

Tim Wiggins Inspections

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Name: Nikolay Wolff and Rebecca Hicks
Address: _____

Telephone Number: _____
Inspection Ordered by: Agent
Property Address: 358 Pool Rock Shores Lane
Henderson, NC 27537
Year Built/Structure Age * : _____ Square Footage * : 1950 sq ft
Date Performed: March 26, 2024
Reason for the Inspection: Prepurchase

Statement of Services for the Above Named Property: \$385.00

Paid in Full on: _____ Check #: _____

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: Brick and Crawlspace

Thickness: 4 inches

Column or Pier Type: Block and Brick

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	S	
5	Sill Plate	S	
6	Footing Drain Pipe	NV	
7	Floor Joists or Girder	S	
8	Sub-flooring	S	
9	Column or Pier Conditions	S	
10	Insulation	U	6 1/4" R-19 See Summary Page
11	Cracks	S	
12	Ventilation	U	See Summary Page
13	Prior Water Infiltration	Yes	See Summary Page
14	Vapor Barrier	U	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. Floor insulation is down, missing, or damaged at multiple locations in the crawlspace. All down, missing, or damaged insulation should be repaired or replaced to provide adequate insulation value for the floor system.
2. The crawlspace vapor barrier is in poor condition. Installation of a 6 mil poly vapor barrier over 100% of the crawlspace area is recommended to help control excessive moisture conditions in the crawlspace.
3. Adequate rodent proofing material is not installed at the subfloor penetrations for plumbing drainpipes. Corrective action is needed to prevent small animals from entering the living space.
4. The concrete footer for the foundation for the right side addition has been undermined by erosion at the back right corner of the foundation. An extension has been installed on the gutter downspout in this area to help move water away from the structure. The soil grade in this area should be corrected to help move water away from the foundation.
5. One of the foundation vents on the back side of the structure has been sealed with a piece of plywood. The foundation vent cannot perform its intended function. Corrective action needed.

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

Wall Structure Type: Frame; wood

Wall Cover Material: Hardboard 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	U	See Summary Page
6	Trim work	U	See Summary Page
7	Paint & Caulk	U	See Summary Page
8	Storm Doors & Windows	NA	
9	Porch	U	See Summary Page
10	Decks	U	See Summary Page
11	Steps	S	
12	Balconies	NA	
13	Railings	U	See Summary Page
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 surface. The porch is supported by wooden posts.
2. The back deck has a treated wood surface. The deck is supported by treated wood posts.

Unsatisfactory Items:

1. The front porch floor system is not adequately supported. No ledger boards or joist hangers are used to support the ends of the floor joists. The ends of the floor joists are supported by end nails only. A licensed contractor should evaluate the porch floor system and take corrective action as needed to prevent a possible safety hazard.
2. The decks are not adequately supported. The deck girders are nailed to the sides of the deck support posts. The deck girders do not have direct support to the deck posts. The deck floor joists are not supported by ledger boards or joist hangers. The deck floor joist are supported by end nails only. A licensed contractor should evaluate the deck support systems and take corrective action as needed to prevent a possible safety hazard.
3. A porch swing is installed on the front porch. Request seller disclosure of the load bearing capacity of the porch swing.
4. There is a 13 inch step down between the left side entrance door threshold and the deck surface on the exterior of the door. The large step down creates a possible safety/tripping hazard. Installation of a step on the left side deck is needed to allow safe entrance and exit to the structure.

5. The left side exterior door is extremely difficult to close after it has been opened due to contact with the door threshold. Adjustment or repair on the door is needed to allow the door to open and close as intended.
6. The hardboard siding is damaged at the right end of the front porch and above the back deck area. All damaged hard board siding should be repaired or replaced to prevent moisture penetration and possible damage.
7. Water damage is present on the vertical trim board above the left side deck near the back side of the exterior door. All damaged trim should be repaired or replaced to prevent moisture penetration and possible damage.
8. The paint on the exterior of the structure is peeling. After repairs have been made to the exterior siding and trim, the exterior siding and trim will need to be cleaned, caulked, and painted to prevent moisture penetration and possible damage.
9. The lattice handrailing on the exterior decks are a possible safety hazard. A licensed contractor should evaluate the deck handrail and take corrective action as needed.
10. The back handrail on the back left deck has insect damage on the upper railing. This is a safety hazard. A licensed contractor should evaluate the damage to the deck handrail and repair as needed.

