# Inspection Report

## Commerical Building

**Property Address:**
777 Downtowne Street
City Virginia 12345

**JODAT INSPECTIONS**

**David Throckmorton 3380-000595**
**STATE OF VA CERTIFIED HOME INSPECTOR 33800-00595**
**ASHI Certified Home Inspector 259838**
**InterNACHI Certified Home Inspector 14040417**
**3529 Sea Gull Road**
**Virginia Beach VA 23452**
**757-477-3100**


STATE OF VIRGINIA
CERTIFIED HOME INSPECTOR

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| Date: 6/20/2017 | Time: | Report ID: |
|---|---|---|
| **Property:**<br>777 Downtowne Street<br>City Virginia 12345 | **Customer:**<br>Commerical Building | **Real Estate Professional:** |

## THE PROPERTY IN PERSPECTIVE

**This is a well built building. As with all properties, ongoing maintenance and improvements are and will be needed. Please also take into consideration that there is no such thing as a property which doesn't need improvements.**

## Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair, 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 (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit was not observed as being in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Front** = facing home with back to road or front yard **Rear** = rear of home

**Right side**= right side of home facing front of home **Left side**= left side of home facing front of home

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

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by a specialist, and or requires subsequent observation. 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 report and summary.

**The 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 and additional recommendations. It is required that the customer read the complete report.**

**Home/building 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, 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; 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.

**Standards of Practice:**
ASHI American Society of Home Inspectors

**In Attendance:**
Customer

**Type of building:**
One story commerical

**Approximate age of building:**
Over 10 Years

**Temperature:**
Over80 (F)

**Weather:**
Clear, Light Rain

**Ground/Soil surface condition:**
Damp

**Rain in last 3 days:**
Yes

# General Summary

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**Customer**
Commerical Building

**Address**
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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by a specialist, and or requires subsequent observation. 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 report and summary. **This General 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 and or additional recommendations. It is required that the customer read the complete report.**

## 1. Roofing

**1.0 Roof Coverings/Flashing/ Penetrations**

**Inspected, Repair or Replace**

(3) **Flat roof** - Appears to have areas where water may be ponding. *(If water remains on the roof system after 48 hours, consider it an issue that could lead to larger problems requiring costly repairs. Ponding water can lead to accelerated aging of the roof membrane).* Recommend further evaluation/inspection and correction of roof covering by a qualified licensed roofing contractor.

(4) Metal roof The sacrificial zinc coating of galvanized steel turns white when it corrodes. Recommend further evaluation/inspection and correction by a qualified licensed **roofing** contractor as needed.

## 2. Exterior

**2.0 Wall Cladding Flashing and Trim**

## 2. Exterior

**Inspected, Repair or Replace**

(2) **Exterior in areas-** There was needed sealant/caulk maintenance at areas around home. Recommend that a qualified person renew or install caulk as necessary around windows, doors, siding butt joints, siding-trim junctions, and wall penetrations. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: http://www.reporthost.com/_docs/FPL_Caulking_Ins_Outs.pdf

(3) The EFIS Siding at the exterior in areas is damaged, and appears to have water moisture damage on underside. Further deterioration can occur if not corrected. Recommend further evaluation/inspection and correction by a qualified licensed **EFIS** contractor as needed.

**2.1 Doors (Exterior)**

**Inspected, Repair or Replace**

Damage in areas from what appears to be old signs. Recommend seal all openings. Recommend correction by a **qualified person** as needed.

**2.4 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**

(2) Vegetation such as trees, shrubs and/or vines was in contact with or less than one foot from building exteriors. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and building exteriors.

## 3. Interiors

**3.2 Walls and Cielings**

**Inspected, Repair or Replace**

(2) Opening near tellers area sealed off. Repairs will be needed.

## 5. Plumbing System

**5.3 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Inspected, Repair or Replace**

(2) According to note on water heater element has been changed from original style. This may not be recommended by the Manufacture. Recommend further evaluation/inspection and correction by a qualified licensed **plumbing** contractor as needed.

## 6. Electrical System

**6.3 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**

(2) One or more outlets are loose in wall. **Electrical issues** are considered safety hazards till repaired. Recommend further evaluation/inspection and correction by a qualified licensed Electrical contractor as needed.

## 6. Electrical System

(3) **Safe Room**---Extension cords and or substandard wiring for components observed is not considered safe to use as permanent wiring. Recommend further evaluation/inspection and correction by a qualified licensed Electrical contractor as needed.

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

**Inspected, Repair or Replace**

(1) Outlets in men and women's bathrooms did not work when tested. The GFCI outlet in men's bathroom appears defective and probably controls outlet in women's bathroom. Recommend further evaluation/inspection and correction by a qualified licensed **electrical** contractor as needed.

(2) Outlet near sink is NOT GFCI protected. The outlet's GFCI circuit did not trip when tested. This is a shock hazard. Recommend further evaluation/inspection and correction by a qualified licensed **electrical** contractor as needed.

(3) GFCI outlet at rear of building in utility room did not work when tested. Recommend further evaluation/ inspection and correction by a qualified licensed electrical contractor as needed.

## 7. Heating / Central Air Conditioning

**7.0 HVAC Systems Overview**

You should request the maintenance records of the HVAC systems, and if it cannot be proven that the HVAC systems has been thoroughly inspected and evaluated within the last 6 months by a qualified licensed HVAC technician, it is recommend that a complete system evaluation, servicing and repairs if needed be made to ensure proper operation prior to closing.

**7.1 Heating Equipment**

**Not Inspected, Repair or Replace**

(2) Two electric heaters at tellers window did not work when tested. May not have power. One has screen dislodged. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

(3) Gas furnace not inspected. Recommend inspection prior to closing.

## 8. Insulation and Ventilation

**8.0 Insulation in Attic**

**Inspected, Repair or Replace**

The insulation in the ceiling is missing, fallen in one or more areas. I recommend a qualified contractor inspect and install adequate insulation.

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

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

# 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. **It is recommended that qualified licensed and insured contractors be used in your further inspection or repair/replacement issues as it relates to the comments in this inspection report.**

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.

*Styles & Materials*

**Roof Covering:**
Metal
Rubber membrane

**Viewed roof covering from:**
Ground
Ladder
Walked roof

**Roof Style:**
Hip
Flat

**Gutter Material:**
Metal

*Items*

### 1.0 Roof Coverings/Flashing/ Penetrations

**Comments:** Inspected, Repair or Replace

(1) Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

(2) **Inspector Tip-** In an ideal world flat roofs are expertly inspected annually, preferably in the autumn before the wind, rain and snow sets in. Otherwise, it's recommended to have a flat roof inspected every 2 years.

(3) **Flat roof** - Appears to have areas where water may be ponding. *(If water remains on the roof system after 48 hours, consider it an issue that could lead to larger problems requiring costly repairs. Ponding water can lead to accelerated aging of the roof membrane).* Recommend further evaluation/inspection and correction of roof covering by a qualified licensed roofing contractor.

1.0 Item 1(Picture)

(4) Metal roof The sacrificial zinc coating of galvanized steel turns white when it corrodes. Recommend further evaluation/inspection and correction by a qualified licensed **roofing** contractor as needed.

1.0 Item 2(Picture)

1.0 Item 3(Picture)

### 1.1 Roof Drainage Systems

**Comments:** Inspected

Due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

**Inspector Tip-** Clean your gutters at least once per year by physically removing debris from the channels and rinsing them thoroughly by using a garden hose.

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.

# 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

*Styles & Materials*

| Siding Material: | Exterior Entry Doors: | Driveway: |
|---|---|---|
| Masonry | Steel | Concrete |
| EIFS | | |

*Items*

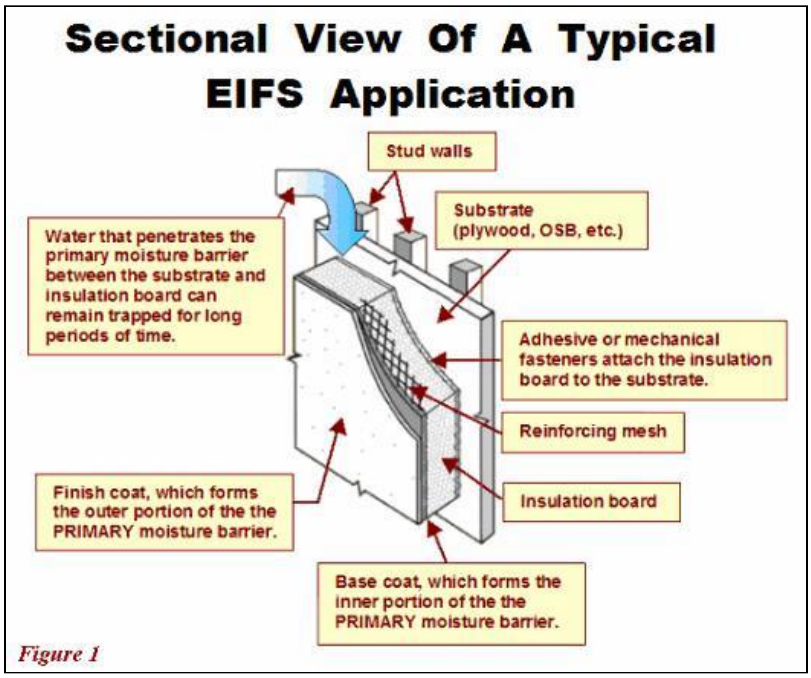
### 2.0 Wall Cladding Flashing and Trim

**Comments:** Inspected, Repair or Replace

(1) **What is the definition of EIFS?** According to the definitions contained in the International Building Code and ASTM International, an Exterior Insulation and Finish System (EIFS) is a nonload bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

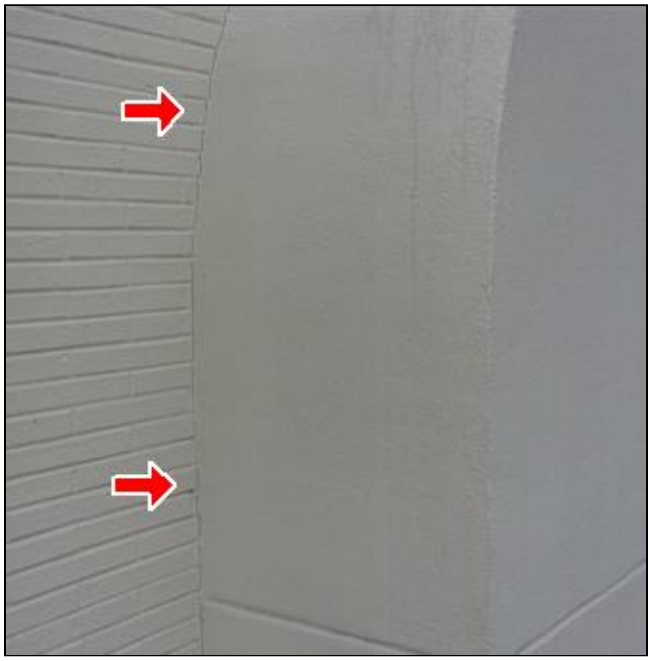
**Maintenance is required for EIFS?** Unlike wood, stucco and other siding materials, EIFS rarely need painting. Most EIFS systems are specifically formulated with 100% acrylic binder, which gives EIFS superior resistance to fading, chalking and yellowing. As a result, the systems tend to maintain their original appearance over time. **EFIS Siding is very susceptible to moisture damage very important to maintain all windows, doors and other junction points well caulked this is for your information.**

Additional information - http://www.eima.com/




2.0 Item 1(Picture)

(2) **Exterior in areas-** There was needed sealant/caulk maintenance at areas around home. Recommend that a qualified person renew or install caulk as necessary around windows, doors, siding butt joints, siding-trim junctions, and wall penetrations. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: http://www.reporthost.com/_docs/FPL_Caulking_Ins_Outs.pdf



2.0 Item 2(Picture) Example/Sample-

(3) The EFIS Siding at the exterior in areas is damaged, and appears to have water moisture damage on underside. Further deterioration can occur if not corrected. Recommend further evaluation/inspection and correction by a qualified licensed **EFIS** contractor as needed.

2.0 Item 3(Picture)

2.0 Item 4(Picture)

2.0 Item 5(Picture)

2.0 Item 6(Picture)

2.0 Item 7(Picture)

(4) **Inspector Tip- I**nspect window, door and wall penetration caulking and weather stripping yearly

### 2.1 Doors (Exterior)

**Comments:** Inspected, Repair or Replace

Damage in areas from what appears to be old signs. Recommend seal all openings. Recommend correction by a **qualified person** as needed.

2.1 Item 1(Picture)

**2.2 Windows**

**Comments:** Inspected

Window flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these components, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

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

**Comments:** Inspected

**2.4 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

(1) The concrete drive/walk and or patio has typical settlement cracks, and or deterioration. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.

(2) Vegetation such as trees, shrubs and/or vines was in contact with or less than one foot from building exteriors. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and building exteriors.

2.4 Item 1(Picture) Example/Sample-

2.4 Item 2(Picture) Example/Sample-

2.4 Item 3(Picture)

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.

# 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.

*Styles & Materials*

| Ceiling Materials: | Wall Material: | Floor Covering(s): |
|---|---|---|
| Suspended ceiling panels | Sheetrock | Carpet<br>Tile |

*Items*

**3.0 Doors (representative number)**

**Comments:** Inspected

**3.1 Floors**

**Comments:** Inspected

**3.2 Walls and Cielings**

**Comments:** Inspected, Repair or Replace

(1) *Minimal amount observed-* (this is not a unusual occurrence) **In one or more areas-** The caulk/grout was deteriorated, missing or needs renewed. *Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower fixtures 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.* Recommend further evaluation/inspection and correction by a qualified person as needed.

*Minimal amount observed-* (this is not a unusual occurrence) Minor cracks, nail pops, cracks and/or blemishes were found in walls and/or ceilings 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, *( however: Recommend monitoring all cracks and if worsen over time have evaluated and repaired by qualified contractor)* but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: http://www.google.com/search?q=elastic+crack+cover

(2) Opening near tellers area sealed off. Repairs will be needed.

3.2 Item 1(Picture)

(3) Stains and or Repairs were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks.Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.

