



Inspection Report

Mr. Client JohnDoe

Property Address:

777 Happy Street
Norfolk VA 23458



JODAT INSPECTIONS

David Throckmorton 3380-000595
1388 Taylor Farm Road, Suite 105
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STATE OF VIRGINIA
CERTIFIED HOME INSPECTOR
DPOR# 3380-000595



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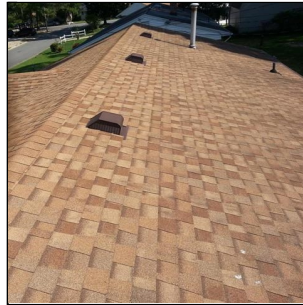
[Invoice](#)

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.

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, any age estimates by the contractor are not definite age statements as there is no data on roof shingles to determine age, and the roof may be older or newer than estimated, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, the inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed **adequately or were leak-free**.

PICTURES INCLUDED IN THE REPORT DO NOT NECESSARILY REPRESENT ALL OF THE DEFICIENCIES THEY DEPICT. IT IS THE RESPONSIBILITY OF THE CLIENT/OWNER TO HAVE QUALIFIED CONTRACTORS EVALUATE ALL AREAS THAT MAY HAVE THE TYPE OF DEFICIENCY THE PICTURE REPRESENTS. THE REPORT DOES NOT INCLUDE ALL THAT MAY BE DEFICIENT IN THE HOME/BUILDING AND IS A TOOL TO HELP DETERMINE THE CONDITION OF THE PROPERTY BEING REVIEWED.



Styles & Materials

Roof Covering: 3-Tab fiberglass	Viewed roof covering from: Walked roof	Sky Light(s): None
Chimney (exterior): Metal Flue Pipe	Age of Roof: 2-5 years Average Life Expectancy of Asphalt/Fiberglass Covering 12-30 years	

Items

1.0 Roof Coverings

Comments: Inspected

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Repair or Replace

(1) Nail heads were exposed at one or more roof penetrations. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks



1.2 Item 1(Picture) Rear of home

(2) Caulking was deteriorating exposed at one or more roof penetrations. Recommend applying an approved sealant over now and as necessary in the future to prevent leaks.



1.2 Item 2(Picture) Rear of home

1.3 Roof Drainage Systems

Comments: Inspected

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

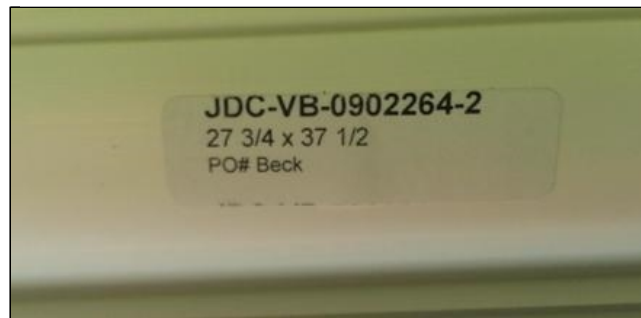


The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, 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.

When evidence of moisture intrusion or erosion adjacent to the building is present the following is recommended: Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present. If evidence of moisture intrusion was found at one or more locations in the crawl space and/or evidence of moisture/signs of erosion near to/adjacent to the building a qualified contractor should repair as necessary. Evidence of standing moisture or erosion is not limited to this report but may exist and further evaluation is recommended by a qualified contractor if any evidence of standing water or erosion is present that may impact the building. Rain runoff is the most common cause of wet crawl spaces, but water can come from other sources such as ground-water or underground springs. Recommend that a qualified person correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typically such repairs include:

- Grading/landscaping to divert water from the building(s)
- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing sump pumps

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Window Label

Styles & Materials

Siding Material:

Vinyl
Brick veneer

Exterior Entry Doors:

Wood
Steel

Appurtenance:

Porch

Driveway:

Concrete

Items

2.0 Grading/Drainage

Comments: Inspected

2.1 Wall Cladding Flashing and Trim

Comments: Inspected

2.2 Doors (Exterior)

Comments: Inspected

2.3 Windows

Comments: Inspected

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

Comments: Inspected

2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**Comments:** Inspected, Repair or Replace

The concrete slab at the rear of home has dropped or settled causing a steep or uneven step. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.



