

Property Inspection Report

Report Number: 041825henderson

For The Property Located On:

1512 Oxford Rd Right/Left
Henderson, North Carolina 27536



Prepared For Exclusive Use By:

Jessie Redd
North Carolina

Report Prepared By: Howard Toomer, 3801

Inspector Signature:

A handwritten signature in black ink, appearing to read "Howard Toomer".

Date of Inspection: Friday, April 18, 2025

Time Started: 10:00 AM, Time Completed: 12:30 PM

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 / Confirmation of Inspection

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.

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

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

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim	IN/NI LT
(B1 - 1) Main House	IN
B2 - Exterior: Windows and Doors	IN/NI LT
(B2 - 1) Windows	IN
(B2 - 2) Doors	IN
B3 - Exterior: Decks, Porches, Stoops, and Balconies	IN/NI LT
(B3 - 1) Porch	IN
(B3 - 2) Rear Porch	IN
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
(B4 - 1) Walk	IN

C - Roofing

C1 - Roofing: Coverings	IN/NI LT
(C1 - 1) Main House	IN
C2 - Roofing: Drainage Systems	IN/NI LT
(C2 - 1) Main House	IN
C4 - Roofing: Chimneys and Flues	IN/NI LT
(C4 - 1) Main House	IN

D - Plumbing

D1 - Plumbing: Water Distribution Systems	IN/NI LT
(D1 - 1) Crawl Space	IN

D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI LT
(D2 - 1) Crawl Space	IN
D3 - Plumbing: Water Heating Equipment	IN/NI LT
(D3 - 1) Right side and Left side	IN
E - Electrical	
E1 - Electrical: Main Service	IN/NI LT
(E1 - 1) Overhead	IN
E2 - Electrical: Main Panels	IN/NI LT
(E2 - 1) Main Panel #1and #2	IN
E3 - Electrical: Distribution Panels	IN/NI LT
(E3 - 1) Distribution Panel right side and Left side	IN
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI LT
(E5 - 1) Rooms	IN
(E5 - 2) Bedroom	IN
(E5 - 3) Hall	IN
(E5 - 4) Exterior	IN
F - Heating	
F1 - Heating: Equipment	IN/NI LT
(F1 - 1) Heating Unit #1 and #2	IN
F2 - Heating: Distribution Systems	IN/NI LT
(F2 - 1) Heating Unit #1 and #2	IN
F3 - Heating: Gas Piping, Fuel Storage Systems	IN/NI LT
(F3 - 1) Exterior	IN
G - Cooling	
G1 - Cooling: Equipment	IN/NI LT
(G1 - 1) Cooling Unit #1 and #2	IN
G2 - Cooling: Distribution Systems	IN/NI LT
(G2 - 1) Cooling Unit #1 and #2	IN
H - Interiors	
H1 - Interiors: General Rooms	IN/NI LT
(H1 - 1) Hall	IN
(H1 - 2) Family Room	IN
(H1 - 3) Bedroom #1	IN
(H1 - 4) Bedroom #2	IN
(H1 - 5) Bonus/Storage Room	IN
(H1 - 6) Utility Room/Mech Room	IN
(H1 - 7) Stairway	IN
(H1 - 8) Dining Room	IN
H2 - Interiors: Kitchens	IN/NI LT
(H2 - 1) Kitchen Right	IN
(H2 - 2) Kitchen Left	IN
H3 - Interiors: Bathrooms	IN/NI LT
(H3 - 1) Bathroom #1 Right	IN
(H3 - 2) Bathroom #1 Left	IN
H5 - Interiors: Attic, Basement, Rooms, and Areas	IN/NI LT
(H5 - 1) Attic: Unfinished	IN

I - Insulation and Ventilation

I1 - Insulation and Ventilation: Areas

IN/NI LT

(I1 - 1) Attic

IN

(I1 - 2) Crawl Space

IN

J - Built In Appliances

J1 - Built In Appliances: Equipment

IN/NI LT

(J1 - 1) Oven: Electric

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."

(A1 - 1) Main House

Summary - Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House



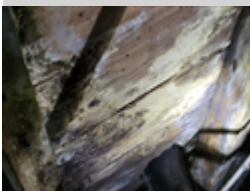
The crawlspace door is damaged. It appears to be termite damage. A qualified pest contractor should be contacted for evaluation and repairs.

