

Tim Wiggins Inspections

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Name: Lisa Shafer
Address: _____

Telephone Number: _____
Inspection Ordered by: Agent
Property Address: 308 Charles Street
Henderson, NC 27536
Year Built/Structure Age*: 1960 Square Footage*: 1450 sq ft
Date Performed: March 19, 2025
Reason for the Inspection: Prepurchase

Statement of Services for the Above Named Property: \$415.00

Paid in Full on: 3/19/25 Check #: credit card

Thank you for payment.

I inspected the above property address on the date listed.

Tim Wiggins

Tim Wiggins
North Carolina Home Inspector's License Number 655

*Age and square footage information as provided by client or client representative

I. Foundation, Basement and Structure

Foundation Type: Crawlspce Block and Stone

Thickness: 8 inches

Column or Pier Type: Block /Stone

Floor Structure Type: Joists

Wall Structure Type: 2x4

Method used to observe under floor crawlspaces: Visual and Entry

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Grade at Foundation	U	See Summary Page
2	Walks/Driveway	S	
3	Retaining Walls	NA	
4	Foundation Walls	U	See Summary Page
5	Sill Plate	NA	
6	Footing Drain Pipe	NA	
7	Floor Joists or Girder	U	See Summary Page
8	Sub-flooring	S	
9	Column or Pier Conditions	U	See Summary Page
10	Insulation	U	6 1/4" R-19 See Summary Page
11	Cracks	S	
12	Ventilation	U	See Summary Page
13	Prior Water Infiltration	U	See Summary Page
14	Vapor Barrier	No	See Summary Page
15	Sump Pump	NA	
16	Chimney Foundation	S	
17	Dist. 1st Wood to Ground	S	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor.

Unsatisfactory Items:

1. There is a gap on the foundation wall at the bottom corner of the crawlspace access door. Small animals can enter the crawlspace at this location. Corrective action needed.
2. The subject home was originally built on stone pilasters. The crawlspace was enclosed at a later date with the addition of concrete block curtain walls between the pilasters. The original stone pilasters are beginning to deteriorate. The dry stacked stone pilasters have shifting stones and some of the stones have fallen away from the pilasters. A licensed contractor should evaluate the original stone pilasters and take corrective action as needed to stabilize the pilasters to prevent further damage to the pilasters.
3. Floor insulation is down, missing, or damaged at multiple locations in the crawlspace. All down, missing, or damaged insulation should be repaired or replaced.
4. Support girders have moisture and/or insect damage at multiple locations throughout the structure. Some of the damaged areas on the support girders are identified with orange ribbons. A licensed contractor should evaluate all wooden structural components on the floor system and repair/replace as needed to provide adequate support for the structure.

5. Visual evidence suggests a history of water infiltration into the crawlspace. Excessive moisture in the crawlspace can cause poor environmental conditions and possible damage to the floor system. A licensed contractor with experience in crawlspace moisture elimination should evaluate the situation and take corrective action as needed.
6. The soil grade on the exterior of the foundation should be improved to help move water away from the structure. Corrective action needed.
7. No vapor barrier is installed in the crawlspace. Installation of a 6-mil poly vapor barrier over 100% of the crawlspace area is recommended.
8. One of the foundation vents on the back foundation wall has fallen out of the foundation. Repair to the foundation vent is needed to prevent small animals from entering the crawl space.

II. Exterior: Siding, Windows, Doors, and Other Elements

Wall Structure Type: Frame; wood

Wall Cover Material: Vinyl Siding

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	Checkpoint	Rating	Comments
1	Siding Condition	U	See Summary Page
2	Cracks (Masonry)	NA	
3	Vegetation	S	
4	Windows	S	
5	Doors	S	
6	Trim work	U	See Summary Page
7	Paint & Caulk	U	See Summary Page
8	Storm Doors & Windows	U	See Summary Page
9	Porch	S	
10	Decks	NA	
11	Steps	U	See Summary Page
12	Balconies	NA	
13	Railings	S	
14	Attached Shed	NA	
15	Carport	NA	
16	Garage	NA	
17	Garage Door Rev. Mech.	NA	

Comments and Notes:

Note: All items in this section of the report that are identified as “Unsatisfactory” and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor.

