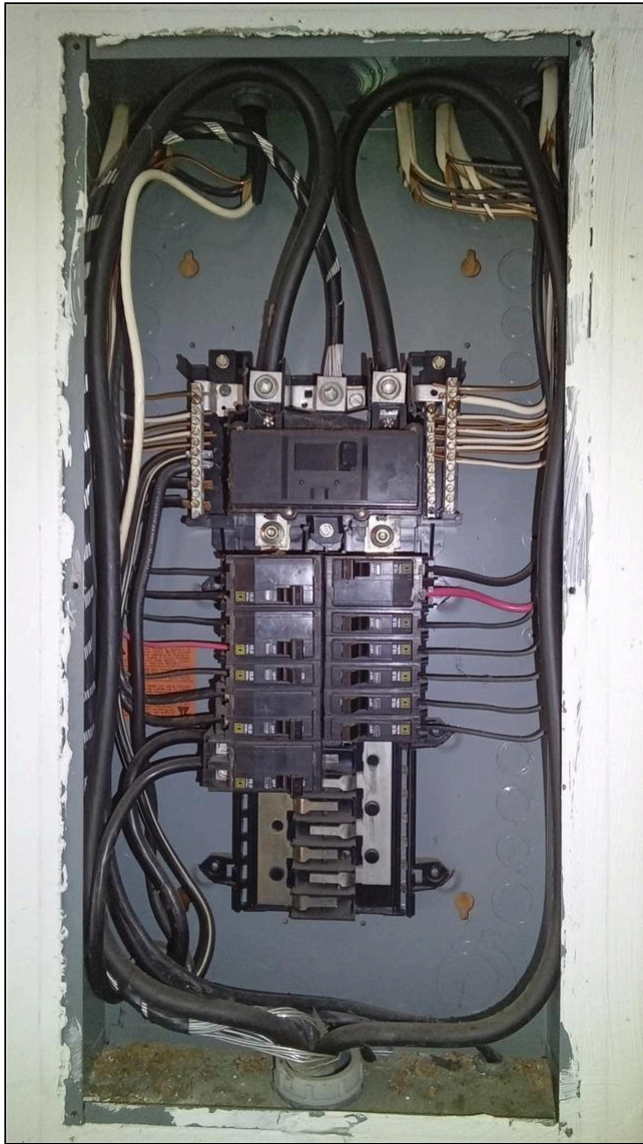
Item 28 - Item 2(Picture)

7. Electrical System

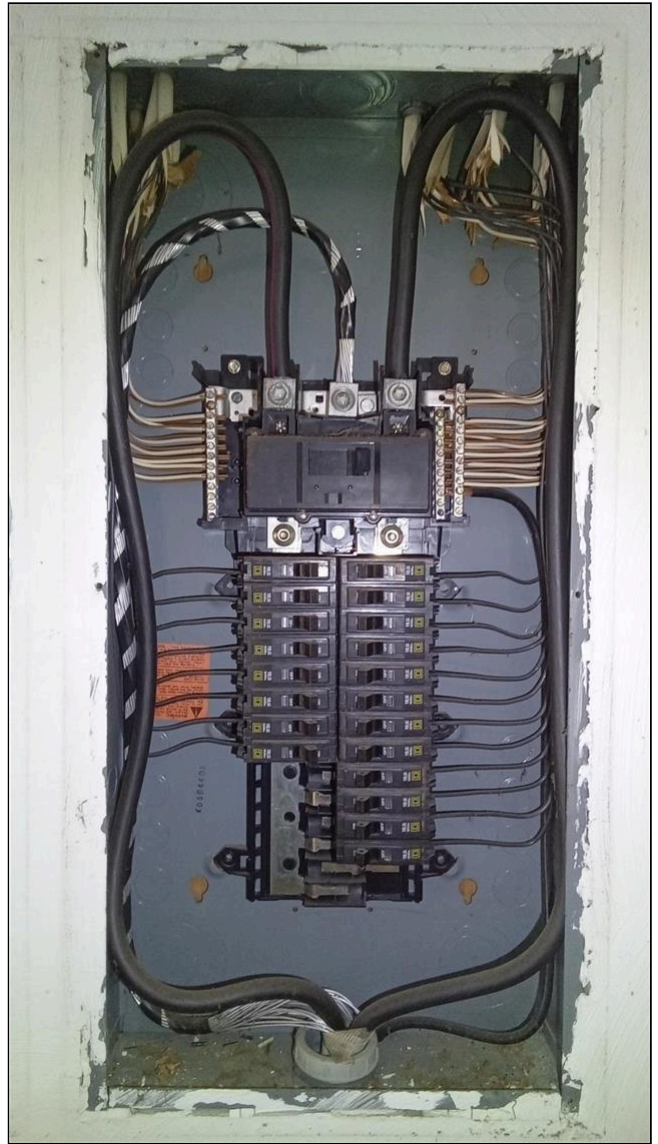
Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

