

Jodat

INSPECTIONS



Inspection Report

Happy Client

Property Address:
1234 Somewhere Street
Hampton Roads Area Virginia 12345



JODAT INSPECTIONS

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Date: 6/7/2024	Time:	Report ID: 6 7 2024
Property: 1234 Somewhere Street Hampton Roads Area Virginia 12345	Customer: Happy Client	Real Estate Professional: Happy Agent

This inspection report is the property of JODAT INSPECTIONS and the CLIENT(S) and is valid for the date of inspection only. Use of this report by any unauthorized persons is prohibited. This report Shall not be used for any future transaction on this property.

Comment Key, Definitions, and Important Information

The following definitions of comment descriptions represent this inspection report. All comments by the inspector(s) should be considered before purchasing this home. Any recommendations by the inspector(s) to repair, replace or correct suggests a second opinion and further inspection by a qualified licensed insured 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 = Inspector(s) visually observed the item and/or system at accessible areas according to the inspector(s), and if no other comments were made in the report then it appeared to be functioning as intended allowing for normal wear and tear and considered not to be significantly deficient at time of inspection.

Not Inspected = Inspector(s) did not inspect this item and/or system, and made no representations of whether or not it was functioning as intended. Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

Not Present = This item/component/unit/system or unit was not observed/considered to be of minimal existence in and/or adjacent to the structure inspected.

home = building = structure

Right, Left, Rear, Center, Front = Used to describe an item/comment/area from the viewpoint of if you were ALWAYS looking directly at the home's FRONT DOOR

FYI: For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for property ownership.

"One or more" or "areas" meaning/definition = one, several, multiple, and/or numerous – so if a deficiency and/or concern is contained in the report all like items and associated system(s) should be further evaluated and corrected as needed by a qualified licensed specialist contractor.

IMPORTANT INFORMATION

The "PARTIAL SUMMARY" shall NOT contain all recommendations, safety concerns, hazards and or deficiencies. The complete report may include additional information of concern to the customer, safety concerns, hazards, deficiencies, that could affect your evaluation of the property, and or additional recommendations. It is required that the customer and representatives read the complete report carefully.

The following items and/or discoveries in the PARTIAL SUMMARY and ENTIRE REPORT indicate that these systems and or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by qualified licensed specialist contractor(s), who may well identify additional defects and or recommend some upgrades that could affect your evaluation of the property prior to closing. A home inspection is not a technically exhaustive inspection other deficiencies and or concerns may exist. Attached pictures only represent a sampling of items/areas of concern, and or deficiencies observed at accessible areas according to the inspector(s). Not all areas of deficiencies or conditions will be supported with photos. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only.

It is the responsibility of the client/owner to have qualified licensed and insured contractors evaluate all areas that may have the type of deficiencies /discoveries depicted in the PARTIAL SUMMARY and ENTIRE REPORT .

Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the needed repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, building permits, 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; underground items, or items not permanently installed. The inspector is not required to comment on items considered cosmetic as deemed by the inspector any comments in report are considered complementary. The inspector does not evaluate and/or ensure the existence of gas, liquid propane or oil storage tanks. 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, electromagnetic fields/radiation 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.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner appears to be responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

Standards of Practice:

Standards of Practice set forth for Home Inspectors by the Virginia Board for Asbestos, Lead and Home Inspectors, as contained in the 18 Virginia Administrative Code 15-40-130

Inspector(s):

Justin Throckmorton DPOR license expiration 2025-08-31, David Throckmorton DPOR license expiration 2024-09-30

In Attendance:

Customers agent, Client(s)

Type of building:

Condominium

Approximate age of building:

Year Built: 1993 estimate according to listing information

Temperature:

Over 80 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Inspection start time:

2:30 pm

Inspection completion time:

3:15 pm

Partial Summary

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Customer
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Hampton Roads Area Virginia 12345

VERY IMPORTANT TO READ ENTIRE REPORT!

ADDITIONAL DEFICIENCIES and CONCERNS are in the BODY of the REPORT

Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.

1. Interiors



1.0 Interior Systems and General Information (include garage(s) and detached structure(s) if inspected)

(6) A majority if not all Windows are Considered AGED. Double-pane windows can last ten to 30 years, but if moisture gets between the panes, you might notice condensation and fogginess. Seals in one or more windows beginning to deteriorate. Recommend monitor and budget for new windows.

1.2 Doors (interior representative number)-may include exterior doors

Inspected

One or more doors --from a representative amount inspected

- Closet door does not open properly, rubs floor, and/or not in track Example/Sample- Primary Bedroom Closet, Front Right Bedroom Closet, Primary Bathroom Closet
- Exterior door(s) – weather-stripping- missing, deteriorated, and or substandard (*possible water entry which can or has caused deterioration*). Example/Sample- Front Door
- screen door to patio missing handle and the screen is damaged

Recommend a qualified contractor correct doors as needed and, ensure doors are functioning properly. Do not rely on pictures alone. Pictures are examples only.

1.5 Windows (representative number)

Inspected

- (2) Window(s) -From a representative amount inspected “problems, concerns and or deficiencies such as-
- Stuck shut and or difficult to operate (This can happen with windows that are older or that have been closed for extended amount of time) Example/Sample- Living Room, Primary Bedroom.

and any other problems that a qualified specialist contractor may discover while evaluating further needs correcting to ensure window systems are proper. Window deficiencies can cause moisture/water entry which can cause a host of un-wanted issues. Windows are a egress point in case of emergency such as a fire. Do not rely on pictures alone. Pictures are examples only.

2. Plumbing System



2.3 Plumbing Drain, Waste and Vent Systems (may include supply components)

Inspected

- (1) Toilet deficiencies such as -
- toilet leaks at floor Example/Sample- Primary Bathroom
 - missing flange bolt cover Example/Sample- Hall Bathroom
 - FYI- Hall Bathroom water supply is turned off, inspector turned on during the inspection with permission from client.

and any other problems that a qualified licensed plumbing contractor may discover while performing repairs and inspecting further needs correcting. Additionally check for damage to floor/structure, and correct as needed.

(2) Throughout the home there was a sewer smell when the plumbing was being tested, this could be due to long periods of water not being in use that the trap seal in the drain line has dried out allowing sewer smells to escape into the home. Possible health concerns may exist. Recommend further evaluation/inspection and correction by a qualified licensed Plumbing contractor as needed.

2.4 Plumbing Water Supply, Distribution System and Fixtures (may include waste components)

Inspected

- (2) Bathrooms/ Kitchen- problems, concerns and or deficiencies such as -
- diverter leaks while engaged, has to be held in position for shower mode Example/Sample- Hall Bathroom Shower
 - faucet leaks while in use Example/Sample- Primary Bathroom Sink
 - faucet loose Example/Sample- Primary Bathroom Tub
 - slow drainage that appears to be due to stopper Example/Sample- Primary Bathroom Tub
 - corrugated drain line. Debris can easily get clogged in this pipe style. Example/Sample- Kitchen

and any other problems that a qualified licensed plumbing and/or specialty contractor may discover while evaluating further and performing repairs need correcting. Loose pipes and or components can or have caused leaks. Do not rely on pictures alone. Pictures are examples only.

(3) Polybutylene plumbing pipe (*common polybutylene brand name in our area used – Quest*) water supply pipe(s) observed in one or more areas – Polybutylene plumbing pipe has been involved in several major class action settlements prior to 1989.

- pipes observed appear to be stage 3 fittings (stage 3 fittings were not involved in the PB pipe lawsuits and are a much better connection).

I recommend you consult with a licensed plumber and make a informed decision on the PB plumbing pipe at this time. Some home warranty and insurance companies may exclude PB leaks from coverage and or not offer insurance coverage. Listed below is a link that has some useful information. <http://sterlinginspections.com/Polybutylene.html>

2.6 Hot Water Temperature

Not Inspected

The water heater was not on at start of inspection, and did not have time to heat up. Recommend verify proper operation prior to closing. You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding

3. Electrical System



3.3 Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panel(s), and electrical Inspected

(1) The main electrical disconnect located at the right side of the building is not labeled. Recommend labeling as needed this can be a safety concern.

