



**David Throckmorton Sr.**  
**State of Virginia Certified Home Inspector**

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# Invoice

Date: 5-16-2016

page 1 of 1

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.



**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



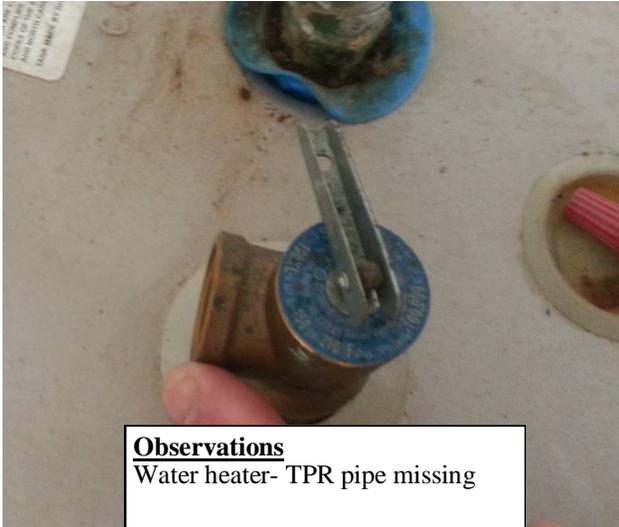
**Observations**

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.



**Observations**  
Water heater- TPR pipe missing



**Observations**  
Water heater- Di electric unions missing



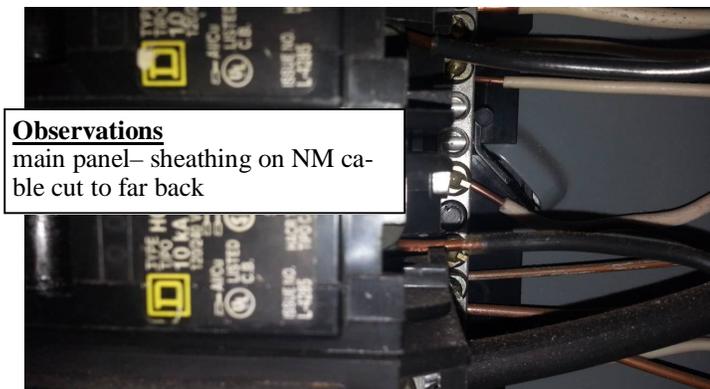
**Observations**  
Water heater-AGED -13 years old



**Observations**  
Not enough clearance to main panel



**Observations**  
main panel- Romex connectors missing



**Observations**  
main panel- sheathing on NM cable cut to far back



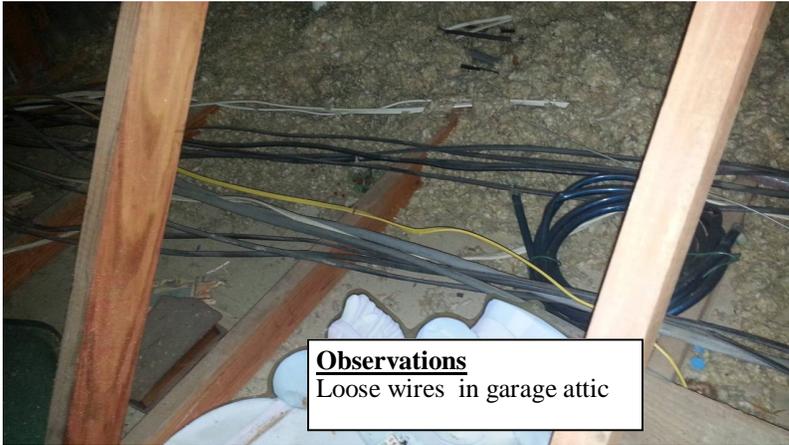
**Observations only**  
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**Observations**  
No GFCI wet bar



**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





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**Observations**  
Bath vent in attic poised at a gable vent



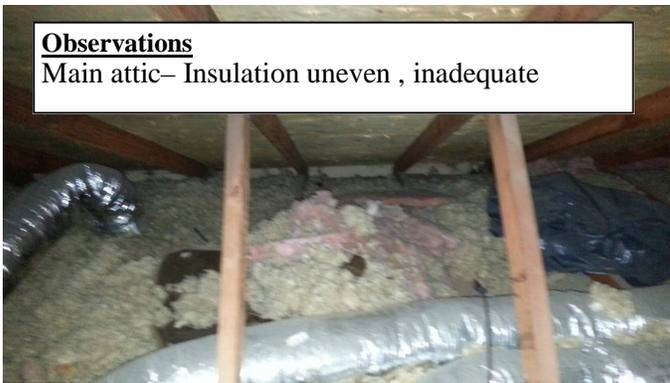
**Observations**  
Hvac disconnect box missing panel knock out



**Observations**  
Outlet missing cover garage



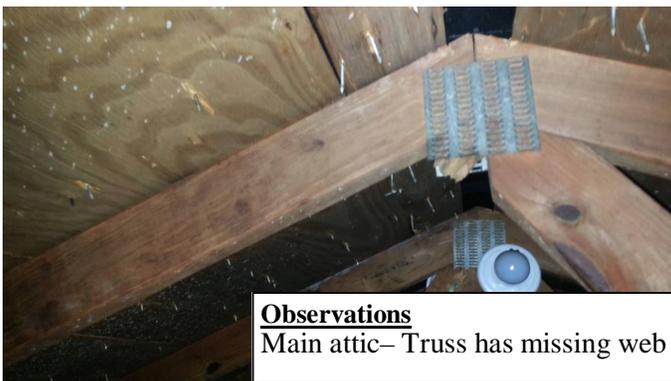
**Observations**  
Main attic- Abandoned attic fan box



**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



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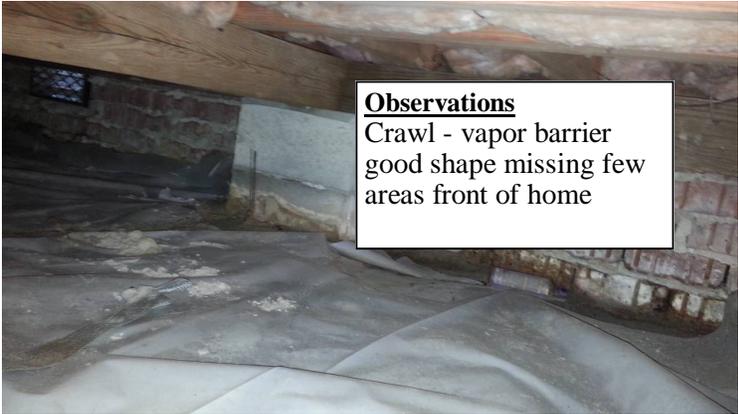
**Observations**  
Main attic- attic access not insulated



**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

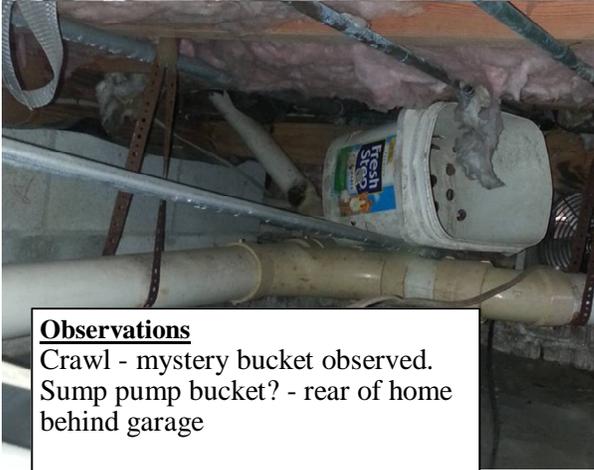


**Observations**  
Crawl - cover plate missing



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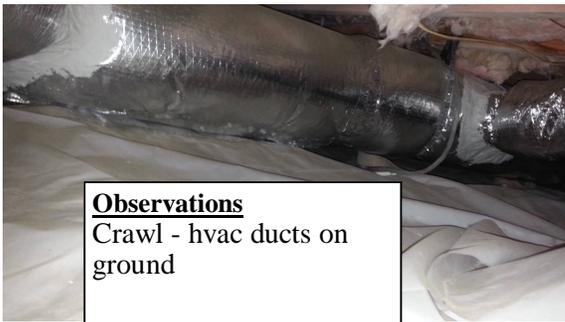
**Observations**

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 DIFFERENTIEL 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  
 FRQ: 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.  
 IT INSTALLED IN LEFT COLUMN/LA T

**Observations**

AIR HANDLER– mfr  
 date 2011– 5 years old



**Observations only**

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**Observations**

Gaps on either side of chimney observed

