Tim Wiggins Inspections

PO Box 457
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Name:	Sam Etheridge
Address:	
Telephone Number:	
Inspection Ordered by:	Agent
Property Address:	1214 Anne Street
	Henderson, NC 27536
Year Built/Structure Age*:	1975 Square Footage*: 1614 sq ft
Date Performed:	September 2, 2022
Reason for the Inspection:	Prepurchase

Statement of Services for the Above Named Property: $400.00

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: Block and Brick; Crawlspace

Thickness: 8 inches

Column or Pier Type: Block and Brick

Floor Structure Type: Wood; 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	S	
2	Walks/Driveway	U	See Summary Page
3	Retaining Walls	NA	
4	Foundation Walls	U	See Summary Page
5	Sill Plate	NA	
6	Footing Drain Pipe	NV	
7	Floor Joists or Girder	U	See Summary Page
8	Sub-flooring	S	
9	Column or Pier Conditions	S	
10	Insulation	U	6 1/4" R-19 See Summary Page
11	Cracks	Yes	See Summary Page
12	Ventilation	U	See Summary Page
13	Prior Water Infiltration	Yes	
14	Vapor Barrier	Yes	
15	Sump Pump	NA	
16	Chimney Foundation	S	
17	Dist. 1st Wood to Ground	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 contractor.

Unsatisfactory Items:

1. Open cracks and an uneven surface are present on the front concrete walkway. Repair to the walkway is needed to prevent water infiltration and further damage to the concrete. Repair to the walkway is needed to prevent a possible safety/ tripping hazard.
2. The wood siding on the garage section of the structure has ground contact along the perimeter of the left and back garage walls. Contact between the ground and the wood siding should be eliminated to prevent attraction of wood destroying insects.
3. The brick paver walkway outside of the left side entrance area has an uneven surface. The uneven surface on the walkway creates a possible safety/ tripping hazard. Repair needed.
4. Floor joists that terminate above foundation vents are not adequately supported. Joist hangers should be installed to support the floor joists that terminate at the foundation vents. Corrective action needed.
5. The moisture level on the bottom of the floor system was 25.8% or greater when tested with a moisture meter at the time of inspection. Mold growth is possible when a moisture level of 18% or greater is present. Wood damage is possible when a moisture level of 20% or greater is present. A licensed

contractor with experience in crawlspace moisture elimination should evaluate the situation and take corrective action as needed to prevent poor environmental conditions in the crawlspace and possible damage to the floor system.

6. 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.
7. A small section of the floor insulation in the crawlspace is installed upside down with the insulation vapor barrier on the bottom side of the insulation. Installation of the insulation in this manner may allow moisture to become trapped between the insulation vapor barrier and the bottom of the floor system. Corrective action needed.
8. There is a step crack on the front concrete block foundation wall near the front left corner of the structure. A structural engineer should evaluate the crack on the foundation wall and recommend corrective action as needed.

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

Wall Structure Type: Frame; wood

Wall Cover Material: Brick and Wood Panel

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

	Checkpoint	Rating	Comments
1	Siding Condition	U	See Summary Page
2	Cracks (Masonry)	Yes	See Summary Page
3	Vegetation	U	See Summary Page
4	Windows	S	
5	Doors	S	
6	Trim work	U	See Summary Page
7	Paint & Caulk	U	See Summary Page
8	Storm Doors & Windows	NA	
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	U	See Summary Page
17	Garage Door Rev. Mech.	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.

Comments:

1. The front porch roof is supported by round wooden posts. The porch has a chipped tile floor surface.
2. The garage/interior door is not a fire rated door. A fire rated door was not required at this location when the house was built. However, installation of a fire rated door at this location is recommended for fire safety.

Unsatisfactory Items:

1. No weep holes are installed on the brick veneer siding. Weep holes are needed to allow an escape path for any moisture that penetrates the brick veneer siding. A licensed contractor should evaluate the lack of weep holes on the brick veneer siding and take corrective action as needed.
2. Water damage is present on the wood siding at the left side of the garage at the area that is identified with a blue sticker. All damaged siding should be repaired or replaced to prevent moisture penetration and further damage.
3. Multiple cracks are present on the brick veneer siding. Cracks are present under both of the front bedroom windows, under the front right window, under the right side back window, above the right side back window, and under the back bedroom back window. The crack above the back right side window is the most significant crack. A structural engineer should evaluate the cracks on the brick veneer siding and recommend corrective action as needed. If no other corrective action is needed, all open cracks on the brick veneer siding should be sealed to prevent water infiltration and possible damage.
4. The front steps are separated at the step attachment to the front porch. The gap between the steps and the porch should be sealed to prevent water infiltration and further damage to the steps.