III. Roof

Type of Roof: Gable

Roof Structure: Rafters

Sheathing Material: Plywood

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

Materials: Metal

Layers: One layer

Rain Gutters: Aluminum

Attic Access Method: Pull-down stairs

Attic Ventilation: Gable Vents

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	Checkpoint	Rating	Comments
1	Condition of Shingles	S	
2	Flashing & Joints	U	See Summary Page
3	Eaves, Soffits & Fascias	S	
4	Skylights	NA	
5	Vent Pipes	S	
6	Chimney	S	
7	Gutters	S	
8	Downspouts	S	
9	Attic Ventilation	S	
10	Attic Water Infiltration	No	
11	Attic Insulation	S	9 1/2" R-30
12	Attic Wood Condition	S	
13	Joists & Rafters	S	
14	Sheathing	S	
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. Roof flashing is improperly installed where the gazebo roof blends into the front porch roof. A qualified roofing contractor should evaluate the roof flashing in this area and take corrective action as needed to prevent leakage and possible damage.

IV. Plumbing System

Water Supply: Well

Supply Piping: Black plastic

Distribution Piping: CPVC and Copper

Waste Disposal: Septic System

Waste Piping: PVC

Waste Ventilation: PVC

Water Heater: Electric

Gallon Capacity: 38

Manufacturer: Whirlpool

Model Number: E2F40LD045V

Water Heater Location: Crawlspace

Water Shut Off Valve Location: Crawlspace

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

Comments:

1. 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 and other contaminants. Well water testing is recommended. Septic system testing and inspection by a certified septic system inspector is recommended.

Unsatisfactory Items:

1. An S-trap is used to connect the kitchen 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 on the kitchen sink drain and take corrective action as needed.

2. The family room bath showerhead leaks at the threaded connection to the water supply pipe. Repair needed.
3. The family room bathroom has rust damage on the bathroom sink. A licensed plumber should evaluate the rust on the sink and take corrective action as needed to prevent further damage to the sink.
4. The master bathroom shower head leaks at the threaded connection to the water supply pipe. Repair needed.
5. The master bathroom ventilation fan is vented to the attic. The fan should be vented to the exterior of the structure to prevent excessive moisture build up in the attic. Corrective action needed.
6. There is a leak on the main drainpipe in the right side addition crawlspace. The leak in the crawlspace is identified with an orange ribbon. Repair needed.
7. Water flow to the home is low in the master bathroom. When water is flowing into the toilet or shower, water flow to the vanity sink is minimal. A licensed plumber should evaluate water flow throughout the subject home and take corrective action as needed.

V. Electrical System

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

Service Entry Conductor Type: Aluminum

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

Weatherproofing of service entrance: Satisfactory

Main Panel Box Type: Breakers Additional Spaces Available: Yes

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

House Wiring: Copper

Other: Receptacles: Grounded and Ungrounded Polarity: Satisfactory

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

Location of Distribution & Sub Panels: Pantry

Distribution of Receptacles: Adequate

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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	U	See Summary Page
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	U	See Summary Page
8	Wiring to other Major Electrical Equipment	S	
9	Outside Receptacles and Fixtures	U	See Summary Page

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 electrical contractor.