(A1 - 1.2) Main House



There is microbial growth in the crawlspace. A qualified contractor should be contacted for repairs.

(A1 - 1.3) Main House



Additional Picture.

(A1 - 1.4) Main House



Some floor joists are damaged. It appears to be termite damage. A qualified contractor should be contacted for evaluation and repairs.

(B1 - 1) Main House

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

(B1 - 1.1) Main House



The siding is damaged in several places. This could allow water penetration. A qualified contractor should be contacted for repairs.

(B1 - 1.2) Main House



Additional Picture.

(B2 - 2) Doors , Location: Main House

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

(B2 - 2.1) Doors



The door is damaged. A qualified contractor should be contacted for repairs.

(B2 - 2.2) Doors



The door trim is damaged. This could allow water penetration. A qualified contractor should be contacted for repairs.

(B3 - 1) Porch , Location: Main House Front

Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):

(B3 - 1.1) Porch



The porch is cracked. A qualified contractor should be contacted for repairs.

(B3 - 2) Rear Porch, Location: Main House Rear

Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):

(B3 - 2.1) Rear Porch



The porch steps have shifted. A qualified contractor should be contacted for repairs.

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

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

(B4 - 1.1) Walk



The walkway is uneven. This is a hazard.

(C1 - 1) Main House

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

(C1 - 1.1) Main House



The roof is damaged/repared in several places. This could allow water penetration. A qualified contractor should be contacted for evaluation of the entire roof and repairs.

(C1 - 1.2) Main House



Additional Picture.

(C1 - 1.3) Main House



Additional Picture.

(C2 - 1) Main House, System Type: Gutter

Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House



The gutter downspouts are not extended or piped to direct roof drainage away from the foundation. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A qualified contractor should be contacted for repairs.

(D3 - 1) Right side and Left side, Location: Kitchen

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

(D3 - 1.1) Right side and Left side



The water heaters can not bee seen. There is no access to them.

(E2 - 1) Main Panel #1and #2, Location: Exterior

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

(E2 - 1.1) Main Panel #1and #2



The panels are not labeled. A qualified contractor should be contacted for repairs.

(E3 - 1) Distribution Panel right side and Left side, Location: Kitchen
Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel right side and Left side



The panels are the old Edison bulb type.

(E5 - 1) Rooms
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors
(Defects, Comments, Concerns):

(E5 - 1.1) Rooms



The house has 2 prong outlets.

(E5 - 2) Bedroom
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors
(Defects, Comments, Concerns):

(E5 - 2.1) Bedroom



The smoke alarm is beeping.

(E5 - 3) Hall
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors
(Defects, Comments, Concerns):

(E5 - 3.1) Hall



The light did not work when tested. Change the bulb and retest.

(E5 - 4) Exterior
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors
(Defects, Comments, Concerns):

(E5 - 4.1) Exterior



There are open boxes. This is a hazard. A qualified contractor should be contacted for repairs.

(E5 - 4.2) Exterior



Additional Picture.

(F1 - 1) Heating Unit #1 and #2, Location: Utility Room/Mech Room Summary - Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1 and #2



The heat for the right unit was not on. No gas was on to the unit.

(F1 - 1.2) Heating Unit #1 and #2



Lock on the gas meter.

(G2 - 1) Cooling Unit #1 and #2, Access: No Access Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1 and #2



The air does not blow good in the upstairs rooms. A qualified contractor should be contacted for evaluation and repairs.

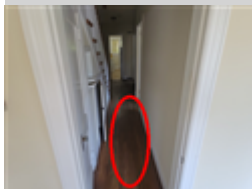
(H1 - 1) Hall Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) Hall



The door does not close/latch properly. It rubs the floor. Adjust or replace as needed.

(H1 - 1.2) Hall



The floors are uneven. A qualified contractor should be contacted for evaluation and repairs.

(H1 - 2) Family Room

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Family Room



There are cracks and stains on the ceiling. A qualified contractor should be contacted for repairs.

(H1 - 3) Bedroom #1

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Bedroom #1



The door does not close/latch properly. Adjust or replace as needed. A qualified contractor should be contacted for repairs.

