



Property Inspection Report

Report Number: 123022.10

For The Property Located On:

139 Ellington Road
Henderson, North Carolina 27537



Prepared For Exclusive Use By:



Report Prepared By: Frank Marques, NC: 3660

Inspector Signature:

Date of Inspection: Friday, December 30, 2022

Time Started: 10:00 AM, Time Completed: 12:00 AM

This report was prepared for the exclusive use of the client named above. This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

Report Sections

Legend

- IN** This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NI** This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.
- LT** The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NP** The described component or system was not present at the time of the inspection or is not a component or system of the subject property.
- DE** The described component or system presented tangible evidence to indicate that the component or system was not functioning as intended, warranted further investigation, and or repair prior to purchase.
- FE** The described component or system requires further evaluation by a licensed professional such as an engineer or contractor with expert knowledge of the component or system to determine if repair is needed prior to purchase.

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

A1 - Structural: Foundation	IN/NI	LT	NP	DE	FE
(A1 - 1) Main House	IN				
A2 - Structural: Columns and Piers	IN/NI	LT	NP	DE	FE
(A2 - 1) Main House	IN	LT			
A3 - Structural: Floor Structure	IN/NI	LT	NP	DE	FE
(A3 - 1) Main House	IN	LT		DE	
A4 - Structural: Wall Structure	IN/NI	LT	NP	DE	FE
(A4 - 1) All Interior Areas	IN	LT			
A5 - Structural: Ceiling Structure	IN/NI	LT	NP	DE	FE
(A5 - 1) All Accessible Attic Areas	IN	LT			
A6 - Structural: Roof Structure	IN/NI	LT	NP	DE	FE
(A6 - 1) Main House	IN	LT		DE	

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim	IN/NI	LT	NP	DE	FE
(B1 - 1) Main House	IN			DE	
B2 - Exterior: Windows and Doors	IN/NI	LT	NP	DE	FE
(B2 - 1) All Doors	IN			DE	
(B2 - 2) All Windows	IN			DE	
B3 - Exterior: Decks, Porches, Stoops, and Balconies	IN/NI	LT	NP	DE	FE
(B3 - 1) Porch	IN				
(B3 - 2) Deck	IN				
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI	LT	NP	DE	FE
(B4 - 1) Driveway, Carport and Front Walk	IN				FE
B5 - Exterior: Vegetation and Grading	IN/NI	LT	NP	DE	FE
(B5 - 1) Vegetation	IN				FE

C - Roofing

C1 - Roofing: Coverings	IN/NI	LT	NP	DE	FE
(C1 - 1) Main House	IN	LT		DE	
C4 - Roofing: Chimneys and Flues	IN/NI	LT	NP	DE	FE
(C2 - 1) Main House	IN	LT		DE	
D - Plumbing					
D1 - Plumbing: Water Distribution Systems	IN/NI	LT	NP	DE	FE
(D1 - 1) Main	IN				
(D1 - 2) All Accessible Areas	IN	LT		DE	
D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI	LT	NP	DE	FE
(D1 - 1) All Accessible Areas	IN	LT		DE	
D3 - Plumbing: Water Heating Equipment	IN/NI	LT	NP	DE	FE
(D3 - 1) Unit 1	IN	LT		DE	
E - Electrical					
E1 - Electrical: Main Service	IN/NI	LT	NP	DE	FE
(E1 - 1) Underground	IN				
E2 - Electrical: Main Panels	IN/NI	LT	NP	DE	FE
(E1 - 1) Main Panel	IN			DE	
E4 - Electrical: Branch Circuits and Wiring	IN/NI	LT	NP	DE	FE
(E1 - 1) Crawl Space and Main Panel	IN			DE	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI	LT	NP	DE	FE
(E1 - 1) Exterior	IN				
F - Heating					
F1 - Heating: Equipment	IN/NI	LT	NP	DE	FE
(F1 - 1) Heating Unit 1	IN	LT			
F2 - Heating: Distribution Systems	IN/NI	LT	NP	DE	FE
(F2 - 1) Heating Unit 1	IN				
G - Cooling					
G1 - Cooling: Equipment	IN/NI	LT	NP	DE	FE
(G1 - 1) Cooling Unit 1	IN	LT			FE
G2 - Cooling: Distribution Systems	IN/NI	LT	NP	DE	FE
(G2 - 1) Cooling Unit 1	IN			DE	
H - Interiors					
H1 - Interiors: General Rooms	IN/NI	LT	NP	DE	FE
(H1 - 1) All Rooms	IN	LT		DE	
H2 - Interiors: Kitchens	IN/NI	LT	NP	DE	FE
(H2 - 1) Kitchen	IN				
H3 - Interiors: Bathrooms	IN/NI	LT	NP	DE	FE
(H3 - 1) Bathroom 1	IN			DE	
(H3 - 2) Bathroom 2	IN			DE	
H6 - Interiors: Fireplaces and Stoves	IN/NI	LT	NP	DE	FE
(H6 - 1) Fireplace: Masonry	IN			DE	
I - Insulation and Ventilation					
I1 - Insulation and Ventilation: Areas	IN/NI	LT	NP	DE	FE
(I1 - 1) Attic: All Accessible	IN	LT		DE	
(I1 - 2) Crawl Space: All Accessible Areas	IN			DE	

