



HAWKEYE INSPECTION SERVICE, INC.

Professionalism with Integrity™

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FIELD INSPECTION REPORT

Client Name: _____
 Address: _____
 City, State, Zip Code: _____
 Property Address: 133 APPLE AVE. HAMPTON, VA.
 Inspection Date: MAY 23, 2008 Dwelling Type: 2 STOREY
 Inspection Time: 2:30 P.M. Approximate Age: 1931
 Temperature: 70° Weather Conditions: SUNNY

KITCHEN/BREAKFAST ROOM

APPLIANCES:

REFRIGERATOR

Brand: WHITEPOOL Size: 19 CE Age: 1999

RANGE

Brand: MAYTAG Electric Gas

OVEN

Brand: N/A Age: _____ Electric Gas

COOK TOP

Brand: N/A Age: _____

RANGE HOOD

Brand: BROAN Vented: _____ Non-Vented: _____

MICROWAVE

Brand: G.E. Age: 2005
 One-Minute Heated Water Test: Good Fair _____ Poor _____

DISHWASHER

Brand: FRIEDLAENDER Age: _____ Cycles Tested: _____

DISPOSAL

Brand: N/A Motor Size: _____

ELECTRICAL

Switches: GOOD Outlets: N/A GFCI Outlets: *GOOD Lighting Fixtures: GOOD
 Ceiling Fan/Other: * Smoke Detector: N/A DC (Battery-powered) AC (House Circuit)

PLUMBING

Kitchen Faucet(s) & Drain(s)
 Supply Type: Copper CPVC PEX Galvanized Cast
 Waste Type: PVC ABS Galvanized Other: _____

FLOORING

Wood Vinyl Ceramic Linoleum Other: _____

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: * GFCI OUTLET UNDER TOWEL BAR DOES NOT TRIP.
* CEILING FAN OFF BALANCE.

Corrected

DINING ROOM

ELECTRICAL

Switches: GOOD Outlets: GOOD GFCI Outlets: N/A Lighting Fixtures: GOOD

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments:

FRIEDLAENDER A/C UNIT - GOOD
W/IN CARPET SINGLE DETECTOR - GOOD

LIVING ROOM

ELECTRICAL

Switches: GOOD Outlets: GOOD GFCI Outlets: N/A Lighting Fixtures: N/A
Ceiling Fan/Other: N/A Smoke Detector: ONE DC (Battery-powered) AC (House Circuit)

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

FIREPLACE / WOOD STOVE

Wood-Burning Gas: Natural Propane Fire place Lighter Fire Box
 Metal Brick Lintel Damper Flue Air Circulator

Comments: * CHIMNEY NEEDS TO BE CLEANED BY A CHIMNEY SWEEP *

w/w CARPET

FAMILY ROOM

ELECTRICAL

Switches: _____ Outlets: _____ GFCI Outlets: _____ Lighting Fixtures: _____
Ceiling Fan/Other: _____ Smoke Detector: _____ DC (Battery-powered) AC (House Circuit)

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

FIREPLACE / WOOD STOVE

Wood-Burning Gas: Natural Propane Fire place Lighter Fire Box
 Metal Brick Lintel Damper Flue Air Circulator

Comments: _____

Corrected

PORCH / SUNROOM

ELECTRICAL

Switches: GOOD Outlets: GOOD GFCI Outlets: N/A Lighting Fixtures: ON FAN - GOOD
Ceiling Fan/Other: GOOD

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: _____

w/w CARPET

LAUNDRY/UTILITY ROOM

ELECTRICAL

Switches: _____ Outlets: GOOD GFCI Outlets: _____ Lighting Fixtures: GOOD

PLUMBING

Utility Faucet(s) & Drain(s)
Supply Type: Copper CPVC PEX Galvanized Cast
Waste Type: PVC ABS Galvanized Other: _____

WINDOWS (FIXED)

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

*WASHER

Brand: FRIEDLAENDER Age: 1999

DRYER

Brand: FRIEDLAENDER Age: 1999

Comments: * WASH CYCLE AGITATION DOES NOT WORK ON WASHER *
* KITCHEN SINK BUBBLES UP WHEN WASHER DRAINS *

FOYER/HALL

ELECTRICAL

Switches: GOOD Outlets: N/A GFCI Outlets: N/A Lighting Fixtures: GOOD
Ceiling Fan/Other: N/A Smoke Detector: _____ DC (Battery-powered) AC (House Circuit)

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Stairway

Treads Risers Landings Balustrade

Comments: * UNDER DOOR A/C UNIT IS MISSING A CONTROL KNOB *

Corrected

POWDER ROOM/ 1ST FLOOR BATH

ELECTRICAL

Switches: Good Outlets: Good GFCI Outlets: Good Lighting Fixtures: Good
 Exhaust Fan Auxiliary Heat

PLUMBING

SINK(S) & DRAIN(S)

Supply Type: Copper CPVC PEX Galvanized Stainless Flex Qest
Waste Type: PVC ABS Galvanized Other: _____

BATHUB & DRAIN(S)

Supply Type: Copper CPVC PEX Galvanized Stainless Flex Qest
Waste Type: PVC ABS Galvanized Other: _____

COMMODE

Supply Type: Copper PEX CPVC Stainless Flex Qest

FLOORING

Wood Vinyl Ceramic Linoleum Other: _____

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: _____

HALL BATH

ELECTRICAL

Switches: Good Outlets: N/A GFCI Outlets: X Lighting Fixtures: Good
 Exhaust Fan Auxiliary Heat

PLUMBING

SINK(S) & DRAIN(S)

Supply Type: Copper CPVC PEX Galvanized Stainless Flex Qest
Waste Type: PVC ABS Galvanized Other: _____

BATHUB & DRAIN(S)

Supply Type: Copper CPVC PEX Galvanized Stainless Flex Qest
Waste Type: PVC ABS Galvanized Other: COPPER

COMMODE

Supply Type: Copper PEX CPVC Stainless Flex Qest

FLOORING

Wood Vinyl Ceramic Linoleum Other: _____

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: IF GFCI OUTLET DOES NOT TRIP WHEN TESTED. *

Corrected

MASTER BATHROOM

ELECTRICAL

Switches: _____ Outlets: _____ GFCI Outlets: _____ Lighting Fixtures: _____
 Exhaust Fan Auxiliary Heat

PLUMBING

SINK(S) & DRAIN(S)

Supply Type: Copper CPVC PEX Galvanized Stainless Flex Qest
Waste Type: PVC ABS Galvanized Other: _____

BATHUB & DRAIN(S)

Supply Type: Copper CPVC PEX Galvanized Stainless Flex Qest
Waste Type: PVC ABS Galvanized Other: _____

COMMODE

Supply Type: Copper PEX CPVC Stainless Flex Qest

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: _____

MASTER BEDROOM (1)

ELECTRICAL

Switches: GOOD Outlets: GOOD GFCI Outlets: N/A Lighting Fixtures: DN FAN - GOOD
Ceiling Fan/Other: GOOD Smoke Detector: NONE DC (Battery-powered) AC (House Circuit)

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: _____

HARDWOOD FLOORS

BEDROOM (2) (ORANGE ROOM)

ELECTRICAL

Switches: GOOD Outlets: GOOD GFCI Outlets: N/A Lighting Fixtures: DN FAN - GOOD
Ceiling Fan/Other: X Smoke Detector: NONE DC (Battery-powered) AC (House Circuit)

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: * FAN MOTOR MAKES NOISE

HARDWOOD FLOORS

BEDROOM (3) (RED ROOM)

ELECTRICAL

Switches: GOOD Outlets: GOOD GFCI Outlets: N/A Lighting Fixtures: DN FAN - GOOD
Ceiling Fan/Other: GOOD Smoke Detector: NONE DC (Battery-powered) AC (House Circuit)

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: * CLOSET DOOR NEEDS PLANING TO ALLOW EASY OPERATION

HARDWOOD FLOORS

BEDROOM (4)

ELECTRICAL

Switches: _____ Outlets: _____ GFCI Outlets: _____ Lighting Fixtures: _____
Ceiling Fan/Other: _____ Smoke Detector: _____ DC (Battery-powered) AC (House Circuit)

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

Comments: _____

ATTIC

ACCESS LOCATION AND TYPE: PULL DOWN STAIR UNIT

ELECTRICAL

Switches: N/A Outlets: N/A GFCI Outlets: N/A Lighting Fixtures: N/A

WINDOWS

Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

ROOF SYSTEM

Trusses Collar Tie Rafters 2x6

INSULATION

Blown Batt Rockwool/Cellulose Fiberglass Avg. Amount: _____

VENTILATION NONE

Ridge Vents Turbine Power Vent Soffit Vents Gable Louver/ screen

Comments: NOTE: RECOMMEND INSTALLATION OF POWER VENT TO VENTILATE ATTIC.

Corrected

Corrected

BASEMENT/CRAWL SPACE

- Full access to Crawl Space
- Partial access to Crawl Space (because of low clearance, ductwork, etc.)
- No access to Crawl Space (because of low or no clearance)

WALLS

- Block
- Brick
- Poured Concrete

FLOORS

- Dirt
- Concrete
- Stone
- Polyethylene Plastic over Dirt

VENTILATION

- Crawl Space Vents
- Windows
- Other: _____

PIERS

- Steel
- Brick
- Block

FRAMING

- Sill: 10x6
- Joist: 2x10
- Beams: _____

ELECTRICAL

- Wiring Lighting
- Receptacles
- General Condition DRY

PLUMBING

- Supply Type: Copper CPVC PEX Galvanized Stainless Flex Cast
- Waste Type: PVC ABS Galvanized Other: _____

INSULATION

- Perimeter
- Joists
- Vapor Barrier
- Thickness: _____

MECHANICAL EQUIPMENT

- Sump Pump: Manufacturer: _____ Age: _____
- Other: _____

Neither moisture levels nor insect habitation are investigated by the home inspectors. These are performed by pest control inspectors, and are beyond the scope of this inspection.

Comments: A INSULATION IS FALLING OUT IN CRAWL SPACE
* OPEN SUNCTION BOX NEEDS A COVER

Corrected

UTILITIES

HOT WATER HEATER

- Gas Electric
- Manufacturer: PROLINE Size: 40 gal Age: 1998

WATER TREATMENT SYSTEM

- Manufacturer: _____ Cycle Check: _____ Age: _____

HEATING SYSTEM

- Central Zoned
- Number of Zones: BASEBOARD
- Oil Burner Electric Gas (Type): _____
- Radiant Heat Pump
- Manufacturer: _____ Cycle Check: _____ Age: _____

DUCT WORK

- Metal Flex Insulated

COOLING SYSTEM

- Central Zoned
- WINDOW UNITS

- Heat cycle of heat pump was not run because of high (>85°) outside temperature.
- Cooling cycle of heat pump was not run because of low (<65°) outside temperature.

ELECTRICAL SERVICE PANEL

- Location: SUNPORCH Amperage: 200

Comments: NOTE: COULD NOT REMOVE PANEL COVER DUE TO TRIM

GARAGE (ATTACHED ONLY)

ELECTRICAL

- Switches: _____ Outlets: _____ GFCI Outlets: _____ Lighting Fixtures: _____

WINDOWS

- Wood Vinyl-clad Aluminum Single Pane Thermal Pane Screens Storm Windows

GARAGE DOOR(S):

- Metal Wood
- GARAGE DOOR OPENER(S): Auto-Reverse Safety yes no

Comments: _____

EXTERIOR

EXTERIOR DOORS: Wood Steel Fiberglass Aluminum

EXTERIOR SIDING: Stone Brick Wood Vinyl Aluminum Concrete Block
 Stucco Dryvit Asbestos

PORCH AND DECKS: Stone Brick Concrete Synthetic Wood

WINDOW AND DOOR TRIM: Wood Vinyl Aluminum

SOFFITS AND FASCIA: Wood Vinyl Aluminum

GUTTERS AND DOWNSPOUTS: Copper Galvanized Aluminum Plastic None

OUTSIDE PLUMBING (FAUCETS): Front Side Rear

ELECTRICAL: Outlets Lighting GFCI Service Entrance Door bell

ROOF: Slate Terra Cotta Asbestos Tin/fern Asphalt Wood Other: _____

FLASHING: Copper Aluminum Galvanized Steel

Corrected

Comments: * WOOD SIDING ON BACK SIDE OF HOUSE HAS SOME ROTTED WOOD.

Replaced with Cement Siding and repainted.

GENERAL SUMMARY:

Overall, this home appears in good condition with except as noted in this report.
Z. Thompson