Comments:

1. The front porch has a treated wood floor surface. The front porch roof is supported by brick columns and tapered wood posts.

Unsatisfactory Items:

1. The top step on the back entrance steps is damaged. Damaged area on the step tread creates possible safety/tripping hazard. Repair needed.
2. The back storm door is damaged. The door closer is detached from the door. Replacement of the back storm door will be needed.
3. The siding penetration for the electric meter base and the electric service panel are not adequately sealed. Corrective action is needed to prevent moisture penetration and possible damage.
4. There is a damaged area on the front right vinyl siding corner trim. Repair needed to prevent moisture penetration and possible damage.
5. There is a damaged area on the bottom siding panel on the back side of the structure. The damaged siding should be repaired or replaced to prevent moisture penetration and possible damage.
6. The exposed area on the back exterior door threshold should be cleaned and painted to prevent moisture penetration and possible damage to the threshold.
7. There is a hole on the vinyl siding above the left side bathroom window. The damaged siding panel should be repaired or replaced to prevent moisture penetration and possible damage.
8. Joints on the vinyl siding and on the aluminum trim cladding are not adequately sealed. Corrective action is needed to prevent moisture penetration and possible damage.

9. Paint is peeling on exposed sections of the exterior wood trim that come in under exterior and add. All exposed exterior wood trim will need to be cleaned, caulked, and painted to prevent moisture penetration and possible damage.

III. Roof

Type of Roof: Gable

Roof Structure: Rafters

Sheathing Material: NV

Method used to observe Roof Surface: Visual and with binoculars from the ground

Materials: Metal

Layers: One layer

Rain Gutters: Aluminum

Attic Access Method: Exterior Access

Attic Ventilation: Gable Vents

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	Checkpoint	Rating	Comments
1	Condition of Shingles	S	
2	Flashing & Joints	S	
3	Eaves, Soffits & Fascias	S	
4	Skylights	NA	
5	Vent Pipes	S	
6	Chimney	U	See Summary Page
7	Gutters	S	
8	Downspouts	S	
9	Attic Ventilation		See Summary Page
10	Attic Water Infiltration		See Summary Page
11	Attic Insulation		See Summary Page
12	Attic Wood Condition		See Summary Page
13	Joists & Rafters		See Summary Page
14	Sheathing		See Summary Page
15	Trusses	NA	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor or licensed roofing contractor.

Unsatisfactory Items:

1. The attic access for the subject home is located on the back gable above the back lower level roof.
2. The access door for the attic was not accessible at the time of inspection. The attic area was not visually inspected.
3. The fireplace chimneys no longer extend above the roofline. The fireplaces are not functional.

IV. Plumbing System

Water Supply: Municipal

Supply Piping: PEX

Distribution Piping: PEX

Waste Disposal: Municipal

Waste Piping: PVC

Waste Ventilation: PVC

Water Heater: Electric

Gallon Capacity:

Manufacturer: AO Smith

Model Number: E640R45DV110

Water Heater Location: Crawlspace

Water Shut Off Valve Location: Back Entry Hall

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	Checkpoint	Rating	Comments
1.	Condition of bathroom and laundry venting	S	
2.	Water Pressure (Functional Flow)	S	
3.	Functional Drainage	S	
4.	Condition of water piping	U	See Summary Page
5.	Fixture Connections including Faucets & Traps	U	See Summary Page
6.	Interior Drain, Sewer and Vent Piping	U	See Summary Page
7.	Water Heaters	U	See Summary Page
8.	Bathroom Plumbing Fixtures	S	
9.	Bathroom Tile, Grout, & Caulk	S	
10.	Shower Pans	S	
11.	Whirlpool Tub	U	See Summary Page
12.	Laundry Tubs	NA	
13.	Bar Sinks	NA	
14.	Exposed Water Storage Tanks	NA	
15.	Septic System and Well System	NA	
16.	Condensate Pump	NA	
17.	Drainage Ejector Pump	NA	

Comments and Notes:

Note: All items in this section of the report that are identified as “Unsatisfactory” and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed plumber.