J - Built In Appliances

J1 - Built In Appliances: Equipment	IN/NI	LT	NP	DE	FE
(J1 - 1) Dishwasher	IN				
(J1 - 2) Range: Electric	IN				
(J1 - 3) Microwave: Over Range	IN				

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."

(A3 - 1) Main House

Summary - Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House



Further Evaluation Needed/Repairs - Floor Joist - Moisture Damage (Rot) Floor Joist & Girder / Recent Repairs - Observed severe moisture damage on the wood frame components of the floor system inside the foundation crawlspace with recent repairs (sintering floor joists). Repairs were noted on several areas of the floor joists and the main girder inside the foundation crawlspace. Some areas of damage on the floor joist were observed with out any recent repairs and fungal/mold growth was still present. Recommend professional/structural engineer provide a full evaluation of the noted damaged areas, as well as, any other areas in this floor system that is considered to be problematic due to there experience with older home floor construction repairs. At a minimum, a professional contractor specializing in structural foundation and floor system installation needs to provide an evaluation and necessary repairs in the observed area noted in the report in order to restore the structural integrity of the floor system inside the foundation. Observation/Information: Supplemental Support Systems Installed - Observed added supporting system in the crawlspace. Added/supplemental systems are not a structural component in the floor system and are provided to help support the floor system where floor noise from deflection is occurring. It is common in older homes to see added supports due to older building codes that allowed for larger spans in the floor joist construction. If any concerns are presented due to the added support structures being installed, it is suggested that a professional engineer be consulted.

(A3 - 1.2) Main House



Additional Photograph: This is a photograph of previous comment

(A6 - 1) Main House

Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From the attic, the wood framing components are discolored and decayed. The level of decay indicates a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. The area was also wet at the time of the inspection indicating an active leak. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(A6 - 1.2) Main House



Additional Photograph: This is a photograph of active leak on the rear elevation.

(A6 - 1.3) Main House



At many places in the attic, there was evidence of animal feces. This can pose an unsanitary conditions. Recommend that all access point for wildlife to enter the home be sealed up and protected. Recommend that the unsanitary conditions be reviewed and corrected as necessary by a qualified specialist.

(B1 - 1) Main House

Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 1.5) Main House



The aluminum cladding covering the wood trim was noted to be loose. The roof line was damaged. All systems listed should be evaluated and repaired as needed by a licensed general contractor to ensure that all systems are functioning as intended. The contractor should consult a specialist in each trade as needed.

(B2 - 1) All Doors, Location: All Accessible

Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 1.1) All Doors



The rear door has soft and decayed wood in the frame area. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 2) All Windows, Location: All Accessible

Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) All Windows



The storm kitchen window has a broken/cracked pane. The broken glass should be repaired to prevent accidental injury and weather intrusion. A licensed general contractor should be consulted to make necessary repairs.

(B4 - 1) Driveway, Carport and Front Walk, Location: Main House Front

Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 1.1) Driveway, Carport and Front Walk



The roof sheathing on the carport is stained and evidence suggest a history of a leak. The shingles/flashing were noted to be older and in poor condition. A licensed general contractor should be consulted to review the area of concern and repair to needed to ensure the weathertightness of the roof system.

(C1 - 1) Main House

Summary - Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House



There are several visible repairs to the roof covering. Repairs typically indicate physical damage or history of leaks and can indicate that a roof covering is approaching the end of the service life. The owners should be asked for disclosure related to the history of repairs. A licensed roofing contractor should be consulted to evaluate the repairs and determine the life expectancy of the roof covering.

(C1 - 1.2) Main House



Additional Photograph: This is a photograph of previous comment

(C1 - 1.3) Main House



Additional Photograph: This is a photograph of buckled shingles

(C1 - 1.4) Main House



Additional Photograph: This is a photograph of damage shingles.