5. One of the hinges on the left garage door has missing hinge bolts. Repair to the door is needed to prevent damage to the door.
6. The spring retention cables are missing on the garage door springs for the left garage door. This is a safety hazard. Repair needed.
7. The garage ceiling is not adequately sealed for fire safety. Corrective action needed.
8. Significant open cracks are present on the concrete parking pad outside of the garage doors. The open cracks on the concrete should be sealed to prevent water infiltration and further damage to the concrete.
9. Carpenter bee damage is present on the back right garage window trim. The carpenter bees should be eliminated. The damaged area on the window trim should be repaired and sealed to prevent moisture penetration and further damage.
10. All trees and bushes should be cut back away from the structure. Overgrown trees and bushes may cause excessive moisture accumulation on the exterior siding and trim. The excessive vegetation growth also reduces ventilation to help dry exterior siding and trim to prevent moisture damage. All tree limbs and bushes that have contact with the roof surface should be cut back to prevent possible damage to the roof shingles. Corrective action needed.
11. Paint is peeling on exposed sections of the exterior wood trim, all exposed exterior wood siding and trim should be cleaned, caulked and painted to prevent moisture penetration and further damage.

III. Roof

Type of Roof: Gable

Roof Structure: Wood, rafters **Sheathing Material:** Plywood

Method used to observe Roof Surface: Walk-on

Materials: Fiberglass

Layers: One layer

Rain Gutters: Aluminum

Attic Access Method: Pull-down stairs

Attic Ventilation: Soffit and Gable Vents and Power Fan

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

	Checkpoint	**Rating**	**Comments**
1	Condition of Shingles	S	See Summary Page
2	Flashing & Joints	S	
3	Eaves, Soffits & Fascias	U	See Summary Page
4	Skylights	NA	
5	Vent Pipes	S	
6	Chimney	U	See Summary Page
7	Gutters	S	
8	Downspouts	S	
9	Attic Ventilation	S	
10	Attic Water Infiltration	No	
11	Attic Insulation	S	R-19
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. The roof shingles have experienced a loss of granules. The roof shingles are at or near the end of their design life. Budget for replacement. No roof leaks were detected at the time of inspection.
2. The nuts on the hinge bolts for the pulldown stairway are loose or missing. The loose and missing hinge bolts create a possible safety hazard. Repair needed.
3. No insulation or weather stripping are present on the pulldown stairway. Excessive air infiltration is possible at this location. Repair needed.
4. The pulldown stairway does not adequately seal the ceiling penetration for the stairway when the stairway is closed. Excessive air infiltration is possible at this location. Corrective action needed.
5. No chimney cap is installed on the masonry fireplace chimney. A chimney cap should be installed to prevent moisture and small animals from entering at the top of the chimney.
6. The mortar cap on top of the masonry chimney has open cracks on the mortar. The top of the mortar cap on the masonry chimney should be sealed to prevent moisture penetration into and through the chimney.

7. There is a small area of moisture damage on the fascia at the front right corner of the garage area roof. All damaged fascia should be repaired or replaced to prevent moisture penetration and further damage.

IV. Plumbing System

Water Supply: Municipal **Supply Piping:** Copper

Distribution Piping: Copper

Waste Disposal: Municipal **Waste Piping:** ABS

Waste Ventilation: ABS

Water Heater: Electric **Gallon Capacity:** 40

Manufacturer: Whirlpool **Model Number:** E2H40RD045V

Water Heater Location: Hall Closet **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	S	
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	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 clothes dryer vent pipe exterior louver is damaged. The louver will need replacement to allow adequate airflow through the louver. Corrective action needed.
2. The back exterior faucet is not adequately attached to the structure. The faucet handle is missing. Repair/ replacement of the faucet is needed to allow proper function of the faucet.
3. No overflow pan is installed under the water heater that is located in the hall closet. Any leakage from the water heater may damage interior components. Corrective action needed.
4. The hot and cold water supply connection to the master bath shower is reversed. This is a safety hazard. Repair needed.
5. Water flow from the master bath showerhead is inadequate. A licensed plumber should evaluate water flow at the master bath shower and take corrective action as needed.
6. There is a drain leak on the ABS drain piping in the crawlspace. The leak on the drainpipe is identified in the crawlspace with an orange ribbon. Repair needed.