Unsatisfactory Items:

1. The kitchen sink faucet is not adequately attached to the countertop. Movement of the faucet may damage the plumbing connections to the faucet. Repair needed.
2. The water heater is not installed in a level position. The water heater should be leveled to prevent damage to the water heater.
3. Plumbing pipes are not adequately supported in the crawlspace. A licensed plumber should evaluate the situation and take corrective action as needed to prevent damage to the plumbing pipes.
4. An S-trap is used to connect the bathroom sink drain. S-traps were typically used in older homes before the importance of plumbing drain ventilation systems were realized. The rush of wastewater through an S-trap can siphon the water seal out of the trap. With no water seal, sewer gases can escape into the house. A licensed plumber should evaluate the S-trap and take corrective action as needed.
5. There is a drain leak on the bathroom vanity sink drain. Repair needed.
6. There is a drain leak on the kitchen sink drain. Repair needed.

7. The whirlpool tub would not operate with normal operating controls when tested at the time of inspection. A qualified technician should evaluate the whirlpool tub and take regulative action as needed.

V. Electrical System

Main Service Capacity: 200 Amps ☐ 110 Volts ☒ 110/220 Volts

Service Entry Conductor Type: Copper

Location of Main Panel: Outside ☒ Overhead ☐ Underground ☒ Seal Intact

Weatherproofing of service entrance: Satisfactory

Main Panel Box Type: Breakers **Additional Spaces Available:** No

Number of Disconnects to cut all power: 1 (6 maximum.)

House Wiring: Copper

Other: Receptacles: Grounded **Polarity:** Satisfactory

Ground Fault Circuit Interrupters (GFCI): Yes **Operating:** Yes

Location of Distribution & Sub Panels: Back Left Bedroom Closet

Distribution of Receptacles: Marginal

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	Checkpoint	Rating	Comments
1	Service Ground and Bonding Wires	S	
2	Main Service Cable Attached to House	S	
3	Service Panel Box	S	
4	Breaker/Fuse Condition	U	See Summary Page
5	Interior House Wiring	U	See Summary Page
6	Receptacles, Switches, & Fixtures	U	See Summary Page
7	Wiring to Central Heat/AC Systems	S	
8	Wiring to other Major Electrical Equipment	S	
9	Outside Receptacles and Fixtures	U	See Summary Page

Comments and Notes:

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Unsatisfactory Items:

1. The weatherproof cover for the back exterior receptacle is missing. This is a safety hazard. Repair needed.
2. The GFCI receptacle on the kitchen countertop is the only kitchen countertop receptacle that is GFCI protected. All kitchen countertop receptacles were required to be GFCI protected beginning in 1996. Installation of GFCI protection on the kitchen countertop receptacles is recommended as a safety precaution.
3. No power is available to the receptacle in the kitchen cabinet above the kitchen ventilation fan. A licensed electrical contractor should evaluate the receptacle and repairs needed.
4. There is an open junction box/wire splice in the HVAC system air return chamber behind the air return filter. Hot electrical connections are exposed. This is a safety hazard. Repair needed. It should also be noted that electrical wiring should not pass through the air return chamber. Toxic fumes from the outer sheathing on the wiring can spread quickly throughout the structure during a fire event. This is a safety hazard. A licensed electrical contractor should evaluate the electrical wiring in the air return system and take corrective action as needed.

5. Three-prong receptacles are installed on ungrounded circuits at multiple locations throughout the structure. This is a safety hazard. A licensed electrical contractor should evaluate the situation and take corrective action as needed.
6. Receptacle spacing throughout the structure is marginal. A licensed electrical contractor should evaluate receptacle spacing throughout the structure and make recommendations for improvement as needed.
7. 30 amp fuses are installed on all electrical circuits in the electric sub panel in the back left bedroom closet. Electrical wiring for the circuits in the electric sub panel is not adequate for 30 amp overcurrent protection. This is a safety hazard. A licensed electrical contractor should evaluate the overcurrent protection on the electric sub panel circuits and take corrective action as needed.
8. Multiple open wire splices are present in the back left bedroom closet above the electric sub panel. Hot electrical connections are exposed. This is a safety hazard. Repair needed.
9. Two of the breakers in the electric service panel are double-lugged. These circuit breakers are not approved for connection of multiple conductors. This is a safety hazard. Repair needed. The double lugged breakers are identified in the service panel with orange stickers.
10. The subject home is equipped with a generator connection. No automatic or manual disconnect is available for the generator connection. This is a safety hazard. A licensed electrical contractor should evaluate the generator connection and take corrective action as needed.
11. The exterior receptacle is not GFCI protected. This is a safety hazard. Repair needed. GFCI protection on exterior receptacles was acquired beginning in 1973.
12. Multiple open wire splices, open wire terminations, and open junction boxes are present in the crawl space. Hot electrical connections are exposed. This is a safety hazard. A licensed electrical contractor should evaluate all electrical connections in the crawl space and take corrective action as needed.

VI. Central Heating System

Type: Gas Pack

Power Source: Natural Gas

Brand:

Model: 48E5-A4811530TP

Tested System: Yes

Condition: Satisfactory

Type of Ducts or Piping: Flex

Size of Filters: 20x20x1

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	Checkpoint	Rating	Comments
1	Flue Pipes	NA	
2	Chimneys	U	See Summary Page
3	Slope	NA	
4	Joints	NA	
5	Oil Tank	NA	
6	Oil Tank Vent	NA	
7	Draft Device	S	
8	Heat Exchanger	S	
9	Furnace	S	
10	Carbon Monoxide Detector	No	See Comment Below
11	Thermostat	S	
12	Heat Pump	NA	
13	Emergency/Aux. Heat Strips	NA	
14	Coil	S	
15	Evaporator	S	
16	Refrigerant Lines	S	
17	Outside Fan	S	
18	Air Ducts and Piping	U	See Summary Page
19	Supply / Return Plenums	S	
20	Registers	S	
21	Inside Fan	S	
22	Fireplaces	U	See Summary Page
23	Gas Piping / Connection	S	

Comments and Notes:

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Comments:

1. Installation of a carbon monoxide detector is recommended.

Unsatisfactory Items:

1. The coal burning fireplaces in the subject home are not functional and cannot be used for wood burning or coal burning.
2. The fireplace chimneys no longer extend above the roofline. The fireplaces are not functional.

3. The air supply and air return duct work is damaged in the crawl space. A licensed mechanical contractor should evaluate all duct work in the crawl space and repair/replace as needed to allow efficient use of the HVAC system.

VII Air Conditioning System

Type: Central Air Conditioner

Power Source: Electric

Brand:

Model: 48E5-A4811530TP

Tested System: Yes

Condition: Satisfactory

Type of Ducts or Piping: Flex

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	Checkpoint	Rating	Comments
1	Filters	U	See Summary Page
2	Controls	S	
3	Fan	S	
4	Coil Fins	S	
5	Condensation Drain	S	
6	Temperature Drop Test 15 - 25 Degrees = normal	S	15.7 degree drop

Comments and Notes:

Note: All items in this section of the report that are identified as “Unsatisfactory” and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed mechanical contractor.

Unsatisfactory Items:

1. An improperly sized air return filter is installed in the air return. A properly sized air return filter should be installed to prevent damage to the HVAC system.