3.4 Connected Devices, Fixtures and other electrical (Observed from a representative number) Inspected

Front Right Bedroom Closet -Electrical -problems, concerns and or deficiencies such as one or more -

- HVAC disconnect missing cover
- NM cover damaged/missing components

and any other problems that a qualified electrical contractor may discover while inspecting further and performing repairs need correcting. Electrical issues are considered safety hazards till repaired.

3.5 Outlets/Receptacles, junction boxes, and switches (Observed from a representative number) Inspected

One or more outlets/receptacles, switches, and/or junction boxes- -From a representative amount inspected

- Loose outlet Example/Sample- Hallway, Hallway, Primary Bathroom
- Missing ground connection Example/Sample-
- Loose switch Example/Sample- Washer Dryer Closet
- Ground connection missing. Example/Sample- Living Room

Recommend a qualified licensed Electrical contractor ensure electrical components are in proper and safe working order. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.=

3.6 Lighting fixtures etc. (Observed from a representative number) Inspected

One or more light fixtures were inoperable/not working properly (didn't turn on when nearby switches were operated, flickered, and or missing bulbs for example). Recommend further evaluation by replacing bulbs and/or consulting with the property owner concerning sensors/switch(es) for example. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary. Example/Sample- Front Of Home.

3.7 Ceiling Fans etc. (Observed from a representative number) Inspected

Living Room ceiling fan-

- Light turned on however the remote control did not operate when tested. The ceiling fan did not operate in fan mode when tested

and any other problems that a qualified licensed electrical contractor may discover while inspecting fans/fixtures further and performing repairs need correcting.

3.10 Smoke Alarm Not Inspected

Smoke alarms - problems, concerns and or deficiencies such as -

- Smoke alarms damaged and/or appear to be aged. Location(s) – Hallway
- smoke alarms missing and or not observed. Location(s) – Bedrooms
- **FYI** - We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We do not determine the age of smoke alarms. According to the U.S. Fire Administration, most smoke alarms have a life span of 8-10 years.

Inspector recommends a qualified smoke alarm specialist contractor fully evaluate (*technically exhaustive inspection*) of the smoke alarm system(s) and correct as needed to ensure proper function. Possible safety concerns exist. Do not rely on pictures alone. Pictures are examples

3.11 Carbon Monoxide Detectors ,and Fire extinguisher

Not Inspected

Carbon Monoxide alarms, and or Fire Extinguishers missing in areas, incorrect placement and or appear aged. HIGHLY Recommend correction for safety. Inspector recommends to replace all with new (*always follow manufacture instructions for placement*) or have a professional qualified licensed company to ensure proper function and placement. FYI- We do not test Carbon monoxide alarms technical equipment such as Gas analysers are used which is beyond the scope of this inspection. Additionally alarms may be connected to alarms systems/monitoring services in some structures which in turn notify the fire department. Carbon monoxide detectors generally last between five and seven years. The recommendation is to replace them every five years because their ability to detect carbon monoxide is questionable after that point.

4. Heating / Central Air Conditioning



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

Inspected

The condensation drip line(s)and, or overflow line if so equipped for one or more HVAC system(s)

- Appears to be a condensation drain line however inspector could not confirm due to not testing the AC system or due to the outside temperature/humidity –
- Appears to be the responsibility of the condominium Association – needs an extension to carry water away from the structure(s) to a visible area (*3 to 4 feet from foundation sloped as to flow water away from foundation is recommended. Condensate water over time can soften footings and can lead to structural settlement for example*)

A qualified HVAC contractor should ensure condensate line(s) perform properly and drain away from foundation to a viewable location for the HVAC system(s), and ensure proper function. Pictures are examples only.

5. Insulation and Ventilation



5.3 Venting Systems (Kitchens, Baths and Laundry)

Not Inspected

(4) Appears to be the responsibility of the condominium Association –Exterior duct cover(s) in one or more areas problems, concerns and or deficiencies such as-

- Damaged

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs needs correcting to ensure Duct covers are functioning properly at the exterior the structure. Pictures are examples only.

6. Built-In Kitchen/ Laundry Appliances



6.1 Range Hood (s)

Inspected

The light did not work when tested. I recommend repair or replace as needed.

8. Components not part of condo inspection that may be of concern

8.0 Exterior

Not Inspected

Appears to be the responsibility of the condominium Association –Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/components of exterior, siding, cladding, eaves, windows, doors, and or trim such as -

- substandard installation such as –Sill slope improper (*At a minimum be aware and keep area caulked properly*).
- shed trim/framing component damaged
- siding and/or siding/trim component(s) – loose, and or substandard
- sealant/ caulk maintenance needed- water entry can occur which can cause damage for example –(*gaps wider than 1/4 inch, an appropriate material other than caulk should be used, and openings as small as 1/64 of an inch can let moisture enter*)

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure exterior components are proper and functioning as intended. Moisture/water/pest can enter behind deficiencies which can cause issues. Do not rely on pictures alone. Pictures are examples only. *FYI – we generally do not put examples of caulking, paint and/or weatherstripping deficiencies in the report.*

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

1. Interiors



The inspector shall observe: Accessible Areas according to the inspector- 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 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 inspector is not required to observe: Cosmetic deficiencies and/or concerns. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. Presence of safety glazing in doors and windows. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Inspect central vacuum systems. Inspect recreational facilities. The inspection did not involve moving furniture/items and inspecting behind furniture/items, area rugs or areas obstructed from view. Floor coverings near water (kitchens, laundry, bathrooms, etc.) should be monitored regularly for moisture. Monitoring for damage to floor coverings is recommended to prevent moisture from getting under the flooring creating conducive conditions for fungal growth. Moisture may have penetrated beneath floor coverings in the structure, and any fungal growth or sub floor damage would not be detected during a visual home inspection.

Styles & Materials

Ceiling Materials:

Drywall/Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Laminate style
Vinyl Style

Interior Doors:

Wood Style

Window Types:

Single and or double-hung

Cabinetry:

Wood style

Countertop:

Cultured marble style
Laminate style

Items

1.0 Interior Systems and General Information (include garage(s) and detached structure(s) if inspected)

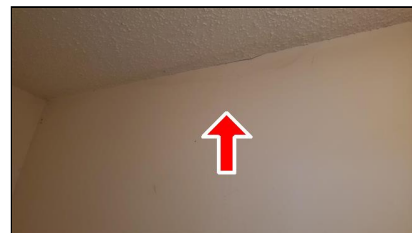
(1) Stains, imperfections and or Repairs were observed in one or more wall, floor, ceiling, windows, other interior components and or associated areas. However, no elevated levels of moisture were found (*unless noted in report*). The stain(s)/ imperfection(s) may be due to past roof, building, window, HVAC and/or plumbing leaks, and/or other issues for example. Consult with the property owner and monitor area(s) in the future for example after heavy or prolonged rain. If elevated moisture or issues are found in the future, then recommend that a qualified specialist contractor evaluate and repair as necessary. Pictures are examples only. Pictures are examples only.



1.0 Item 1(Picture) Example/
Sample- closet area where HVAC
air handler located



1.0 Item 2(Picture) Example/
Sample- washer dryer area



1.0 Item 3(Picture) Example/
Sample- washer dryer area



1.0 Item 4(Picture) Example/
Sample- shed

(2) Minor cracks, nail pops, cracks, damage and/or blemishes were found in walls, floors, doors, windows, ceilings, counter tops, fixtures, and or cabinets in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern (unless noted in report). However: Recommend monitoring all cracks and if worsen over time have evaluated and repaired by qualified contractor as needed. But the client may wish to repair these for aesthetic reasons. **FYI** – *we do not put example pictures of minor cracks, nail pops, blemishes, items considered cosmetic etc. in the report if examples are included they are to be considered examples only and not inclusive.*



1.0 Item 5(Picture) Example/
Sample- Primary Bedroom Closet

(3) In one or more areas- The caulk/grout was deteriorated, substandard, missing, and or needs renewed. *Water intrusion from bathtubs, shower enclosures, and counters for example is a common cause of damage behind walls, sub floors, and ceilings. As such, periodic re-caulking and grouting of tub, shower fixtures, counters and areas is an ongoing maintenance task which should not be neglected.* Underlying damage may have occurred that was not readily visible at time of inspection(unless noted in report). Recommend further evaluation/inspection and correction by a qualified contractor as needed. **FYI** – *we do not put example pictures of caulking deficiencies in the report if examples are included they are to be considered examples only and not inclusive.* Observed in one or more areas such as– kitchen, bathrooms.

