

Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

A1. Exterior: Wall Cladding

A1-1 Main House



Multiple areas of the vinyl siding have damage which can allow for water/pest penetration into the wall system. The siding system is in need of evaluation and repairs by a licensed general contractor or specialist to ensure the integrity and weathertightness of the system.

Photo - To the right of the front door there is a hole in the siding system.

(A1-1.2) Main House



Additional photo of damaged siding to the right side of the front door.

(A1-1.3) Main House



Additional photo of holes in the siding on the right side of the home in need of evaluation and repair.

(A1-1.4) Main House



Additional photo of hole in the siding on the right side of the home in need of repair.

(A1-1.5) Main House

Additional photo of damaged siding at the rear of the home.

(A1-1.6) Main House

Additional photo of damaged siding at the rear deck area of the home.

(A1-1.7) Main House

Additional photo - Multiple areas throughout the rear of the home exhibit evidence of improper repairs to the vinyl siding system. Fasteners should never be exposed. A licensed general contractor should be consulted for evaluation and repair.

(A1-1.8) Main House

Additional photo of improper repair of the siding system at the rear of the home. This repair allows for water penetration into the siding system.

(A1-1.9) Main House

Additional photo of improper repair to the vinyl siding with exposed fasteners.

(A1-1.10) Main House

The exterior light fixture at the right rear of the home was missing a bulb and not operational at the time of the inspection. Corrective repairs are needed.

(A1-1.11) Main House

At the rear of the home the GFCI receptacle has a broken cover and is exposed to the elements. This poses an electrical safety concern. A licensed electrician or specialist should be consulted for evaluation and repair to ensure the receptacle is in a weather tight enclosure as intended.

(A1-1.12) Main House

The GFCI receptacle at the rear of the home was not functional at the time of the inspection. The unit would not trip when tested. This is an important safety device. A licensed electrician or specialist should be consulted for evaluation and repair.

A3. Exterior: Decks, Porches, Stoops, and Balconies

A3-1 Deck (Location: Main House Rear)



The elevated deck was found to be in poor condition and in need of immediate evaluation and repair. It is recommended that the deck system is NOT USED until repairs are made by a licensed general contractor. The following concerns were noted at the time of the inspection:

1. The deck system is not self supported and is improperly installed and should be considered UNSAFE FOR USE - Deck, porch and stair systems on the exterior of a manufactured home must be self supporting.
2. The decking surface is poor condition with uneven surfaces, lifted boards, split wood, raised/loose fasteners.
3. The steps are in poor condition, damaged treads, loose handrailings and poorly supported.
4. The deck support posts exhibit evidence of advanced decay. .
5. The deck post are not braced and or secured against up lift (over 4 feet)
6. Improper fasteniers and fastening methods are used throughout the deck system.

A licensed general contractor should be consulted for a complete evaluation of the deck step system and to make necessary repairs/replacement to ensure safe and functional use of the deck.

(A3-1.2) Deck (Location: Main House Rear)



Additional photo, The rear steps leading to the deck should be considered a safety hazard and not be used. The entire stair system is loose and unstable and poses an immediate safety hazard.

(A3-1.3) Deck (Location: Main House Rear)



The top plate or grip that is installed on the handrails for the deck steps is too wide. The top plate should be within a size and thickness so that it can be easily gripped to prevent a fall.

(A3-1.4) Deck (Location: Main House Rear)



Additional photo exhibiting evidence of missing cross bracing between the support posts for the entire elevated rear deck system.

(A3-1.5) Deck (Location: Main House Rear)

Additional photo of a rear deck support post completely decayed and not making contact with the ground.

(A3-1.6) Deck (Location: Main House Rear)

Additional photo of improperly fastened flooring system without through bolting.

(A3-1.7) Deck (Location: Main House Rear)

Additional photo of improperly fastened stair system without through bolting.

(A3-1.8) Deck (Location: Main House Rear)

Additional photo example of loose/ improperly fastened support post without through bolting or fastener strap/bracket

(A3-1.9) Deck (Location: Main House Rear)

Additional photo - Improperly fastened perimeter band for the flooring system on the rear deck.

(A3-1.10) Deck (Location: Main House Rear)

Additional photo - deck systems on manufactured homes should be completely self-supporting. The rear deck system does not have any support posts along the perimeter wall on the exterior of the home. Safety hazard!

(A3-1.11) Deck (Location: Main House Rear)

Additional photo of loose railing system at the rear deck.

(A3-1.12) Deck (Location: Main House Rear)

Additional photo typical of the poor floor board system on the rear deck with raised nails and loose boards and uneven walking surface throughout the flooring system.

(A3-1.13) Deck *(Location: Main House Rear)*

Additional photo of the flooring system for the deck at the rear of the home which has an uneven surface throughout the flooring system

A3. Exterior: Decks, Porches, Stoops, and Balconies**A3-2 Front Porch** *(Location: Main House Front)*

The surface of the front porch has a significant negative slope towards the home. This condition can allow for water to be diverted towards the foundation of the home which can lead to undesirable conditions in the crawl space as well as damage to the foundation system. Additionally, the uneven surface can cause a trip and fall safety concern for egress in and out of the home. A licensed general contractor should be consulted for a complete evaluation and any necessary repairs/replacement of the front porch system to ensure it is safe for use as intended.

(A3-2.2) Front Porch *(Location: Main House Front)*

The front porch system is in need of repair. The structural support post at the front left corner exhibits evidence of advanced decay. As with the other items noted in the report the entire front porch system should be evaluated and repaired by a licensed general contractor to ensure safe use of the porch system.

(A3-2.3) Front Porch (Location: Main House Front)

Additional photo of the front center support post for the deck system exhibits evidence of advanced decay.

(A3-2.4) Front Porch (Location: Main House Front)

Additional photo of the right rear corner support post for the deck system exhibits evidence of advanced decay.