VIII. Interior: Walls, Ceilings, Floors, Windows, & Doors

Ceiling Structure: Wood Joists

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Walls	S	
2	Ceilings	S	
3	Floors	U	See Summary Page
4	Stairways	NA	
5	Steps	S	
6	Closets	S	
7	Railings	S	
8	Windows	U	See Summary Page
9	Doors	U	See Summary Page
10	Trim work	S	
11	Insulation	NV	The presence of wall insulation could not be visually verified
12	Kitchen & Bath Cabinets	U	See Summary Page
13	Kitchen Counter Tops	S	
14	Locks	S	
15	Fire Alarms/Smoke Detector	U	See Summary Page
16	Ceiling Fans	S	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor.

Unsatisfactory Items:

1. A house of this age will always contain some form of lead based paint on the interior and exterior surfaces. Evaluation of lead and/or asbestos levels is beyond the scope of this inspection and will not be performed.
2. The interior floor is not level in the back entry hall and back section of the bathroom area. The floor in these areas is also at a lower elevation than the floors in the remainder of the structure. A step down on the floor is present in the bathroom and back entry hall.
3. The original windows in the subject home have been painted shut. Some of the window ballast ropes are broken or missing. Each inhabitable room should have at least one openable window for fire safety. Corrective action needed.
4. The back entry hall/bathroom door will not close due to contact with the floor. Adjustment is needed to allow the door to open and close as intended.
5. Moisture damage is present on multiple sections of the kitchen cabinets. A qualified contractor should evaluate the cabinets and repair as needed to provide adequate support for the granite countertops. Repair needed.
6. The front left room door does not latch when closed. The back left bedroom/hallway door does not latch when closed. Repair to the doors is needed to allow the doors to close and latch as intended.
7. The family room smoke detector does not sound an audible alarm when tested. This is a fire safety hazard. Adequate smoke detector protection should be installed before the subject home is inhabited.

IX. Kitchen Appliances

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	Checkpoint	Rating	Comments
1	Sinks	S	
2	Dishwasher	S	
3	Range	NA	
4	Oven	NA	
5	Microwave	NA	
6	Fan/Hood	S	Vent: ☒ Interior ☐ Exterior
7	Garbage Disposal	NA	
8	Trash Compactor	NA	
9	Central Vacuum System	NA	

Comments and Notes:

Note: All items in this section of the report that are identified as “Unsatisfactory” and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a qualified appliance repair technician.

Summary Sheet for: 308 Charles Street

This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. "For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney." The summary page lists items that do not function as intended or adversely affects the habitability of the dwelling as well as items that appear to warrant further investigation by a specialist or subsequent observation. The complete report consists of this summary sheet and a nine part detailed home inspection checklist. The checklist portion contains individual component and system information, evaluation and testing conditions, and preventative maintenance comments.

If certain materials or items are found present in the structure, a listing of "Items for Further Investigation" may follow the list of unsatisfactory items. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required.

This property was not inspected by Tim Wiggins Inspections for the presence or absence of health-related molds, mildew or fungi. Tim Wiggins Inspections is not qualified, authorized, nor licensed to inspect for health-related molds, mildew or fungi. If information about these issues is desired, it would be prudent to have the entire structure inspected by an industrial hygienist before closing proceedings.

It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals.

Items Considered to be Unsatisfactory

I. Foundation

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. There is a gap on the foundation wall at the bottom corner of the crawlspace access door. Small animals can enter the crawlspace at this location. Corrective action needed.
2. The subject home was originally built on stone pilasters. The crawlspace was enclosed at a later date with the addition of concrete block curtain walls between the pilasters. The original stone pilasters are beginning to deteriorate. The dry stacked stone pilasters have shifting stones and some of the stones have fallen away from the pilasters. A licensed contractor should evaluate the original stone pilasters and take corrective action as needed to stabilize the pilasters to prevent further damage to the pilasters.
3. Floor insulation is down, missing, or damaged at multiple locations in the crawlspace. All down, missing, or damaged insulation should be repaired or replaced.
4. Support girders have moisture and/or insect damage at multiple locations throughout the structure. Some of the damaged areas on the support girders are identified with orange ribbons. A licensed contractor should evaluate all wooden structural components on the floor system and repair/replace as needed to provide adequate support for the structure.
5. Visual evidence suggests a history of water infiltration into the crawlspace. Excessive moisture in the crawlspace can cause poor environmental conditions and possible damage to the floor system. A licensed contractor with experience in crawlspace moisture elimination should evaluate the situation and take corrective action as needed.
6. The soil grade on the exterior of the foundation should be improved to help move water away from the structure. Corrective action needed.
7. No vapor barrier is installed in the crawlspace. Installation of a 6-mil poly vapor barrier over 100% of the crawlspace area is recommended.
8. One of the foundation vents on the back foundation wall has fallen out of the foundation. Repair to the foundation vent is needed to prevent small animals from entering the crawl space.