(4) **Regular Maintenance-** Check the bathtub and shower caulking monthly and improve promptly as needed.

(5) **FYI-** Leaks and or spills have occurred under one or more sinks. Cabinets appear functional at this time (unless noted in report). Recommend monitor. Pictures are examples only.



1.0 Item 6(Picture) Example/
Sample- Kitchen Sink

(6) A majority if not all Windows are Considered AGED. Double-pane windows can last ten to 30 years, but if moisture gets between the panes, you might notice condensation and fogginess. Seals in one or more windows beginning to deteriorate. Recommend monitor and budget for new windows.

(7) Openings/gaps observed in one or more areas. Insects, rodents and or pest could enter. Recommend all openings/gaps be sealed properly. **FYI-** *A rat can fit in openings as small as a Quarter, and mice as small as a dime.* Pictures are examples only.



1.0 Item 7(Picture) Example/
Sample- Front Right Bedroom
Closet



1.0 Item 8(Picture) Example/
Sample- Front Right Bedroom
Closet

1.1 Walls, floors, doors, Ceilings, cabinets, counters and associated areas(representative number)

Comments: Inspected

1.2 Doors (interior representative number)-may include exterior doors

Comments: Inspected

One or more doors --from a representative amount inspected

- Closet door does not open properly, rubs floor, and/or not in track Example/Sample- Primary Bedroom Closet, Front Right Bedroom Closet, Primary Bathroom Closet
- Exterior door(s) – weather-stripping- missing, deteriorated, and or substandard (*possible water entry which can or has caused deterioration*). Example/Sample- Front Door
- screen door to patio missing handle and the screen is damaged

Recommend a qualified contractor correct doors as needed and, ensure doors are functioning properly. Do not rely on pictures alone. Pictures are examples only.



1.2 Item 1(Picture) Example/ Sample- Front Door- Exterior door(s) – weather-stripping- missing



1.2 Item 2(Picture) Example/ Sample- Primary Bedroom Closet- Closet door does not open properly, rubs floor, and/or not in track



1.2 Item 3(Picture) Example/ Sample- Front Right Bedroom Closet- Closet door does not open properly, rubs floor, and/or not in track



1.2 Item 4(Picture) Example/ Sample- Primary Bathroom Closet- Closet door does not open properly, rubs floor, and/or not in track



1.2 Item 5(Picture) Example/ Sample-screen door to patio missing handle and the screen is damaged

1.3 Steps, Stairways, Balconies and Railings

Comments: Not Present

1.4 Counters and Cabinets (representative number)

Comments: Inspected

1.5 Windows (representative number)

Comments: Inspected

(1) The window/door screens are not evaluated because many people choose to remove them for aesthetic reasons.

(2) Window(s) -From a representative amount inspected “problems, concerns and or deficiencies such as-

- Stuck shut and or difficult to operate (This can happen with windows that are older or that have been closed for extended amount of time) Example/Sample- Living Room, Primary Bedroom.

and any other problems that a qualified specialist contractor may discover while evaluating further needs correcting to ensure window systems are proper. Window deficiencies can cause moisture/water entry which can cause a host of un-wanted issues. Windows are a egress point in case of emergency such as a fire. Do not rely on pictures alone. Pictures are examples only.



1.5 Item 1(Picture) Example/
Sample- Living Room



1.5 Item 2(Picture) Example/
Sample- Primary Bedroom

2. Plumbing System



The 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 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 accessible 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 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; To determine water heater performance will be adequate for inhabitants of the structure; 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; hot tubs; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The inspector does not evaluate and/or ensure the existence of gas, liquid propane or oil storage tanks. The inspector does not make any determination about any plumbing component(s) not visually observed.



Water heater label

Styles & Materials

Meter Location:

water appears to be supplied by CONDO association

Water Source:

Public

Plumbing Water Supply (into home):

not visible

Plumbing Water Distribution (inside):

not visible behind walls ect.
Copper
Polybutylene pipe (PB)

Washer Drain Size:

2" Diameter estimate

Plumbing Waste:

Other forms of plumbing pipe, and/or components may exist.
NOT VISIBLE in areas such as behind walls, and the ground
PVC

Number of Water Heaters Observed:

one

Water Heater Capacity(s):

38 Gallon (1-3 people) estimate

Water Heater Power Source (s):

Electric

Manufacturer/Brand(s):

STATE

Life Expectancy:

Date/age "estimate" according to serial # decode recommend contact water heater manufacture for conformation.
Average Hot Water Heater Life

Water Heater Location(s):

Closet near family room behind access panel

Expectancy 7-14 years
 Water heater manufacturer year 2017
 estimate

Water Pressure:

adequate(unless mentioned elsewhere in report)

Items

2.0 Plumbing System, Upgrade Recommendations and General Information

FYI- We test drain lines by draining all accessible fixtures and watching for blockages and or slow drains. The adequacy and ability of the washer drain line, and other sewer/drain lines to properly drain cannot be fully evaluated as part of a visual inspection. This should only be done by a qualified licensed plumber and a CAMERA-SCAN of drain line(s) which is recommended on aged plumbing systems. Additionally to ensure proper drain waste venting (*especially in older structures*) and waste pipe slope for all plumbing components is not always possible due to components not visible and/or limited access. Your inspector cannot see through walls for example. If this is of concern and or aged piping is observed inspector recommends consult a qualified licensed plumbing contractor for more information about obtaining a more technically exhaustive inspection.

FYI- Other forms/types of plumbing pipe/components may exist that may be not listed in the Styles and Materials section of the report, and or noted in the report which could be problematic (*your inspector(s) cannot see through walls, and areas not observable for example*). The inspector inspects for visually deficient components, and does not report or mention any of the numerous plumbing component lawsuits unless relevant according to inspectors opinion. Additionally older homes are subject to plumbing venting issues which may not be observable at time of inspection.

FYI- Bath/shower/sink/plumbing multi style function systems(s) are tested for basic functions only when reasonably accessible. This a limitation of the non technical exhaustive inspection . Recommend client(s) ensure satisfactory operations prior to closing.

FYI- Private well systems, septic systems, water filtration systems, sprinkler systems, pools, fountains, hot tubs, solar hot water systems, abandoned systems and other such systems and/or components are not part of this inspection. If any of these systems and associated components (including electrical) exist inspector recommends confirm proper and safe operation/existence the services of a qualified licensed specialty contractor(s) is recommended.

I recommend plumbing fixtures in showers//tubs be caulked. If you leave an open area, water from your bathtub or shower may splash in the opening. Over time, the water may cause the area behind the tub/shower to rot and mildew/mold can develop. I recommend a qualified person caulk all plumbing fixtures as needed(*and leave a small gap in the caulk at the bottom of the fixture to allow water to escape out in the event of a leak*).

Regular Maintenance-Check the bathtub and shower caulking monthly and improve promptly as needed.

Regular Maintenance-Shut off outdoor water faucets in the fall.

I recommend all toilets be caulked in home. **FYI-** *Most manufactures recommendations/instructions include that plumbing fixtures should be sealed where they meet floors and ceilings.* <http://www.home-repair->

central.com/caulking-around-a-toilet-base.html **Inspector Tip-** Caulk all around the toilet and leave about a one-inch gap in the caulk at the back of the toilet to allow water to escape out in the event of a leak.

Inspector Tip- *Annually test the temperature-pressure relief valve at hot water heater by quickly discharging it two or three times. Following the testing, keep an eye out for small leaks from the valve.*

Inspector Tip- *Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.*

2.1 Water Meter

Comments: Not Inspected

2.2 Main Water Shut-off Device (Describe location)

Comments: Inspected

I could not locate the main exterior shut-off for water. Typical finding for condominium style home. Recommend consulting with current owner/builder about all water cutoff locations, and label as needed. Interior cut off located in the washer dryer area.