(C4 - 1) Main House, Type: Chimney: Masonry

Summary - Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House



The mortar crown is deteriorated and cracked. When the mortar crown is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

(C4 - 1.2) Main House



Additional Photograph: This is a photograph of previous comment.

(D1 - 2) All Accessible Areas

Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) All Accessible Areas



The exterior faucet(s) is loose and not secure to the foundation wall. The faucet needs to be secured to prevent stress on the supply line that could result in plumbing supply leaks. A licensed plumbing contractor should be consulted to make necessary repairs.

(D1 - 2.2) All Accessible Areas

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer manufactured in the original formulation as an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

(D2 - 1) All Accessible Areas

Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

(D2 - 1.1) All Accessible Areas



The waste line for the tub is leaking. The leak has resulted in decay of the bathroom floor under and adjacent to the tub. The waste line needs to be repaired to ensure sanitary conditions. A licensed general contractor should be consulted for a complete evaluation of the bathroom floor system to determine the extent of the damage and to make necessary repairs. 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.

(D3 - 1) Unit 1, Location: Crawl Space

Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 1.1) Unit 1



For Your Records this is a photograph of the hot water at the time of the inspection.

(D3 - 1.2) Unit 1

The water in the home has a strong rotten egg or sulfur odor. The odor was most prominent on the hot water supply. The odor is often started in the water heater when certain non-disease-producing bacteria absorb the oxygen in sulfate which is found in some water supplies to form hydrogen sulfide. Hydrogen sulfide causes the distinct, offensive odor of sewage or rotten eggs. In most cases this odor does not affect the water quality. The determination of the quality of the water is beyond the scope of the home inspection. A licensed plumbing contractor or local city county health department should be consulted to evaluate the water supply for quality and outline necessary corrections to ensure safe potable water.

(E2 - 1) Main Panel, Location: Bathroom (see comments)

Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel



The dining room breaker was tripped. This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E2 - 1.2) Main Panel

The electrical service panel is located in the bathroom. This is not a typical installation and creates a condition where the panel may be exposed to wet conditions. This condition could also present a safety hazard related to possible personal injury and as the space above and below an electrical panel from the ceiling to floor should be a dedicated space to prevent possible damage to service cables and conductors related to other installations. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure a safe and accessible system.

(E4 - 1) Crawl Space and Main Panel

Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):

(E4 - 1.1) Crawl Space and Main Panel



Electrical connections have been made in the attic area without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

(G2 - 1) Cooling Unit 1, Access: Crawl Space

Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit 1



The insulation cover for the duct branch(s) is deteriorated. The cover protects the duct structure and holds the insulation in place. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(H3 - 1) Bathroom 1

Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Bathroom 1



The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

(H3 - 2) Bathroom 2

Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.2) Bathroom 2



The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

(H6 - 1) Fireplace: Masonry, Location: Family Room

Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry



The fireplace is missing the damper. This is a hazardous condition that needs correction. A licensed general contractor should be consulted for a complete evaluation and repair.

(H6 - 1.2) Fireplace: Masonry

From the fireplace opening, heavy build of creosote was noted. Creosote build-up can result in improper function of the fireplace and high potential for fire. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(H6 - 1.3) Fireplace: Masonry



The hearth is pulled away from the fireplace face. The hearth support needs further investigation. A licensed general contractor should be consulted for a complete evaluation and repair.

(I1 - 1) Attic: All Accessible

Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 1.1) Attic: All Accessible



The bathroom ventilation fan exhaust duct does not exit to the exterior of the home. The fan exits to the attic space which will add undesirable moisture to the area. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.2) Attic: All Accessible



The insulation is compressed or displaced. The effectiveness of the insulation is reduced when displaced or compressed. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.3) Attic: All Accessible



Additional Photograph: This is a photograph of compressed insulation

(I1 - 2) Crawl Space: All Accessible Areas

Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space: All Accessible Areas



The screen mesh on the foundation vent(s) have missing/deteriorated. This is leaving a hole in the mesh which can provided an access point for wildlife to enter the crawlspace could allow easy access of wildlife to the crawlspace. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(I1 - 2.2) Crawl Space: All Accessible Areas



Additional Photograph: This is a photograph of previous comment.