Unsatisfactory Items:

1. The kitchen countertop receptacle that is identified with orange stickers is not GFCI protected. This is a safety hazard. Repair needed. GFCI protection of all kitchen countertop receptacles was required beginning in 1996.
2. The kitchen receptacle that is identified with a blue sticker has an open ground. This is a safety hazard. A licensed electrical contractor should evaluate the open ground condition on the receptacle and take corrective action as needed.
3. There is an open wire splice on the electrical connection for the kitchen range. Hot electrical connections are exposed. This is a safety hazard. A licensed electrical contractor should evaluate the electrical connection for the kitchen range and take corrective action as needed.
4. Sharp ended screws are used to attach the dead front cover to the electric service panel. Sharp ended screws are not approved for this application. The sharp ends on the screws may damage the wiring on the interior of the panel. This is a safety hazard. Repair needed.
5. Electrical wires enter the bottom of the electric service panel through an open knockout. The wires are not adequately protected at the open knockout. This is a safety hazard. Repair needed.

6. Two of the breaker handles are damaged at the top right corner of the electric subpanel. Replacement of the damaged breakers will be needed.
7. Two receptacles in the family room bath that are identified with blue stickers have open grounds. This is a safety hazard. A licensed electrical contractor should evaluate the open ground condition on the subject receptacles and take corrective action as needed.
8. Electrical wiring is exposed on the exterior of the structure on the left side of the home at the bottom of the wood siding. The exposed wiring is susceptible to damage. This is a safety hazard. Repair needed.
9. The switches for exterior lights and the gazebo ceiling fan are not enclosed in a weather proof enclosure on the front porch area. This is a safety hazard. A licensed electrical contractor should evaluate the situation and take corrective action as needed.
10. No dead front cover is installed on the gas pack disconnect panel. Hot electrical connections are exposed. This is a safety hazard. Repair needed.

VI. Central Heating System

Type: Gas Pack

Power Source: Natural Gas

Brand: Goodman Manufacturing

Model: GPG1436080M41BB

Tested System: Yes

Condition: Satisfactory

Type of Ducts or Piping: Flex

Size of Filters: 16x20x1

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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	S	
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. Air supply ducts in the crawlspace are damaged in the original section of the crawlspace. At least one section of the duct work will need replacement. A licensed contractor should evaluate all duct work in the crawlspace and repair/replace as needed.
2. Excessive soot and creosote are present in the fireplace chimney place. A qualified chimney sweep should evaluate the fireplace chimney and take corrective action as needed to prevent a possible fire hazard.

3. The hinge bolts on the pull down stairway are loose. Repair to the hinge bolts is needed to prevent a possible safety hazard.
4. No insulation or weather stripping is installed on the pull down stairway. Excessive air infiltration is possible at this location. Corrective action needed.
5. Bat droppings are present in the right addition attic near the gable vent. All bat droppings should be removed from the attic to prevent a possible health hazard. Bats should be excluded from the gable vents to prevent bats from living in the gable vents and gaining access to the attic area.

VII Air Conditioning System

Type: Central Air Conditioner

Power Source: Electric

Brand: Goodman Manufacturing

Model: GPG1436080M41BB

Tested System: No, air temperature too cold to test system.

Condition:

Type of Ducts or Piping: Flex

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	Checkpoint	Rating	Comments
1	Filters	S	
2	Controls	S	
3	Fan	S	
4	Coil Fins	S	
5	Condensation Drain	S	
6	Temperature Drop Test 15 - 25 Degrees = normal		The air temperature was too cold to allow testing of the operation of the AC system.

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.

Comments:

1. A portable AC unit is present in the second floor living space to provide additional cooling capacity for the upper level living space.

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

Ceiling Structure: Wood Joists

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	Checkpoint	Rating	Comments
1	Walls	S	
2	Ceilings	S	
3	Floors	S	
4	Stairways	U	See Summary Page
5	Steps	U	See Summary Page
6	Closets	S	
7	Railings	U	See Summary Page
8	Windows	S	
9	Doors	S	
10	Trim work	S	
11	Insulation	NV	The presence of wall insulation could not be visually verified
12	Kitchen & Bath Cabinets	S	
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. An additional handrail is needed on the lower section of the interior stairway for safety. Corrective action needed.
3. The upper level handrail on the interior stairway is loose. The loose handrail is a safety hazard. Repair needed.
4. The first floor hallway smoke detector and the second floor smoke detector do not work. This is a safety hazard. Adequate smoke detector protection should be installed before the subject home is inhabited.
5. The riser height on the interior stairway steps is inconsistent. The inconsistent riser height on the steps creates a possible safety/tripping hazard. Corrective action needed.

IX. Kitchen Appliances

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	Checkpoint	Rating	Comments
1	Sinks	S	
2	Dishwasher	NA	
3	Range	S	Gas range
4	Oven	S	Gas range
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.

Unsatisfactory Items:

1. No anti-tip device is installed on the kitchen range. The range is a tipping hazard when heavy items are placed on an open oven door. This is a safety hazard for small children. Repair needed.

Summary Sheet for: 358 Pool Rock Shores Lane

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. Floor insulation is down, missing, or damaged at multiple locations in the crawlspace. All down, missing, or damaged insulation should be repaired or replaced to provide adequate insulation value for the floor system.
2. The crawlspace vapor barrier is in poor condition. Installation of a 6 mil poly vapor barrier over 100% of the crawlspace area is recommended to help control excessive moisture conditions in the crawlspace.
3. Adequate rodent proofing material is not installed at the subfloor penetrations for plumbing drainpipes. Corrective action is needed to prevent small animals from entering the living space.
4. The concrete footer for the foundation for the right side addition has been undermined by erosion at the back right corner of the foundation. An extension has been installed on the gutter downspout in this area to help move water away from the structure. The soil grade in this area should be corrected to help move water away from the foundation.
5. One of the foundation vents on the back side of the structure has been sealed with a piece of plywood. The foundation vent cannot perform its intended function. Corrective action needed.

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 front porch floor system is not adequately supported. No ledger boards or joist hangers are used to support the ends of the floor joists. The ends of the floor joists are supported by end nails only. A licensed contractor should evaluate the porch floor system and take corrective action as needed to prevent a possible safety hazard.
2. The decks are not adequately supported. The deck girders are nailed to the sides of the deck support posts. The deck girders do not have direct support to the deck posts. The deck floor joists are not supported by ledger boards or joist hangers. The deck floor joist are supported by end nails only. A licensed contractor

- should evaluate the deck support systems and take corrective action as needed to prevent a possible safety hazard.
3. A porch swing is installed on the front porch. Request seller disclosure of the load bearing capacity of the porch swing.
 4. There is a 13 inch step down between the left side entrance door threshold and the deck surface on the exterior of the door. The large step down creates a possible safety/tripping hazard. Installation of a step on the left side deck is needed to allow safe entrance and exit to the structure.
 5. The left side exterior door is extremely difficult to close after it has been opened due to contact with the door threshold. Adjustment or repair on the door is needed to allow the door to open and close as intended.
 6. The hardboard siding is damaged at the right end of the front porch and above the back deck area. All damaged hard board siding should be repaired or replaced to prevent moisture penetration and possible damage.
 7. Water damage is present on the vertical trim board above the left side deck near the back side of the exterior door. All damaged trim should be repaired or replaced to prevent moisture penetration and possible damage.
 8. The paint on the exterior of the structure is peeling. After repairs have been made to the exterior siding and trim, the exterior siding and trim will need to be cleaned, caulked, and painted to prevent moisture penetration and possible damage.
 9. The lattice handrailing on the exterior decks are a possible safety hazard. A licensed contractor should evaluate the deck handrail and take corrective action as needed.
 10. The back handrail on the back left deck has insect damage on the upper railing. This is a safety hazard. A licensed contractor should evaluate the damage to the deck handrail and repair as needed.

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. Roof flashing is improperly installed where the gazebo roof blends into the front porch roof. A qualified roofing contractor should evaluate the roof flashing in this area and take corrective action as needed to prevent leakage and possible damage.