2.2 Item 1(Picture) . Interior cut off located in the washer dryer area.

2.3 Plumbing Drain, Waste and Vent Systems (may include supply components)

Comments: Inspected

(1) Toilet deficiencies such as -

- toilet leaks at floor Example/Sample- Primary Bathroom
- missing flange bolt cover Example/Sample- Hall Bathroom
- FYI- Hall Bathroom water supply is turned off, inspector turned on during the inspection with permission from client.

and any other problems that a qualified licensed plumbing contractor may discover while performing repairs and inspecting further needs correcting. Additionally check for damage to floor/structure, and correct as needed.



2.3 Item 1(Picture) Example/
Sample- Primary Bathroom- toilet
leaks at floor



2.3 Item 2(Picture)

(2) Throughout the home there was a sewer smell when the plumbing was being tested, this could be due to long periods of water not being in use that the trap seal in the drain line has dried out allowing sewer smells to escape into the home. Possible health concerns may exist. Recommend further evaluation/inspection and correction by a qualified licensed Plumbing contractor as needed.

2.4 Plumbing Water Supply, Distribution System and Fixtures (may include waste components)

Comments: Inspected

(1) In one or more areas corrosion/deterioration observed on one or more plumbing components no leaks observed at visible areas by the inspector(s) unless noted in the report. Corrosion/deterioration can lead to plumbing issues. Recommend consult current owner for any information regarding any past leaks, and either monitor and/or have a technically exhaustive evaluation of the plumbing system done by a qualified licensed plumbing contractor and make any recommended corrections and/or upgrades. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



2.4 Item 1(Picture) Example/
Sample- Kitchen Sink

(2) Bathrooms/ Kitchen- problems, concerns and or deficiencies such as -

- diverter leaks while engaged, has to be held in position for shower mode Example/Sample- Hall Bathroom Shower
- faucet leaks while in use Example/Sample- Primary Bathroom Sink
- faucet loose Example/Sample- Primary Bathroom Tub
- slow drainage that appears to be due to stopper Example/Sample- Primary Bathroom Tub
- corrugated drain line. Debris can easily get clogged in this pipe style. Example/Sample- Kitchen

and any other problems that a qualified licensed plumbing and/or specialty contractor may discover while evaluating further and performing repairs need correcting. Loose pipes and or components can or have caused leaks. Do not rely on pictures alone. Pictures are examples only.



2.4 Item 2(Picture) Example/
Sample- Hall Bathroom Shower-
diverter leaks while engaged, has
to be held in position for shower
mode



2.4 Item 3(Picture) Example/
Sample- Kitchen- corrugated
drain line



2.4 Item 4(Picture) Example/
Sample- Primary Bathroom Sink-
faucet leaks while in use



2.4 Item 5(Picture) Example/
Sample- Primary Bathroom Tub-
faucet loose

(3) Polybutylene plumbing pipe (*common polybutylene brand name in our area used – Quest*) water supply pipe(s) observed in one or more areas – Polybutylene plumbing pipe has been involved in several major class action settlements prior to 1989.

- pipes observed appear to be stage 3 fittings (stage 3 fittings were not involved in the PB pipe lawsuits and are a much better connection).

I recommend you consult with a licensed plumber and make a informed decision on the PB plumbing pipe at this time. Some home warranty and insurance companies may exclude PB leaks from coverage and or not offer insurance coverage. Listed below is a link that has some useful information.

<http://sterlinginspections.com/Polybutylene.html>



2.4 Item 6(Picture) Example/
Sample-

(4) **Furthermore for your information** – Polybutylene plastic (PB). This system of plumbing has experienced a higher than normal failure rate associated with leaks where the pipes are joined together. There is also a current theory that chemicals in municipal water systems react with the piping and resins in the fittings, weakening the pipes and joints. The manufacturers have been involved with and settled class action lawsuits alleging manufacturing defects with this plumbing system containing plastic or metal insert fittings (including copper and brass). For further details about PB the web: or <http://www.polybutylene.com> Recommend you research further this type of plumbing system and rely on the evaluation and advice of a licensed plumbing contractor prior to the close of escrow.

2.5 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

Water heater(s) and associated components concerns and or deficiencies such as -

One or more items listed below are typical for age of home and/or system.

- drain pan- inspector could not confirm if drain plug is open and or plumbed to exterior (*The pan should terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior. FYI- Running a drain to the outside in some homes is very intrusive another option is installing a water alarm*)

and any other problems that a qualified plumbing contractor may discover while inspecting further and performing repairs need correcting.

2.6 Hot Water Temperature

Comments: Not Inspected

The water heater was not on at start of inspection, and did not have time to heat up. Recommend verify proper operation prior to closing. You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding

2.7 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

3. Electrical System



The 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 accessible 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 accessible ground fault circuit interrupters. 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 inspector shall report any observed aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors.

The 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 (such as disconnects) or control other than to remove the covers of the main and sub panel(s) if accessible. Inspect remote control devices; test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices; low voltage wiring systems and components; ancillary wiring systems and components not a part of the primary electrical power distribution system. Inspect solar, geothermal, wind, and other renewable energy systems; measure amperage, voltage, and impedance; and determine the age and type of smoke alarms and carbon monoxide alarms. Measure amperage, voltage, or impedance. Although exterior lighting is outside the scope of this inspection, the inspector attempts to operate one or more exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. You should consult with seller regarding the operation of exterior fixtures.

Styles & Materials

Electrical Service Conductors: Below ground	Panel capacity: 125 AMP estimate	Panel Type: main panel – circuit breakers
Electric Panel Manufacturer: SQUARE D	Wiring Methods: not visible behind walls etc. NON-METALLIC SHEATHED	Branch wire 15 and 20 AMP: not visible behind walls etc. Copper

Items

3.0 Electrical System and General Information

(1) Although exterior lighting is outside the scope of this inspection, the inspector attempts to operate one or more exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. You should consult with seller regarding the operation of exterior fixtures.

FYI- Remote controls, keypads ect. Not tested as part of this inspection. Recommend consult with current owner for more information

(2) *Typical for assumed age of structure- Electrical Safety upgrade recommendation-* All electrical work should be performed by a qualified electrical contractor for safety reasons.

- One or more exterior outlets are intended for "damp areas". Recommend upgrading exterior outlets to outlets intended for "wet areas".
- One or more interior outlets are not tamper resistant receptacles will reduce the likelihood of accidental injury." If a house does not have temper resistant receptacles, it does not make the house unsafe. Installing them makes the house slightly safer.



3.0 Item 1(Picture)

(3) *Typical for age of home, and/or electrical panel UPGRADE RECOMMENDATION-* One or more Dedicated Circuits missing. The current electrical standard requires that every large appliance be served by a separate, dedicated circuit, not shared with any other appliance. Breakers that are constantly tripping are a good indication of appliances in need of a dedicated circuit. If it has a motor, it typically requires its own circuit. Such as Electric ranges, Wall ovens, Refrigerators, Large Microwaves, Freezers, Dishwashers, Garbage disposals, Toaster ovens, Washers, Dryers, Heating and air conditioning units, Furnaces, Water heaters, Sump pumps, Water pumps, Central vacuums, Hot tubs, Saunas, Specific areas of your home such as bathrooms, kitchen counter area, and garages. Inspector recommends to consider upgrading electrical system to current standards.

3.1 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located in the washer dryer closet. The main electrical disconnect is located of the right side of the condominium building.

3.2 Service Entrance Conductors

Comments: Inspected

3.3 Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panel(s), and electrical

Comments: Inspected

(1) The main electrical disconnect located at the right side of the building is not labeled. Recommend labeling as needed this can be a safety concern.



3.3 Item 1(Picture)

(2) The problems/concerns discovered in one or more electrical panels and or electric system such as -

- clearance requirements in front of the panel considered improper (2'6" wide, 3'-0" deep, and 6'-6" high) – consider removing some of the wire rack system considered a typical finding and rarely corrected

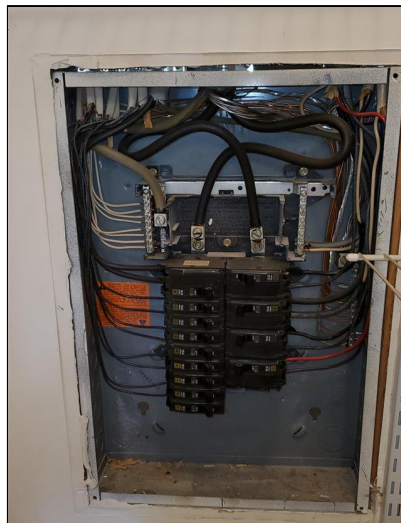
One or more items listed below are typical for age of home and/or electrical panel –

- A surge-protective device (SPD) is not installed at the service panel(s). It works like a filter that lets in safe electrical current but is designed to block dangerously high current or voltage from entering your home's electrical system. Whenever an SPD senses an electrical surge, it reacts immediately to divert excess current/voltage into the ground via a ground wire.

and any other problems that a qualified electrical contractor may discover while inspecting further and performing repairs need correcting a (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). Electrical issues are considered a safety hazard until repaired.



3.3 Item 2(Picture) – consider removing some of the wire rack system considered a typical finding and rarely corrected



3.3 Item 3(Picture) Electrical panel(s) uncovered by inspector during inspection

3.4 Connected Devices, Fixtures and other electrical (Observed from a representative number)

Comments: Inspected

Front Right Bedroom Closet -Electrical -problems, concerns and or deficiencies such as one or more -

- HVAC disconnect missing cover
- NM cover damaged/missing components

and any other problems that a qualified electrical contractor may discover while inspecting further and performing repairs need correcting. Electrical issues are considered safety hazards till repaired.



3.4 Item 1(Picture)

3.5 Outlets/Receptacles, junction boxes, and switches (Observed from a representative number)

Comments: Inspected

One or more outlets/receptacles, switches, and/or junction boxes- -From a representative amount inspected

- Loose outlet Example/Sample- Hallway, Hallway, Primary Bathroom
- Missing ground connection Example/Sample-
- Loose switch Example/Sample- Washer Dryer Closet
- Ground connection missing. Example/Sample- Living Room

Recommend a qualified licensed Electrical contractor ensure electrical components are in proper and safe working order. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.=



3.5 Item 1(Picture) Example/ Sample- Hallway- Loose outlet



3.5 Item 2(Picture) Example/ Sample- Front Right Bedroom- Loose outlet



3.5 Item 3(Picture) Example/ Sample- Primary Bathroom- Loose outlet



3.5 Item 4(Picture) Example/
Sample- Living Room- Ground
connection missing

3.6 Lighting fixtures etc. (Observed from a representative number)

Comments: Inspected

One or more light fixtures were inoperable/not working properly (didn't turn on when nearby switches were operated, flickered, and or missing bulbs for example). Recommend further evaluation by replacing bulbs and/or consulting with the property owner concerning sensors/switch(es) for example. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary. Example/Sample- Front Of Home.



3.6 Item 1(Picture) Example/
Sample- Front Of Home

3.7 Ceiling Fans etc. (Observed from a representative number)

Comments: Inspected

Living Room ceiling fan-

- Light turned on however the remote control did not operate when tested. The ceiling fan did not operate in fan mode when tested

and any other problems that a qualified licensed electrical contractor may discover while inspecting fans/ fixtures further and performing repairs need correcting.



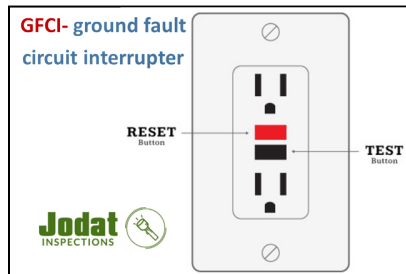
3.7 Item 1(Picture)

3.8 GFCI (Ground Fault Circuit Interrupters-in and or near the structure)

Comments: Inspected

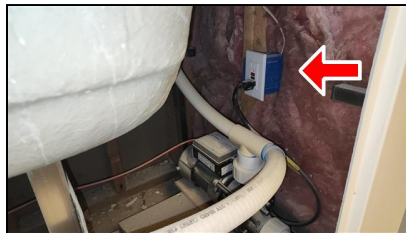
(1) **How does a GFCI work?** The GFCI monitors the flow of electricity from the outlet to any electrical device plugged into it. If the GFCI detects that some current is not returning to the receptacle, and is going out through another path, the GFCI will quickly turn off power to the receptacle. **Where should GFCIs be installed for safety?** Anywhere a receptacle is required and a water source is present, such as kitchens, bathrooms, laundry rooms, workshops and garages, as well as near pools, spas, hot tubs and outdoor installations. **These are the locations in and around home when GFCIS were first required by the NEC the State of Virginia is delayed in its application of these standards. *partial list* - 1968 - Swimming Pool Under water Lighting 1971 - Receptacles Near Swimming Pools 1973 - Outdoor Receptacles 1975 - Bathroom Receptacles 1978 - Garage Receptacles 1981 - Whirlpools and Tubs 1987 - Receptacles Near Kitchen Sinks 1990 - Receptacles in Unfinished Basements and Crawl Spaces 1993 - Receptacles Near Wet Bar Sinks 1996 - All Kitchen Counter-Top Receptacles 2005 - Receptacles Near Laundry and Utility Sinks within 6 feet of sink 2014 - All receptacle outlets in laundry area, and Dishwasher. 2017- for newly installed and replacement 15 and 20 amp receptacles on kitchen countertops, in bathrooms, outdoor areas, unfinished basements and crawl spaces, garages, boathouses, laundry areas, and within 6' of sinks, bathtubs and shower stalls. 2020- bathrooms, garages, outdoors, crawl spaces, basements, kitchens (countertop receptacles), sinks (within 1.8 m, 6 ft), boathouses, bathtubs, laundry areas, and indoor damp and wet locations. The requirement also requires that GFCI protection shall be installed in a readily accessible location. IF NOT INSTALLED OR MISSING IN AREAS IN HOME. RECOMMEND CONSULT WITH ELECTRICAL CONTRACTOR FOR POSSIBLE UPGRADE TO CURRENT GFCI ELECTRICAL SAFETY STANDARDS.**

Inspector Tip-Test all GFCI (ground fault circuit interrupter) outlets monthly. Press the test button and use a voltage tester to make sure the power goes off.



3.8 Item 1(Picture)

(2) **FYI-** The GFCI reset for bathrooms and the exterior is located in the hall bathroom.



3.8 Item 2(Picture) Primary Bathroom jetted tub GFCi protected and reset location

(3) One or more electric receptacles(outlets) in areas had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present such as but not limited to.

- Kitchen counters (*outlets near sink did test as being GFCI protected*)

- Near Laundry
- Dishwasher

If not GFCI-protected, receptacles in wet/damp areas pose a shock hazard. Recommend that a qualified licensed electrical contractor evaluate and install GFCI protection as needed per most current electrical safety practices. GFCI protection may not have been required at original construction and/or remodeling in areas. Newly installed and/or replacement receptacles in designated areas are required to be GFCI protected according to the most current electrical safety standards (*beyond scope of inspection to determine when and if receptacles were changed*).

3.9 AFCIs (Arc-Fault Circuit-Interrupters)

Comments: Not Present

How does a AFCIs work? AFCI (Arc-Fault Circuit-Interrupters) protection is much like a GFCI outlet, but it protects against an entirely different potential danger. Sometimes, certain types of electrical appliances will be used to convert electricity into heat. Sometimes, these devices will also cause heating where the device plugs into the wall. This is called arcing. You sometimes see it when you quickly unplug a heating appliance, like a clothing iron, from an outlet while it is switched on. Electrical arcs can also be caused when someone drives a nail through a wire that is in a wall (like when hanging a picture) or by mice or squirrels who like to chew on electrical wiring. **Where should AFCIs be installed for safety?** AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors. AFCI protection devices are not found in wall receptacles, but are incorporated into your house's main electrical service equipment panel in the form of special circuit breakers. Your house can easily be AFCI protected. Just have a licensed and insured electrician replace the circuit breakers for bedroom areas with AFCI circuit breakers. **Please Note:** Like GFCI outlets, older homes are not usually required by mere local building regulations, but they are required by the much higher safety standards used by professional home inspectors. **These are the locations in and around home when AFCIs were first required by the NEC The State of Virginia is delayed in its application of these standards. partial list-** **1999-** outlets in bedrooms, **2002 -** expanded the use of AFCI's to include all bedroom circuits (such as lighting and hard-wired smoke alarms), kitchens. **2008- all habitable rooms** in new homes such as living rooms and dining rooms. **2014 -** Kitchens and laundry areas now require AFCI protection. **2017- all 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by AFCIs. **2020-** all 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms**

The structure(s) were built before the requirements for AFCI protection and/or not up to AFCI protection in all areas now recommended. You may wish to consult with an electrical contractor regarding the installation of AFCI protection at recommended locations.

3.10 Smoke Alarm

Comments: Not Inspected

Smoke alarms - problems, concerns and or deficiencies such as -

- Smoke alarms damaged and/or appear to be aged. Location(s) – Hallway
- smoke alarms missing and or not observed. Location(s) – Bedrooms

- **FYI** - We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We do not determine the age of smoke alarms. According to the U.S. Fire Administration, most smoke alarms have a life span of 8-10 years.

Inspector recommends a qualified smoke alarm specialist contractor fully evaluate (*technically exhaustive inspection*) of the smoke alarm system(s) and correct as needed to ensure proper function. Possible safety concerns exist. Do not rely on pictures alone. Pictures are examples

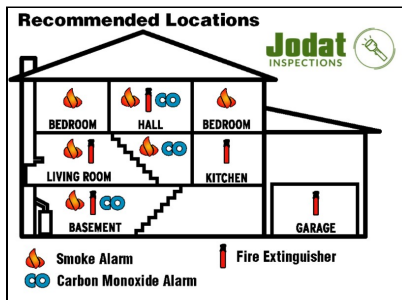


3.10 Item 1(Picture) Example/
Sample- aged

3.11 Carbon Monoxide Detectors ,and Fire extinguisher

Comments: Not Inspected

Carbon Monoxide alarms, and or Fire Extinguishers missing in areas, incorrect placement and or appear aged. HIGHLY Recommend correction for safety. Inspector recommends to replace all with new (*always follow manufacture instructions for placement*) or have a professional qualified licensed company to ensure proper function and placement. FYI- We do not test Carbon monoxide alarms technical equipment such as Gas analysers are used which is beyond the scope of this inspection. Additionally alarms may be connected to alarms systems/monitoring services in some structures which in turn notify the fire department. Carbon monoxide detectors generally last between five and seven years. The recommendation is to replace them every five years because their ability to detect carbon monoxide is questionable after that point.



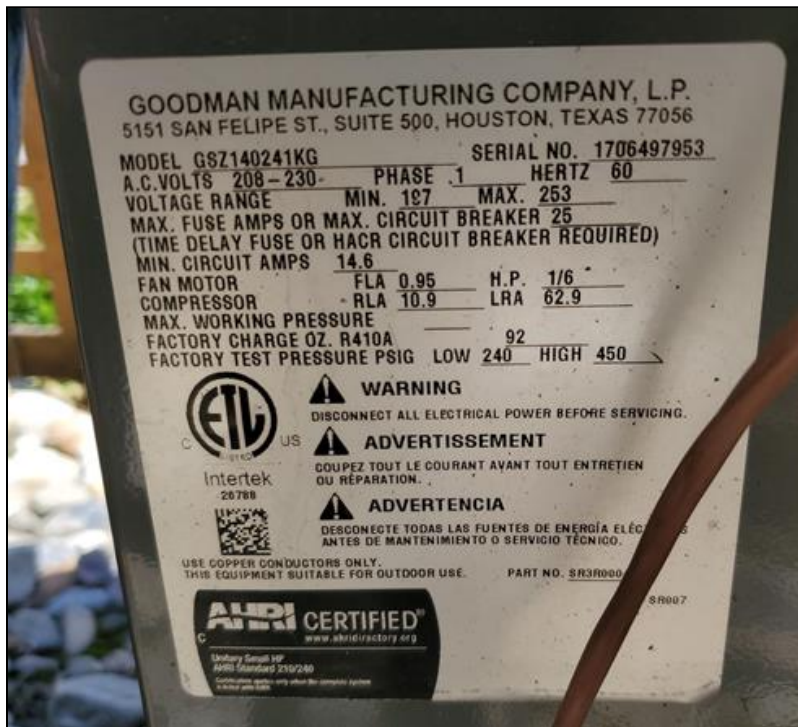
3.11 Item 1(Picture)

4. Heating / Central Air Conditioning



The 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 (*inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover*).

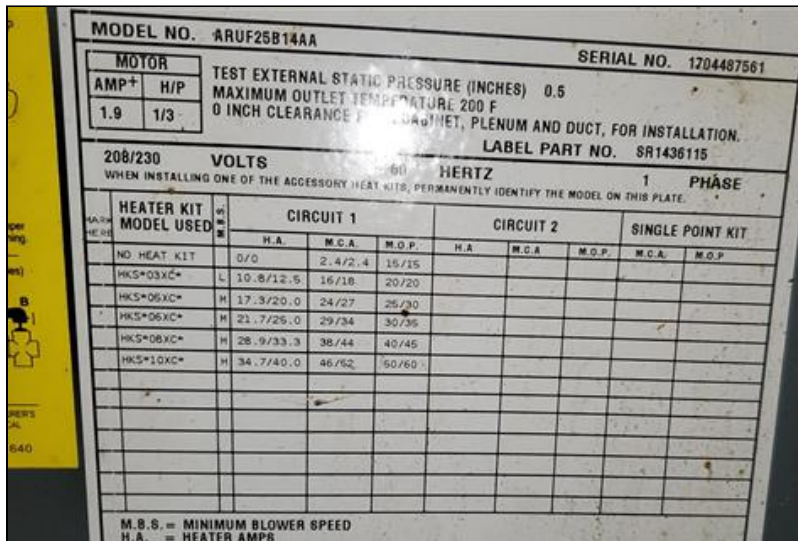
The inspector is not required to: Inspect interiors of vent systems, flues and chimneys that are not readily accessible. Inspect heat exchangers, humidifiers, AC coils, and dehumidifiers; electric air cleaning and sanitizing devices; or solar, geothermal, and other renewable energy systems. Inspect Heat-recovery and similar whole-house mechanical ventilation systems. Inspect electric air cleaning and sanitizing devices. Determine the adequacy of combustion air components. Determine conditioned air in cooling and heating systems supply adequacy and distribution balance. Determine conditioned air output satisfaction during all seasons. Determine heating and cooling systems are properly sized for the structures, installed according to manufacture instructions, and comply with municipality installation requirements. Determine ducting age, cleanliness, insulation value, conditioned air loss and requirements for the systems and structure. Ensure your personal satisfaction. Inspect heating and cooling units that are not permanently installed or that are installed in windows for example.



HVAC CONDENSER label outside unit



Outside HVAC condenser location



HVAC AIR HANDLER LABEL inside unit

Styles & Materials

Fireplaces:

None

Ductwork:

not visible

HVAC Filter Location and/or returns

observed:

Hallway

Filter Type:

Disposable

Thermostat location:

hallway

Number of Heat Systems (excluding wood and non permanent unit(s))

observed:

One

Heat Types (permanent style units only): Heat Energy Sources:

MFR. date "estimate" according to serial Electric

decode recommend contact MFR. for

conformation

Heat pump style- according to 4 way

valve observed in condenser-Life

Expectancy 15 – 20 years

Air handler and condenser manufacturer

year estimate 2017

Number of AC Systems (permanent

units only) observed:

One

Cooling Energy Sources:

Electricity

Cooling Equipment Types- excluding non permanent units:

The "lifespan" of a central air conditioner is about 15 to 20 years

Central Air Size of Equipment(s) excluding non permanent units:

24,000 BTU (2 TON) estimate

HVAC System Brand/ Manufacturers:

GOODMAN

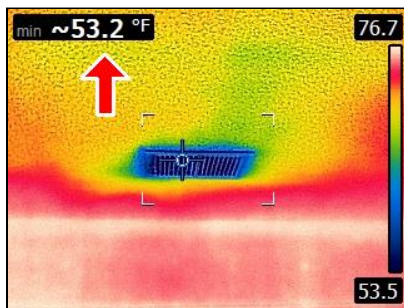
Items

4.0 HVAC Systems

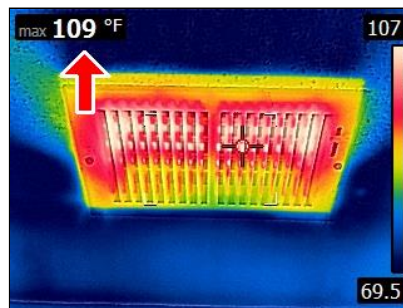
Comments: Inspected

HVAC system- concerns and/or information -

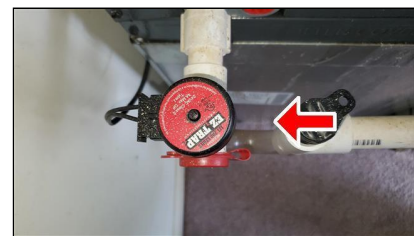
- **FYI** – heating and air conditioning differentials between return and supply tested as adequate at time of inspection (*unless mentioned elsewhere in the report*)- only a qualified HVAC contractor can ensure satisfactory performance during weather/climate extremes
- Inspector recommends requesting the service records of the HVAC system(s), and if it cannot be proven that the HVAC system(s) including all associated components has been thoroughly evaluated serviced and fully evaluated within the last 6 months by a qualified HVAC specialist contractor - Then it is recommended that you consider a complete HVAC system(s) evaluation including associated components servicing and repairs if needed be made to ensure proper operation. For example: We cannot determine conditioned air output satisfaction. We cannot determine the age and, cleanness of the ducting system (*ducting has a typical lifespan of 25 years plus or minus, experts advise having your air ducts cleaned every 2 to 5 years*). We cannot determine conditioned air output satisfaction during all seasons. We cannot determine the complete proper operation of the condensate drain system(s).
- **FYI** – Some HVAC companies are now recommending for certain types of HVAC systems a replacement when system is 12+ years old
- **Recommend**- First use of Air Condition system(s) if so equipped - Verify that the air conditioning condensate water is draining properly to the exterior on hot days (*this condition is generally not visible/ nor inspectable during a inspection*).
- **Recommend** replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed and follow manufacture instructions.
- **Regular Maintenance**- Recommend to follow manufacture instructions for service and maintenance.
- Air handler inside HVAC unit missing recommended condensation drip pan which is not an unusual for this style of system. However does have a trap cut off switching device. Recommend prior to closing and at the least the next HVAC service to have this device verified as functional. Air handlers have a tendency to have the condensation lines clogged and units can back up with water causing damage to the structure.
- **FYI** – If so equipped electrical heating strips for the air handler cannot be effectively tested when outside temperatures are above 60°F



4.0 Item 1(Picture) Example/
Sample- air conditioning supply at
time of inspection



4.0 Item 2(Picture) Example/
Sample- heat supply at time of
inspection



4.0 Item 3(Picture) trap cut off
switching device

4.1 Heating Equipment

Comments: Inspected

4.2 Normal Operating Controls

Comments: Inspected

4.3 Automatic Safety Controls

Comments: Inspected

4.4 Presence of Installed Heat Source in habitable Rooms (habitable rooms are living, sleeping, eating and cooking rooms)

Comments: Inspected

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

Comments: Inspected

The condensation drip line(s)and, or overflow line if so equipped for one or more HVAC system(s)

- Appears to be a condensation drain line however inspector could not confirm due to not testing the AC system or due to the outside temperature/humidity –
- Appears to be the responsibility of the condominium Association – needs an extension to carry water away from the structure(s) to a visible area *(3 to 4 feet from foundation sloped as to flow water away from foundation is recommended. Condensate water over time can soften footings and can lead to structural settlement for example)*

A qualified HVAC contractor should ensure condensate line(s) perform properly and drain away from foundation to a viewable location for the HVAC system(s), and ensure proper function. Pictures are examples only.



4.5 Item 1(Picture) Located at the front of the condominium building

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

Comments: Not Present

4.7 Gas/LP Firelogs, Fireplaces and/or Woodstoves (may include chimney/venting components)

Comments: Not Present

4.8 Cooling and Air Handler Equipment (systems considered permanent not window style units)

Comments: Inspected

4.9 Presence of Installed Cooling Source in habitable Rooms (habitable rooms are living, sleeping, eating and cooking rooms)

Comments: Inspected

5. Insulation and Ventilation



The 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 Inspector is not required to disturb insulation. The inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall/ ceiling coverings, under insulation and areas not accessed by inspector for example). Only insulation that is visible was inspected. The inspector is not required to do a technically exhaustive inspection of the ventilation/ environmental system for attics and areas below living space such as crawlspaces/ basements and ensure proper function throughout all climate seasons.

Styles & Materials

Attic Insulation:

Not Visible

Ventilation:

Not visible

Exhaust Fans:

Fan

Dryer Power Source:

Electric

Dryer Vent Through Wall:

Metal

Dryer Vent Extension:

foil style

Floor System Insulation:

Not visible

Items

5.0 Insulation in Attic (may include wall insulation, attic access)

Comments: Not Inspected

Not visible at time of inspection.

5.1 Insulation Under Floor System

Comments: Not Inspected

Not visible at time of inspection.

5.2 Ventilation of Attic and Foundation Areas

Comments: Not Inspected

5.3 Venting Systems (Kitchens, Baths and Laundry)

Comments: Not Inspected

(1) *The U.S. Fire Administration recommends that dryer venting be cleaned at least once a year so that excessive debris does not build up within the ventilation pipes causing risks such as residential structural fires, gas leaks(if so equipped) into the home and large energy usage for operating the dryer.* Inspector recommends – You should request the service records, and if it cannot be proven that dryer venting system has been serviced by a qualified licensed contractor within the last year it is recommended that a complete system evaluation, servicing and repairs and/or upgrades if needed be made to ensure proper operation prior to closing.

(2) One or more venting system for kitchen, bath and or laundry was not visible during this inspection this is not an unusual occurrence. All venting should terminate outside the structure to a proper area recommend consulting with current owner and or have a qualified licensed contractor investigate further and have any needed corrections made prior to closing.

(3) UPGRADE RECOMMENDATION- Inspector recommends installing aluminum flexible duct for your dryer connection rather than the foil (*Airflow restrictions are a potential fire hazard*) currently installed.

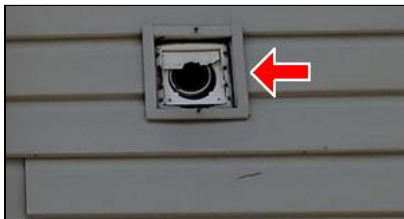


5.3 Item 1(Picture)

(4) Appears to be the responsibility of the condominium Association –Exterior duct cover(s) in one or more areas problems, concerns and or deficiencies such as-

- Damaged

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs needs correcting to ensure Duct covers are functioning properly at the exterior the structure. Pictures are examples only.



5.3 Item 2(Picture) Located at the front of home



5.3 Item 3(Picture) Located at the right side of home

5.4 Wall Insulation

Comments: Not Inspected

Not visible behind finished walls.

6. Built-In Kitchen/ Laundry Appliances



The inspector shall observe and operate for basic operation in one mode only of the following main kitchen appliances: Permanently installed dishwasher, through a cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances, washing machines, clothes dryer; or Refrigeration units for example. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Appliances are not moved during the inspection. Floor damage may be under dishwashers, refrigerators, washing machines etc. that may not be discovered until the units are moved for service or replacement. It is beyond the scope of the this inspection to ensure all appliances are installed and functioning in all aspects according to manufacture instructions. Personal satisfactory operation of all appliances is not warranted or guaranteed.

Items

6.0 Ranges/Ovens/Cook tops

Comments: Inspected

We ran the Ranges, Ovens, and or Cook tops through a short cycle to determine if it was functional and that the power source was functional. We cannot determine if all features work, and how will it will cook or warm, and can not determine how long it will last.

6.1 Range Hood (s)

Comments: Inspected

The light did not work when tested. I recommend repair or replace as needed.

6.2 Dishwasher

Comments: Inspected

We ran the dishwasher through a short cycle to determine if it was functional and that the power source was functional. We cannot determine how it washes or dries dishes, and will not determine how long it will last.