Introduction

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. The subject home was disclosed to be part of an estate or a foreclosed property and has been disclosed to be vacant. The sellers are not tenants or occupants of the home and therefore the buyer should budget for defective items that could only be discovered by disclosure from the sellers. The inspector makes every effort to locate as many defects as possible, however, when a home is vacant, or part of an estate defects that are typically discovered by evidence from daily use and loads may not be apparent. There is an added risk to the buyer when purchasing a home without seller disclosure especially when a home has been vacant for more than 1 year. The home inspection should be considered preliminary and the buyer should request a second inspection after they have placed the home in service. The word "inspect" per the home inspection standard of practice means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. 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. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. 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.

Inspection Weather Conditions

Temperature: 58 Deg. F

Weather Conditions: Clear - Sunny

Inspection Report Body

A - Structural Section

(General Limitations, Implications, and Directions):

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance/cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof, and floor framing systems are 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.

A - Structural Section

(Foundation and Attic Inspection Methods):

When accessible and safe the inspector entered attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) Main House Structural: Foundation

IN/NI LT NP DE FE

IN

Foundation Type: Crawl Space: Exterior Entrance

Foundation Materials: Block: Brick

(A2 - 1) Main House

IN/NI LT NP DE FE

Structural: Columns and Piers

IN LT

Column/Pier Type: Pier: Crawl Space

Column/Pier Materials: Block: Brick

Limitation(s): The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

(A3 - 1) Main House

IN/NI LT NP DE FE

Structural: Floor Structure

IN LT DE

Sub-Floor Type: OSB

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

Limitation(s): Floor framing systems are 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.

(A3 - 1) Main House

Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House



Further Evaluation Needed/Repairs - Floor Joist - Moisture Damage (Rot) Floor Joist & Girder / Recent Repairs -

Observed severe moisture damage on the wood frame components of the floor system inside the foundation crawlspace with recent repairs (sintering floor joists). Repairs were noted on several areas of the floor joists and the main girder inside the foundation crawlspace. Some areas of damage on the floor joist were observed with out any recent repairs and fungal/mold growth was still present. Recommend professional/structural engineer provide a full evaluation of the noted damaged areas, as well as, any other areas in this floor system that is considered to be problematic due to there experience with older home floor construction repairs. At a minimum, a professional contractor specializing in structural foundation and floor system installation needs to provide an evaluation and necessary repairs in the observed area noted in the report in order to restore the structural integrity of the floor system inside the foundation. Observation/Information: Supplemental Support Systems Installed - Observed added supporting system in the crawlspace. Added/supplemental systems are not a structural component in the floor system and are provided to help support the floor system where floor noise from deflection is occurring. It is common in older homes to see added supports due to older building codes that allowed for larger spans in the floor joist construction. If any concerns are presented due to the added support structures being installed, it is suggested that a professional engineer be consulted.

(A3 - 1.2) Main House



Additional Photograph: This is a photograph of previous comment

(A4 - 1) All Interior Areas

IN/NI LT NP DE FE

Structural: Wall Structure

IN LT

Wall Structure Type: Finished Areas: Not Accessible

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

(A5 - 1) All Accessible Attic Areas

Structural: Ceiling Structure

IN/NI LT NP DE FE

IN LT

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood

Beam/Girder Type: Dimensional Lumber: Standard Construction: Wood

Limitation(s): The attic area was inspected from the central walk board area or attic access opening only. The inspection was very limited, however, additional inspection is needed prior to the purchase of the home.

(A6 - 1) Main House

Structural: Roof Structure

IN/NI LT NP DE FE

IN LT DE

Roof Style/Type: Gable

Roof Sheathing Type: OSB

Rafter & Beam Types: Dimensional Lumber: Standard Construction

Limitation(s): Roof framing systems are 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.

(A6 - 1) Main House

Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From the attic, the wood framing components are discolored and decayed. The level of decay indicates a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. The area was also wet at the time of the inspection indicating an active leak. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(A6 - 1.2) Main House



Additional Photograph: This is a photograph of active leak on the rear elevation.

(A6 - 1.3) Main House



At many places in the attic, there was evidence of animal feces. This can pose an unsanitary conditions. Recommend that all access point for wildlife to enter the home be sealed up and protected. Recommend that the unsanitary conditions be reviewed and corrected as necessary by a qualified specialist.

B - Exterior Section

(General Limitations, Implications, and Directions):

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.

(B1 - 1) Main House

Exterior: Wall Cladding

IN/NI LT NP DE FE

IN DE

Wall Cladding Type: Brick Veneer

Trim Type: Wood Paint

(B1 - 1) Main House

Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 1.1) Main House



Left elevation

(B1 - 1.2) Main House



Right elevation

(B1 - 1.3) Main House



Rear elevation

(B1 - 1.4) Main House



Exterior building was not inspected

(B1 - 1.5) Main House



The aluminum cladding covering the wood trim was noted to be loose. The roof line was damage. All systems listed should be evaluated and repaired as needed by a licensed general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.