29 Interior view of distribution and sub panels- Garage and detached garage



Item 29 - Item 1(Picture) Left, main garage



Item 29 - Item 2(Picture) Right, main garage

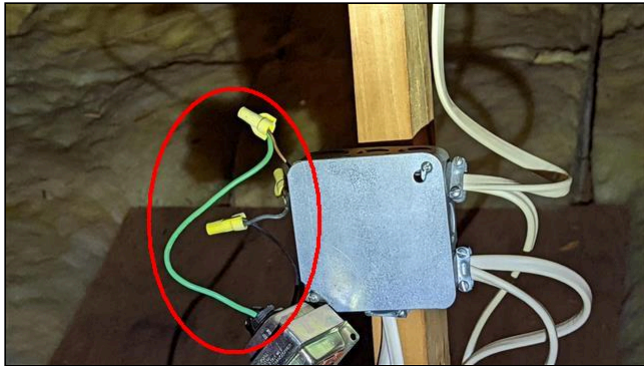


Item 29 - Item 3(Picture) Sub, detached garage

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

- 30 Properly terminate, cover and secure loose, exposed wiring in the attic and front right bedroom.



Item 30 - Item 1(Picture) Attic

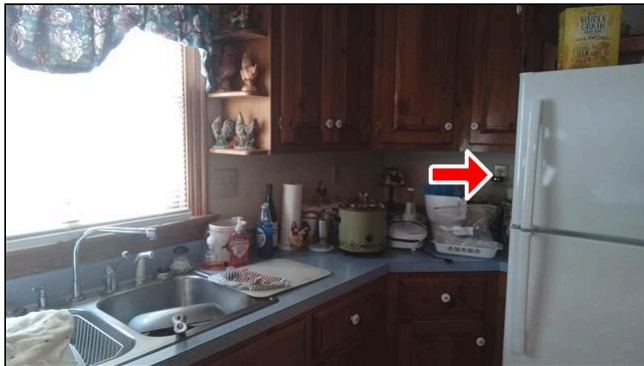


Item 30 - Item 2(Picture) Front right bedroom

Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

- 31 (1) Install GFCI (shock) protection where missing kitchen and exterior outlets.



Item 31 - Item 1(Picture)

- 32 (2) GFCI outlet at left exterior has no power and will not reset. Have a qualified contractor for the evaluate and repair or replace as needed to achieve normal, shock protected function.



Item 32 - Item 1(Picture) Left exterior

Location of Main and Distribution Panels

Inspected, Repair or Replace

- 33** (1) Have a qualified contractor properly label circuits in panels for safe, efficient use.



Item 33 - Item 1(Picture)

- 34 (2) Install terminal connectors where missing in the detached garage sub panel to prevent chafing of the wires.



Item 34 - Item 1(Picture)

Smoke Detectors

Inspected, Repair or Replace

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



Item 35 - 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

- 36** Have a qualified contractor properly sealed gaps around rear right exterior package unit plenum to avoid potential damage associated with rodent or insect intrusion.



Item 36 - Item 1(Picture)

Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

- 37 Fireplace not functioning at time of inspection. Have a qualified chimney sweep contractor evaluate and repair/replace as needed, ensure all safety features are properly functioning per manufacturer's specifications.



Item 37 - Item 1(Picture)

9. Insulation and Ventilation

Insulation in Attic

Inspected, Repair or Replace

- 38 (1) Install insulation where missing at all attic doors.



Item 38 - Item 1(Picture)

- 39 (2) Insulation in attic is blocking the soffits. Have a qualified contractor evaluate and correct to allow proper ventilation for attic, suggest installing baffles.



Item 39 - Item 1(Picture)

10. Built-In Kitchen Appliances

Food Waste Disposer**Inspected, Repair or Replace**

- 40 Kitchen food waste disposer binds at time of inspection. Have a qualified contractor evaluate and repair or replace as needed to achieve normal function.



Item 40 - 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.

**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: 1/26/2022
Report ID: 20220126-Joanna-BB-Auctions-
Franklin-Va

Customer Info:	Inspection Property:
Blue Box Auctions	101 Canvas Back Circle Franklin VA 23851
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
1,500 - 2,000 sq. ft.	375.00	1	375.00
Crawl space	25.00	1	25.00
			Tax \$0.00
			Total Price \$400.00

Payment Method:
Payment Status:
Note:



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

Website - www.sovainspectiongroup.com

Email - david@sovainspectiongroup.com

Phone - 703-239-7682 (SOVA)

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Maintenance](#)

[Repairs](#)