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. An S-trap is used to connect the kitchen 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 on the kitchen sink drain and take corrective action as needed.
2. The family room bath showerhead leaks at the threaded connection to the water supply pipe. Repair needed.
3. The family room bathroom has rust damage on the bathroom sink. A licensed plumber should evaluate the rust on the sink and take corrective action as needed to prevent further damage to the sink.
4. The master bathroom shower head leaks at the threaded connection to the water supply pipe. Repair needed.
5. The master bathroom ventilation fan is vented to the attic. The fan should be vented to the exterior of the structure to prevent excessive moisture build up in the attic. Corrective action needed.
6. There is a leak on the main drainpipe in the right side addition crawlspace. The leak in the crawlspace is identified with an orange ribbon. Repair needed.
7. Water flow to the home is low in the master bathroom. When water is flowing into the toilet or shower, water flow to the vanity sink is minimal. A licensed plumber should evaluate water flow throughout the subject home and take corrective 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 kitchen countertop receptacle that is identified with orange stickers is not GFCI protected. This is a safety hazard. Repair needed. GFCI protection of all kitchen countertop receptacles was required beginning in 1996.
2. The kitchen receptacle that is identified with a blue sticker has an open ground. This is a safety hazard. A licensed electrical contractor should evaluate the open ground condition on the receptacle and take corrective action as needed.
3. There is an open wire splice on the electrical connection for the kitchen range. Hot electrical connections are exposed. This is a safety hazard. A licensed electrical contractor should evaluate the electrical connection for the kitchen range and take corrective action as needed.
4. Sharp ended screws are used to attach the dead front cover to the electric service panel. Sharp ended screws are not approved for this application. The sharp ends on the screws may damage the wiring on the interior of the panel. This is a safety hazard. Repair needed.
5. Electrical wires enter the bottom of the electric service panel through an open knockout. The wires are not adequately protected at the open knockout. This is a safety hazard. Repair needed.
6. Two of the breaker handles are damaged at the top right corner of the electric subpanel. Replacement of the damaged breakers will be needed.
7. Two receptacles in the family room bath that are identified with blue stickers have open grounds. This is a safety hazard. A licensed electrical contractor should evaluate the open ground condition on the subject receptacles and take corrective action as needed.
8. Electrical wiring is exposed on the exterior of the structure on the left side of the home at the bottom of the wood siding. The exposed wiring is susceptible to damage. This is a safety hazard. Repair needed.
9. The switches for exterior lights and the gazebo ceiling fan are not enclosed in a weather proof enclosure on the front porch area. This is a safety hazard. A licensed electrical contractor should evaluate the situation and take corrective action as needed.
10. No dead front cover is installed on the gas pack disconnect panel. Hot electrical connections are exposed. This is a safety hazard. Repair 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. Air supply ducts in the crawlspace are damaged in the original section of the crawlspace. At least one section of the duct work will need replacement. A licensed contractor should evaluate all duct work in the crawlspace and repair/replace as needed.
2. Excessive soot and creosote are present in the fireplace chimney place. A qualified chimney sweep should evaluate the fireplace chimney and take corrective action as needed to prevent a possible fire hazard.
3. The hinge bolts on the pull down stairway are loose. Repair to the hinge bolts is needed to prevent a possible safety hazard.
4. No insulation or weather stripping is installed on the pull down stairway. Excessive air infiltration is possible at this location. Corrective action needed.
5. Bat droppings are present in the right addition attic near the gable vent. All bat droppings should be removed from the attic to prevent a possible health hazard. Bats should be excluded from the gable vents to prevent bats from living in the gable vents and gaining access to the attic area.

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. An additional handrail is needed on the lower section of the interior stairway for safety. Corrective action needed.