2.5 Item 1(Picture)

2.6 Eaves, Soffits and Fascias**Comments:** Inspected

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. 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.

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Styles & Materials

Ceiling Materials:

Plaster
Drywall

Wall Material:

Plaster
Wallpaper
Sheetrock

Floor Covering(s):

Carpet
Tile
Vinyl
Wood

Interior Doors:

Hollow core
Raised panel

Window Types:

Double-hung
Sliders

Window Manufacturer:

JDC

Cabinetry:

Wood

Countertop:

Laminate

Items

3.0 Cabinets

Comments: Inspected

3.1 Doors (representative number)

Comments: Inspected, Repair or Replace

The bath room and closet doors needs adjustment they do not latch properly in the Master Bedroom. This is a small repair. A qualified person should repair or replace as needed.



3.1 Item 1(Picture)

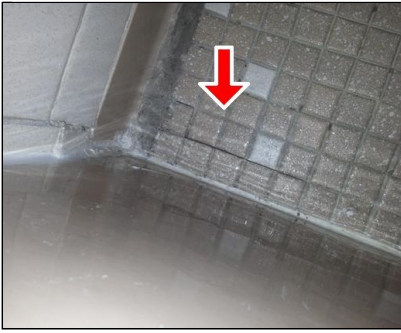
3.2 Ceilings

Comments: Inspected

3.3 Floors

Comments: Inspected, Repair or Replace

(1) Tile missing grout at the hall bath. This is a small repair issue for your information. A qualified person should repair or replace as needed.



3.3 Item 1(Picture)

(2) Tile is damaged at the hall bath. This is a small repair issue for your information. A qualified person should repair or replace as needed.



3.3 Item 2(Picture)

3.4 Walls

Comments: Inspected

3.5 Steps, Stairways, Balconies and Railings

Comments: Inspected, Repair or Replace

The hand/guard rail for the steps in garage are loose. A fall or injury could occur if not corrected. I recommend repair as needed.



3.5 Item 1(Picture)

3.6 Counters and Cabinets (representative number)

Comments: Inspected

3.7 Windows (representative number)

Comments: Inspected

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.

4. Garage

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

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Styles & Materials

Garage Door Type:

One manual

Garage Door Material:

Wood

Auto-opener Manufacturer:

N/A

Items

4.0 Garage Ceilings

Comments: Inspected

4.1 Garage Walls (including Firewall Separation)

Comments: Inspected

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

4.2 Garage Floor

Comments: Inspected

4.3 Garage Door (s)

Comments: Inspected

4.4 Occupant Door (from garage to inside of home)

Comments: Inspected, Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



4.4 Item 1(Picture)

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

Comments: Not Present

4.6 Garge Door Photo-sensor Wiring

Comments: Not Present

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.

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Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 10
Columns or Piers: Masonry block	Ceiling Structure: 6" or better	Roof Structure: Engineered wood trusses
Roof-Type: Gable	Method used to observe attic: Walked	Attic info: Pull Down stairs

Items

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.)

Comments: Inspected, Repair or Replace

(1) Visible signs of water intrusion in the crawlspace are present from standing water in at least two locations. I am unable to determine the extent of intrusion or how often it occurs. It is recommend to monitor and repair as needed.



5.0 Item 1(Picture)

(2) The stair-step crack(s) in the Brick Veneer wall at the right side (facing front). These cracks do not appear significant to require repairs at this time. A qualified licensed general contractor should inspect further and repair as needed.



5.0 Item 2(Picture)

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

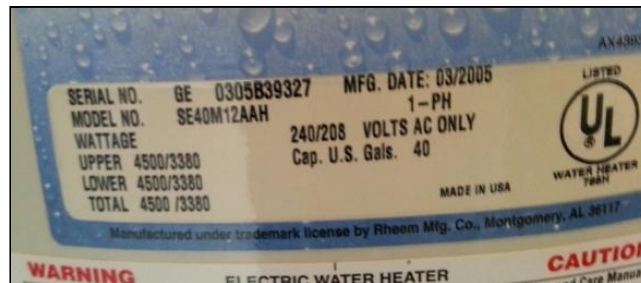
5.4 Ceilings (Structural)**Comments:** Inspected**5.5 Roof Structure and Attic****Comments:** Inspected

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.