(A3-2.5) Front Porch (Location: Main House Front)

Limitation, due to the low height of the front porch system it is not possible to completely evaluate the flooring system. Also, could not confirm if the porch system is self supporting, as required for manufactured homes.

B1. Structural: Foundation**B1-1 Main House**

In the crawl space, the foundation walls at the front of the home were wet and the soil adjacent to the foundation was muddy from direct water penetration in the area. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold/mildew. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(B1-1.2) Main House

Additional photo - wet perimeter brick at front of home from direct water penetration.

(B1-1.3) Main House

The house does not have a gutter and downspout system to divert water away from the foundation. At the rear of the home the foundation footing is exposed in many areas from what appears to be erosion of the soil. Such erosion can lead to damage of the foundation system. A licensed general contractor should be consulted to evaluate the level of concern and determine what repairs are required to ensure the structural integrity of the home.

(B1-1.4) Main House

At the front of the home beneath a foundation vent a section of masonry brick is damaged which exposes an opening into the crawl space area. This can allow for pest and water penetration into the crawl space. A specialist should be consulted for evaluation and repair.

B3. Structural: Floor Structure**B3-1 Main House**

A large area of the floor framing and subflooring under the master bathroom/laundry area was noted to exhibit evidence of water damage. Evidence suggests direct water penetration. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay make necessary repairs to prevent further damage and undesirable conditions.

(B3-1.2) Main House

Additional photo - damaged flooring under master bathroom/laundry area.

(B3-1.3) Main House

Mud tunnel etchings (stains) typical of termites were noted on a foundation pier at the left rear area of the home. Termite damage is often hidden and requires invasive inspection to determine the extent of the damage. A licensed general contractor should be consulted for a complete evaluation and to make any necessary repairs if needed. A licensed pest inspector should also be consulted to determine activity level for the insects and if treatment is required.

C2. Roofing: Drainage Systems**C2-1 Main House**

This home does not have a system such as gutters to control roof drainage. Direct drainage to the foundation and cladding from the roof system can result in water penetration into the foundation area and foundation deterioration.. It is recommended that a gutter system with extended downspouts be installed to protect the wall cladding and foundation areas of the home. A licensed general contractor should be consulted for evaluation and installation.

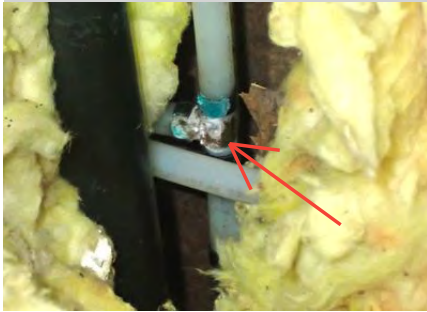
D2. Plumbing: Water Distribution Systems

D2-1 All Accessible Areas



The pressure switch for the well storage tank is rusted and in poor condition. Additionally, the protective cover for the switch is missing which poses an electrical safety hazard. The pressure gauge is filled with water and is leaking. The failure of the pressure switch will result in poor/no water pressure. The storage tank system for the well system is in need of further evaluation, repair or replacement. A licensed plumbing or well contractor should be consulted for evaluation and repair.

(D2-1.2) All Accessible Areas



The water distribution line located beneath the vicinity of the 2nd bathroom line is corroded and leaking. Leaks in the water supply lines should be addressed as soon as possible to prevent property damage and flooding. A licensed plumbing contractor should be consulted for complete evaluation of the distribution systems to determine the general condition of the system and make necessary repairs.

D3. Plumbing: Drain, Waste, Vent Systems

D3-1 All Accessible Areas



The waste line for the bathtub in the 2nd bathroom is leaking. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

E1. Electrical: Main Service

E1-1 Underground



The power company tamper tag for the electrical service meter panel has been removed or cut. The damaged seal indicates that the meter has been tampered with and this condition presents a safety hazard that could result in serious personal injury and or property damage. The Power Company should be consulted to determine the significance of this concern and if repairs are needed.

E2. Electrical: Main Panel

E2-1 Main Panel 1 (Location: Laundry)



The main electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type (not pointed screws), size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

G1. Cooling Systems: Equipment

G1-1 Cooling Unit 1 (Location: Exterior: Closet)



At the rear of the home the electrical disconnect for the air conditioning unit is improperly fastened to the home. The unit was likely moved when the deck system was installed. This condition can allow for direct water penetration into the disconnect which can cause an electrical safety hazard. A licensed electrician or air conditioning specialist should be consulted for evaluation and repair to ensure safe use of the air conditioning system.

(G1-1.2) Cooling Unit 1 *(Location: Exterior: Closet)*

Additional photo exhibiting evidence of an open hole on the back of the air conditioning disconnect electrical box which will allow for direct water penetration and can lead to corrosion and cause an electrocution hazard.

(G1-1.3) Cooling Unit 1 *(Location: Exterior: Closet)*

The interior coils of the HVAC system were noted to be dirty at the time of the inspection. This condition can effect the overall operation and efficiency of the HVAC system. An HVAC specialist should be consulted for a complete evaluation of the system and make any necessary repairs to ensure proper operation of the system.

H1. Interiors: General Rooms**H1-1 Bedroom 1: Master**

Both lower inside windows in the master bedroom area were missing at the time of the inspection. A specialist should be consulted for evaluation and repair.

(H1-1.2) Bedroom 1: Master

The transition between the flooring system of the master bedroom and the master bathroom is missing a threshold piece to prevent a toe grab/trip concern from the difference in floor levels. Corrective repairs by a specialist are needed.