7. There are glue type joints between ABS and PVC type drain piping in the crawlspace. ABS and PVC piping are different thermoplastics and cannot be chemically bonded. A mechanical connection is required at this location. A licensed plumber should evaluate the situation 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: Laundry ☐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 **Polarity**: Satisfactory

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

Location of Distribution & Sub Panels: NA

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	S	
5	Interior House Wiring	U	See Summary Page
6	Receptacles, Switches, & Fixtures	S	
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:

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. There is an open knockout on the dead front cover for the electric service panel. Hot electrical connections are exposed. This is a safety hazard. Repair needed.
2. There is an open junction box in the attic. Hot electrical connections are exposed. This is a safety hazard. Repair needed. The open junction box is identified with an orange ribbon.
3. The electrical connection for the attic ventilation fan is exposed in the attic. Hot electrical connections are exposed. This is a safety hazard. Repair needed. The open electrical connection at the attic ventilation fan is identified in the attic with an orange ribbon.
4. Wiring that enters the attic light fixture junction box is not adequately protected. The outer sheathing has been removed from wiring that enters the subject junction box. This is a safety hazard. Repair needed. The subject wiring is identified in the attic with an orange ribbon.
5. The cover plates are missing on the garage door opener receptacles in the garage. Hot electrical connections are exposed. This is a safety hazard. Repair needed.
6. Two of the garage receptacles that are identified with orange stickers are not GFCI protected. This is a safety hazard. Repair needed.

7. Electrical circuits in the electric service panel are not adequately labeled. This is a potential safety hazard. Repair needed.
8. There is an open junction box in the crawlspace. Hot electrical connections are exposed. This is a safety hazard. Repair needed. The open junction box is identified in the crawlspace with an orange ribbon.
9. No dead front cover is installed on the electrical disconnect panel in the crawlspace. Hot electrical connections are exposed. This is a safety hazard. Repair needed.

VI. Central Heating System

Type: Gas Fired Furnace **Power Source:** Natural Gas

Brand: Consolidated Industries **Model:** MBA 080 NH3R

Tested System: The HVAC system was tested in the AC mode only.

Condition: Unsatisfactory

Type of Ducts or Piping: Flex

Size of Filters: 20x20x1

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

	Checkpoint	Rating	Comments
1	Flue Pipes	S	
2	Chimneys	U	See Summary Page
3	Slope	S	
4	Joints	S	
5	Oil Tank	NA	
6	Oil Tank Vent	NA	
7	Draft Device	S	
8	Heat Exchanger	U	See Summary Page
9	Furnace	U	See Summary Page
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	S	
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:

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. Installation of a carbon monoxide detector is recommended.

Unsatisfactory Items:

1. The gas logs in the back family room fireplace would not operate with normal operating controls when tested at the time of inspection. The pilot light for the gas logs will ignite. The gas log apparatus will not ignite. A qualified technician should evaluate the gas log system and take corrective action as needed.
2. The damper for the front living room fireplace will not close. A qualified chimney sweep should evaluate the fireplace damper and repair as needed.

3. Excessive rust is present on the burner apparatus and heat exchanger for the gas furnace heating unit. Excessive rust on the heat exchanger creates a possible safety hazard. A licensed mechanical contractor should evaluate the gas furnace unit and heat exchanger and take corrective action as needed.
4. Installation of a carbon monoxide detector is recommended.

VII Air Conditioning System

Type: Central Air Conditioner **Power Source:** Electric

Brand: Concord **Model:** CCU10A30A-1

Tested System: Yes

Condition: Satisfactory

Type of Ducts or Piping: Flex

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

	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	S	17.1 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. The AC system for the subject home uses R-22 refrigerant. R-22 refrigerant is no longer manufactured and may be difficult and/ or expensive to obtain when servicing or repairing the AC system.
2. The AC system compressor/ condenser unit is near the end of its design life. Budget for replacement. The system was operating as intended when tested at the time of inspection.