(B1 - 1.6) Main House



One or more penetrations through the exterior veneer was noted around the exterior of the property. Any penetration through the veneer could allow for water and/or pest intrusion. I recommend repair of all areas by a specialist. (pictures are used as an enhancement of the report may not document all areas and a full check is recommended).

(B1 - 1.7) Main House



Cracks were noted above/below the windows/doors in the brick veneer. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home were closed at the time of the inspection and presented no visible evidence of progression to the foundation areas. The buyers should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. If the buyer has additional concerns an engineer should be consulted to determine the significance of the cracking.

(B2 - 1) All Doors	IN/N	I	LT	NP	DE	FE
Exterior: Windows and Doors	IN				DE	

Window/Door Type: Door: Single

Location: All Accessible

(B2 - 1) All Doors
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 1.1) All Doors



The rear door has soft and decayed wood in the frame area. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 2) All Windows	IN/N	I	LT	NP	DE	FE
Exterior: Windows and Doors	IN				DE	

Window/Door Type: Window: Single

Location: All Accessible

(B2 - 2) All Windows
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) All Windows



The storm kitchen window has a broken/cracked pane. The broken glass should be repaired to prevent accidental injury and weather intrusion. A licensed general contractor should be consulted to make necessary repairs.

(B3 - 1) Porch	IN/N	I	LT	NP	DE	FE
Exterior: Decks, Porches, Stoops, and Balconies	IN					

Structure Type: Masonry (Concrete Surface)

Location: Main House Front

(B3 - 2) Deck	IN/N	I	LT	NP	DE	FE
Exterior: Decks, Porches, Stoops, and Balconies	IN					

Structure Type: Wood (Wood Surface)

Location: Main House

(B4 - 1) Driveway, Carport and Front Walk	IN/N	I	LT	NP	DE	FE
Exterior: Driveways, Patios, Walks, and Retaining Walls	IN					FE

Constriction Type: Concrete

Location: Main House Front

(B4 - 1) Driveway, Carport and Front Walk

Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 1.1) Driveway, Carport and Front Walk



The roof sheathing on the carport is stained and evidence suggest a history of a leak. The shingles/flashing were noted to be older and in poor condition. A licensed general contractor should be consulted to review the area of concern and repair to needed to ensure the weathertightness of the roof system.

(B5 - 1) Vegetation

Exterior: Vegetation and Grading

IN/NI LT NP DE FE

IN

FE

Location: Main House

(B5 - 1) Vegetation

Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Vegetation

The home has historical trees. Historical trees require annual maintenance and service to reduce risk hazards related to the home. An arborist should be consulted to determine the general health of the tree, required service, and recommend a care plan.

C - Roofing Section

(General Limitations, Implications, and Directions):

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Roofing or a General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. 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 Section

(Roof Covering Inspection Methods):

The roof covering was inspected from the roof surface and by using binoculars / zoom camera and from a ladder at the roof eaves. The roof surface was accessed but the inspector did not travel to all areas. Walking on the roof surface is a limited service and is not performed on roof surfaces with a roof pitch of greater than 8:12, when the roof surface is wet, when the roof surface is covered with debris or ice, when exterior temperatures are over 95 degrees Fahrenheit, and or when roof covering materials will be damaged. 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 - 1) Main House

Roofing: Coverings

IN/NI LT NP DE FE

IN

LT

DE

Roof Covering Type: Shingles Composite or Fiberglass

Limitation(s): 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. 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.

(C1 - 1) Main House Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House



There are several visible repairs to the roof covering. Repairs typically indicate physical damage or history of leaks and can indicate that a roof covering is approaching the end of the service life. The owners should be asked for disclosure related to the history of repairs. A licensed roofing contractor should be consulted to evaluate the repairs and determine the life expectancy of the roof covering.

(C1 - 1.2) Main House



Additional Photograph: This is a photograph of previous comment

(C1 - 1.3) Main House



Additional Photograph: This is a photograph of buckled shingles

(C1 - 1.4) Main House



Additional Photograph: This is a photograph of damage shingles.

(C4 - 1) Main House Roofing: Chimneys and Flues

IN/NI LT NP DE FE

IN LT DE

Type: Chimney: Masonry

Limitation(s): The chimney inspection does not include the inspection of the flue. All chimneys should have a complete inspection that includes the flue liner prior to use especially for wood burning. A chimney sweep or specialist should be consulted prior to purchase.

(C4 - 1) Main House Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House



The mortar crown is deteriorated and cracked. When the mortar crown is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

(C4 - 1.2) Main House



Additional Photograph: This is a photograph of previous comment.

D - Plumbing Section

(General Information, General Limitations, Implications, and Directions):

Main Water Shut-Off Location: Well Pump

Water Supply Type: Private Well

Water Supply Piping Materials: [PVC]

General Limitations, Implications, and Directions: 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 - 1) Main Plumbing: Water Distribution Systems

IN/NI LT NP DE FE

IN

Piping Materials: [PVC]

(D1 - 1) Main Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 1.1) Main



This home has a private well for potable water supply. Determining if the water supply is potable or of good quality is beyond the scope of the home inspection. Wells require regular maintenance and can become contaminated with bacteria or other contaminants. It is recommended that the buyer consult the local health department or a licensed well contractor for system evaluation and testing.

(D1 - 2) All Accessible Areas Plumbing: Water Distribution Systems

IN/NI LT NP DE FE

IN

LT

DE

Piping Materials: [Copper/Brass] [Polybutylene, See Comments] PEX

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

(D1 - 2) All Accessible Areas

Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) All Accessible Areas



The exterior faucet(s) is loose and not secure to the foundation wall. The faucet needs to be secured to prevent stress on the supply line that could result in plumbing supply leaks. A licensed plumbing contractor should be consulted to make necessary repairs.

(D1 - 2.2) All Accessible Areas

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer manufactured in the original formulation as an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

(D2 - 1) All Accessible Areas

Plumbing: Drain, Waste, and Vent Systems

IN/NI LT NP DE FE

IN LT DE

Piping Materials: PVC, Traps- Plastic

Limitation(s): The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

(D2 - 1) All Accessible Areas

Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

(D2 - 1.1) All Accessible Areas



The waste line for the tub is leaking. The leak has resulted in decay of the bathroom floor under and adjacent to the tub. The waste line needs to be repaired to ensure sanitary conditions. A licensed general contractor should be consulted for a complete evaluation of the bathroom floor system to determine the extent of the damage and to make necessary repairs. 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.

(D3 - 1) Unit 1

Plumbing: Water Heating Equipment

IN/NI LT NP DE FE

IN LT DE

Location: Crawl Space

Capacity: 40 Gallons

Energy Source: Electric

Limitation(s): The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate.

(D3 - 1) Unit 1

Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 1.1) Unit 1



For Your Records this is a photograph of the hot water at the time of the inspection.

(D3 - 1.2) Unit 1

The water in the home has a strong rotten egg or sulfur odor. The odor was most prominent on the hot water supply. The odor is often started in the water heater when certain non-disease-producing bacteria absorb the oxygen in sulfate which is found in some water supplies to form hydrogen sulfide. Hydrogen sulfide causes the distinct, offensive odor of sewage or rotten eggs. In most cases this odor does not affect the water quality. The determination of the quality of the water is beyond the scope of the home inspection. A licensed plumbing contractor or local city county health department should be consulted to evaluate the water supply for quality and outline necessary corrections to ensure safe potable water.

(D3 - 1.3) Unit 1



For Your Records this is a photograph of the water heater.

E - Electrical Section

(General Limitations, Implications, and Directions):

All Electrical items listed below were found to be of concern and are in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made, the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. 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 consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

E - Electrical Section

(Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):

Smoke Detectors are Present in this Home

Carbon Monoxide Detectors are Present in this Home

(E1 - 1) Underground Electrical: Main Service

IN/NI LT NP DE FE

IN

Grounding Electrode: Driven Rod

(E2 - 1) Main Panel Electrical: Main Panels

IN/NI LT NP DE FE

IN

DE

Location: Bathroom (see comments)

Amperage Rating: 200 Amps

Voltage Rating: 120-240 Volts: 1 Phase

Service Cable Material: Aluminum

(E2 - 1) Main Panel

Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel



The dining room breaker was tripped. This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E2 - 1.2) Main Panel

The electrical service panel is located in the bathroom. This is not a typical installation and creates a condition where the panel may be exposed to wet conditions. This condition could also present a safety hazard related to possible personal injury and as the space above and below an electrical panel from the ceiling to floor should be a dedicated space to prevent possible damage to service cables and conductors related to other installations. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure a safe and accessible system.

(E4 - 1) Crawl Space and Main Panel

Electrical: Branch Circuits

IN/NI LT NP DE FE

IN

DE

Observed Wiring Materials: Non-Metallic (Plastic)

(E4 - 1) Crawl Space and Main Panel

Electrical: Branch Circuits (Defects, Comments, and Concerns):

(E4- 1.1) Crawl Space and Main Panel



Electrical connections have been made in the attic area without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

(E5 - 1) Exterior

Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT NP DE FE

IN

F - Heating Section

(General Limitations, Implications, Directions, and Inspection Methods):

The HVAC system(s) were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be in need of further evaluation and 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 covers were not removed to expose internal components. This type of visual inspection will not reveal internal problems for the system(s). If a complete invasive inspection is desired a Licensed HVAC Contractor should be consulted prior to purchase. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. All HVAC systems and components should be serviced and evaluated seasonally. All concerns are in need of further evaluation and repair 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 - 1) Heating Unit 1

Heating: Equipment

IN/NI LT NP DE FE

IN LT

Location: Crawl Space

Equipment Type: Heat Pump: Split System

Energy Source: Electric

Inspection Methods and Limitations: Limitations: The system operated and met the requested thermostat settings of 74 degrees (F) for the heating cycle; the unit was not operated in the cooling mode due to winter weather conditions. The temperature variance for room closest to the unit and the outermost room from the unit was XX. This was thought to be within an acceptable range. This variance was more than typically expected, a complete evaluation by a HVAC contractor is needed.

(F1 - 1) Heating Unit 1

Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit 1



For Your Records this photograph represents the air handler for split Heat Pump system.

(F1 - 1.2) Heating Unit 1



For Your Records this is a photograph of the Data Plate

(F2 - 1) Heating Unit 1

Heating: Distribution Systems

IN/NI LT NP DE FE

IN

Location Observed/Access: Crawl Space

Distribution System Type: Forced Air: Metal Box: Flexible Branch

G - Cooling Section

(General Limitations, Implications, Directions, and Inspection Methods):

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. 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. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter 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 heating and cooling performance, service, and maintenance history of the HVAC system(s).

(G1 - 1) Cooling Unit 1

Cooling: Equipment

IN/NI LT NP DE FE

IN LT FE

Location: Exterior: Crawl Space

Equipment Type: Electric: Split System

Energy Source: Electric

Inspection Methods and Limitations: Limitations: The air conditioning system and components were visually inspected, but not operated due to low exterior temperatures. Winter inspections only include a visual inspection of the air condition system(s). The home inspector cannot determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the AC systems. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation.

(G1 - 1) Cooling Unit 1

Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 1.1) Cooling Unit 1



The HVAC unit for this home is over ten years old. An A/C unit has a life expectancy of 10 to 15 years. The unit was noted to be operational and fair condition. The unit should be serviced annually and inspected. The buyer should budget for replacement.

(G1 - 1.2) Cooling Unit 1



For Your Records this is a photograph of the Data Plate

(G2 - 1) Cooling Unit 1

Cooling: Distribution Systems

IN/NI LT NP DE FE

IN DE

Location Observed/Access: Crawl Space

Distribution System Type: Same as Heating

(G2 - 1) Cooling Unit 1

Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit 1



The insulation cover for the duct branch(s) is deteriorated. The cover protects the duct structure and holds the insulation in place. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

H - Interiors Section (General Limitations, Implications, and Directions):

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 - 1) All Rooms Interiors: General Rooms

IN	NI	LT	NP	DE	FE
IN		LT		DE	

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

Limitation(s): This home has a limited number of smoke detectors as compared to current standards. Currently it is recommended that a smoke detector be installed at each floor level in the home and in each sleeping room. Correction is recommended. Installation is recommended.

(H1 - 1) All Rooms Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) All Rooms

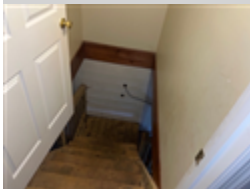


The basement steps have a noticeable variance in the height of the last step. This configuration could result in the trip or fall hazard as someone enters or leaves the home. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

(H1 - 1.2) All Rooms

The head height clearance at the bottom of the stairway is low. This could result in an impact/fall injury. A licensed general contractor should be consulted for evaluation and repair.

(H1 - 1.3) All Rooms



The basement steps were built without a landing which is not typical when the exterior door is installed to swing out over the steps. This configuration could result in a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair to ensure safe and proper entry and egress to the home.