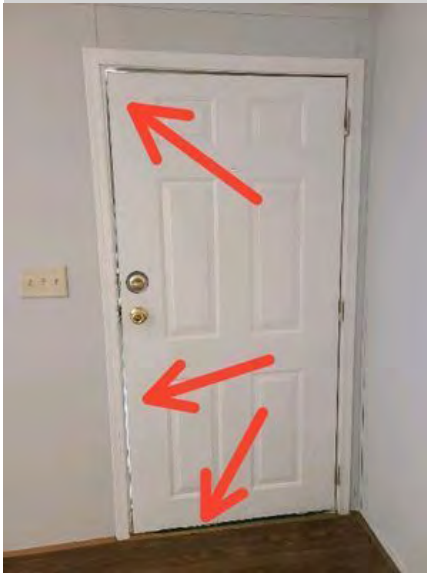
H1. Interiors: General Rooms**H1-3 Bedroom 3**

The inside lower storm window for the right rear bedroom was missing at the time of the inspection. A specialist should be consulted for evaluation and repair.

H1. Interiors: General Rooms**H1-6 Family Room**

The two light fixtures in the family room area were not operational at the time of the inspection. A specialist should be consulted for evaluation and repair.

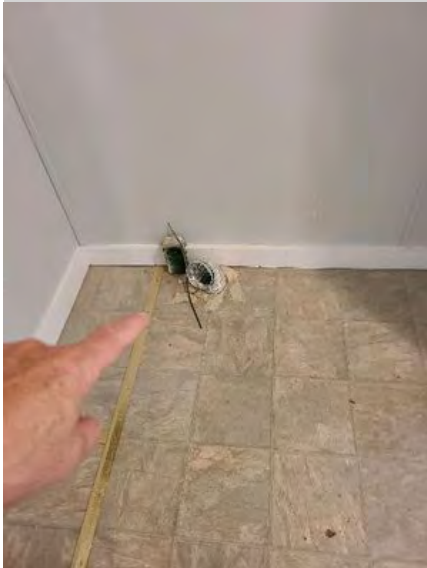
(H1-6.2) Family Room



The front entrance door to the home does not have a weather tight seal around the perimeter and the bottom of the door rubs heavily on the threshold. A specialist should be consulted for evaluation and repair.

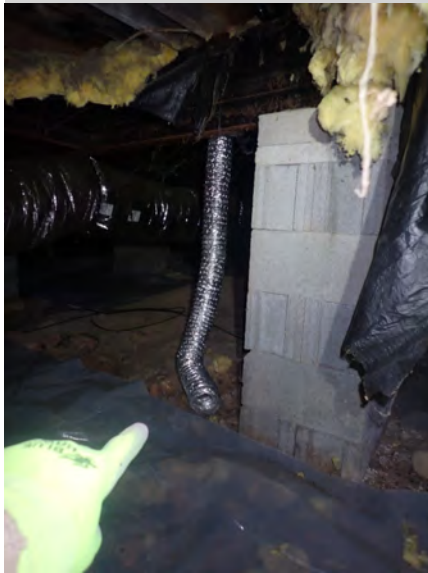
H1. Interiors: General Rooms

H1-7 Laundry



The dryer duct is damaged/missing/disconnected and exiting into the foundation area. The dry exhaust exposes the wood framing and other systems in the foundation area to excessive moisture and lint build-up. Electrical and mechanical systems can pose a fire hazard when exposed to lint. Improper dryer exhaust duct installation can result in condensation and lint build up that will cause the dryer to overheat creating a fire hazard. A licensed general contractor or general repair specialist should be consulted for further evaluation and repair to make sure the duct is properly installed and vented to the outside of the home. Rigid galvanized duct pipe should be used for the repair.

(H1-7.2) Laundry



Additional photo - dryer duct venting into the crawl space.

H2. Interiors: Kitchens

H2-1 Kitchen



The GFCI receptacle in the kitchen did not test/reset correctly to ensure that it was ground fault protected. GFCI protection is needed to reduce shock in hazardous locations. Corrective repairs are needed.

H3. Interiors: Bathrooms

H3-1 Bathroom 2



The countertop in the second bathroom for the vanity is very loose and buckled behind both sinks for the entire span of the countertop. This suggests there may have been water damage. A specialist should be consulted for a complete evaluation and repair/replacement as needed to ensure the vanity system is functioning as intended.

(H3-1.2) Bathroom 2



The toilet in the second bathroom was not functional at the time of the inspection. It appears the water to the unit is turned off. A licensed plumber should be consulted for further evaluation and repair to ensure the toilet functions as intended.

H3. Interiors: Bathrooms

H3-2 Bathroom: Master



The base cabinet for the master bathroom area is very warped/damaged beneath the two sinks, suggesting a history of water damage. A specialist should be consulted for evaluation and repair or replacement as needed.

(H3-2.2) Bathroom: Master

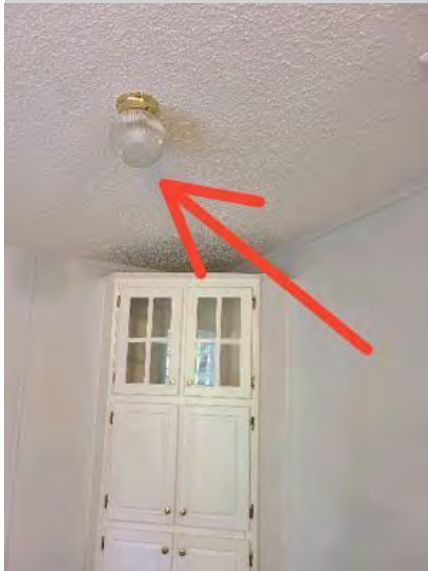


Additional photo of damaged base cabinet beneath the master bathroom sink

(H3-2.3) Bathroom: Master



The tank on the toilet in the master bathroom is loose. This can lead to leaks and damage to the home. A licensed plumber or specialist should be consulted for evaluation and repair.

(H3-2.4) Bathroom: Master

The overhead light in the master bathroom was not operational at the time of the inspection. Corrective repairs are needed.

(H3-2.5) Bathroom: Master

The left side faucet in the master bathroom was not functioning properly at the time of the inspection. The faucet lost water pressure during use suggesting that there may be a supply line issue, blockage or defect with the faucet unit. A licensed plumber or specialist should be consulted for evaluation and repair.