(H1 - 3.2) Bedroom #1



The door does not close/latch properly. Adjust or replace as needed. A qualified contractor should be contacted for repairs.

(H1 - 4) Bedroom #2

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Bedroom #2



There are cracks on the ceiling. A qualified contractor should be contacted for repairs.

(H1 - 5) Bonus/Storage Room

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Bonus/Storage Room



The window is damaged. This could allow air and water penetration.

(H1 - 5.2) Bonus/Storage Room



Additional Picture.

(H1 - 5.3) Bonus/Storage Room



There are stains on the ceiling and the sheetrock is damaged. A qualified contractor should be contacted for repairs.

(H1 - 6) Utility Room/Mech Room

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 6.1) Utility Room/Mech Room



There is a crack in the concrete. A qualified contractor should be contacted for repairs.

(H1 - 6.2) Utility Room/Mech Room



The trim at the bottom of the door is damaged/decayed. A qualified contractor should be contacted for repairs.

(H1 - 7) Stairway

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 7.1) Stairway



The railing is loose. A qualified contractor should be contacted for repairs.

(H1 - 7.2) Stairway



Left side railing is loose also. A qualified contractor should be contacted for repairs.

(H1 - 8) Dining Room

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 8.1) Dining Room



The dinning room door does not close/latch properly. A qualified contractor should be contacted for repairs.

(H2 - 1) Kitchen Right

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

(H2 - 1.1) Kitchen Right



Several cabinets do not close latch properly. Adjust or replace as needed.

(H2 - 2) Kitchen Left

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

(H2 - 2.1) Kitchen Left



The knob leaks. This could damage the cabinets. A qualified contractor should be contacted for repairs.

(H3 - 1) Bathroom #1 Right

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

(H3 - 1.1) Bathroom #1 Right



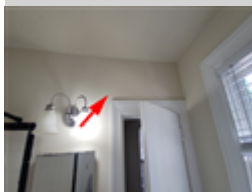
The door does not close/latch properly. Adjust or replace as needed. A qualified contractor should be contacted for repairs.

(H3 - 1.2) Bathroom #1 Right



The stopper does not work properly. A qualified contractor should be contacted for repairs.

(H3 - 1.3) Bathroom #1 Right



There are cracks on the wall. A qualified contractor should be contacted for repairs.

(H3 - 1.4) Bathroom #1 Right



The tub needs to be sealed and no stopper was present. A qualified contractor should be contacted for repairs.

(H3 - 2) Bathroom #1 Left

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

(H3 - 2.1) Bathroom #1 Left



The toilet is loose at the floor. This could lead to leaks. A qualified contractor should be contacted for repairs.

(H3 - 2.2) Bathroom #1 Left



The tub drips constantly. A qualified contractor should be contacted for repairs.

(H3 - 2.3) Bathroom #1 Left



There is microbial growth on the wall. A qualified contractor should be contacted for evaluation and repairs.

(H3 - 2.4) Bathroom #1 Left



The sink is loose at the wall and the stopper does not work. A qualified contractor should be contacted for repairs.

(J1 - 1) Oven: Electric, *Location: Kitchen*

Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Oven: Electric



Both ovens move forward when the door is opened. The oven needs to be secured or anchored with an anti-tip bracket to prevent the unit from turning over when weight is applied to the door. A qualified contractor should be contacted for repairs.

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" 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, and 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 or recommended evaluations by listed specialist. 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: 63 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

IN

Foundation Type: Crawl Space:
Foundation Materials: Brick

(A1 - 1) Main House
Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House



The crawlspace door is damaged. It appears to be termite damage. A qualified pest contractor should be contacted for evaluation and repairs.

(A1 - 1.2) Main House



There is microbial growth in the crawlspace. A qualified contractor should be contacted for repairs.

(A1 - 1.3) Main House



Additional Picture.

(A1 - 1.4) Main House



Some floor joists are damaged. It appears to be termite damage. A qualified contractor should be contacted for evaluation and repairs.