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	S	
4	Stairways	NA	
5	Steps	NA	
6	Closets	S	
7	Railings	NA	
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 verified.
12	Kitchen & Bath Cabinets	S	
13	Kitchen Counter Tops	S	
14	Locks	S	
15	Fire Alarms/Smoke Detector	S	
16	Ceiling Fans	S	

Comments and Notes:

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Unsatisfactory Items:

1. A house of this age may 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 front left bedroom bifold closet doors are off the door track. This is a potential safety hazard. Repair needed.
3. The master bedroom door needs striker plate adjustment. The door will not latch or lock. Adjustment needed.
4. The back family room back window is located on the garage/interior wall. The location of this window is a potential fire safety hazard. A licensed contractor should evaluate the location of the window and take corrective action as needed. Request approved building permits for the garage addition to the house.

IX. Kitchen Appliances

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

	Checkpoint	**Rating**	**Comments**
1	Sinks	S	
2	Dishwasher	S	
3	Range	S	
4	Oven	S	
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. The clothes dryer is not connected to the clothes dryer vent pipe. Repair needed.
2. The clothes washer was not connected to the electrical system or the water supply system at the time of inspection. Operation of the clothes washer could not be tested.

Summary Sheet for: 1214 Anne 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.

9. Open cracks and an uneven surface are present on the front concrete walkway. Repair to the walkway is needed to prevent water infiltration and further damage to the concrete. Repair to the walkway is needed to prevent a possible safety/ tripping hazard.
10. The wood siding on the garage section of the structure has ground contact along the perimeter of the left and back garage walls. Contact between the ground and the wood siding should be eliminated to prevent attraction of wood destroying insects.
11. The brick paver walkway outside of the left side entrance area has an uneven surface. The uneven surface on the walkway creates a possible safety/ tripping hazard. Repair needed.
12. Floor joists that terminate above foundation vents are not adequately supported. Joist hangers should be installed to support the floor joists that terminate at the foundation vents. Corrective action needed.
13. The moisture level on the bottom of the floor system was 25.8% or greater when tested with a moisture meter at the time of inspection. Mold growth is possible when a moisture level of 18% or greater is present. Wood damage is possible when a moisture level of 20% or greater is present. A licensed contractor with experience in crawlspace moisture elimination should evaluate the situation and take corrective action as needed to prevent poor environmental conditions in the crawlspace and possible damage to the floor system.
14. 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.
15. A small section of the floor insulation in the crawlspace is installed upside down with the insulation vapor barrier on the bottom side of the insulation. Installation of the insulation in this manner may allow moisture to become trapped between the insulation vapor barrier and the bottom of the floor system. Corrective action needed.
16. There is a step crack on the front concrete block foundation wall near the front left corner of the structure. A structural engineer should evaluate the crack on the foundation wall and recommend corrective action as 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. No weep holes are installed on the brick veneer siding. Weep holes are needed to allow an escape path for any moisture that penetrates the brick veneer siding. A licensed contractor should evaluate the lack of weep holes on the brick veneer siding and take corrective action as needed.
2. Water damage is present on the wood siding at the left side of the garage at the area that is identified with a blue sticker. All damaged siding should be repaired or replaced to prevent moisture penetration and further damage.
3. Multiple cracks are present on the brick veneer siding. Cracks are present under both of the front bedroom windows, under the front right window, under the right side back window, above the right side back window, and under the back bedroom back window. The crack above the back right side window is the most significant crack. A structural engineer should evaluate the cracks on the brick veneer siding and recommend corrective action as needed. If no other corrective action is needed, all open cracks on the brick veneer siding should be sealed to prevent water infiltration and possible damage.
4. The front steps are separated at the step attachment to the front porch. The gap between the steps and the porch should be sealed to prevent water infiltration and further damage to the steps.
5. One of the hinges on the left garage door has missing hinge bolts. Repair to the door is needed to prevent damage to the door.
6. The spring retention cables are missing on the garage door springs for the left garage door. This is a safety hazard. Repair needed.
7. The garage ceiling is not adequately sealed for fire safety. Corrective action needed.
8. Significant open cracks are present on the concrete parking pad outside of the garage doors. The open cracks on the concrete should be sealed to prevent water infiltration and further damage to the concrete.
9. Carpenter bee damage is present on the back right garage window trim. The carpenter bees should be eliminated. The damaged area on the window trim should be repaired and sealed to prevent moisture penetration and further damage.
10. All trees and bushes should be cut back away from the structure. Overgrown trees and bushes may cause excessive moisture accumulation on the exterior siding and trim. The excessive vegetation growth also reduces ventilation to help dry exterior siding and trim to prevent moisture damage. All tree limbs and bushes that have contact with the roof surface should be cut back to prevent possible damage to the roof shingles. Corrective action needed.
11. Paint is peeling on exposed sections of the exterior wood trim, all exposed exterior wood siding and trim should be cleaned, caulked and painted to prevent moisture penetration and further 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 roof shingles have experienced a loss of granules. The roof shingles are at or near the end of their design life. Budget for replacement. No roof leaks were detected at the time of inspection.
2. The nuts on the hinge bolts for the pulldown stairway are loose or missing. The loose and missing hinge bolts create a possible safety hazard. Repair needed.
3. No insulation or weather stripping are present on the pulldown stairway. Excessive air infiltration is possible at this location. Repair needed.
4. The pulldown stairway does not adequately seal the ceiling penetration for the stairway when the stairway is closed. Excessive air infiltration is possible at this location. Corrective action needed.
5. No chimney cap is installed on the masonry fireplace chimney. A chimney cap should be installed to prevent moisture and small animals from entering at the top of the chimney.
6. The mortar cap on top of the masonry chimney has open cracks on the mortar. The top of the mortar cap on the masonry chimney should be sealed to prevent moisture penetration into and through the chimney.