II. Exterior

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. The top step on the back entrance steps is damaged. Damaged area on the step tread creates possible safety/tripping hazard. Repair needed.
2. The back storm door is damaged. The door closer is detached from the door. Replacement of the back storm door will be needed.
3. The siding penetration for the electric meter base and the electric service panel are not adequately sealed. Corrective action is needed to prevent moisture penetration and possible damage.
4. There is a damaged area on the front right vinyl siding corner trim. Repair needed to prevent moisture penetration and possible damage.
5. There is a damaged area on the bottom siding panel on the back side of the structure. The damaged siding should be repaired or replaced to prevent moisture penetration and possible damage.
6. The exposed area on the back exterior door threshold should be cleaned and painted to prevent moisture penetration and possible damage to the threshold.
7. There is a hole on the vinyl siding above the left side bathroom window. The damaged siding panel should be repaired or replaced to prevent moisture penetration and possible damage.
8. Joints on the vinyl siding and on the aluminum trim cladding are not adequately sealed. Corrective action is needed to prevent moisture penetration and possible damage.
9. Paint is peeling on exposed sections of the exterior wood trim that come in under exterior and add. All exposed exterior wood trim will need to be cleaned, caulked, and painted to prevent moisture penetration and possible damage.

III. Roof

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor or licensed roofing contractor unless noted otherwise.

1. The attic access for the subject home is located on the back gable above the back lower level roof.
2. The access door for the attic was not accessible at the time of inspection. The attic area was not visually inspected.
3. The fireplace chimneys no longer extend above the roofline. The fireplaces are not functional.

IV. Plumbing

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a plumber unless noted otherwise.

1. The kitchen sink faucet is not adequately attached to the countertop. Movement of the faucet may damage the plumbing connections to the faucet. Repair needed.
2. The water heater is not installed in a level position. The water heater should be leveled to prevent damage to the water heater.
3. Plumbing pipes are not adequately supported in the crawlspace. A licensed plumber should evaluate the situation and take corrective action as needed to prevent damage to the plumbing pipes.
4. An S-trap is used to connect the bathroom sink drain. S-traps were typically used in older homes before the importance of plumbing drain ventilation systems were realized. The rush of wastewater through an S-trap can siphon the water seal out of the trap. With no water seal, sewer gases can escape into the house. A licensed plumber should evaluate the S-trap and take corrective action as needed.
5. There is a drain leak on the bathroom vanity sink drain. Repair needed.
6. There is a drain leak on the kitchen sink drain. Repair needed.
7. The whirlpool tub would not operate with normal operating controls when tested at the time of inspection. A qualified technician should evaluate the whirlpool tub and take regulative action as needed.

V. Electrical

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed electrical contractor unless noted otherwise.