6.3 Microwave (built in)

Comments: Not Present

6.4 Food Waste Disposer

Comments: Inspected

6.5 Refrigerator

Comments: Not Inspected

(1) The home inspector is not required to inspect- Refrigeration units. All comments are made out of courtesy. Recommend verify proper operation prior to closing. If comments are made they only pertain to the main kitchen refrigerator. Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

(2) I recommend keep the freezer at zero and the refrigerator at 34 degrees. Refrigerator and freezer temperatures were at or near normal range at time of inspection. Water and ice production worked at door at time of inspection.

6.6 Washing Machine

Comments: Not Present

(1) The home lacks appliances in the laundry room of the home, OR the appliances were not tested. The water supply lines and waste drain systems could not be tested at the time of the inspection without the appliances in the home. This condition is a limitation to this home inspection.

(2) *Typical for age of home UPGRADE RECOMMENDATION*- Recommend washing machine drip pan be installed and drain plumbed to exterior of home. This helps protect flooring. Recommend correction by a qualified licensed contractor as desired. **FYI**- *Running a drain to the outside in some homes is very intrusive another option is installing a water alarm in pan.*

6.7 Clothes Dryer

Comments: Not Present

(1) **FYI**- Dryer Vent Cleaning- Clean the lint filter before and after each load of laundry. Don't forget to clean the back of the dryer where lint can build up. In addition, clean the lint filter with a nylon brush at least every six months or more often if it becomes clogged. Clean lint out of the vent pipe every three months. Have your dryer cleaned regularly by a professional, especially if it is taking longer than normal for clothes to dry.
https://www.usfa.fema.gov/prevention/outreach/clothes_dryers.html <http://www.sevirginiadryervent.com/>

(2) **FYI** : A three prong 240 Volt electrical outlet has been installed, which was standard at the time of construction. If you presently have a dryer with a four prong cord it will be necessary to convert to a three prong cord or have receptacle updated.

7. Microbial Growth, Wood Destroying Organism, and Vermin/Pests

The inspector is not required to observe the presence of diseases harmful to humans, potentially hazardous plants, animals, pest, insects including wood destroying organisms and mold. All comments if made are out of courtesy and are example(s) only and do not constitute a inspection of any kind.

Items

7.0 Microbial Growth, Wood Destroying Organism, and Vermin/Pests

Comments: Not Inspected

Microbial Growth, Wood Destroying Organism, and Vermin/Pests- We did not inspect for these conditions (beyond scope of this inspection). Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

8. Components not part of condo inspection that may be of concern

"Components not part of condo inspection that may be of concern" section- Any statements in the report are made out of courtesy and do not constitute an inspection on these items. All deficiencies and/or concerns are possibly the responsibility of the Condominium Association recommend contacting current owner and/or condominium Association for more information prior to closing.

Items

8.0 Exterior

Comments: Not Inspected

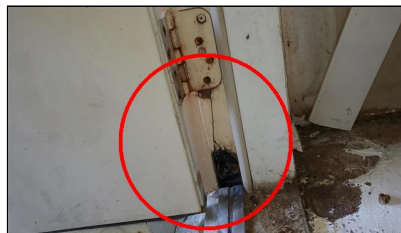
Appears to be the responsibility of the condominium Association –Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/components of exterior, siding, cladding, eaves, windows, doors, and or trim such as -

- substandard installation such as –Sill slope improper (*At a minimum be aware and keep area caulked properly*).
- shed trim/framing component damaged
- siding and/or siding/trim component(s) – loose, and or substandard
- sealant/ caulk maintenance needed- water entry can occur which can cause damage for example –*(gaps wider than 1/4 inch, an appropriate material other than caulk should be used, and openings as small as 1/64 of an inch can let moisture enter)*

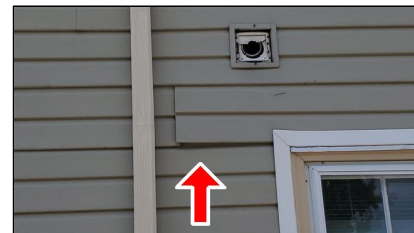
and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure exterior components are proper and functioning as intended. Moisture/water/pest can enter behind deficiencies which can cause issues. Do not rely on pictures alone. Pictures are examples only. *FYI – we generally do not put examples of caulking, paint and/or weatherstripping deficiencies in the report.*



8.0 Item 1(Picture) Example/
Sample- Front of home- Sill slope improper



8.0 Item 2(Picture) Example/
Sample- shed trim/framing component damaged



8.0 Item 3(Picture)

9. Additional Limitations, Concerns, Information and or Advice

Items

9.0 Additional Limitations, Concerns, Information and or Advice

(1) **Ongoing Monitoring** - Your inspection is like a snapshot of the property's condition on a specific date and time. Those conditions will change, so you need to keep inspecting your property during the time you own it. Verify that the air conditioning condensate water is draining properly to the exterior after operation on a hot day (*this condition is generally not visible/inspectable during a home inspection*). Verify that the dryer vent is exhausting properly. Verify that the gutters and downspouts are performing during a hard rain. Verify that no water is ponding on the property after a hard rain. Verify that no dimming or flickering of lights occurs. Verify that no repeated resetting of any circuit breakers is necessary. Verify that the quantity of the hot water supply is adequate. Verify that the performance of the HVAC systems are adequate. Verify that any thermostat controlled electric attic fans are operating. Verify that no leaking is present in the attic area during a hard rain. And inspect any of the other concerns that were mentioned in this report.

PLEASE SECURE ALL OPERATION / MAINTENANCE MANUALS, AND WARRANTIES FROM PRESENT OWNERS AND OR THE MANUFACTURERS.

(2) It is recommended to consult with current owner regarding the homes monthly utility bills/usage/cost (*electricity, water, heating etc*) for budgeting concerns prior to closing.

(3) **When addressing concerns/deficiencies and/or further investigation based on inspection report.** Inspector recommends all areas be further evaluated and corrected if a deficiency and or concern exist by the appropriate qualified licensed specialist contractor..

- **Example** – if inspector reports of wood deterioration and structural concern in the crawlspace. Client should request- All wood deterioration and all structural concerns in the crawlspace be addressed by a qualified licensed contractor and corrected as needed to ensure proper function.
- **Example** – if inspector reports a loose outlet , and nonworking outlet inside the structure. Client should request- All electrical outlets be evaluated by a qualified licensed electrical contractor and corrected as needed to ensure proper function.
- **Example** – if inspector reports of electrical deficiency in the attic and crawlspace for example. Client should request- All electrical components in the crawlspace and attic to be evaluated by a qualified licensed electrical contractor and corrected as needed to ensure proper function.
- **Example** – if inspector reports of a roofing deficiency for example damaged shingle, lifted risen shingle, and/or sealant maintenance needed for example. Client should request- A qualified licensed roofing contractor evaluate and correct all deficiencies on the roofing system to ensure proper function.
- **Example** – if inspector reports of a window deficiency for example such as difficulty opening and not latching properly in the primary bedroom for example. Client should request- A qualified licensed contractor to evaluate and correct all window deficiencies within the structure to ensure proper function. .

Your inspection and report is not a detailed exact "Punch List" it is a representation/sampling of multiple systems/components of the structure. For example think of it as a thorough routine physical where a medical professional would refer you to a specialist medical professional for a further evaluation and correction as needed. Additionally most if not all pictures are examples only.



INVOICE

JODAT INSPECTIONS

Certified Master Inspector® - ASHI Certified

#259838 - InterNACHI Certified #14040417

Justin Throckmorton #3380001557 w/ NRS -

ASHI Certified #267524

513 King Richard Drive Virginia Beach VA 23452

phone: 757-477-3100 email: david@JODAT.biz

Inspected By: David Throckmorton

Inspection Date: 6/7/2024

Report ID: 6 7 2024

Customer Info:	Inspection Property:
Happy Client 1234 Somewhere Street Hampton Roads Area Virginia 12345 Customer's Real Estate Professional: Happy Agent	1234 Somewhere Street Hampton Roads Area Virginia 12345

Inspection Fee:

Service	Price	Amount	Sub-Total
condominium inspection	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method:

Payment Status: Paid

Note: