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Invoice

Date: 5-16-2016

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To: property investor

PROPERTY ADDRESS- 12334 happy street - VA BEACH - VA 23464

viewed/observed/reported -

\$275.00

Paid at time of observation



**STATE OF VIRGINIA
CERTIFIED HOME INSPECTOR**



**CERTIFIED
INSPECTOR**





Observations only

Below is a sample of observations by inspector. This not a comprehensive report. Multiple other defects and deficiencies may exist.

Page 1



Observations

Crawl vents to close to ground



Observations

Abandoned pipes?



Observations

Deterioration



Observations

Hose bib loose needs caulk



Observations

Railing loose ,not 2" and graspa-



Observations

Crawl vent loose



Observations

Loose meter base



Observations

Data label missing on condenser



Observations

Insulation missing on condenser



Observations

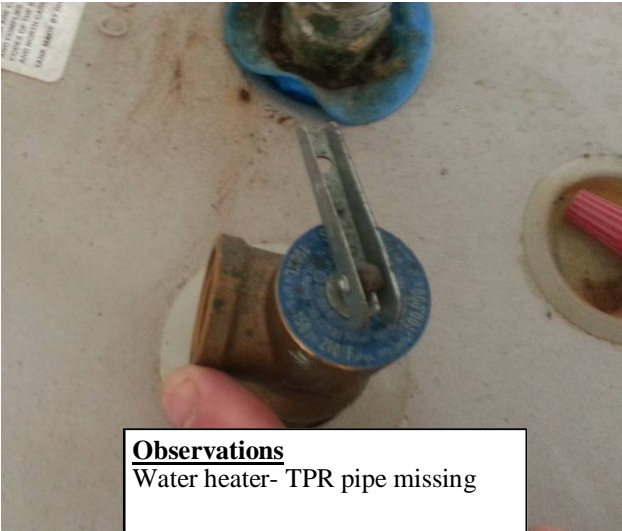
No GFCI in kitchen



Observations only

Below is a sample of observations by inspector. This not a comprehensive report. Multiple other defects and deficiencies may exist.

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Observations

Water heater- TPR pipe missing



Observations

Water heater- Di electric unions missing



Observations

Water heater-AGED -13 years old



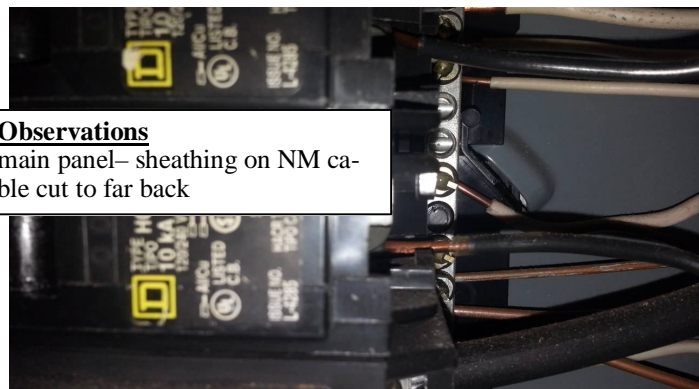
Observations

Not enough clearance to main panel



Observations

main panel- Romex connectors missing



Observations

main panel- sheathing on NM cable cut to far back



Observations only

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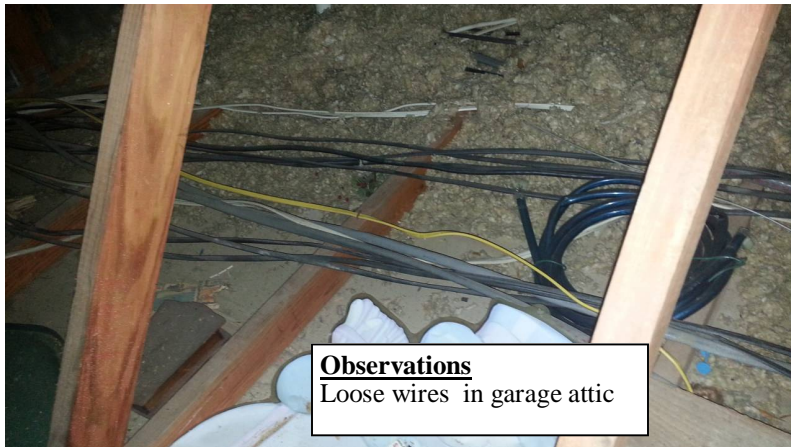
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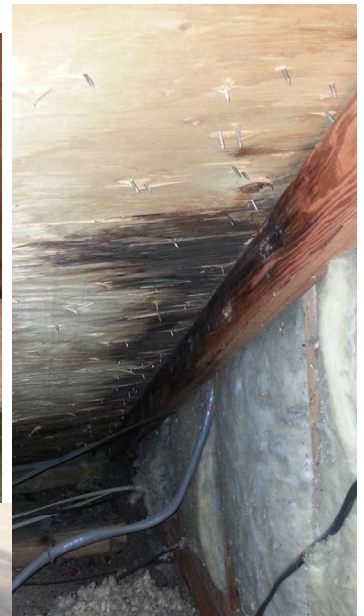
Observations
No GFCI wet bar



Observations
Hand rail missing in garage



Observations
Loose wires in garage attic



Observations
garage attic- multiple areas tested for high moisture none detected. Some wood deterioration from previous moisture observed





Observations only

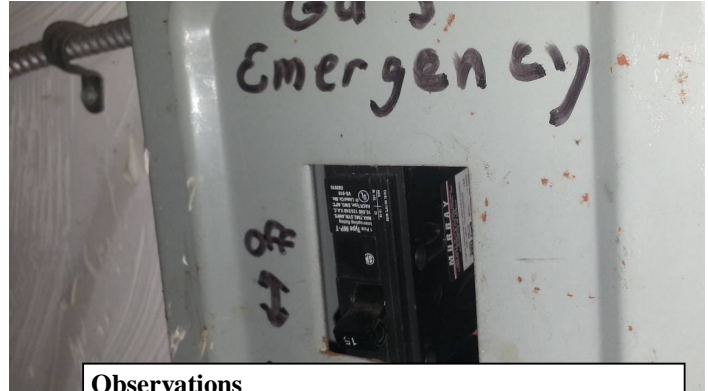
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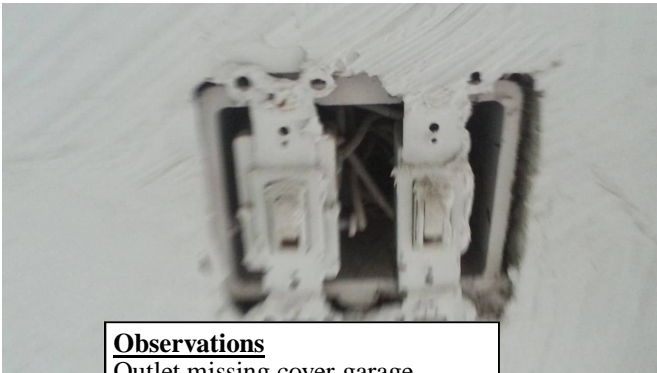
Observations

Bath vent in attic poised at a gable vent



Observations

Hvac disconnect box missing panel knock out



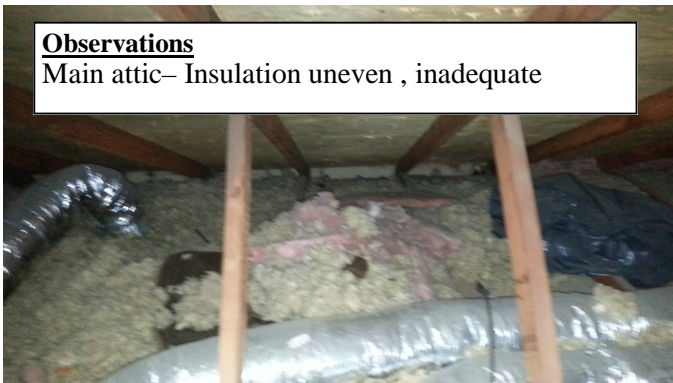
Observations

Outlet missing cover garage



Observations

Main attic- Abandoned attic fan box



Observations

Main attic- Insulation uneven , inadequate



Observations

Main attic- gable vent screen damaged



Observations

Main attic- Truss has missing web member



Observations

Main attic- Can lights have insulation in contact



Observations only

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Observations

Main attic- attic access not insulated



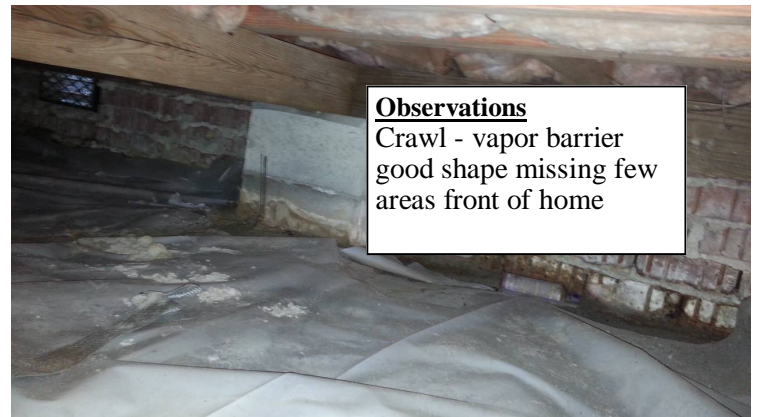
Observations

Crawl access front of home needs half round installed below grade—took inspector 30 minutes to dig out



Observations

Crawl - healthy moisture content observed



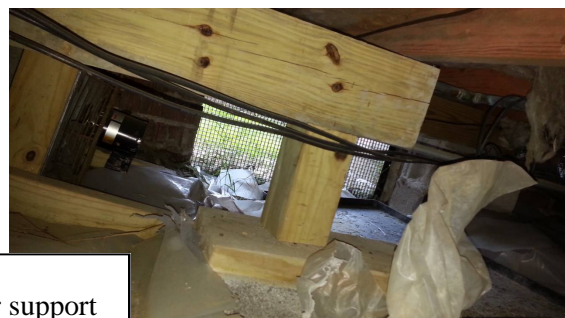
Observations

Crawl - vapor barrier good shape missing few areas front of home



Observations

Crawl - makeshift pier support system at rear of home



Observations

Crawl - floor joist not resting on pier as required (1.5") rear of home



Observations

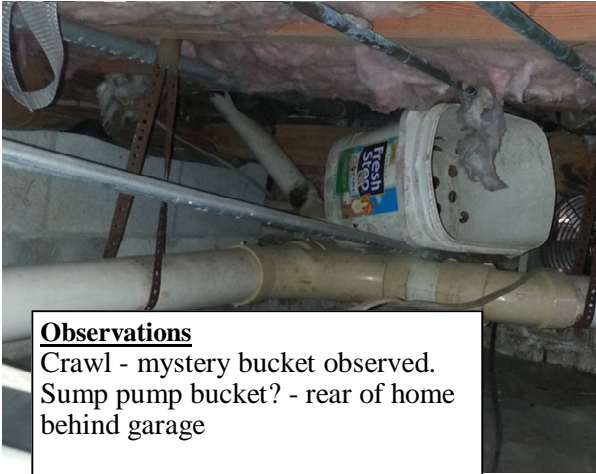
Crawl - cover plate missing



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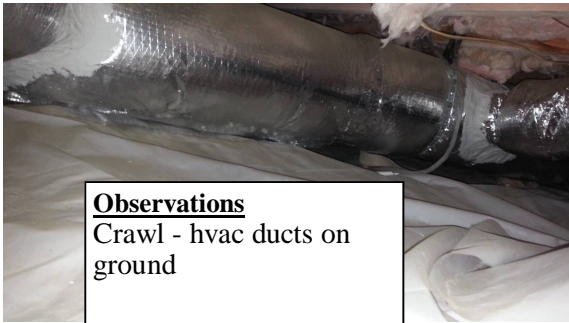
Observations

Crawl - mystery bucket observed.
Sump pump bucket? - rear of home behind garage



Observations

Crawl - Abandoned fans and wiring in areas



Observations

Crawl - hvac ducts on ground



Observations

Crawl—front of home near front entry—Wood deterioration on joist, sill girder, band board, and floor sheathing. Termite person had marked sheathing, 4 floor joist, and girder for repair/replace. I agree with floor joist and sheathing. Girder ok at this time subject to further review. Moisture tested in areas No high levels observed at this time.



Observations only

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MODEL NO. / MFD./FAB 06/2010
 MODÈLE N° UPQL-036JEZ
 SERIAL NO. / OUTDOOR USE/
 N° DE SÉRIE 7956W241009471 USAGE EXTÉRIEUR
 VOLTS 208/230 PHASE. 1 HERTZ 60
 COMPRESSOR/
 COMPRESSEUR R.L.A. 17.5/17.5 L.R.A. 79
 OUTDOOR FAN MOTOR/
 MOTEUR VENTIL. EXT. F.L.A. 1.4 HP. 1/5
 MIN. SUPPLY CIRCUIT AMPACITY/
 COURANT ADMISSIBLE D'ALIM. MIN. 24/24 AMP
 MAX. FUSE OR CKT. BRK. SIZE*/
 CAL. MAX. DE FUSIBLE/DISJ* 40/40 AMP
 MIN. FUSE OR CKT. BRK. SIZE*/
 CAL. MIN. DE FUSIBLE/DISJ* 30/30 AMP
 DESIGN PRESSURE HIGH/
 PRESSION NOMINALE HAUTE 550 PSIG/3792 kPa
 DESIGN PRESSURE LOW/
 PRESSION NOMINALE BASSE 250 PSIG/1724 kPa
 OUTDOOR UNITS FACTORY CHARGE/
 CHARGE USINE D'UNITÉS EXT. 194 oz/5500g R410A
 TOTAL SYSTEM CHARGE/
 CHARGE TOTALE SYSTÈME R410A
 SEE INSTRUCTIONS INSIDE ACCESS PANEL.
 VOIR INSTRUCTIONS DANS LE PANNEAU D'ACCÈS
 RUUD AIR CONDITIONING DIVISION
 FORT SMITH, ARKANSAS
 *HACR TYPE BREAKER FOR U.S.A./
 DISJONCTEUR DIFFÉRENTIEL 92-22050-17
 ASSEMBLED IN MEXICO

92-20842-15-01

Observations

MFR date condenser –
 2010—6 years old– 3ton

Observations

Heat and AC tested as
 functionally at time of
 observation

MFG. DATE/ 05/2011 RHEEM MANUFACTURING COMPANY
 FORT SMITH, ARKANSAS
 SERIAL/EN SERIE# W231109537
 MODEL/MODELE# RHLL-HM3617JA
 VOLTS 208/240 PH/HZ 1 / 60
 MOTOR HP/F.L.A. 1/2 / 2.7
 MOTEUR PSC/F.L.A.
 UNIT INSTALLED IN LEFT COLUMN/LA T

Observations

AIR HANDLER– mfr
 date 2011– 5 years old



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Observations

Gaps on either side of chimney observed