7. There is a small area of moisture damage on the fascia at the front right corner of the garage area roof. All damaged fascia should be repaired or replaced to prevent moisture penetration and further 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. The clothes dryer vent pipe exterior louver is damaged. The louver will need replacement to allow adequate airflow through the louver. Corrective action needed.
2. The back exterior faucet is not adequately attached to the structure. The faucet handle is missing. Repair/ replacement of the faucet is needed to allow proper function of the faucet.
3. No overflow pan is installed under the water heater that is located in the hall closet. Any leakage from the water heater may damage interior components. Corrective action needed.
4. The hot and cold water supply connection to the master bath shower is reversed. This is a safety hazard. Repair needed.
5. Water flow from the master bath showerhead is inadequate. A licensed plumber should evaluate water flow at the master bath shower and take corrective action as needed.
6. There is a drain leak on the ABS drain piping in the crawlspace. The leak on the drainpipe is identified in the crawlspace with an orange ribbon. Repair needed.
7. There are glue type joints between ABS and PVC type drain piping in the crawlspace. ABS and PVC piping are different thermoplastics and cannot be chemically bonded. A mechanical connection is required at this location. A licensed plumber should evaluate the situation 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. There is an open knockout on the dead front cover for the electric service panel. Hot electrical connections are exposed. This is a safety hazard. Repair needed.
2. There is an open junction box in the attic. Hot electrical connections are exposed. This is a safety hazard. Repair needed. The open junction box is identified with an orange ribbon.
3. The electrical connection for the attic ventilation fan is exposed in the attic. Hot electrical connections are exposed. This is a safety hazard. Repair needed. The open electrical connection at the attic ventilation fan is identified in the attic with an orange ribbon.
4. Wiring that enters the attic light fixture junction box is not adequately protected. The outer sheathing has been removed from wiring that enters the subject junction box. This is a safety hazard. Repair needed. The subject wiring is identified in the attic with an orange ribbon.
5. The cover plates are missing on the garage door opener receptacles in the garage. Hot electrical connections are exposed. This is a safety hazard. Repair needed.
6. Two of the garage receptacles that are identified with orange stickers are not GFCI protected. This is a safety hazard. Repair needed.
7. Electrical circuits in the electric service panel are not adequately labeled. This is a potential safety hazard. Repair needed.
8. There is an open junction box in the crawlspace. Hot electrical connections are exposed. This is a safety hazard. Repair needed. The open junction box is identified in the crawlspace with an orange ribbon.
9. No dead front cover is installed on the electrical disconnect panel in the crawlspace. 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. The gas logs in the back family room fireplace would not operate with normal operating controls when tested at the time of inspection. The pilot light for the gas logs will ignite. The gas log apparatus will not ignite. A qualified technician should evaluate the gas log system and take corrective action as needed.
2. The damper for the front living room fireplace will not close. A qualified chimney sweep should evaluate the fireplace damper and repair as needed.