### 3.3 Counters and Cabinets (representative number)

**Comments:** Inspected

### 3.4 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.

# 4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

*Styles & Materials*

**Foundation:**
Poured concrete

**Floor Structure:**
Slab

**Roof Structure:**
Steel trusses

**Attic info:**
Attic access

*Items*

**4.0 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

**Inspector Tip-***Recommend termite moisture inspection at least annually in the summer hot humid time of year.*

**4.1 Walls (Structural)**

**Comments:** Inspected

**4.2 Floors (Structural)**

**Comments:** Inspected

**4.3 Ceilings (Structural)**

**Comments:** Inspected

**4.4 Roof Structure and Attic**

**Comments:** Inspected, Repair or Replace

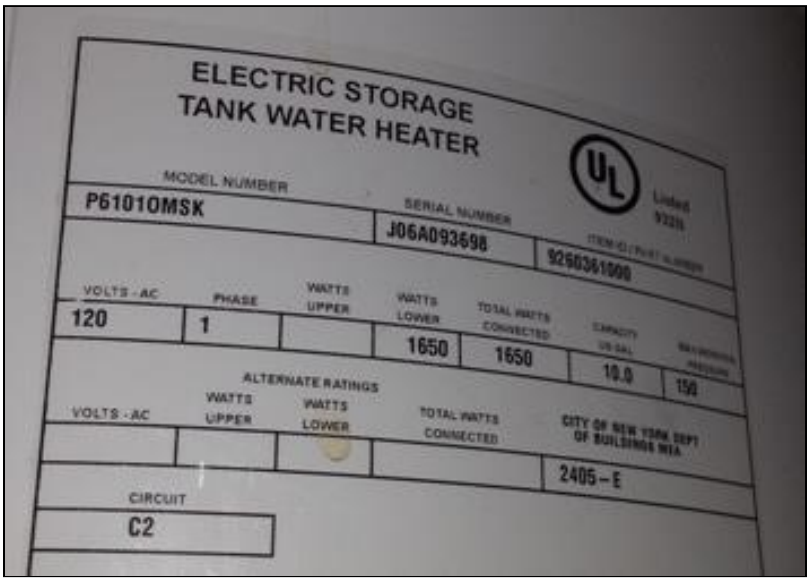
Roof over hvac room - What appeared to be past water stains were visible on the roof structure at one or more locations in the attic. However, no elevated levels of moisture was observed at accessible areas during the inspection. The stains may have been caused by a past leak. Recommend asking the property owner about past leaks. Monitor these areas in the future, especially after heavy rains to determine if active leaks exist. If leaks are found, recommend that a qualified contractor evaluate and repair as necessary.

4.4 Item 1(Picture) Example/ Sample-

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.

# 5. 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.




water heater label

*Styles & Materials*

**Water Source:**
Public

**Meter Location:**
By Street

**Water Filters:**
None

**Plumbing Water Distribution (inside):**
Copper
not visible behind walls ect.

**Plumbing Waste:**
PVC
not visible behind walls ect.

**Water Heater Power Source:**
Electric

**Manufacturer:**
STATE

**Water Heater Capacity:**
10 gallon

**Life Expectancy:**
Average Hot Water Heater Life Expectancy 7-14 years
Extra Info : 2006 - MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation 11 years old

**Water Heater Location:**
cieling

**Water Pressure:**
adequate

**Water Tempature:**
electric was turned off did not have time to heat up

*Items*

**5.0 Water Meter**

**Comments:** Not Inspected

### 5.1 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

(1) I recommend all toilets be caulked in home. FYI- Some manufactures recommendations include that plumbing fixtures should be sealed where they meet floors and ceilings.

The adequacy and ability of the washer drain line, and other sewer lines to properly drain cannot be evaluated as part of a visual home inspection. Sewer cleanouts on the exterior of homes are generally not visible during a home inspection this is considered a limitation.

(2) **Men's bathroom** - The toilet is loose at the floor. Leaks could or have occurred. I recommend a qualified licensed plumber repair/correct as needed.

5.1 Item 1(Picture)

### 5.2 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected

### 5.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

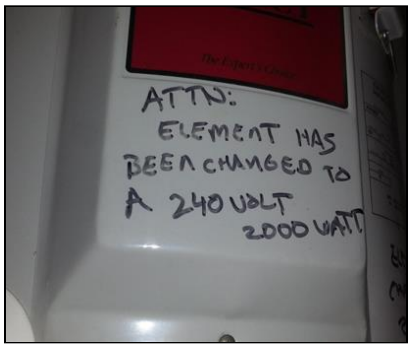
**Comments:** Inspected, Repair or Replace

(1) Dialectic unions on the water heater appear not to be installed *(this is very common not to have).* I recommend installing them on the next water heater installation. Dialectic unions help prevent electrolysis from occurring which corrodes dissimilar metals more rapidly.

FYI: 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. Water heaters have a typical life expectancy of 7-14 years.

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

(2) According to note on water heater element has been changed from original style. This may not be recommended by the Manufacture. Recommend further evaluation/inspection and correction by a qualified licensed **plumbing** contractor as needed.




5.3 Item 1(Picture)

**5.4 Main Water Shut-off Device (Describe location)**

**Comments:** Inspected

The main shut off is located outside in the ground at water meter. Recommend consulting with current owner/ builder about all water cutoff locations.

5.4 Item 1(Picture)
Recommended home/building owner tool- curb key (for water meter cut off) available at local hardware store.

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

**Comments:** Inspected

**5.6 Main Fuel Shut-off (Describe Location)**

**Comments:** Inspected

The main fuel shut off is at gas meter outside. Recommend consulting with current owner about any other fuel shut offs.

5.6 Item 1(Picture)

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.

# 6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

*Styles & Materials*

**Electrical Service Conductors:**
Below ground

**Panel capacity:**
300 AMP estimate

**Panel Type:**
Circuit breakers

**Electric Panel Manufacturer:**
SQUARE D

**Branch wire 15 and 20 AMP:**
Copper
not visible behind walls ect.

**Wiring Methods:**
NON-METALLIC SHEATHED
not visible behind walls ect.

*Items*

**6.0 Service Entrance Conductors**

**Comments:** Inspected

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

**Comments:** Inspected

**Ground Rod(s) and Metal pipe Bonding -** Inspector could not locate, and may not be present or could be hidden from view by construction materials*(this is not a unusual occurrence)*. If this is a concern recommend an qualified licensed electrical contractor verify or install as needed. Electrical issues are considered a hazard till repaired

**6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:** Inspected

**6.3 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

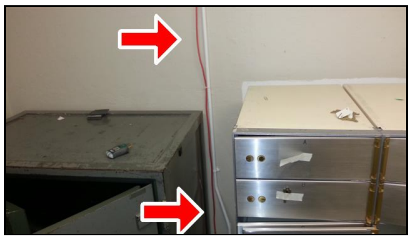
(1) Although exterior lighting is outside the scope of a home/building inspection, the inspector attempts to operate exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture,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

(2) One or more outlets are loose in wall. **Electrical issues** are considered safety hazards till repaired. Recommend further evaluation/inspection and correction by a qualified licensed Electrical contractor as needed.

6.3 Item 1(Picture) loose outlet

6.3 Item 2(Picture) office 4- loose outlet

(3) **Safe Room**---Extension cords and or substandard wiring for components observed is not considered safe to use as permanent wiring. Recommend further evaluation/inspection and correction by a qualified licensed Electrical contractor as needed.



6.3 Item 3(Picture)

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

**Comments:** Inspected, Repair or Replace

(1) Outlets in men and women's bathrooms did not work when tested. The GFCI outlet in men's bathroom appears defective and probably controls outlet in women's bathroom. Recommend further evaluation/inspection and correction by a qualified licensed **electrical** contractor as needed.

6.4 Item 1(Picture)

(2) Outlet near sink is NOT GFCI protected. The outlet's GFCI circuit did not trip when tested. This is a shock hazard. Recommend further evaluation/inspection and correction by a qualified licensed **electrical** contractor as needed.

6.4 Item 2(Picture)

(3) GFCI outlet at rear of building in utility room did not work when tested. Recommend further evaluation/ inspection and correction by a qualified licensed electrical contractor as needed.

6.4 Item 3(Picture)

**6.5 Operation of AFCIs (Arc-Fault Circuit-Interrupters)**

**Comments:** Not Present

**6.6 Location of Main and Distribution Panels**

**Comments:** Inspected

The main panel box is located at the electrical panel closet.

**6.7 Smoke Detectors**

**Comments:** Not Inspected

**Smoke alarms**. During our inspection, we do not operate smoke alarms . We also do not smoke-test alarms, which is the only definitive test to confirm proper function.