(H1 - 1.4) All Rooms



Interior floors were noted to slope toward adjacent rooms/walls. Refer to the structural section of the report for possible related concerns.

(H2 - 1) Kitchen Interiors: Kitchens

IN/NI LT NP DE FE

IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H3 - 1) Bathroom 1 Interiors: Bathrooms

IN/NI LT NP DE FE

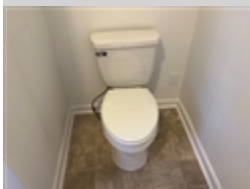
IN

DE

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 1) Bathroom 1 Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Bathroom 1



The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

(H3 - 1.2) Bathroom 1



Stains on the ceilings indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended.

(H3 - 2) Bathroom 2 Interiors: Bathrooms

IN/NI LT NP DE FE

IN

DE

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 2) Bathroom 2 Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom 2



The shower faucet assembly is loose and water is leaking around the faucet. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 2.2) Bathroom 2



The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

(H3 - 2.3) Bathroom 2



The tub/shower drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted to determine the significance of this concern and to make necessary repair to ensure proper drainage.

(H6 - 1) Fireplace: Masonry Interiors: Fireplaces and Stoves

IN/NI LT NP DE FE

IN

DE

Location: Family Room

Energy Source: Wood

Exhaust Flue Type: Masonry: Clay Tile Liner

(H6 - 1) Fireplace: Masonry Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry



The fireplace is missing the damper. This is a hazardous condition that needs correction. A licensed general contractor should be consulted for a complete evaluation and repair.

(H6 - 1.2) Fireplace: Masonry

From the fireplace opening, heavy build of creosote was noted. Creosote build-up can result in improper function of the fireplace and high potential for fire. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(H6 - 1.3) Fireplace: Masonry



The hearth is pulled away from the fireplace face. The hearth support needs further investigation. A licensed general contractor should be consulted for a complete evaluation and repair.

I - Insulation and Ventilation Section (General Limitations, Implications, and Directions):

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and 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. Missing, poor, or inadequate insulation can lead to air infiltration and higher heating and cooling system operational costs. Air infiltration in humid climates can lead to undesirable environmental conditions. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. 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.

(I1 - 1) Attic: All Accessible Insulation and Ventilation: Areas

IN/NI	LT	NP	DE	FE
IN	LT		DE	

Insulation Type: Batt: Unfaced

Ventilation Type: Gable Vent(s)

Limitation(s): The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value.

(I1 - 1) Attic: All Accessible Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 1.1) Attic: All Accessible



The bathroom ventilation fan exhaust duct does not exit to the exterior of the home. The fan exits to the attic space which will add undesirable moisture to the area. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.2) Attic: All Accessible



The insulation is compressed or displaced. The effectiveness of the insulation is reduced when displaced or compressed. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.3) Attic: All Accessible



Additional Photograph: This is a photograph of compressed insulation

(I1 - 2) Crawl Space: All Accessible Areas Insulation and Ventilation: Areas

IN/NI LT NP DE FE

IN

DE

Insulation Type: Batt: Faced Kraft Paper
Ventilation Type: Foundation Vents

(I1 - 2) Crawl Space: All Accessible Areas Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space: All Accessible Areas



The screen mesh on the foundation vent(s) have missing/deteriorated. This is leaving a hole in the mesh which can provided an access point for wildlife to enter the crawlspace could allow easy access of wildlife to the crawlspace. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(I1 - 2.2) Crawl Space: All Accessible Areas



Additional Photograph: This is a photograph of previous comment.

J - Built In Appliance Section (General Limitations, Implications, and Directions):

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. All appliances listed as not operational, identified to be of concern are in need of a full evaluation and or repair by a certified appliance repair technician prior to purchase. If additional concerns are discovered during the process of evaluation and repair, a Licensed General Contractor should be consulted to contact a specialist in each trade as needed.

(J1 - 1) Dishwasher Built In Appliances: Equipment

IN/NI LT NP DE FE

IN

Location: Kitchen

Inspection Method: The dishwasher was operated through the "Normal Cycle" or until a defect was discovered. The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.

(J1 - 2) Range: Electric Built In Appliances: Equipment

IN/NI LT NP DE FE

IN

Location: Kitchen

Inspection Method: The range/oven elements were operated with indicator set to HIGH until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

(J1 - 3) Microwave: Over Range Built In Appliances: Equipment

IN/NI LT NP DE FE

IN

Location: Kitchen

Inspection Method: The microwave was operated on HIGH for 1 minute or to the point that steam was created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.