3. Excessive rust is present on the burner apparatus and heat exchanger for the gas furnace heating unit. Excessive rust on the heat exchanger creates a possible safety hazard. A licensed mechanical contractor should evaluate the gas furnace unit and heat exchanger and take corrective action as needed.
4. Installation of a carbon monoxide detector is recommended.

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. The AC system for the subject home uses R-22 refrigerant. R-22 refrigerant is no longer manufactured and may be difficult and/ or expensive to obtain when servicing or repairing the AC system.
2. The AC system compressor/ condenser unit is near the end of its design life. Budget for replacement. The system was operating as intended when tested at the time of inspection.

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 may 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 front left bedroom bifold closet doors are off the door track. This is a potential safety hazard. Repair needed.
3. The master bedroom door needs striker plate adjustment. The door will not latch or lock. Adjustment needed.
4. The back family room back window is located on the garage/interior wall. The location of this window is a potential fire safety hazard. A licensed contractor should evaluate the location of the window and take corrective action as needed. Request approved building permits for the garage addition to the house.

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. The clothes dryer is not connected to the clothes dryer vent pipe. Repair needed.
2. The clothes washer was not connected to the electrical system or the water supply system at the time of inspection. Operation of the clothes washer could not be tested.

Pictures:

1. There is an open knockout on the dead front cover for the electric service panel.

2. Visual evidence of a history of leakage at the roof penetrations for the plumbing vent pipes.

3. There is an open junction box in the attic.

4. Wiring that enters the junction box for the attic light fixture is not adequately protected.

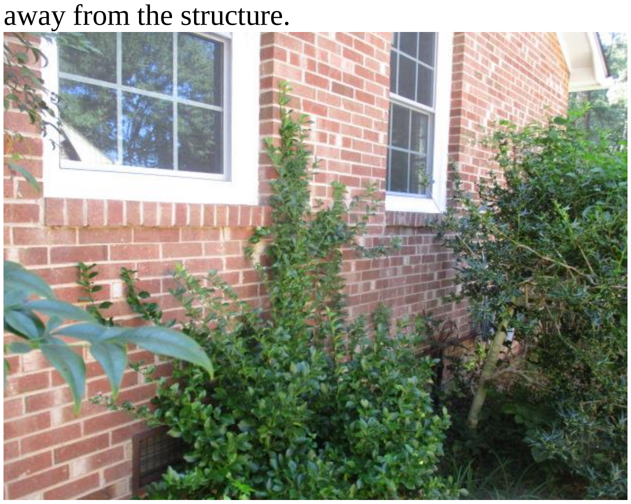
5. Exposed electrical connection at the attic ventilation fan.

6. The pulldown stairway does not adequately seal the ceiling penetration for the stairway when the stairway door is closed.

7. The clothes dryer vent pipe exterior louver is damaged.

8. The control valve handle on the back exterior faucet is missing. The subject faucet is not adequately attached to the structure.