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Water Heater

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Poly
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: Cast iron ABS
Water Heater Power Source: Electric	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Manufacturer: GE Average Water Heater Life Expectancy 7-15 years Info : model#SE40M12AAH serial#0305B9327 MFG DATE 03/2005 9 years old
Water Pressure: 63 PSI	Water Heater Location: Garage	

Items

6.0 Water Meter

Comments: Inspected

6.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

6.2 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Repair or Replace

The sink faucets caulking in the at the hall bath is failing. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified person should repair as necessary.



6.2 Item 1(Picture)

6.3 Hot Water Systems, Controls, Chimneys, Flues and Vents**Comments:** Inspected**6.4 Main Water Shut-off Device (Describe location)****Comments:** Inspected

Main water cutoff is in front right of house as you are facing the house. City water meter is at the street.



6.4 Item 1(Picture)

6.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**Comments:** Inspected**6.6 Main Fuel Shut-off (Describe Location)****Comments:** Inspected

The main fuel shut off is at gas meter outside

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.

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Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

150 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

7.0 Service Entrance Conductors**Comments:** Inspected**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels****Comments:** Inspected**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage****Comments:** Inspected**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)****Comments:** Inspected, Repair or Replace

(1) Light fixtures with fully or partially exposed incandescent bulbs were installed in one or more closets. This is a fire hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.



7.3 Item 1(Picture)

(2) In the right rear bedroom facing the home. Extension cord used as permanent wiring at the light fixture in the closet. Electrical issues are considered a hazard until repaired. I recommend repair as needed A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 2(Picture)

(3) The wiring for the water heater missing romex covering ie metal jacket. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.



7.3 Item 3(Picture)

7.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Repair or Replace

One or more electric receptacles (outlets) at the kitchen, bathroom(s), garage, exterior, had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations: Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) Kitchens (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005)



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.5 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located at the garage.

7.6 Smoke Detectors

Comments: Inspected

7.7 Carbon Monoxide Detectors

Comments: Inspected, Repair or Replace

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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

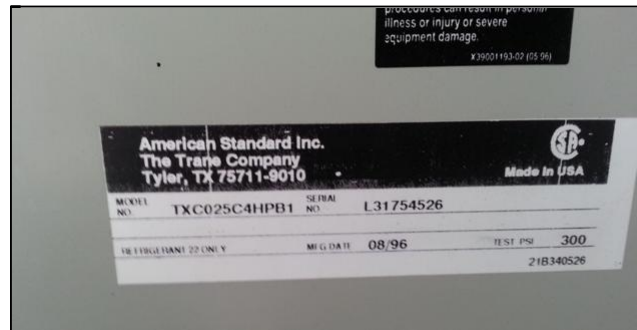
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution 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.

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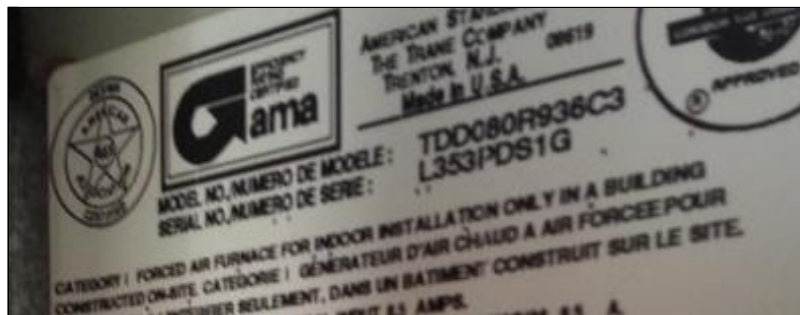
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AC Condenser Label



Air Conditioning Label



Furnace Label

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Heat System Brand:

TRANE

Estimated Life Expectancy of Gas Furnace 15 to 25 years

Info : model#TDDG80R936C3 serial#L353PDS1G rated- 63,000BTU MFG date

08/1996 - 18 years old

Types of Fireplaces:

None

Energy Source:

Gas
 Electric

Ductwork:

Insulated

Number of Heat Systems (excluding wood):

One

Filter Size:

14x25

Cooling

Equipment Type:
 Air conditioner

Cooling Equipment

Energy Source:
 Electricity

Central Air Manufacturer:

TRANE

Estimated Life Expectancy of Air Handler 15 years

Estimated Life Expectancy of Condensor 8-20 years

info : AIR HANDLER model#TTRO25C100A2 serial#L331T3TAF CONDENSOR

model#TXCO25C4HPB1 serial#L317544526 MFG DATE 08/1996 18 years old /2.5 ton

rating

unit

Number of AC**Only Units:**

One

Items

8.0 Heating Equipment**Comments:** Inspected**8.1 Normal Operating Controls****Comments:** Inspected**8.2 Automatic Safety Controls****Comments:** Inspected**8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Comments:** Inspected

Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

8.4 Presence of Installed Heat Source in Each Room**Comments:** Inspected**8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)****Comments:** Inspected**8.6 Cooling and Air Handler Equipment****Comments:** Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 77 degrees, and the return air temperature was 63 degrees. This indicates the range in temperature drop is normal.

8.7 Presence of Installed Cooling Source in Each Room**Comments:** Inspected

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.

MOLD AND INSECTS/PESTS ARE NOT INCLUDED IN THE SCOPE OF THIS REPORT AND ANY COMMENTS ABOUT MOLD OR INSECTS/PESTS INCLUDED ARE MADE AS A COURTESY.

PICTURES INCLUDED IN THE REPORT DO NOT NECESSARILY REPRESENT ALL OF THE DEFICIENCIES THEY DEPICT. IT IS THE RESPONSIBILITY OF THE CLIENT/OWNER TO HAVE QUALIFIED CONTRACTORS EVALUATE ALL AREAS THAT MAY HAVE THE TYPE OF DEFICIENCY THE PICTURE REPRESENTS. THE REPORT DOES NOT INCLUDE ALL THAT MAY BE DEFICIENT IN THE HOME/BUILDING AND IS A TOOL TO HELP DETERMINE THE CONDITION OF THE PROPERTY BEING REVIEWED.

Styles & Materials

Attic Insulation:

Blown
R-45

Ventilation:

Gable vents
Ridge vents
Soffit Vents

Exhaust Fans:

Fan only
Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

Faced

Items

9.0 Insulation in Attic

Comments: Inspected

9.1 Insulation Under Floor System

Comments: Inspected

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

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

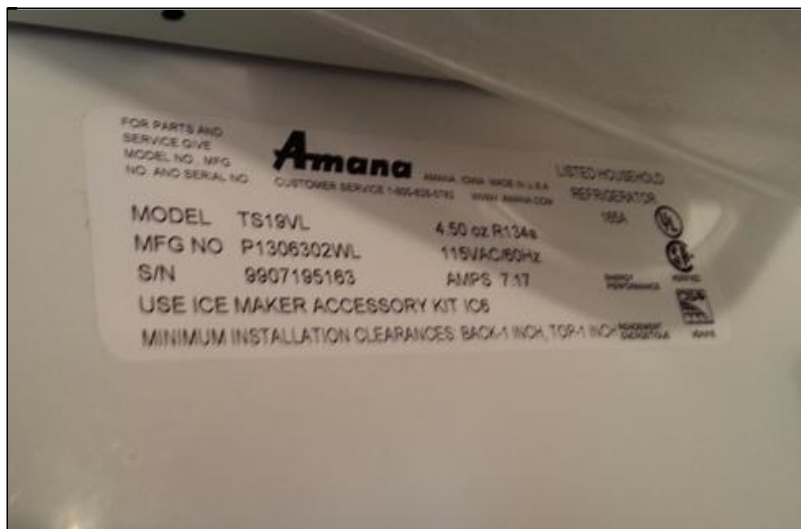
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed 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.



Microwave Label



Stove/oven Label



Refrigerator Label



Dishwasher Label

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
NONE

Exhaust/Range hood:
GENERAL ELECTRIC

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Trash Compactors:
NONE

Refrigerator:
AMANA

Items

10.0 Ranges/Ovens

Comments: Inspected, Repair or Replace

The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: <http://www.google.com/search?q=range+anti-tip+bracket>

10.1 Cook Top

Comments: Inspected

10.2 Range Hood (s)**Comments:** Inspected**10.3 Dishwasher****Comments:** Inspected**10.4 Microwave****Comments:** Inspected**10.5 Food Waste Disposer****Comments:** Not Present**10.6 Refrigerator****Comments:** Inspected**10.7 Sink Sprayer****Comments:** Inspected

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.