H6. Interiors: Fireplaces**H6-1 Fireplace: Pre-Manufactured: Metal** *(Location: Family Room)*

The fireplace area has covers blocking the front on both sides, therefore, the fireplace area could not be inspected. Seller disclosure is advised as to the reasoning for the covering of the fireplace area. Before use of the fireplace system, a licensed Chimney Specialist should be consulted for a complete evaluation of the fireplace firebox, damper system and chimney system to ensure it is clear and safe for use.

Inspection Report

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word 'inspect' per the home inspection standards of practice means the act of making a visual examination. This report represents the inspection of a manufactured or mobile home. As compared to an inspection of a standard home, this inspection is very limited due to the type of the construction that utilizes closed attics and vapor barriers systems to cover the underside of the home in the foundation area. The insulation systems, ventilation systems, roof framing components, floor framing components, HVAC duct systems, and crawl space components of plumbing and electrical systems are not visible and therefore not inspected. The concealed framing areas prevent the inspector from moving insulation to locate possible areas of damage or decay and at suspect areas as required by home inspection standard of practice, therefore it is not possible to identify damage or deterioration until it is apparent in the interior areas of the home. The home inspection does not include verification of stabilization system foundation, footings or strapping systems that anchor the home. If an invasive inspection is desired a licensed general contractor should be consulted. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Temperature: 83 Deg. F

Weather Conditions: Partly Cloudly

A. Exterior

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult a specialist in each trade as needed. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

A1. Exterior: Wall Cladding

A1-1 Main House

Trim Type: Composite

Cladding Type: Vinyl Horizontal

(A1-1.1) Main House



Multiple areas of the vinyl siding have damage which can allow for water/pest penetration into the wall system. The siding system is in need of evaluation and repairs by a licensed general contractor or specialist to ensure the integrity and weathertightness of the system.

Photo - To the right of the front door there is a hole in the siding system.

(A1-1.2) Main House



Additional photo of damaged siding to the right side of the front door.

(A1-1.3) Main House



Additional photo of holes in the siding on the right side of the home in need of evaluation and repair.

(A1-1.4) Main House

Additional photo of hole in the siding on the right side of the home in need of repair.

(A1-1.5) Main House

Additional photo of damaged siding at the rear of the home.

(A1-1.6) Main House

Additional photo of damaged siding at the rear deck area of the home.

(A1-1.7) Main House

Additional photo - Multiple areas throughout the rear of the home exhibit evidence of improper repairs to the vinyl siding system. Fasteners should never be exposed. A licensed general contractor should be consulted for evaluation and repair.

(A1-1.8) Main House

Additional photo of improper repair of the siding system at the rear of the home. This repair allows for water penetration into the siding system.

(A1-1.9) Main House

Additional photo of improper repair to the vinyl siding with exposed fasteners.

(A1-1.10) Main House

The exterior light fixture at the right rear of the home was missing a bulb and not operational at the time of the inspection. Corrective repairs are needed.

(A1-1.11) Main House

At the rear of the home the GFCI receptacle has a broken cover and is exposed to the elements. This poses an electrical safety concern. A licensed electrician or specialist should be consulted for evaluation and repair to ensure the receptacle is in a weather tight enclosure as intended.

(A1-1.12) Main House

The GFCI receptacle at the rear of the home was not functional at the time of the inspection. The unit would not trip when tested. This is an important safety device. A licensed electrician or specialist should be consulted for evaluation and repair.

A3. Exterior: Decks, Porches, Stoops, and Balconies**A3-1 Deck**

Location: Main House Rear

Construction Type: Wood (Wood Surface)

(A3-1.1) Deck

The elevated deck was found to be in poor condition and in need of immediate evaluation and repair. It is recommended that the deck system is NOT USED until repairs are made by a licensed general contractor. The following concerns were noted at the time of the inspection:

1. The deck system is not self supported and is improperly installed and should be considered UNSAFE FOR USE - Deck, porch and stair systems on the exterior of a manufactured home must be self supporting.
2. The decking surface is poor condition with uneven surfaces, lifted boards, split wood, raised/loose fasteners.
3. The steps are in poor condition, damaged treads, loose handrailings and poorly supported.
4. The deck support posts exhibit evidence of advanced decay. .
5. The deck post are not braced and or secured against up lift (over 4 feet)
6. Improper fasteniers and fastening methods are used throughout the deck system.

A licensed general contractor should be consulted for a complete evaluation of the deck step system and to make necessary repairs/replacement to ensure safe and functional use of the deck.

(A3-1.2) Deck

Additional photo, The rear steps leading to the deck should be considered a safety hazard and not be used. The entire stair system is loose and unstable and poses an immediate safety hazard.

(A3-1.3) Deck

The top plate or grip that is installed on the handrails for the deck steps is too wide. The top plate should be within a size and thickness so that it can be easily gripped to prevent a fall.

(A3-1.4) Deck

Additional photo exhibiting evidence of missing cross bracing between the support posts for the entire elevated rear deck system.

(A3-1.5) Deck

Additional photo of a rear deck support post completely decayed and not making contact with the ground.

(A3-1.6) Deck

Additional photo of improperly fastened flooring system without through bolting.

(A3-1.7) Deck

Additional photo of improperly fastened stair system without through bolting.

(A3-1.8) Deck

Additional photo example of loose/ improperly fastened support post without through bolting or fastener strap/bracket

(A3-1.9) Deck

Additional photo - Improperly fastened perimeter band for the flooring system on the rear deck.

(A3-1.10) Deck

Additional photo - deck systems on manufactured homes should be completely self-supporting. The rear deck system does not have any support posts along the perimeter wall on the exterior of the home. Safety hazard!

(A3-1.11) Deck

Additional photo of loose railing system at the rear deck.

(A3-1.12) Deck

Additional photo typical of the poor floor board system on the rear deck with raised nails and loose boards and uneven walking surface throughout the flooring system.