9. All trees, vines, and bushes should be cut back away from the structure.

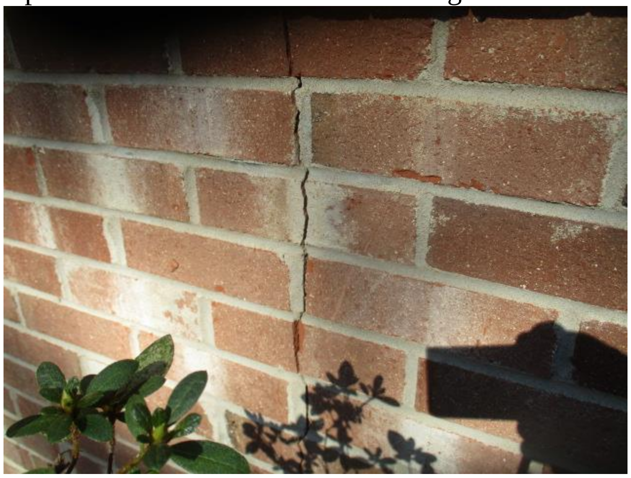


10. Open cracks under the front left bedroom window.

11. Open cracks under the front left bedroom window.

12. Open cracks on the brick veneer siding under the front right bedroom window.

13. Open cracks on the brick veneer siding.



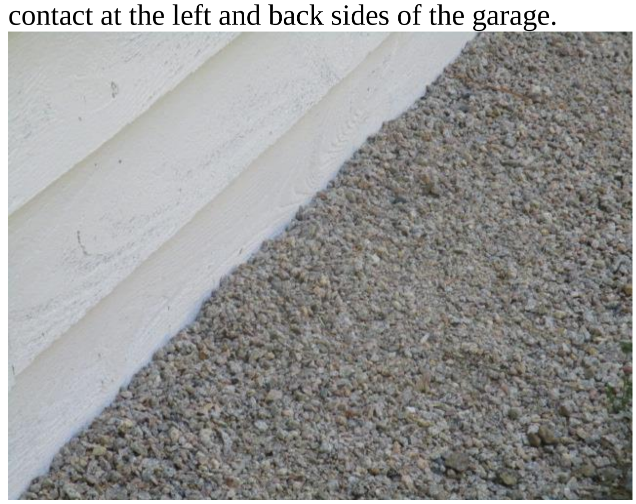
14. There is a step crack on the concrete block foundation wall near the front left corner of the foundation.

15. Repaired crack under one of the front windows.

16. The front concrete walkway has an uneven surface due to damaged areas on the walkway.

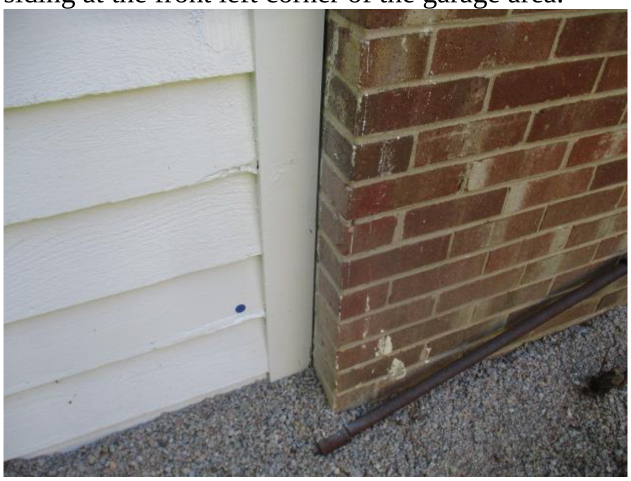
17. Carpenter bee damage is present on the back right garage window.

