



Inspection Report

Robert Peerez

Property Address:
4420 Smapple Rd
Portsmouth Va 23703



Keff/Spec LLC

John Keffer

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Roofing.....4](#)

[2 Exterior.....5](#)

[3 Garage6](#)

[4 Interiors7](#)

[5 Structural Components9](#)

[6 Plumbing System10](#)

[7 Electrical System12](#)

[8 Heating / Central Air Conditioning.....14](#)

[9 Insulation and Ventilation16](#)

[10 Built-In Kitchen Appliances17](#)

[General Summary.....18](#)

[Invoice.....32](#)

[Agreement33](#)

Date: 9/12/2017	Time: 10:00 AM	Report ID: Sample 004
Property: 4420 Smagle Rd Portsmouth Va 23703	Customer: Robert Peerez	Real Estate Professional:

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 or replace suggests a second opinion or further inspection by a qualified 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 is not 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.

In Attendance:

Both Agents

Type of building:

Single Family (2 story)

Approximate age of building:

2009

Temperature:

75 f

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

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.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Ground
Binoculars
From inside attic

Sky Light(s):

None

Chimney (exterior):

Exhaust Port/Flu

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			•
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
1.3	ROOF DRAINAGE SYSTEMS	•			

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IN NI NP RR

Comments:

1.0 The roof covering is a 25 year roof system that is approx 8-9 years old . This is for your information

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap

Siding Material:

Vinyl

Exterior Entry Doors:

Steel and Glass

Appurtenance:

Sidewalk

Partially Covered

Driveway:

Concrete

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	•			
2.1	DOORS (Exterior)	•			
2.2	WINDOWS	•			
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			
2.5	EAVES, SOFFITS AND FASCIAS	•			

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IN NI NP RR

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	•			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			
3.2	GARAGE FLOOR	•			
3.3	GARAGE DOOR (S)	•			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

3.5 Garage door opener reverse sensors are too high from the floor . Sensors should be placed 5 to 7 inches from the floor . This is a safety issue . Suggest placing the sensors are the appropriate height .

4. 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:

Drywall
Plaster

Wall Material:

Drywall
Plaster

Floor Covering(s):

Carpet
Laminated T&G
Tile

Interior Doors:

Masonite
Raised panel

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

		IN	NI	NP	RR
4.0	CEILINGS				•
4.1	WALLS				•
4.2	FLOORS	•			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				•
4.5	DOORS (REPRESENTATIVE NUMBER)				•
4.6	WINDOWS (REPRESENTATIVE NUMBER)				•

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IN NI NP RR

Comments:

4.0 The Sheetrock Drywall on the ceiling has some "nail pops," (cosmetic) at the upstairs. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.

4.1 The sheetrock plaster on the wall is damaged. has several hairline cracks at the Living Room. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.

4.4 Countertop Side splash is loose, not fastened securely in the hall bath . This is a cosmetic issue for your information. Recommend repair or replace as necessary.

4.5 (1) The Closet door needs adjustment rubs at jamb when closing at the upper hall closet . This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

4.5 (2) The Entry door needs adjustment rubs at jamb when closing at the FROG. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

4.5 (3) The Entry door needs strike and latch adjustment to shut tight at the Utility room. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

4.6 Two windows are cloudy (lost seal) at the Dining Room. This can cause some heat loss in winter and loss of cool air in summer if not corrected In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

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

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

2 X 4 Wood

Columns or Piers:

None

Ceiling Structure:

Not visible

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

Walked

Plywood

Sheathing

Attic info:

Attic access

		IN	NI	NP	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	WALLS (Structural)	•			
5.2	COLUMNS OR PIERS			•	
5.3	FLOORS (Structural)	•			
5.4	CEILINGS (structural)	•			
5.5	ROOF STRUCTURE AND ATTIC	•			

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IN NI NP RR

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

<p>Water Source: Public</p>	<p>Plumbing Water Supply (into home): Not visible</p>	<p>Plumbing Water Distribution (inside home): PEX</p>
<p>Washer Drain Size: 2" Diameter</p>	<p>Plumbing Waste: PVC</p>	<p>Water Heater Power Source: Gas (quick recovery)</p>
<p>Water Heater Capacity: 40 Gallon (1-2 people)</p>	<p>Manufacturer: STATE</p>	<p>Water Heater Location: Attic</p>

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			•	
6.5	MAIN FUEL SHUT OFF (Describe Location)			•	
6.6	SUMP PUMP			•	

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Comments:

6.0 (1) The toilet is loose at floor at the master and hall baths. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

6.0 (2) The plumbing waste line drains slowly at the master bath sink . This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

6.1 (1) The aerator is partially clogged at the master bath and half bath sinks. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

6.1 (2) The tub spout diverter is stuck in the shower on position and is loose in wall at the master bath. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

6.1 (3) The shower head Leaks , spays water against the adjacent wall(s) at the hall bath. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

6.1 (4) The tub spout diverter leaks a stream through tub spout when shower is on at the hall bath. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

6.2 The water heater appears to be leaking at cold supply valve . A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.