(A3-1.13) Deck

Additional photo of the flooring system for the deck at the rear of the home which has an uneven surface throughout the flooring system

A3. Exterior: Decks, Porches, Stoops, and Balconies**A3-2 Front Porch**

Location: Main House Front
Construction Type: Wood (Wood Surface)

Inspection Limitation(s):

The floor system of the deck/porch was not inspected, there is no access to the foundation area, the area was too low, lattice blocked access, and or storage blocked access. The accessible areas have visible defects that indicate the need for further investigation of the foundation area. Refer to the report statements listed below.

(A3-2.1) Front Porch



The surface of the front porch has a significant negative slope towards the home. This condition can allow for water to be diverted towards the foundation of the home which can lead to undesirable conditions in the crawl space as well as damage to the foundation system. Additionally, the uneven surface can cause a trip and fall safety concern for egress in and out of the home. A licensed general contractor should be consulted for a complete evaluation and any necessary repairs/replacement of the front porch system to ensure it is safe for use as intended.

(A3-2.2) Front Porch



The front porch system is in need of repair. The structural support post at the front left corner exhibits evidence of advanced decay. As with the other items noted in the report the entire front porch system should be evaluated and repaired by a licensed general contractor to ensure safe use of the porch system.

(A3-2.3) Front Porch



Additional photo of the front center support post for the deck system exhibits evidence of advanced decay.

(A3-2.4) Front Porch



Additional photo of the right rear corner support post for the deck system exhibits evidence of advanced decay.

(A3-2.5) Front Porch

Limitation, due to the low height of the front porch system it is not possible to completely evaluate the flooring system. Also, could not confirm if the porch system is self supporting, as required for manufactured homes.

A4. Exterior: Driveways, Patios, Walks, Retaining**A4-1 Driveway**

Location: Main House Front

Construction Type: Gravel

B. Structural

This inspection was limited because the subject property is a manufactured home and all structural systems and components are concealed and or not accessible. The floor framing areas and roof framing areas are not accessible therefore were not inspected. The concealed framing areas prevent the inspector from moving insulation to locate possible areas of damage or decay and at the suspect areas often required by home inspection standards of practice, therefore it is not possible to identify damage or deterioration until it is apparent in the interior areas of the home. If additional information is required related to the condition of the structural components the belly barrier that covers the floor framing would need to be removed, the buyer should request further evaluation by an Engineer or General Contractor who specializes in manufactured home construction and installation.

B. Structural: Inspection Methods

When accessible and safe the inspector entered crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible, floor framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The attic of this home was not entered because of limited access and all related systems and components were not inspected. The home inspector did not formulate an opinion related to the condition of the attic systems and components including structural, HVAC, electrical, plumbing, insulation, and or ventilation systems.

B1. Structural: Foundation

B1-1 Main House

Foundation Materials: Brick

Foundation Type: Crawl Space: Exterior Entrance

(B1-1.1) Main House



In the crawl space, the foundation walls at the front of the home were wet and the soil adjacent to the foundation was muddy from direct water penetration in the area. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold/mildew. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(B1-1.2) Main House



Additional photo - wet perimeter brick at front of home from direct water penetration.

(B1-1.3) Main House

The house does not have a gutter and downspout system to divert water away from the foundation. At the rear of the home the foundation footing is exposed in many areas from what appears to be erosion of the soil. Such erosion can lead to damage of the foundation system. A licensed general contractor should be consulted to evaluate the level of concern and determine what repairs are required to ensure the structural integrity of the home.

(B1-1.4) Main House

At the front of the home beneath a foundation vent a section of masonry brick is damaged which exposes an opening into the crawl space area. This can allow for pest and water penetration into the crawl space. A specialist should be consulted for evaluation and repair.

B2. Structural: Columns and Piers**B2-1 Main House**

Column/Pier Materials: Block

Column/Pier Type: Pier: Crawl Space

B3. Structural: Floor Structure**B3-1 Main House**

Sub-Floor Type: OSB/Plywood

Floor Beam Type: Manufactured Home - Not Visible for Inspection

Floor Joist Type: Manufactured Home - Not Visible for Inspection

Inspection Limitation(s):

The client should note that the floor framing is concealed and framing components that are typically visible on a standard foundation are not accessible on a modular home unless an invasive inspection is performed. It is recommended that the buyer request a complete invasive engineering inspection of the structure prior to purchase.

(B3-1.1) Main House

A large area of the floor framing and subflooring under the master bathroom/laundry area was noted to exhibit evidence of water damage. Evidence suggests direct water penetration. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay make necessary repairs to prevent further damage and undesirable conditions.

(B3-1.2) Main House

Additional photo - damaged flooring under master bathroom/laundry area.

(B3-1.3) Main House

Mud tunnel etchings (stains) typical of termites were noted on a foundation pier at the left rear area of the home. Termite damage is often hidden and requires invasive inspection to determine the extent of the damage. A licensed general contractor should be consulted for a complete evaluation and to make any necessary repairs if needed. A licensed pest inspector should also be consulted to determine activity level for the insects and if treatment is required.

B4. Structural: Wall Structure**B4-1 All Interior Areas**

Wall Structure Type: Finished Areas: Not Accessible

B5. Structural: Ceiling Structure**B5-1 Interior**

Ceiling Beam Type: Not Visible

Ceiling Joist Type: Not Visible

Inspection Limitation(s):

The wall and ceiling structures are not visible for inspection or reporting a structural description.

B6. Structural: Roof Structure**B6-1 Main House**

Roof Sheathing Type: Not Accessible

Rafter/Beam Type: Not Visible

Roof Type: Gable

Inspection Limitation(s):

The roof structures are not visible for inspection or reporting a structural description.

C. Roofing

The roof covering systems were visually inspected, refer to the inspection method and report limitations. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

C. Roofing: Inspection Methods

The roof covering was inspected using a drone . The use of a drone allows the inspector to view the overall surface of the roof including areas that are not otherwise accessible but does not enable the inspector to locate small defects that may only be located or identified by walking on the roof surface which is beyond the scope of this home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a Licensed Roofing Contractor prior to purchase.