### 6.8 Carbon Monoxide Detectors

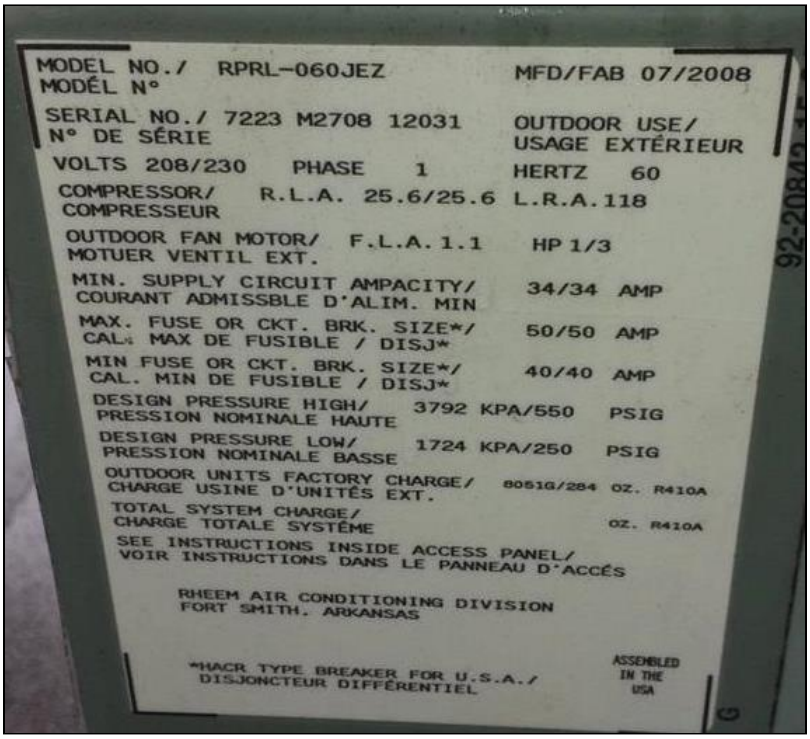
**Comments:** Not Inspected

**Carbon monoxide alarms.** During our inspection, we do not test Carbon monoxide alarms.

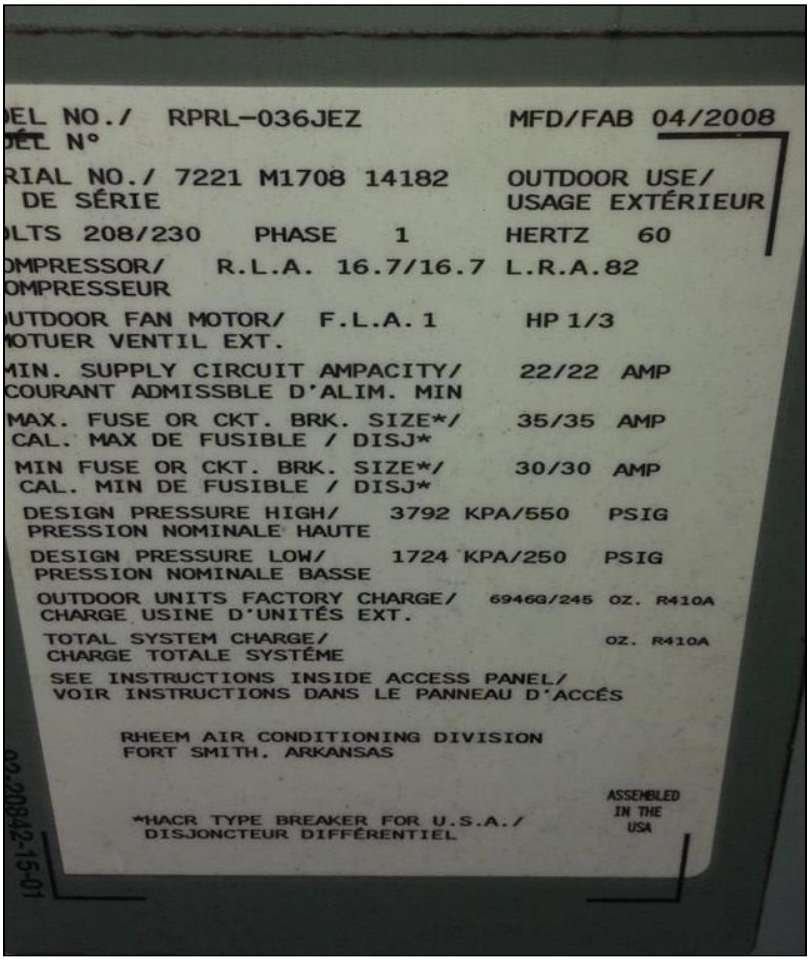
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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.

# 7. Heating / Central Air Conditioning

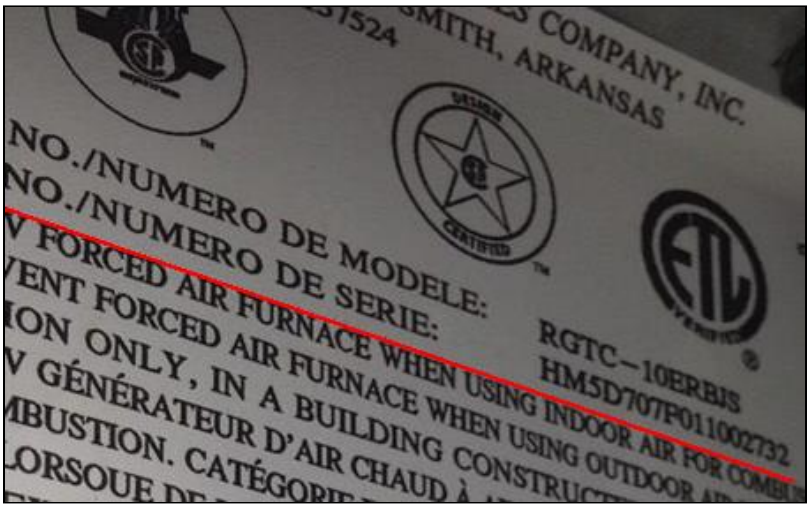
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution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