(A2 - 1) Main House	IN/NI LT
Structural: Columns and Piers	IN

Column/Pier Type: Pier: Crawl Space
Column/Pier Materials: Brick

(A3 - 1) Main House	IN/NI LT
Structural: Floor Structure	IN

Sub-Floor Type: Dimensional Lumber
Floor Joist Type: Dimensional Lumber: Standard Construction
Girder/Beam Type: Dimensional Lumber: Standard Construction

(A4 - 1) Interior	IN/NI LT
Structural: Wall Structure	IN

Wall Structure Type: Finished Areas: Not Accessible for Inspection or Description

(A5 - 1) Interior	IN/NI LT
Structural: Ceiling Structure	IN

Ceiling Joist Type: Not Visible: Not Accessible For Inspection or Description
Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description

(A6 - 1) Main House	IN/NI LT
Structural: Roof Structure	IN

Roof Style/Type: Gable
Roof Sheathing Type: Dimensional Lumber
Rafter & Beam Types: Dimensional Lumber: Standard Construction

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	IN/NI LT
Exterior: Wall Cladding	IN

Wall Cladding Type: Vinyl Horizontal
Trim Type: Vinyl Solid

(B1 - 1) Main House
Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 1.1) Main House



The siding is damaged in several places. This could allow water penetration. A qualified contractor should be contacted for repairs.

(B1 - 1.2) Main House



Additional Picture.

(B2 - 1) Windows
Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Window: Single
Location: Main House

(B2 - 2) Doors
Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Door: Single
Location: Main House

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

(B2 - 2.1) Doors



The door is damaged. A qualified contractor should be contacted for repairs.

(B2 - 2.2) Doors



The door trim is damaged. This could allow water penetration. A qualified contractor should be contacted for repairs.

(B3 - 1) Porch

Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT

IN

Structure Type: Concrete (Concrete Surface)

Location: Main House Front

(B3 - 1) Porch

Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 1.1) Porch



The porch is cracked. A qualified contractor should be contacted for repairs.

(B3 - 2) Rear Porch

Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT

IN

Structure Type: Concrete (Concrete Surface)

Location: Main House Rear

(B3 - 2) Rear Porch

Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 2.1) Rear Porch



The porch steps have shifted. A qualified contractor should be contacted for repairs.

(B4 - 1) Walk
Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT

IN

Construction Type: Concrete
Location: Main House Front

(B4 - 1) Walk
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 1.1) Walk



The walkway is uneven. This is a hazard.

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 using binoculars and or a zoom camera and from a ladder at the roof eaves. This method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small defects or hidden areas that may only be located or identified by walking on the roof surface which is beyond the scope of this home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a Licensed Roofing Contractor prior to purchase.

(C1 - 1) Main House
Roofing: Coverings

IN/NI LT

IN

Roof Covering Type: Shingles/Composite/Fiberglass

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

(C1 - 1.1) Main House



The roof is damaged/repared in several places. This could allow water penetration. A qualified contractor should be contacted for evaluation of the entire roof and repairs.

(C1 - 1.2) Main House



Additional Picture.

(C1 - 1.3) Main House



Additional Picture.

(C2 - 1) Main House
Roofing: Drainage Systems

IN/NI LT

IN

System Type: Gutter

(C2 - 1) Main House Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House



The gutter downspouts are not extended or piped to direct roof drainage away from the foundation. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A qualified contractor should be contacted for repairs.

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

IN/NI LT

IN

Type: Pre-Manufactured: Masonry

D - Plumbing Section (General Information, General Limitations, Implications, and Directions):

Main Water Shut-Off Location: Crawl Space

Water Supply Type: Public

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 a 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.

(D1 - 1) Crawl Space Plumbing: Water Distribution Systems

IN/NI LT

IN

Piping Materials: [PEX]

(D2 - 1) Crawl Space Plumbing: Drain, Waste, and Vent Systems

IN/NI LT

IN

Piping Materials: [Cast Iron] [PVC]

**(D3 - 1) Right side and Left side
Plumbing: Water Heating Equipment**

IN/NI LT

IN

Location: Kitchen

Capacity: Undetermined: Label Not Accessible

Energy Source: Electric

(D3 - 1) Right side and Left side

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

(D3 - 1.1) Right side and Left side



The water heaters can not be seen. There is no access to them.