1. The weatherproof cover for the back exterior receptacle is missing. This is a safety hazard. Repair needed.

2. The GFCI receptacle on the kitchen countertop is the only kitchen countertop receptacle that is GFCI protected. All kitchen countertop receptacles were required to be GFCI protected beginning in 1996. Installation of GFCI protection on the kitchen countertop receptacles is recommended as a safety precaution.
3. No power is available to the receptacle in the kitchen cabinet above the kitchen ventilation fan. A licensed electrical contractor should evaluate the receptacle and repairs needed.
4. There is an open junction box/wire splice in the HVAC system air return chamber behind the air return filter. Hot electrical connections are exposed. This is a safety hazard. Repair needed. It should also be noted that electrical wiring should not pass through the air return chamber. Toxic fumes from the outer sheathing on the wiring can spread quickly throughout the structure during a fire event. This is a safety hazard. A licensed electrical contractor should evaluate the electrical wiring in the air return system and take corrective action as needed.
5. Three-prong receptacles are installed on ungrounded circuits at multiple locations throughout the structure. This is a safety hazard. A licensed electrical contractor should evaluate the situation and take corrective action as needed.
6. Receptacle spacing throughout the structure is marginal. A licensed electrical contractor should evaluate receptacle spacing throughout the structure and make recommendations for improvement as needed.
7. 30 amp fuses are installed on all electrical circuits in the electric sub panel in the back left bedroom closet. Electrical wiring for the circuits in the electric sub panel is not adequate for 30 amp overcurrent protection. This is a safety hazard. A licensed electrical contractor should evaluate the overcurrent protection on the electric sub panel circuits and take corrective action as needed.
8. Multiple open wire splices are present in the back left bedroom closet above the electric sub panel. Hot electrical connections are exposed. This is a safety hazard. Repair needed.
9. Two of the breakers in the electric service panel are double-lugged. These circuit breakers are not approved for connection of multiple conductors. This is a safety hazard. Repair needed. The double lugged breakers are identified in the service panel with orange stickers.
10. The subject home is equipped with a generator connection. No automatic or manual disconnect is available for the generator connection. This is a safety hazard. A licensed electrical contractor should evaluate the generator connection and take corrective action as needed.
11. The exterior receptacle is not GFCI protected. This is a safety hazard. Repair needed. GFCI protection on exterior receptacles was acquired beginning in 1973.
12. Multiple open wire splices, open wire terminations, and open junction boxes are present in the crawl space. Hot electrical connections are exposed. This is a safety hazard. A licensed electrical contractor should evaluate all electrical connections in the crawl space and take corrective action as needed.

VI. Central Heating System

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed mechanical contractor unless noted otherwise.

1. The coal burning fireplaces in the subject home are not functional and cannot be used for wood burning or coal burning.
2. The fireplace chimneys no longer extend above the roofline. The fireplaces are not functional.
3. The air supply and air return duct work is damaged in the crawl space. A licensed mechanical contractor should evaluate all duct work in the crawl space and repair/replace as needed to allow efficient use of the HVAC system.

VII. Air Conditioning System

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed mechanical contractor unless noted otherwise.

1. An improperly sized air return filter is installed in the air return. A properly sized air return filter should be installed to prevent damage to the HVAC system.

VIII. Interior

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. A house of this age will always contain some form of lead based paint on the interior and exterior surfaces. Evaluation of lead and/or asbestos levels is beyond the scope of this inspection and will not be performed.
2. The interior floor is not level in the back entry hall and back section of the bathroom area. The floor in these areas is also at a lower elevation than the floors in the remainder of the structure. A step down on the floor is present in the bathroom and back entry hall.
3. The original windows in the subject home have been painted shut. Some of the window ballast ropes are broken or missing. Each inhabitable room should have at least one openable window for fire safety. Corrective action needed.
4. The back entry hall/bathroom door will not close due to contact with the floor. Adjustment is needed to allow the door to open and close as intended.
5. Moisture damage is present on multiple sections of the kitchen cabinets. A qualified contractor should evaluate the cabinets and repair as needed to provide adequate support for the granite countertops. Repair needed.
6. The front left room door does not latch when closed. The back left bedroom/hallway door does not latch when closed. Repair to the doors is needed to allow the doors to close and latch as intended.
7. The family room smoke detector does not sound an audible alarm when tested. This is a fire safety hazard. Adequate smoke detector protection should be installed before the subject home is inhabited.

Pictures:

1. Water piping to the bathroom shower is exposed in the bathroom closet.



2. There is an open wire splice and open junction box in the air return chamber in the hallway.



3. The coal burning fireplaces in the subject home are not functional.



4. Open wire splices are present in the back left bedroom closet.



5. 30 amp fuses are installed on all electrical circuits in the electric sub panel in the back left bedroom closet.