6.3 The main shut off is located outside in the ground.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	•			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
7.7	SMOKE DETECTORS	•			
7.8	CARBON MONOXIDE DETECTORS	•			

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Comments:

7.3 (1) One "three-prong" outlet is missing or has broken or damaged cover-plate in the attic . This is a safety issue that needs to be corrected Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.

7.3 (2) At least six GFCI protected outlet(s) and "three-prong" outlets are loose in wall and need to be tightened in most if not all rooms. This is a safety issue that needs to be corrected Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.

7.6 The main panel box is located at the garage.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

<p>Heat Type: Forced Air (Furnace)</p>	<p>Energy Source: Natural gas</p>	<p>Number of Heat Systems (excluding wood): One</p>
<p>Ductwork: Insulated</p>	<p>Types of Fireplaces: Vented gas logs</p>	<p>Operable Fireplaces: None</p>
<p>Number of Woodstoves: None</p>	<p>Cooling Equipment Type: Air conditioner unit</p>	<p>Cooling Equipment Energy Source: Electricity</p>

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT	•			
8.1	AUTOMATIC SAFETY CONTROLS	•			
8.2	NORMAL OPERATING CONTROLS	•			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•	
8.7	GAS/LP FIRELOGS AND FIREPLACES				•
8.8	COOLING AND AIR HANDLER EQUIPMENT				•
8.9	NORMAL OPERATING CONTROLS	•			
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			

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IN NI NP RR

Comments:

8.7 The vented fire logs (natural gas) in the Living room were not inspected . The gas line in the attic space has been disconnected . A qualified contractor should inspect and repair as needed.

8.8 The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

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

Styles & Materials

Ventilation:

Soffit Vents
 Thermostatically controlled fan
 Passive roof vents

Attic Insulation:

Fiberglass

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•			
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	•			

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IN NI NP RR

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Disposer Brand:

BADGER

Exhaust/Range hood:

RE-CIRCULATE
BROAN

Range/Oven:

FRIGIDAIRE

Built in Microwave:

NONE

		IN	NI	NP	RR
10.0	DISHWASHER	•			
10.1	RANGES/OVENS/COOKTOPS				•
10.2	RANGE HOOD				•
10.3	TRASH COMPACTOR			•	
10.4	FOOD WASTE DISPOSER				•
10.5	MICROWAVE COOKING EQUIPMENT			•	

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IN NI NP RR

Comments:

10.1 There is no anti-tip device installed on the stove . This is considered a safety issue and needs to be corrected . A qualified contractor should perform the installation .

10.2 The Range fan light cover is missing. I recommend repair or replace as needed.

10.4 The food disposer is actively leaking . This unit is damaged and needs to be replaced by a qualified contractor

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Keff/Spec LLC

Customer

Robert Peerez

Address

4420 Smapple Rd
Portsmouth Va 23703

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

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

The roof covering is a 25 year roof system that is approx 8-9 years old . This is for your information



1.0 Item 1(Picture)

3. Garage

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

Garage door opener reverse sensors are too high from the floor . Sensors should be placed 5 to 7 inches from the floor . This is a safety issue . Suggest placing the sensors are the appropriate height .



3.5 Item 1(Picture)



3.5 Item 2(Picture)

4. Interiors

4.0 CEILINGS

Repair or Replace

The Sheetrock Drywall on the ceiling has some "nail pops," (cosmetic) at the upstairs. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.1 WALLS

Repair or Replace

The sheetrock plaster on the wall is damaged. has several hairline cracks at the Living Room. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Countertop Side splash is loose, not fastened securely in the hall bath . This is a cosmetic issue for your information. Recommend repair or replace as necessary.

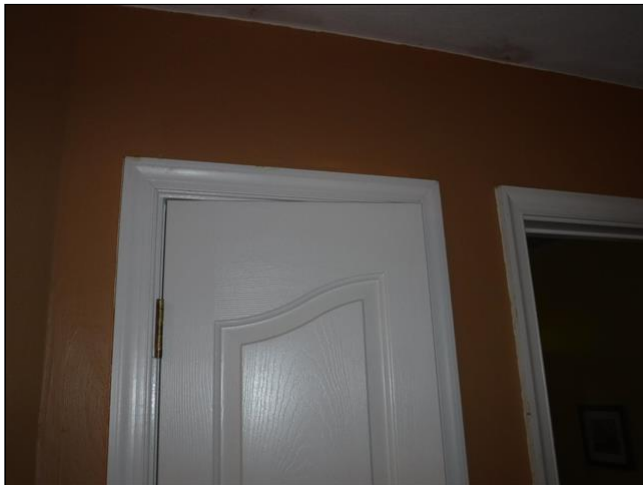


4.4 Item 1(Picture)

4.5 DOORS (REPRESENTATIVE NUMBER)

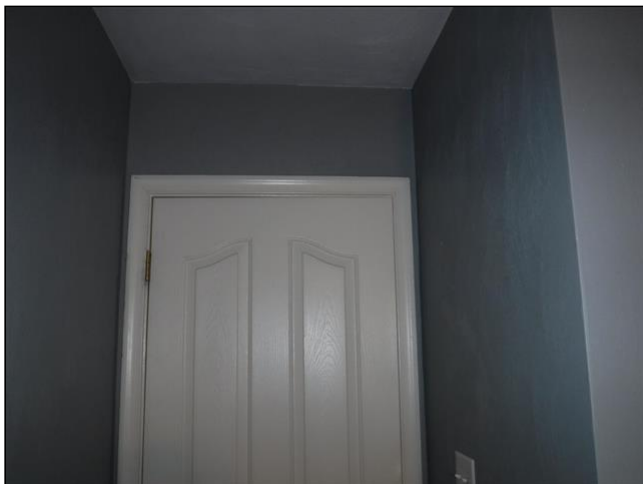
Repair or Replace

(1) The Closet door needs adjustment rubs at jamb when closing at the upper hall closet . This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

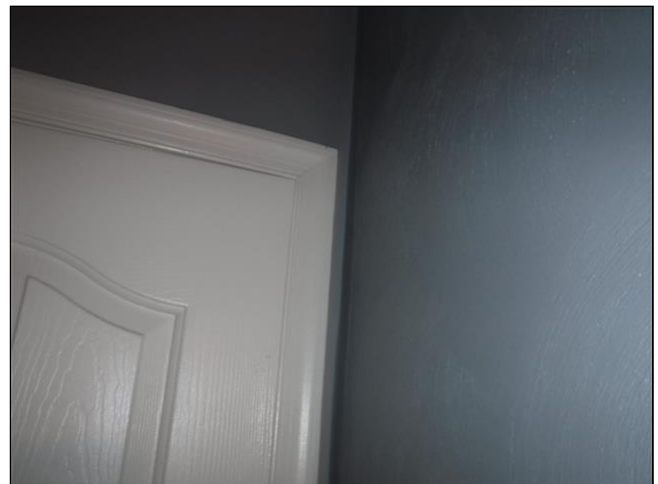


4.5 Item 1(Picture)

(2) The Entry door needs adjustment rubs at jamb when closing at the FROG. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

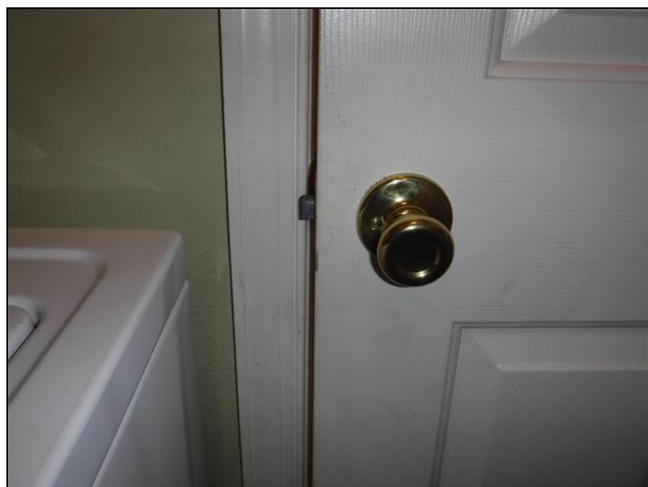


4.5 Item 2(Picture)



4.5 Item 3(Picture)

(3) The Entry door needs strike and latch adjustment to shut tight at the Utility room. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



4.5 Item 4(Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Two windows are cloudy (lost seal) at the Dining Room. This can cause some heat loss in winter and loss of cool air in summer if not corrected. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) The toilet is loose at floor at the master and hall baths. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The plumbing waste line drains slowly at the master bath sink . This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.0 Item 3(Picture)

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) The aerator is partially clogged at the master bath and half bath sinks. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

(2) The tub spout diverter is stuck in the shower on position and is loose in wall at the master bath. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.1 Item 3(Picture)



6.1 Item 4(Picture)

(3) The shower head Leaks , spays water against the adjacent wall(s) at the hall bath. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.1 Item 5(Picture)

(4) The tub spout diverter leaks a stream through tub spout when shower is on at the hall bath. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.1 Item 6(Picture)

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

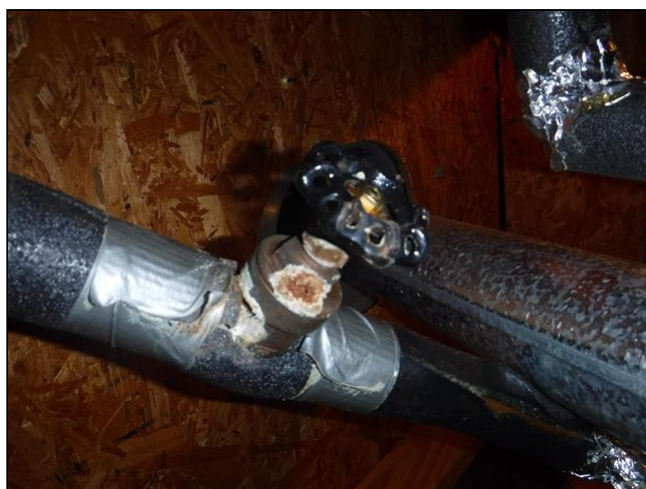
The water heater appears to be leaking at cold supply valve . A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)

7. Electrical System

- 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Repair or Replace

(1) One "three-prong" outlet is missing or has broken or damaged cover-plate in the attic . This is a safety issue that needs to be corrected Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 1(Picture)

(2) At least six GFCI protected outlet(s) and "three-prong" outlets are loose in wall and need to be tightened in most if not all rooms. This is a safety issue that needs to be corrected Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 2(Picture)



7.3 Item 3(Picture)

8. Heating / Central Air Conditioning

8.7 GAS/LP FIRELOGS AND FIREPLACES

Repair or Replace

The vented fire logs (natural gas) in the Living room were not inspected . The gas line in the attic space has been disconnected . A qualified contractor should inspect and repair as needed.



8.7 Item 1(Picture)

8.8 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 70 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.



8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)

10. Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS

Repair or Replace

There is no anti-tip device installed on the stove . This is considered a safety issue and needs to be corrected . A qualified contractor should perform the installation .



10.1 Item 1(Picture)

10.2 RANGE HOOD

Repair or Replace

The Range fan light cover is missing. I recommend repair or replace as needed.



10.2 Item 1(Picture)

10.4 FOOD WASTE DISPOSER**Repair or Replace**

The food disposer is actively leaking . This unit is damaged and needs to be replaced by a qualified contractor



10.4 Item 1(Picture)



10.4 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that

was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John Keffer



INVOICE

Keff/Spec LLC

Inspection Date: 9/12/2017

Inspected By: John Keffer

Report ID: Sample 004

Customer Info:	Inspection Property:
Robert Peerez 4420 Smaple Rd Portsmouth Va 23703 Customer's Real Estate Professional:	4420 Smaple Rd Portsmouth Va 23703

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,801 - 2,400	300.00	1	300.00
			Tax \$0.00
			Total Price \$300.00

Payment Method:

Payment Status: Paid

Note:



INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 4420 Smaple Rd Portsmouth Va 23703

Inspection Fee: \$ 300.00

1. Client requests a visual inspection of the structure identified at the above address by Keff/Spec LLC hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

2. Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

5. Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time

be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency

9. conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection

10. report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the

11. inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable

12. attorney's fees, arbitrator fees and other costs.

Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this

13. **Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**

SEVERABILITY: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in

14. full force and effect between the parties.

PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including

15. but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

ENTIRE CONTRACT: This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____ **Signature of Client** _____
(One signature binds all)

Printed Name of Client: _____

Dated _____ **For the Company** John Keffer