C1. Roofing: Coverings

C1-1 Main House

Roof Covering Type: Metal: Panel: Surface Fasteners

Inspection Limitation(s):

The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection.

C2. Roofing: Drainage Systems

C2-1 Main House

Roof Drainage System Component Type: NONE

(C2-1.1) Main House



This home does not have a system such as gutters to control roof drainage. Direct drainage to the foundation and cladding from the roof system can result in water penetration into the foundation area and foundation deterioration.. It is recommended that a gutter system with extended downspouts be installed to protect the wall cladding and foundation areas of the home. A licensed general contractor should be consulted for evaluation and installation.

D. Plumbing

All plumbing and water heating items listed or identified below were found to be in need of further evaluation and repair by a Licensed Plumbing Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. The majority of the plumbing components are concealed from inspection and the overall general condition cannot be fully determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design as the system cannot be put under full load. The inspection does not guarantee that the plumbing systems and components will meet the demands of your family. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Functional drainage is not reported as defective unless drainage flow is less than the supply water flow. The inspection of the water heater does not include evaluating the unit capacity for functional use. The hot water requirement for daily use varies for each family and the home inspector does not determine if the hot water supply is adequate. The inspection does not include verification of anti-scald fixtures and the client should verify water temperature settings prior to use. The plumbing inspection does not include determining the quantity/quality of the water supply, including potability, purity, clarity, hardness, or pH level. The plumbing inspection does not include; operation of the main or fixture turn-off valves, reporting fixture surface defects (including mineral deposits, cracks, chips and discolorations), condition of pipe interiors, determining the absence or presence of thermal expansion or backflow protection devices, verification of the washing machine drains, and or effectiveness of the toilet flush. The plumbing inspection is a limited functional evaluation made without full system load. Annual service and inspection of the main waste line will prevent system clogging and backup. If the buyer would like a complete invasive inspection of the plumbing system, the buyer should consult a Licensed Plumbing Contractor prior to purchase. This home has a private well for potable water supply and a private septic system for waste disposal. Determining the adequacy of these systems is beyond the scope of the home inspection. Wells and septic systems require regular maintenance and inspection. Wells can become contaminated with bacteria or other contaminants and septic systems can fail resulting in expensive repairs. It is recommended that the buyer consult the local health department or a Licensed Well/Septic Contractor for system evaluation and testing prior to purchase.

D1. Plumbing: Main Water Supply

D1-1 Main

Main Water Supply Line Materials: PEX

Water Supply Type: Private Community Well

Main Water Shut Off Location: Not Located

Inspection Limitation(s):

The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.

D2. Plumbing: Water Distribution Systems

D2-1 All Accessible Areas

Distribution Line Materials: PEX

Inspection Limitation(s):

The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.

(D2-1.1) All Accessible Areas

The pressure switch for the well storage tank is rusted and in poor condition. Additionally, the protective cover for the switch is missing which poses an electrical safety hazard. The pressure gauge is filled with water and is leaking. The failure of the pressure switch will result in poor/no water pressure. The storage tank system for the well system is in need of further evaluation, repair or replacement. A licensed plumbing or well contractor should be consulted for evaluation and repair.

(D2-1.2) All Accessible Areas

The water distribution line located beneath the vicinity of the 2nd bathroom line is corroded and leaking. Leaks in the water supply lines should be addressed as soon as possible to prevent property damage and flooding. A licensed plumbing contractor should be consulted for complete evaluation of the distribution systems to determine the general condition of the system and make necessary repairs.

D3. Plumbing: Drain, Waste, Vent Systems**D3-1 All Accessible Areas**

Drain/Waste Trap Line Materials: Plastic

Drain/Waste/Vent Line Materials: ABS

Inspection Limitation(s):

The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.

(D3-1.1) All Accessible Areas

The waste line for the bathtub in the 2nd bathroom leaking. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

D4. Plumbing: Water Heating Equipment**D4-1 Unit 1**

Capacity: Undetermined

Fuel Source: Electric

Water Heater Location: Laundry

Inspection Limitation(s):

The water heater is inside an enclosed wall area and was not visually inspected.

E. Electrical

The electrical systems and components were visually inspected. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no considerations were made for future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

Smoke Detectors: Present

Carbon Monoxide Detectors: Present

E1. Electrical: Main Service

E1-1 Underground

Grounding Electrode Type: Driven Rod

(E1-1.1) Underground



The power company tamper tag for the electrical service meter panel has been removed or cut. The damaged seal indicates that the meter has been tampered with and this condition presents a safety hazard that could result in serious personal injury and or property damage. The Power Company should be consulted to determine the significance of this concern and if repairs are needed.

E2. Electrical: Main Panel

E2-1 Main Panel 1

Voltage: 120-240 Volts: 1 Phase

Amperage: 200 Amps

Service Cable Material: Aluminum

Location: Laundry

(E2-1.1) Main Panel 1



The main electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type (not pointed screws), size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

E4. Electrical: Branch Circuits, Wiring

E4-1 Area: Main Panel

Wiring Methods: Non-Metallic (Plastic)

F. Heating Systems

The HVAC system(s) were visually inspected and operated in the cooling cycle only. The removal of the unit covers provided for service or maintenance by a qualified service technician is beyond the scope of the home inspection, therefore internal parts were not visible. The heating and cooling system(s) were visually inspected at the time of the home inspection. The visual inspection is supplemented by evaluating the operating function of the system (s) that is seasonally indicated. This inspection was considered a summer inspection. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a summer inspection when outside temperatures are above 65 degrees (F), it is not possible to evaluate if the system will properly heat the home, therefore, the heating system(s) are visually inspected but not operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the heating system(s) during a summer inspection. Unless otherwise noted, the cooling system(s) were the main focus and operated for the duration of the inspection. If the buyer would like more information concerning the functionality and general condition of the system(s), an invasive inspection by a Licensed HVAC Contractor should be requested prior to purchase. All HVAC systems and components should be serviced and evaluated seasonally by a licensed HVAC contractor. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

F1. Heating Systems: Equipment

F1-1 Heating Unit 1

Inspection Method: Not Operated, Covers Not Removed

Energy Source: Electric

Heating Unit Type: Heat Pump: Split System

Location: Exterior: Closet

Inspection Limitation(s):

For a summer inspection, furnace/heat pumps are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

F2. Heating Systems: Distribution System

F2-1 Heating Unit 1

Distribution System Type: Forced Air: Flexible Branch

Access: Crawl Space

Inspection Limitation(s):

Modular home. Not visible for inspection.

G. Cooling Systems

The air conditioning/heat pump system(s) were visually inspected and unless otherwise noted operated only in the cooling cycle(s). All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. The system outputs are evaluated based on typical HVAC system design specifications of 75 degrees Fahrenheit (F) interior temperatures on 90-degree Fahrenheit (F) days. Determining system performance for extreme weather days or consumer desire for room temperatures below 75 degrees Fahrenheit (F) is beyond the scope of the home inspection. Comfort levels vary from person to person and therefore are not the focus of a home inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

G1. Cooling Systems: Equipment

G1-1 Cooling Unit 1

Inspection Method: Operated, Covers Not Removed

Energy Source: Electric

Cooling Unit Type: Heat Pump: Split System

Location: Exterior: Closet

(G1-1.1) Cooling Unit 1



Exterior AC unit 2019 manufacturer date.

(G1-1.2) Cooling Unit 1



At the rear of the home the electrical disconnect for the air conditioning unit is improperly fastened to the home. The unit was likely moved when the deck system was installed. This condition can allow for direct water penetration into the disconnect which can cause an electrical safety hazard. A licensed electrician or air conditioning specialist should be consulted for evaluation and repair to ensure safe use of the air conditioning system.

(G1-1.3) Cooling Unit 1

Additional photo exhibiting evidence of an open hole on the back of the air conditioning disconnect electrical box which will allow for direct water penetration and can lead to corrosion and cause an electrocution hazard.

(G1-1.4) Cooling Unit 1

The interior coils of the HVAC system were noted to be dirty at the time of the inspection. This condition can effect the overall operation and efficiency of the HVAC system. An HVAC specialist should be consulted for a complete evaluation of the system and make any necessary repairs to ensure proper operation of the system.

G2. Cooling Systems: Distribution System**G2-1 Cooling Unit 1**

Distribution System Type: Forced Air: Flexible Branch

Access: Crawl Space

Inspection Limitation(s):

Modular Home - not visible for inspection.

H. Interiors

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified, and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. The washing machine drain, electrical power, or gas service were not verified, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

H1. Interiors: General Rooms

H1-1 Bedroom 1: Master

Finished Walls, Ceiling, Floor (Select): Finished Area

Heating and Cooling Source (Select): Heating and Cooling Source Noted

(H1-1.1) Bedroom 1: Master



Both lower inside windows in the master bedroom area were missing at the time of the inspection. A specialist should be consulted for evaluation and repair.

(H1-1.2) Bedroom 1: Master



The transition between the flooring system of the master bedroom and the master bathroom is missing a threshold piece to prevent a toe grab/trip concern from the difference in floor levels. Corrective repairs by a specialist are needed.

H1. Interiors: General Rooms

H1-2 Bedroom 2

Finished Walls, Ceiling, Floor (Select): Finished Area

Heating and Cooling Source (Select): Heating and Cooling Source Noted

H1. Interiors: General Rooms

H1-3 Bedroom 3

Finished Walls, Ceiling, Floor (Select): Finished Area

Heating and Cooling Source (Select): Heating and Cooling Source Noted

(H1-3.1) Bedroom 3



The inside lower storm window for the right rear bedroom was missing at the time of the inspection. A specialist should be consulted for evaluation and repair.

H1. Interiors: General Rooms

H1-4 Bedroom 4

Finished Walls, Ceiling, Floor (Select): Finished Area

Heating and Cooling Source (Select): Heating and Cooling Source Noted

H1. Interiors: General Rooms

H1-5 Dining Area

Finished Walls, Ceiling, Floor (Select): Finished Area

Heating and Cooling Source (Select): Heating and Cooling Source Noted

H1. Interiors: General Rooms

H1-6 Family Room

Finished Walls, Ceiling, Floor (Select): Finished Area

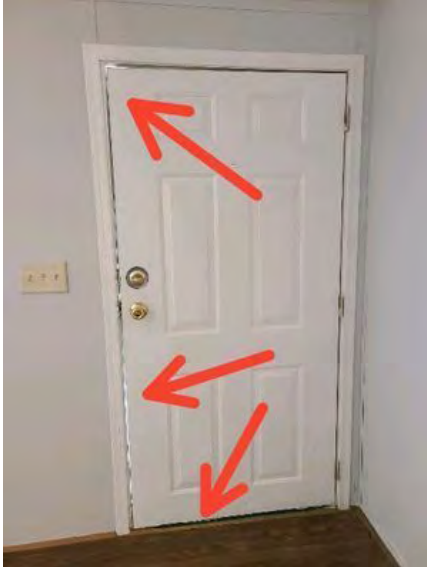
Heating and Cooling Source (Select): Heating and Cooling Source Noted

(H1-6.1) Family Room



The two light fixtures in the family room area were not operational at the time of the inspection. A specialist should be consulted for evaluation and repair.

(H1-6.2) Family Room



The front entrance door to the home does not have a weather tight seal around the perimeter and the bottom of the door rubs heavily on the threshold. A specialist should be consulted for evaluation and repair.

H1. Interiors: General Rooms

H1-7 Laundry

Finished Walls, Ceiling, Floor (Select): Finished Area

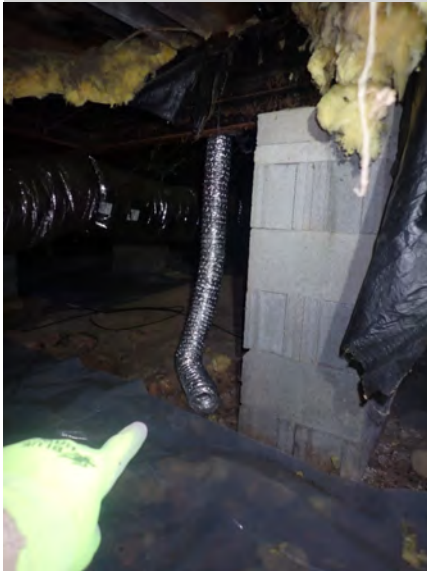
Heating and Cooling Source (Select): Heating and Cooling Source Noted

(H1-7.1) Laundry



The dryer duct is damaged/missing/disconnected and exiting into the foundation area. The dry exhaust exposes the wood framing and other systems in the foundation area to excessive moisture and lint build-up. Electrical and mechanical systems can pose a fire hazard when exposed to lint. Improper dryer exhaust duct installation can result in condensation and lint build up that will cause the dryer to overheat creating a fire hazard. A licensed general contractor or general repair specialist should be consulted for further evaluation and repair to make sure the duct is properly installed and vented to the outside of the home. Rigid galvanized duct pipe should be used for the repair.

(H1-7.2) Laundry



Additional photo - dryer duct venting into the crawl space.

H2. Interiors: Kitchens

H2-1 Kitchen

Finished Walls, Ceiling, Floor (Select): Finished Area

Heating and Cooling Source (Select): Heating and Cooling Source Noted

(H2-1.1) Kitchen



The GFCI receptacle in the kitchen did not test/reset correctly to ensure that it was ground fault protected. GFCI protection is needed to reduce shock in hazardous locations. Corrwctive repairs are needed.

H3. Interiors: Bathrooms

H3-1 Bathroom 2

Receptacle Found (Y/N) (Select): Yes

Ventilation (Select): Ventilation Exhaust Fan Present

(H3-1.1) Bathroom 2



The countertop in the second bathroom for the vanity is verylooset and buckled behind both sinks for the entire span of the countertop. This suggests there may have been water damage. A specialist should be consulted for a complete evaluation and repair/replacement as needed to ensure the vanity system is functioning as intended

(H3-1.2) Bathroom 2



The toilet in the second bathroom was not functional at the time of the inspection. It appears the water to the unit is turned off. A licensed plumber should be consulted for further evaluation and repair to ensure the toilet functions as intended.

H3. Interiors: Bathrooms

H3-2 Bathroom: Master

Receptacle Found (Y/N) (Select): Yes

Ventilation (Select): Ventilation Exhaust Fan Present

(H3-2.1) Bathroom: Master



The base cabinet for the master bathroom area is very warped/damaged beneath the two sinks, suggesting a history of water damage. A specialist should be consulted for evaluation and repair or replacement as needed.

(H3-2.2) Bathroom: Master

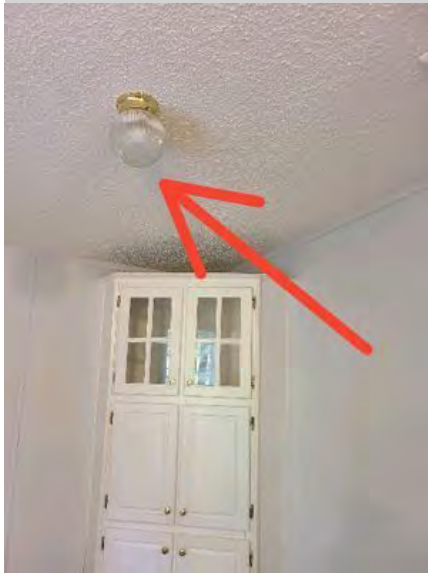


Additional photo of damaged base cabinet beneath the master bathroom sink

(H3-2.3) Bathroom: Master



The tank on the toilet in the master bathroom is loose. This can lead to leaks and damage to the home. A licensed plumber or specialist should be consulted for evaluation and repair.

(H3-2.4) Bathroom: Master

The overhead light in the master bathroom was not operational at the time of the inspection. Corrective repairs are needed.

(H3-2.5) Bathroom: Master

The left side faucet in the master bathroom was not functioning properly at the time of the inspection. The faucet lost water pressure during use suggesting that there may be a supply line issue, blockage or defect with the faucet unit. A licensed plumber or specialist should be consulted for evaluation and repair.

H5. Interiors: Attic, Basement**H5-1 Attic: Unfinished****H6. Interiors: Fireplaces****H6-1 Fireplace: Pre-Manufactured: Metal**

Energy Source: Gas
Exhaust Flue Type: Metal
Location: Family Room

(H6-1.1) Fireplace: Pre-Manufactured: Metal

The fireplace area has covers blocking the front on both sides, therefore, the fireplace area could not be inspected. Seller disclosure is advised as to the reasoning for the covering of the fireplace area. Before use of the fireplace system, a licensed Chimney Specialist should be consulted for a complete evaluation of the fireplace firebox, damper system and chimney system to ensure it is clear and safe for use.

I. Insulation & Ventilation

The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

J. Appliances

The installed appliances were visually inspected and operated per the home inspector's standard of practice and or contract, unless otherwise noted as a limitation. Built in appliances are operated to determine if the units respond to and operate using normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as the cleaning ability of the dishwasher, the grinding efficiency of the disposal, or the calibration of the oven is beyond the scope of the home inspection. Refrigeration units, ice makers, wine coolers, countertop appliances, washing machines, and dryers are beyond the scope of the home inspection

J1. Appliances: Appliances

J1-1 Oven: Electric

Inspection Method: Range Oven: Electric: Operated

Location: Kitchen