6. Moisture damage is present at multiple locations on the bottom of the kitchen cabinets.



7. Moisture damage is present at multiple locations on the bottom of the kitchen cabinets.



10. Floor insulation is down, missing, or damaged at multiple locations in the crawl space.



8. The original stone support pilasters for the subject home are beginning to deteriorate.



11. Plumbing pipes are not adequately supported in the crawl space.



9. The original stone support pilasters for the subject home are beginning to deteriorate.



12. Moisture and/or insect damage is present on the support girders at multiple locations in the crawl space.



13. Moisture and/or insect damage is present on the support girders at multiple locations in the crawl space.



14. Moisture and/or insect damage is present on the support girders at multiple locations in the crawl space.



15. Moisture and/or insect damage is present on the support girders at multiple locations in the crawl space.



16. Air return and air supply ducts are damaged in the crawl space.



17. Multiple open wire splices open wire terminations and open junction boxes are present in the crawl space.



18. The bottom siding panel on the back side of the structure is damaged.



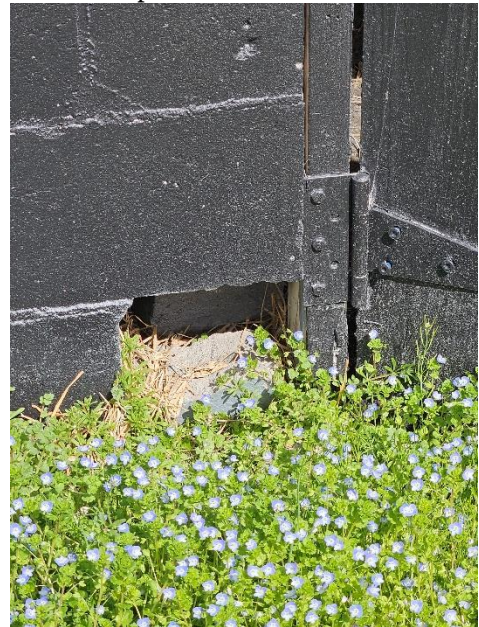
19. The attic access for the subject home is located above the back lower level roof line.



20. The siding penetrations for the electric meter base and the electric service panel are not adequately sealed



21. There is a gap on the foundation wall adjacent to the crawl space access door.



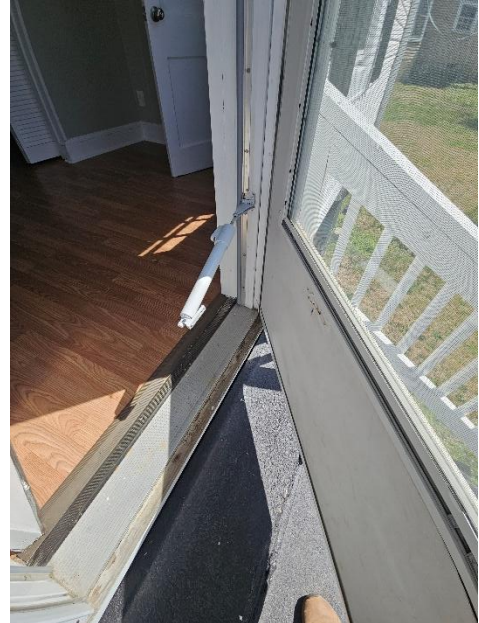
22. Paint is peeling on exposed sections of the exterior wood trim that come in under exterior and add. All exposed exterior wood trim will need to be cleaned, caulked, and painted to prevent moisture penetration and possible damage.



23. One of the foundation vents on the back foundation wall has fallen out of the foundation.



24. The back storm door is damaged. Replacement needed.



25. There is a damaged area on the vinyl siding corner trim at the front right corner of the structure.



26. The weatherproof cover is missing on the back exterior receptacle.



27. The top step tread is damaged on the back door steps.