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

**(E1 - 1) Overhead
Electrical: Main Service**

IN/NI LT

IN

Grounding Electrode: Driven Rod

**(E2 - 1) Main Panel #1and #2
Electrical: Main Panels**

IN/NI LT

IN

Location: Exterior

Amperage Rating: 60 Amps

Voltage Rating: 120 Volts, 1 Phase

Service Cable Material: Aluminum

(E2 - 1) Main Panel #1and #2

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

(E2 - 1.1) Main Panel #1and #2



The panels are not labeled. A qualified contractor should be contacted for repairs.

(E3 - 1) Distribution Panel right side and Left side

IN/NI LT

Electrical: Distribution Panels

IN

Location: Kitchen

Amperage Rating: 60 Amps

(E3 - 1) Distribution Panel right side and Left side

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

(E3 - 1.1) Distribution Panel right side and Left side



The panels are the old Edison bulb type.

(E5 - 1) Rooms

IN/NI LT

Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN

(E5 - 1) Rooms

Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 1.1) Rooms



The house has 2 prong outlets.

(E5 - 2) Bedroom

IN/NI LT

Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN

(E5 - 2) Bedroom

Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 2.1) Bedroom



The smoke alarm is beeping.

(E5 - 3) Hall

IN/NI LT

Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN

(E5 - 3) Hall

Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 3.1) Hall



The light did not work when tested. Change the bulb and retest.

(E5 - 4) Exterior
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT

IN

(E5 - 4) Exterior
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 4.1) Exterior



There are open boxes. This is a hazard. A qualified contractor should be contacted for repairs.

(E5 - 4.2) Exterior



Additional Picture.

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 and #2
Heating: Equipment

IN/NI LT

IN

Location: Utility Room/Mech Room
Equipment Type: Gas: Furnace
Energy Source: Natural Gas

(F1 - 1) Heating Unit #1 and #2 Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1 and #2



The heat for the right unit was not on. No gas was on to the unit.

(F1 - 1.2) Heating Unit #1 and #2



Lock on the gas meter.

(F2 - 1) Heating Unit #1 and #2 Heating: Distribution Systems

IN/NI LT

IN

Location Observed/Access: Attic

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

(F3 - 1) Exterior Heating: Gas Piping and Fuel Storage Systems

IN/NI LT

IN

Gas Piping Materials: Black Steel

Fuel Turn Off Location: At Furnace

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 and #2
Cooling: Equipment

IN/NI LT

IN

Location: Exterior: Utility Room
Equipment Type: Electric: Split System
Energy Source: Electric

(G2 - 1) Cooling Unit #1 and #2
Cooling: Distribution Systems

IN/NI LT

IN

Location Observed/Access: No Access
Distribution System Type: Undetermined

(G2 - 1) Cooling Unit #1 and #2
Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1 and #2



The air does not blow good in the upstairs rooms. A qualified contractor should be contacted for evaluation and repairs.

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) Hall
Interiors: General Rooms

IN/NI LT

IN

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

(H1 - 1.1) Hall



The door does not close/latch properly. It rubs the floor. Adjust or replace as needed.

(H1 - 1.2) Hall



The floors are uneven. A qualified contractor should be contacted for evaluation and repairs.

(H1 - 2) Family Room
Interiors: General Rooms

IN/NI LT

IN

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

(H1 - 2) Family Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Family Room



There are cracks and stains on the ceiling. A qualified contractor should be contacted for repairs.

(H1 - 3) Bedroom #1
Interiors: General Rooms

IN/NI LT

IN

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

(H1 - 3) Bedroom #1
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Bedroom #1



The door does not close/latch properly. Adjust or replace as needed. A qualified contractor should be contacted for repairs.

(H1 - 3.2) Bedroom #1



The door does not close/latch properly. Adjust or replace as needed. A qualified contractor should be contacted for repairs.

(H1 - 4) Bedroom #2
Interiors: General Rooms

IN/NI LT

IN

(H1 - 4) Bedroom #2
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Bedroom #2



There are cracks on the ceiling. A qualified contractor should be contacted for repairs.

(H1 - 5) Bonus/Storage Room
Interiors: General Rooms

IN/NI LT

IN

(H1 - 5) Bonus/Storage Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Bonus/Storage Room



The window is damaged. This could allow air and water penetration.

(H1 - 5.2) Bonus/Storage Room



Additional Picture.