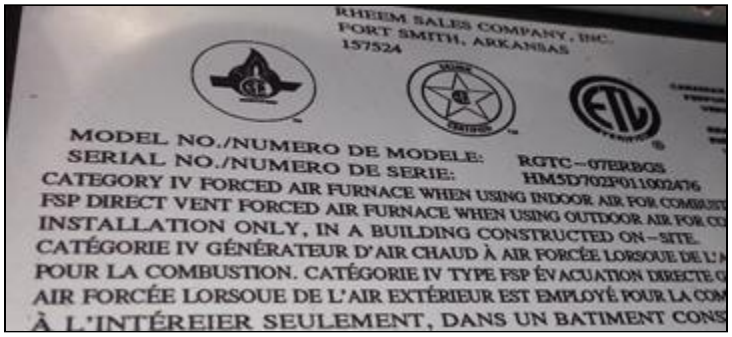

zone 1 label condenser unit




zone 2 label condenser unit

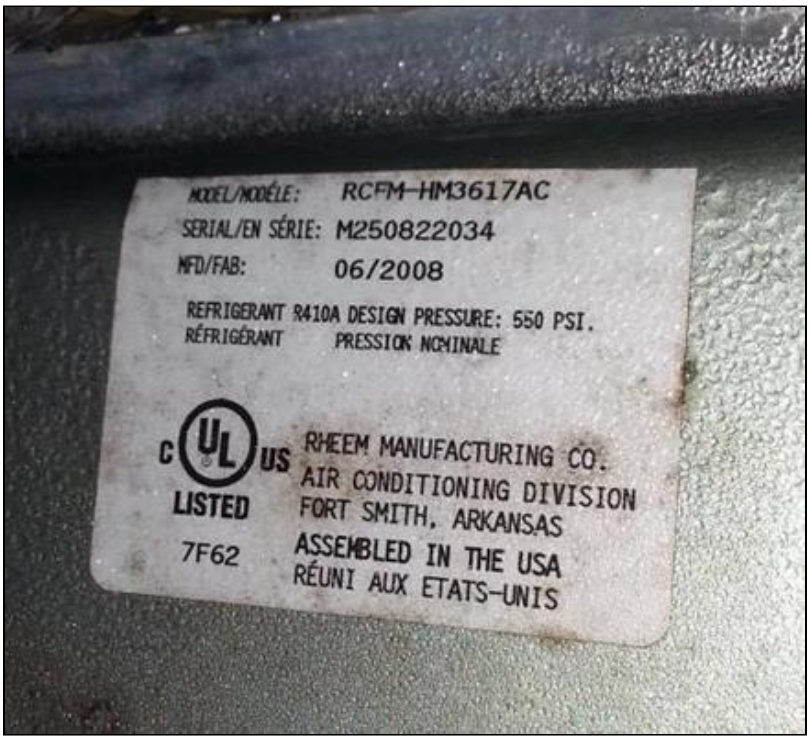



zone 1 label furnace




zone 2 label furnace

zone 1 label AC coil




zone 2 label AC coil

*Styles & Materials*

**Number of Heat Systems (excluding wood):**
Two

**Ductwork:**
Insulated

**Filter Type:**
Disposable

**Number of AC Only Units:**
Two

**ZONE 1 Heat Type:**
Forced Air (gas)- Life Expectancy 15-25 years
Extra Info : 2010 - MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation 7 years old

**Zone 1 Heat Energy Source:**
Gas

**Zone 1 Heat System Brand/ Manufacture:**
RHEEM

**Zone 1 BTU Rating of Heating System:**
105,000 BTU estimate

**Zone 1 Cooling Equipment Type:**
Central Air - Life Expectancy 15-20 years
A/C Condensor Life Expectancy 15-20 years
Extra Info : 2008 - MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation 9 years old

**Zone 1 Central Air Manufacturer:**
RHEEM

**Zone 1 Cooling Equipment Energy Source:**
Electricity

**Zone 1 Central Air Size of Equipment:**
60,000BTU (5 TON)estimate

**Zone 2 Heat Type:**
Forced Air (gas)- Life Expectancy 15-20 years
Extra Info : 2010 - MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation 7 years old

**Zone 2 Heat Energy Source:**
Gas

**Zone2 Heat System Brand:**
RHEEM

**Zone 2 Cooling Equipment Type:**
Central Air - Life Expectancy 10-15 years
A/C Condensor Life Expectancy 10-15 years
Extra Info : 2008 - MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation 9 years old

**Zone 2 Cooling Equipment Energy Source:**
Electricity

**Zone 2 Central Air Manufacturer:**
RHEEM

**Zone 2 Central Air Size of Equipment:**
36,000 BTU (3 TON) estimate

*Items*

## 7.0 HVAC Systems Overview

**Comments:**

You should request the maintenance records of the HVAC systems, and if it cannot be proven that the HVAC systems has been thoroughly inspected and evaluated within the last 6 months by a qualified licensed HVAC technician, it is recommend that a complete system evaluation, servicing and repairs if needed be made to ensure proper operation prior to closing.