3. The upper level handrail on the interior stairway is loose. The loose handrail is a safety hazard. Repair needed.
4. The first floor hallway smoke detector and the second floor smoke detector do not work. This is a safety hazard. Adequate smoke detector protection should be installed before the subject home is inhabited.
5. The riser height on the interior stairway steps is inconsistent. The inconsistent riser height on the steps creates a possible safety/tripping hazard. Corrective action needed.

IX. Appliances

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 qualified appliance technician unless noted otherwise.

1. No anti-tip device is installed on the kitchen range. The range is a tipping hazard when heavy items are placed on an open oven door. This is a safety hazard for small children. Repair needed.

Pictures:

1. Insect damage is present on the back deck railing on the left side deck.



2. The lattice handrail on the exterior decks is a possible safety hazard.



3. Electrical wiring is exposed on the left side of the structure at the bottom of the wood siding.



4. Erosion is undermining the concrete footer for the brick foundation at the back right corner of the structure.



5. Electrical wiring enters the electric service panel through an open knockout.



7. Adequate rodent proofing material is not installed at the subfloor penetrations for the plumbing drainpipes.



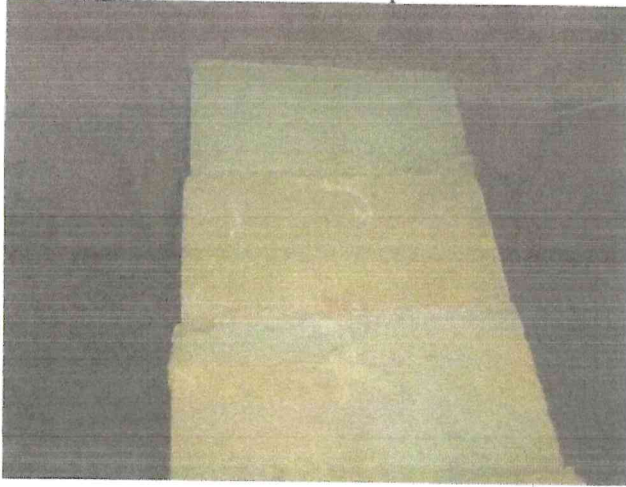
6. One of the foundation vents at the back side of the structure is covered by plywood.



8. Duct work in the original section of the crawlspace is damaged.



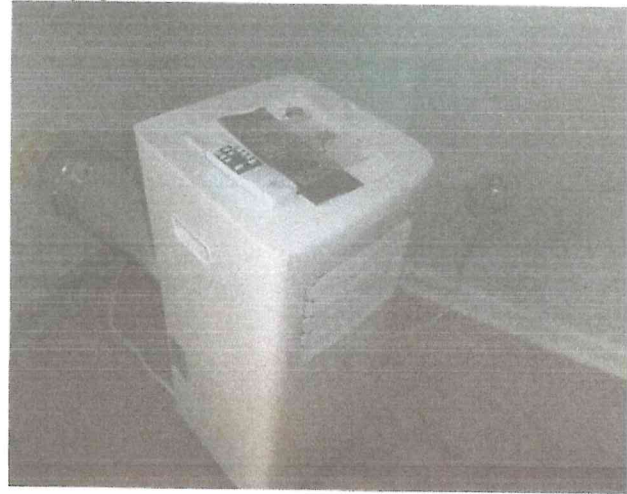
9. Some of the foundation support pilasters in the original section of the crawlspace as constructed with dry stacked concrete block pilasters.



10. Two of the breakers in the electric subpanel are damaged.



11. A portable AC unit is present in the upper level living space.



12. Paint is peeling on the exterior siding and trim.



13. No dead front cover is installed on the disconnect panel for the gas pack unit.



14. The hardboard siding has moisture damage near the right end of the front porch.



15. Roof flashing is improperly installed at the gazebo roof intersection with the porch roof.



16. Moisture damage is present on the vertical trim board at the back right corner of the left side deck.



17. Moisture damage is present on the hard board siding above the back right deck floor surface.



18. There is a drain leak on the main drain pipe in the right addition crawlspace.