(H1 - 5.3) Bonus/Storage Room



There are stains on the ceiling and the sheetrock is damaged. A qualified contractor should be contacted for repairs.

(H1 - 6) Utility Room/Mech Room
Interiors: General Rooms

IN/NI LT

IN

(H1 - 6) Utility Room/Mech Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 6.1) Utility Room/Mech Room



There is a crack in the concrete. A qualified contractor should be contacted for repairs.

(H1 - 6.2) Utility Room/Mech Room



The trim at the bottom of the door is damaged/decayed. A qualified contractor should be contacted for repairs.

(H1 - 7) Stairway
Interiors: General Rooms

IN/NI LT

IN

(H1 - 7) Stairway
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 7.1) Stairway



The railing is loose. A qualified contractor should be contacted for repairs.

(H1 - 7.2) Stairway



Left side railing is loose also. A qualified contractor should be contacted for repairs.

(H1 - 8) Dining Room Interiors: General Rooms

IN/NI LT

IN

(H1 - 8) Dining Room Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 8.1) Dining Room



The dinning room door does not close/latch properly. A qualified contractor should be contacted for repairs.

(H2 - 1) Kitchen Right Interiors: Kitchens

IN/NI LT

IN

(H2 - 1) Kitchen Right Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen Right



Several cabinets do not close latch properly. Adjust or replace as needed.

(H2 - 2) Kitchen Left
Interiors: Kitchens

IN/NI LT

IN

(H2 - 2) Kitchen Left
Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 2.1) Kitchen Left



The knob leaks. This could damage the cabinets. A qualified contractor should be contacted for repairs.

(H3 - 1) Bathroom #1 Right
Interiors: Bathrooms

IN/NI LT

IN

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

(H3 - 1.1) Bathroom #1 Right



The door does not close/latch properly. Adjust or replace as needed. A qualified contractor should be contacted for repairs.

(H3 - 1.2) Bathroom #1 Right



The stopper does not work properly. A qualified contractor should be contacted for repairs.

(H3 - 1.3) Bathroom #1 Right



There are cracks on the wall. A qualified contractor should be contacted for repairs.

(H3 - 1.4) Bathroom #1 Right



The tub needs to be sealed and no stopper was present. A qualified contractor should be contacted for repairs.

(H3 - 2) Bathroom #1 Left
Interiors: Bathrooms

IN/NI LT

IN

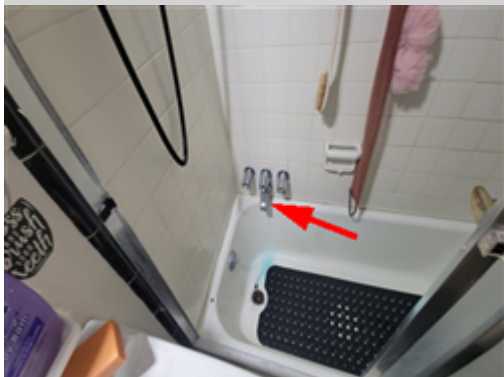
(H3 - 2) Bathroom #1 Left
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom #1 Left



The toilet is loose at the floor. This could lead to leaks. A qualified contractor should be contacted for repairs.

(H3 - 2.2) Bathroom #1 Left



The tub drips constantly. A qualified contractor should be contacted for repairs.

(H3 - 2.3) Bathroom #1 Left



There is microbial growth on the wall. A qualified contractor should be contacted for evaluation and repairs.

(H3 - 2.4) Bathroom #1 Left



The sink is loose at the wall and the stopper does not work. A qualified contractor should be contacted for repairs.

**(H5 - 1) Attic: Unfinished
Interiors: Attics, Basements, Areas, Other**

IN/NI LT

IN

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 Insulation and Ventilation: Areas

IN/NI LT

IN

Insulation Type: Loose: Rock Wool
Ventilation Type: Gable Vent(s)

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

IN/NI LT

IN

Insulation Type: No Insulation Present
Ventilation Type: Foundation Vents

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) Oven: Electric Built In Appliances: Equipment

IN/NI LT

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 - 1) Oven: Electric
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Oven: Electric



Both ovens move forward when the door is opened. The oven needs to be secured or anchored with an anti-tip bracket to prevent the unit from turning over when weight is applied to the door. A qualified contractor should be contacted for repairs.