18. The wood siding on the garage has ground contact at the left and back sides of the garage.

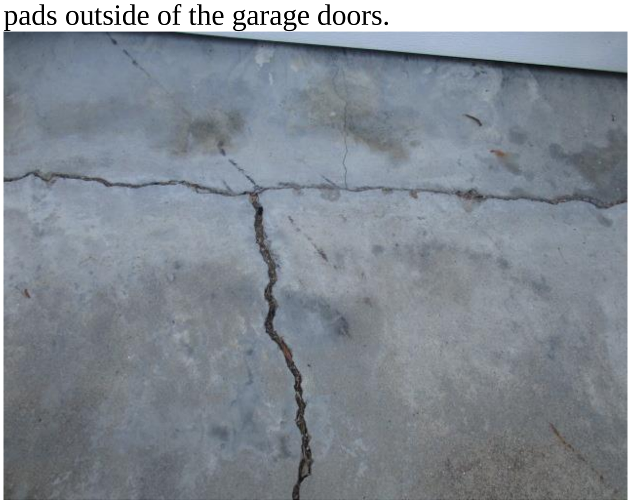


19. The brick paver walkway at the left side entrance area has an uneven surface.

20. A blue sticker is used to identify damaged wood siding at the front left corner of the garage area.



21. Open cracks are present on the concrete parking pads outside of the garage doors.



22. There is a small area of damage on the fascia board at the front right corner of the garage roof.

23. Paint is peeling on exposed sections of the exterior wood trim.

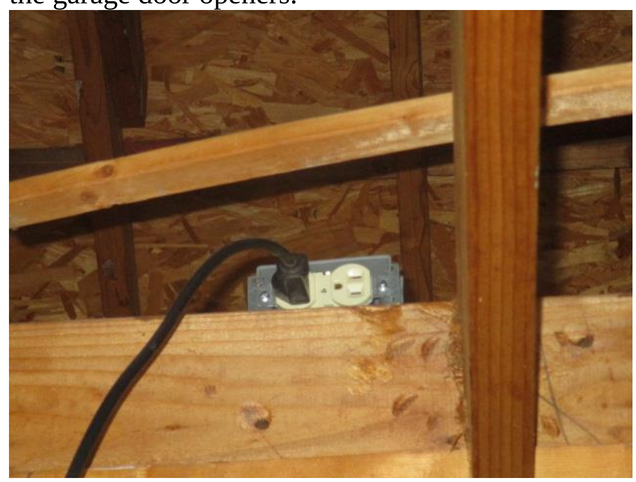
24. There is a significant crack on the brick veneer siding on the right side of the structure above the back right side window.

25. The roof shingles have experienced a loss of granules.

26. Open cracks on the mortar cap on the top of the masonry chimney should be sealed to prevent moisture penetration into and through the chimney. A chimney cap is needed on the chimney flue liner to prevent moisture and small animals from entering at the top of the chimney.

27. The front steps are separated from the front porch.

28. Cover plates are missing on the receptacles for the garage door openers.

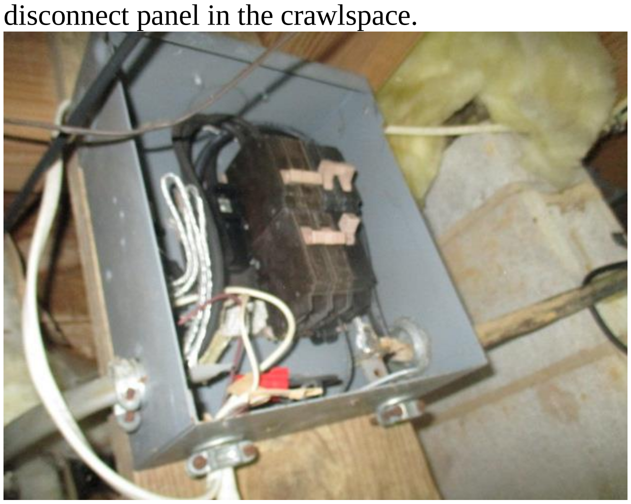


29. Hinge bolts are missing on one of the hinges for the left garage door.

30. The garage ceiling is not adequately sealed for fire safety.

31. The clothes dryer vent pipe is not connected to the exterior louver.

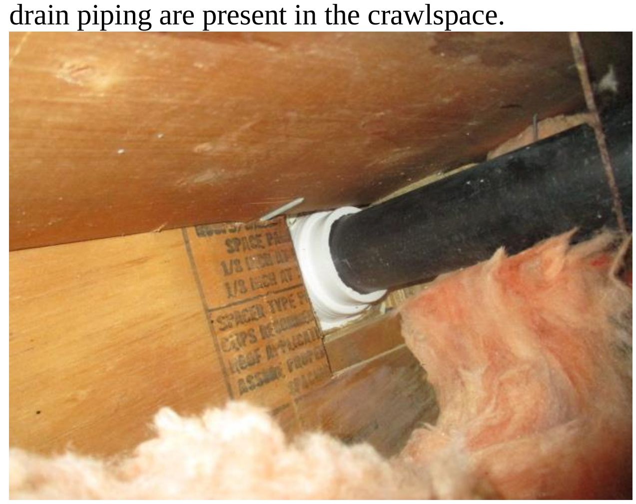
32. The dead front cover is missing on the electrical disconnect panel in the crawlspace.



33. Excessive rust is present on the gas furnace heat exchanger and burner apparatus.

34. Floor joists that terminate above foundation vents in the crawlspace are not adequately supported.

35. Multiple glue type joints between ABS and PVC drain piping are present in the crawlspace.



36. Floor penetrations for plumbing drainpipes are not adequately sealed to prevent small animals from entering the living space.

37. There is a drain leak on one of the ABS drainpipes in the crawlspace.

38. The moisture level on the bottom of the floor system was 25.8% or greater when tested with a moisture meter at the time of inspection.

39. There is an open junction box in the crawlspace.