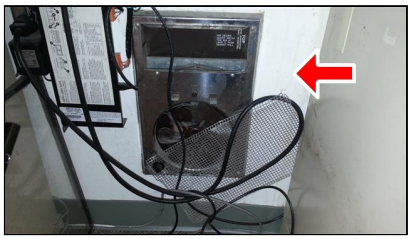
## 7.1 Heating Equipment

**Comments:** Not Inspected, Repair or Replace

(1) **Inspector Tip-** *Utility companies and heating and cooling professionals recommend an annual inspection of furnaces and cooling condensers/compressors.*

(2) Two electric heaters at tellers window did not work when tested. May not have power. One has screen dislodged. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

7.1 Item 1(Picture)



7.1 Item 2(Picture)

(3) Gas furnace not inspected. Recommend inspection prior to closing.

**7.2 Normal Operating Controls**

**Comments:** Inspected

**7.3 Automatic Safety Controls**

**Comments:** Inspected

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

**Comments:** Inspected

**Inspector Tip-** *Clean leaves and debris from the condenser of a central air conditioner seasonally. A rule of thumb is to maintain at least two-feet (24") between the A./C compressor/condenser unit and any nearby obstruction such as a building wall, shrub, or fence.*

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).

Recommend to have ductwork cleaned every 5 to 7 years. May improve air flow and efficiency in HVAC system, and reduce dust in home, and improve air quality.

**7.5 Presence of Installed Heat Source in Each Room**

**Comments:** Inspected

**7.6 Cooling and Air Handler Equipment**

**Comments:** Inspected

**Inspector Tip-** *Utility companies and heating and cooling professionals recommend an annual inspection of furnaces and cooling condensers/compressors.*

### 7.7 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.

# 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances

*Styles & Materials*

| Attic Insulation: | Exhaust Fans: | Floor System Insulation: |
|---|---|---|
| Fiberglass | Fan | not visible |

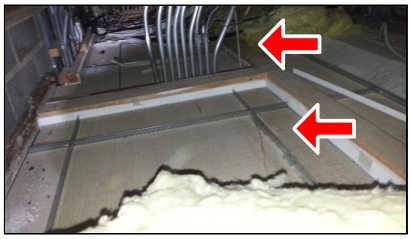
*Items*

### 8.0 Insulation in Attic

**Comments:** Inspected, Repair or Replace

The insulation in the ceiling is missing, fallen in one or more areas. I recommend a qualified contractor inspect and install adequate insulation.

8.0 Item 1(Picture) Example/ Sample- missing



8.0 Item 2(Picture) Example/ Sample- missing

8.0 Item 3(Picture) Example/ Sample- fallen

### 8.1 Ventilation of Attic and Foundation Areas

**Comments:** Inspected

### 8.2 Venting Systems (Kitchens, Baths and Laundry)

**Comments:** Inspected

### 8.3 Ventilation Fans and Thermostatic Controls in Attic

**Comments:** Not Inspected

(1) HVAC room- What appears to be a Thermostatically controlled vent fan in the attic was not tested/ inspected due to access limitations. Recommend proper operation prior to closing.

8.3 Item 1(Picture)

(2) FYI- Ventilation Fans- 3 to 5 years is the usual life expectancy of a motor-driven attic fan, and I recommend to keep thermostat of fan set at 90F.

### 8.4 Wall Insulation

**Comments:** Not Inspected

Not visible behind finished walls.

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.

# 9. Vermin/Pests

This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wooddestroying organisms or pests may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

*Items*

### 9.0 Evidence of Rodents

**Comments:** Inspected

# INVOICE

**JODAT INSPECTIONS**
**STATE OF VA CERTIFIED HOME INSPECTOR**
**33800-00595**
**ASHI Certified Home Inspector 259838**
**InterNACHI Certified Home Inspector 14040417**
**3529 Sea Gull Road**
**Virginia Beach VA 23452**
**757-477-3100**
**Inspected By: David Throckmorton**

**Inspection Date:** 6/20/2017
**Report ID:**

| **Customer Info:** | **Inspection Property:** |
|---|---|
| Commerical Building<br>777 Downtowne Street<br>City Virginia 12345<br><br>**Customer's Real Estate Professional:** | 777 Downtowne Street<br>City Virginia 12345 |

**Inspection Fee:**

| Service | Price | Amount | Sub-Total |
|---|---|---|---|
| BLDG inspection | 450.00 | 1 | 450.00 |

**Tax $**0.00
**Total Price $**450.00

**Payment Method:** now due
**Payment Status:** Invoice Sent
**Note:**