General Summary



JODAT INSPECTIONS

1388 Taylor Farm Road, Suite 105
Virginia Beach VA 23453
757-477-3100

Customer
Mr. Client JohnDoe

Address
777 Happy Street
Norfolk VA 23458

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

(1) Nail heads were exposed at one or more roof penetrations. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks



1.2 Item 1(Picture) Rear of home

(2) Caulking was deteriorating exposed at one or more roof penetrations. Recommend applying an approved sealant over now and as necessary in the future to prevent leaks.

1. Roofing



1.2 Item 2(Picture) Rear of home

2. Exterior



2.5 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

The concrete slab at the rear of home has dropped or settled causing a steep or uneven step. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.



2.5 Item 1(Picture)

3. Interiors

3.1 Doors (representative number)

Inspected, Repair or Replace

The bath room and closet doors needs adjustment they do not latch properly in the Master Bedroom. This is a small repair. A qualified person should repair or replace as needed.

3. Interiors



3.1 Item 1(Picture)

3.3 Floors

Inspected, Repair or Replace

(1) Tile missing grout at the hall bath. This is a small repair issue for your information. A qualified person should repair or replace as needed.



3.3 Item 1(Picture)

(2) Tile is damaged at the hall bath. This is a small repair issue for your information. A qualified person should repair or replace as needed.



3.3 Item 2(Picture)

3.5 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

The hand/guard rail for the steps in garage are loose. A fall or injury could occur if not corrected. I recommend repair as needed.

3. Interiors



3.5 Item 1(Picture)

4. Garage

4.4 Occupant Door (from garage to inside of home)

Inspected, Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



4.4 Item 1(Picture)

5. Structural Components

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

Inspected, Repair or Replace

(1) Visible signs of water intrusion in the crawlspace are present from standing water in at least two locations. I am unable to determine the extent of intrusion or how often it occurs. It is recommend to monitor and repair as needed.

5. Structural Components



5.0 Item 1(Picture)

(2) The stair-step crack(s) in the Brick Veneer wall at the right side (facing front). These cracks do not appear significant to require repairs at this time. A qualified licensed general contractor should inspect further and repair as needed.



5.0 Item 2(Picture)

6. Plumbing System

6.2 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

The sink faucets caulking in the at the hall bath is failing. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified person should repair as necessary.



6.2 Item 1(Picture)

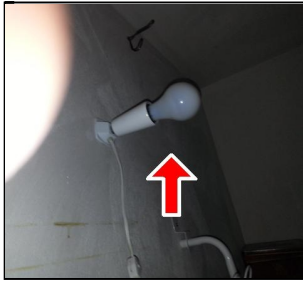
7. Electrical System

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

7. Electrical System

(1) Light fixtures with fully or partially exposed incandescent bulbs were installed in one or more closets. This is a fire hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.



7.3 Item 1(Picture)

(2) In the right rear bedroom facing the home. Extension cord used as permanent wiring at the light fixture in the closet. Electrical issues are considered a hazard until repaired. I recommend repair as needed A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 2(Picture)

(3) The wiring for the water heater missing romex covering ie metal jacket. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.



7.3 Item 3(Picture)

7.4 Operation of GFCI (Ground Fault Circuit Interrupters) Inspected, Repair or Replace

7. Electrical System

One or more electric receptacles (outlets) at the kitchen, bathroom(s), garage, exterior, had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations: Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) Kitchens (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005)



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.7 Carbon Monoxide Detectors

Inspected, Repair or Replace

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

10. Built-In Kitchen Appliances

10.0 Ranges/Ovens

Inspected, Repair or Replace

The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.google.com/search?q=range+anti-tip+bracket>

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**

JODAT INSPECTIONS
1388 Taylor Farm Road, Suite 105
Virginia Beach VA 23453
757-477-3100
Inspected By: David Throckmorton

Inspection Date: 5/13/2014
Report ID:

Customer Info:	Inspection Property:
Mr. Client JohnDoe	777 Happy Street Norfolk VA 23458
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	300.00	1	300.00

Tax \$0.00
Total Price \$300.00

Payment Method: payment due upon inspection
Payment Status: Paid At Time Of Inspection
Note: