



NO PLACE LIKE HOME INSPECTION

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RESIDENTIAL INSPECTION

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11/20/2024



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TABLE OF CONTENTS

1: Inspection Details	7
2: Roofing	8
3: Exterior	11
4: Garage	14
5: Structural Components	17
6: Interiors	21
7: Plumbing System	25
8: Electrical System	29
9: Cooling	32
10: Heating	34
11: Insulation and Ventilation	37
12: Appliances	38
13: Appliance Data Information	41
14: Final Checklist	43
Standards of Practice	44

Comment Key or Definitions

IMPORTANT INFORMATION

The Report contains a Grouping of Immediate Concerns (RED), Prioritized Concerns (ORANGE), and Routine Maintenance (BLUE) noted that, in the inspector's professional opinion, need further evaluation, repair, or attention. The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

An Immediate Concern (Material Defect) is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk (Unsafe) to people or property.

Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property are considered Prioritized Concerns. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect, but may be listed as a Major Concern because of associated cost.

Unsafe is defined as "A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards."

The Grouping is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. All items of concern to you should be addressed as deemed necessary by you. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney.

The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection.

It is strongly recommended that you have appropriately licensed contractors evaluate each concern listed in the report further, along with the entire system, for additional concerns that may be outside our area of expertise or the scope of our inspection before the close of escrow. Please call us for any clarifications or further questions.

All inaccessible areas and all areas with accessibility limitations listed in this report should be made accessible and an inspection of those areas should take place prior to closing on the home. All areas with other limitations should be evaluated by appropriate contractors prior to closing on the home.

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.

CONCERN CATEGORIES:

ROUTINE MAINTENANCE

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

PRIORITIZED CONCERN

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE CONCERN

A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

SUMMARY



ITEMS INSPECTED



PRIORITIZED CONCERN

IMMEDIATE CONCERN

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.

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

-  2.1.1 Roofing - Roof Coverings: Lifted/Damaged shingles
-  2.4.1 Roofing - Roof Drainage Systems: Recommendation: extend downspout
-  3.1.1 Exterior - Wall Cladding Flashing and Trim: Loose/Damaged siding
-  3.1.2 Exterior - Wall Cladding Flashing and Trim: Parge Coating
-  3.4.1 Exterior - Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building): Driveway typical crack
-  4.4.1 Garage - Garage Door (s): Missing fastener for framing
-  4.6.1 Garage - Garage Door Operators (Report whether or not doors will reverse when met with resistance): Loose operator chain
-  5.1.1 Structural Components - Foundations, Basement and Crawlspac (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Damaged slab edge insulation
-  6.6.1 Interiors - Doors (representative number): Door knob loose



7.5.1 Plumbing System - Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks): Rust/Corrosion



9.1.1 Cooling - Cooling and Air Handler Equipment: Extend condensate/drain pipe



10.2.1 Heating - Heating Equipment: Rust on heat exchanger



10.7.1 Heating - Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Dirty filter

1: INSPECTION DETAILS

Information

In Attendance Home inspector, Owner	Type of Building Single Family, 2 Story	Year Built 2020
Temperature 66+ (F)	Weather Cloudy, Light Rain	Ground/Soil Surface Condition Wet
		
Radon Test No	Water Test No	

2: ROOFING

		IN	NI	RR	NP
2.1	Roof Coverings	X		X	
2.2	Flashings	X			
2.3	Skylights, Chimneys and Roof Penetrations	X			
2.4	Roof Drainage Systems	X		X	

IN = Inspected NI = Not Inspected RR = Repair/Replace NP = Not Present

Information

Viewed roof covering from
Drone

Estimate Roof Covering Age
Under 5 years

Roof Coverings: Roof Covering
3-Tab fiberglass

Skylights, Chimneys and Roof Penetrations: Sky Light(s)
None

Skylights, Chimneys and Roof Penetrations: Chimney (exterior)
Metal Flue Pipe

General Pictures



Roof Drainage Systems: Gutter Maintenance

All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time. Consideration should be given to remove gutter helmets to allow for proper function of gutter system in heavy rains. Type of system has a conducive condition of not allowing water to be diverted into gutter system due to roof pitch and water volume. Recommend monitoring system and make corrections as required for proper function of gutter system.

Limitations

General

FINISHED MATERIAL

General

INACCESSIBLE AREA DUE TO HEIGHT/DESIGN AND LOCATION

Observations

2.1.1 Roof Coverings

LIFTED/DAMAGED SHINGLES

VARIOUS AREAS

Some shingles were observed to have been some minor damage or lifted. This is typical, however, it is recommended to make repairs in order to best protect against further damage or water intrusion. Recommend contacting a roofing professional for the best preventative measures.

Recommendation

Contact a qualified roofing professional.

**IMMEDIATE CONCERN**

Front dormer, left edge



Front left valley



Front side of roof, some tabs with minor lifting



Rear side of the house Various Areas, minor lifting

Seller had roofing contractor evaluate and repair loose shingles that inspector noted on report. Pictures and notes available.

2.4.1 Roof Drainage Systems

RECOMMENDATION: EXTEND DOWNSPOUT

ALL DOWNSPOUTS

Recommend extending downspouts to move water/roof run-off away from the foundation a minimum 5 feet to prevent water intrusion at foundation.

Recommendation

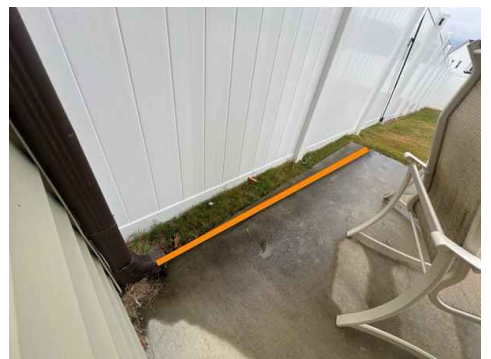
Contact a handyman or DIY project

**PRIORITIZED CONCERN**

Front Right Exterior



Front Left Exterior, arrow showing washout



Rear Exterior



Rear Exterior

3: EXTERIOR

		IN	NI	RR	NP
3.1	Wall Cladding Flashing and Trim	X		X	
3.2	Windows	X			
3.3	Doors (Exterior)	X			
3.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	X		X	
3.5	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	X			
3.6	Eaves, Soffits and Fascias	X			

IN = Inspected NI = Not Inspected RR = Repair/Replace NP = Not Present

Information

Wall Cladding Flashing and Trim: Siding Material

Vinyl

Doors (Exterior): Exterior Entry Doors

Wood, Fiberglass, Insulated
glass, Metal

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building): Driveway/Walkway Concrete

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings:

Appurtenance

Covered Entry, Patio

Eaves, Soffits and Fascias: Type

Metal fascia wrap

General Pictures



Limitations

General

FINISHED MATERIAL

General

INACCESSIBLE AREA DUE TO HEIGHT/DESIGN AND LOCATION

General

PERSONAL VEHICLE ON DRIVEWAY/WALKWAY

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

PERSONAL VEHICLE IN DRIVEWAY

Observations

3.1.1 Wall Cladding Flashing and Trim

LOOSE/DAMAGED SIDING

VARIOUS AREAS

Loose/unsecured/damaged siding noted. This can become further damaged in inclement weather, and lead to water intrusion. Recommend to have a qualified siding contractor assess for corrections. .

Recommendation

Contact a qualified siding specialist.

**IMMEDIATE CONCERN**

Front Right side of the house



Front side of the house, entry way



Rear side of the house

3.1.2 Wall Cladding Flashing and Trim

PARGE COATING

FRONT EXTERIOR

The parge coating is recommended in the area shown. Parge coating helps prevent water intrusion in areas of exposed aggregate. Recommend discussing with the builder on the adding of parge coating in the areas shown.

Recommendation

Contact a qualified professional.

**PRIORITIZED CONCERN**

Front entry patio edge

3.4.1 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

DRIVEWAY TYPICAL CRACK

DRIVEWAY

Typical cracking noted due to expansion/contraction overtime. Recommend sealing cracks as needed/desired.

Recommendation

Contact a qualified handyman.

**PRIORITIZED CONCERN**

Front right of garage corner



Driveway/walkway transition

4: GARAGE

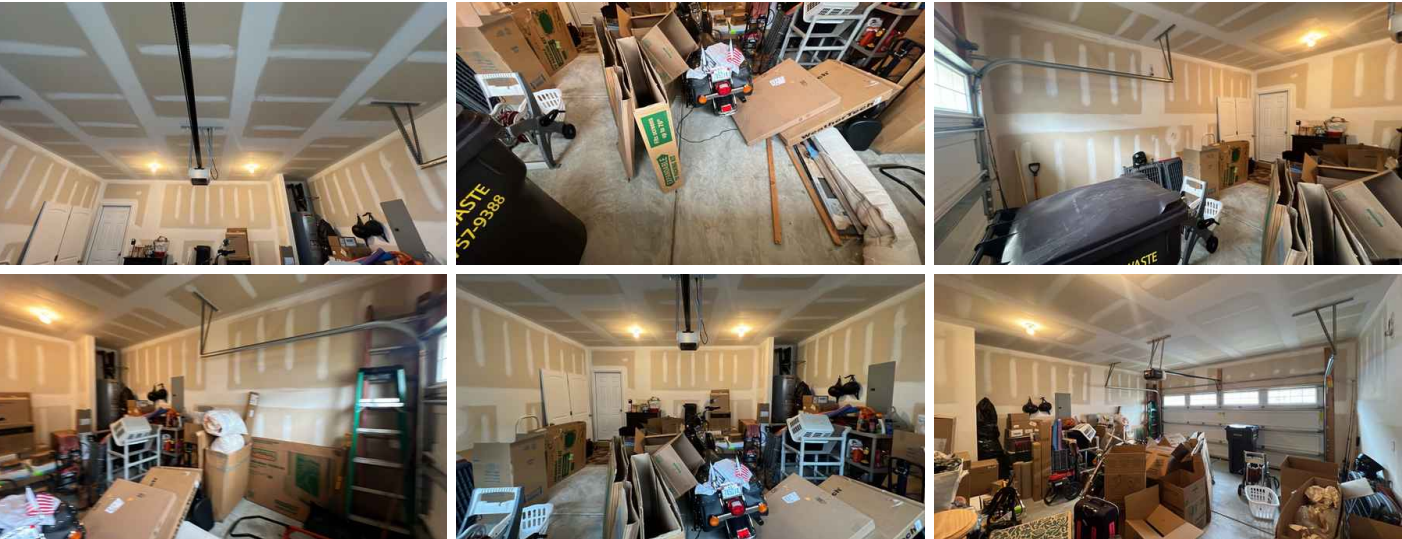
		IN	NI	RR	NP
4.1	Garage Ceilings	X			
4.2	Garage Walls (including Firewall Separation)	X			
4.3	Garage Floor	X			
4.4	Garage Door (s)	X		X	
4.5	Occupant Door (from garage to inside of home)	X			
4.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	X		X	

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Information

Garage Ceilings: Type Sheetrock	Garage Walls (including Firewall Separation): Type Sheetrock	Garage Floor: Type Concrete
Garage Door (s): Garage Door Type One automatic	Garage Door (s): Garage Door Material Insulated, Metal, Glass window	Garage Door Operators (Report whether or not doors will reverse when met with resistance): Auto-opener Manufacturer LIFT-MASTER

General Pictures



Limitations

General
FINISHED MATERIAL

General**INACCESSIBLE AREA DUE TO HEIGHT/DESIGN**

General

EXCESSIVE PERSONAL BELONGINGS/STORAGE PRESENT AT GARAGE WALLS/FLOOR

Limitation for Inspection:

Due to storage/personnel belongings at Garage walls and floors, conditions limits inspection of elements for home inspection such as any cracking/settlement/water intrusion, and wood destroying insect inspections. Client is advised to review these areas during final walk thru prior to closing to ensure all concerns have been reviewed and/or inspected.

General

COMMON ELEMENTS

General

VEHICLES IN GARAGE

Due to presence of vehicles, some areas of the garage/slab are not observed.

Garage Floor

STORAGE

Limitation of inspection due to excessive personal belongings/storage present at garage floors. Client is advised to review this area prior to closing.

Observations

4.4.1 Garage Door (s)

MISSING FASTENER FOR FRAMING

GARAGE

A fastener for the garage door frame is missing. This may loosen and cause damages in the future. Contact a garage door specialist to assess for repairs.

Recommendation

Contact a qualified garage door contractor.





Fastener for the tension bar mount



Opposite side from previous picture

4.6.1 Garage Door Operators (Report whether or not doors will reverse when met with resistance)



IMMEDIATE CONCERN

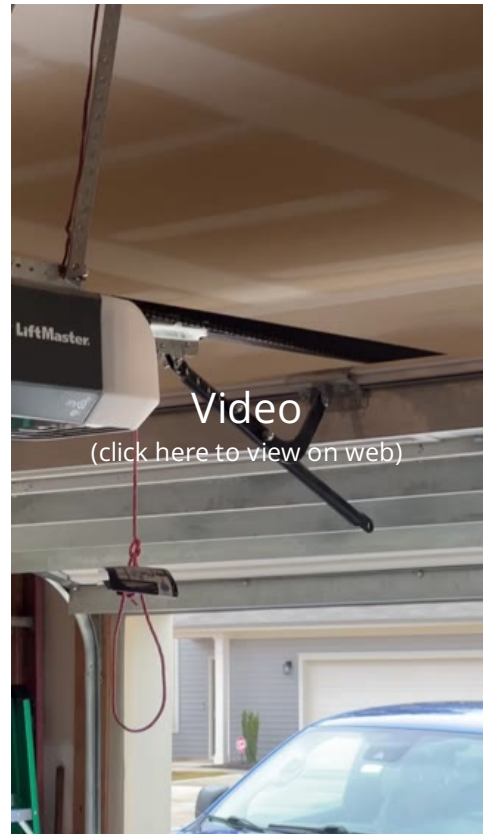
LOOSE OPERATOR CHAIN

GARAGE

Garage door operator chain appears to be loose. This is conducive to improper garage door operation that can cause property damage and/or personal injury. Recommend evaluate by qualified, garage door, contractor and repair/replace as directed to prevent damage and safety concern.

Recommendation

Contact a qualified garage door contractor.



For reference

Seller tightened chain on garage door.

5: STRUCTURAL COMPONENTS

		IN	NI	RR	NP
5.1	Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X		X	
5.2	Walls (Structural)		X		
5.3	Floors (Structural)		X		
5.4	Columns or Piers	X			
5.5	Ceilings (Structural)		X		
5.6	Roof Structure and Attic	X			

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Information

Method used to observe Crawlspce

No crawlspce, Slab

Method used to observe attic

From entry, Partially inaccessible

Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Foundation

Poured concrete

Walls (Structural): Wall Structure

Not Visible

Floors (Structural): Floor Structure

Not visible, Slab

Columns or Piers: Columns or Piers

Supporting walls

Roof Structure and Attic: Roof Structure

Engineered wood trusses,
Sheathing

Roof Structure and Attic: Roof- Type

Gable

Roof Structure and Attic: Attic info

Attic access, Pull Down stairs,
Light in attic, No Storage

General Pictures



Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Fungi/mold

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Ceilings (Structural): Ceiling Structure

Not visible due to insulation present in attic

Most of the walls and ceilings are covered and structural members are not visible. No obvious problems discovered. Client is advised to monitor in the future. If concerns, recommend evaluate by qualified contractor and repair/replace as directed.

Limitations

General

AREA INACCESSIBLE DUE TO HEIGHT/DESIGN

General

DUCTWORKS

General

NO WALKWAY/INSULATION

General**SLAB CONSTRUCTION: NOT VISIBLE/INACCESSIBLE AREAS**

General

COMPLETELY COVERED BY FLOOR COVERING(S)

General

INACCESSIBLE AREA DUE TO LOW CLEARANCE

Floors (Structural)

SLAB FOUNDATION LIMITATION

Inspection limited at interior slab conditions due to floor coverings and finished materials present.

Ceilings (Structural)

INSULATION

Limitation of inspection due to insulation present in attic. Condition of ceiling joists are not visible for inspection.

Roof Structure and Attic

NO WALKWAY

Limitation of inspection due to no walkway and various area inaccessible in attic. Client is advised monitor interior ceiling and roof in the future for signs of water intrusion. If concerns, recommend evaluate/repair/replace by qualified contractor as directed.

Observations

5.1.1 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**PRIORITIZED CONCERN****DAMAGED SLAB EDGE INSULATION**

VARIOUS AREAS

Rigid foam insulation is missing/damaged on the concrete foundation slab noted. Rigid foam insulation is installed to insulate the concrete slab from cold exterior temperatures, which can cause the floor in the home to be cold. Recommend a qualified licensed contractor inspect the rigid foam insulation further to determine and perform corrective measures deemed necessary.

Recommendation

Contact a qualified insulation contractor.



For reference



Right side of the house



Left side of the house



Rear side of the house

6: INTERIORS

		IN	NI	RR	NP
6.1	Ceilings	X			
6.2	Walls	X			
6.3	Floors	X			
6.4	Steps, Stairways, Balconies and Railings	X			
6.5	Counters and Cabinets (representative number)	X			
6.6	Doors (representative number)	X		X	
6.7	Windows (representative number)	X			

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Information

Ceilings: Ceiling Materials

Gypsum Board

Counters and Cabinets (representative number):

Cabinetry

Wood

Windows (representative number): Window Types

Thermal/Insulated, Single-hung,
Tilt feature, Fixed, Vinyl

Walls: Wall Material

Gypsum Board

Counters and Cabinets (representative number):

Countertop

Melamine, Solid surface

Floors: Floor Covering(s)

Vinyl, Carpet, LVP

Doors (representative number):

Interior Doors

Hollow core

General Pictures





Limitations

General

EXCESSIVE PERSONAL BELONGINGS/STORAGE

Limitation for Inspection: Due to storage/personnel belongings at Interior/Basement walls and floors, conditions limits inspection of elements for home inspection and wood destroying insect inspections. Client is advised to review these areas during final walk thru prior to closing to ensure all concerns have been reviewed and/or inspected.

General

FINISHED MATERIAL

General

INACCESSIBLE AREA DUE TO HEIGHT/DESIGN AND LOCATION

General

APPLIANCE

General

FURNITURES

General

SLAB CONSTRUCTION

Slab construction limits visibility of all floor; wall, ceiling, etc

Observations

6.6.1 Doors (representative number)

 PRIORITIZED CONCERN

DOOR KNOB LOOSE

VARIOUS AREAS

At the time of inspection noted door knob/handle was loose. This can damage the door and degrade the function of the knob and it's elements. Recommend diy/handyman to repair or replace knob/handle.

Recommendation

Contact a handyman or DIY project



1st Floor Front Bedroom



1st Floor Rear Left Bedroom



Master Bathroom



Master Bathroom Closet



Master Bedroom

7: PLUMBING SYSTEM

		IN	NI	RR	NP
7.1	Plumbing Drain, Waste and Vent Systems	X			
7.2	Plumbing Water Supply, Distribution System and Fixtures	X			
7.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	X			
7.4	Main Water Shut-off Device (Describe location)	X			
7.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	X		X	
7.6	Sump Pump				X

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Information

Water Source

Undetermined

Plumbing Water Supply (into home)

Pex

Water Filters

(We do not inspect filtration systems)

Plumbing Water Supply, Distribution System and Fixtures: Plumbing Water Distribution (inside home)

PEX, Stainless steel braid

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heater Location

Garage

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heater Power Source

Electric

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heater Capacity

50 Gallon

Hot Water Systems, Controls, Chimneys, Flues and Vents: WH Manufacturer

STATE

Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heater Age

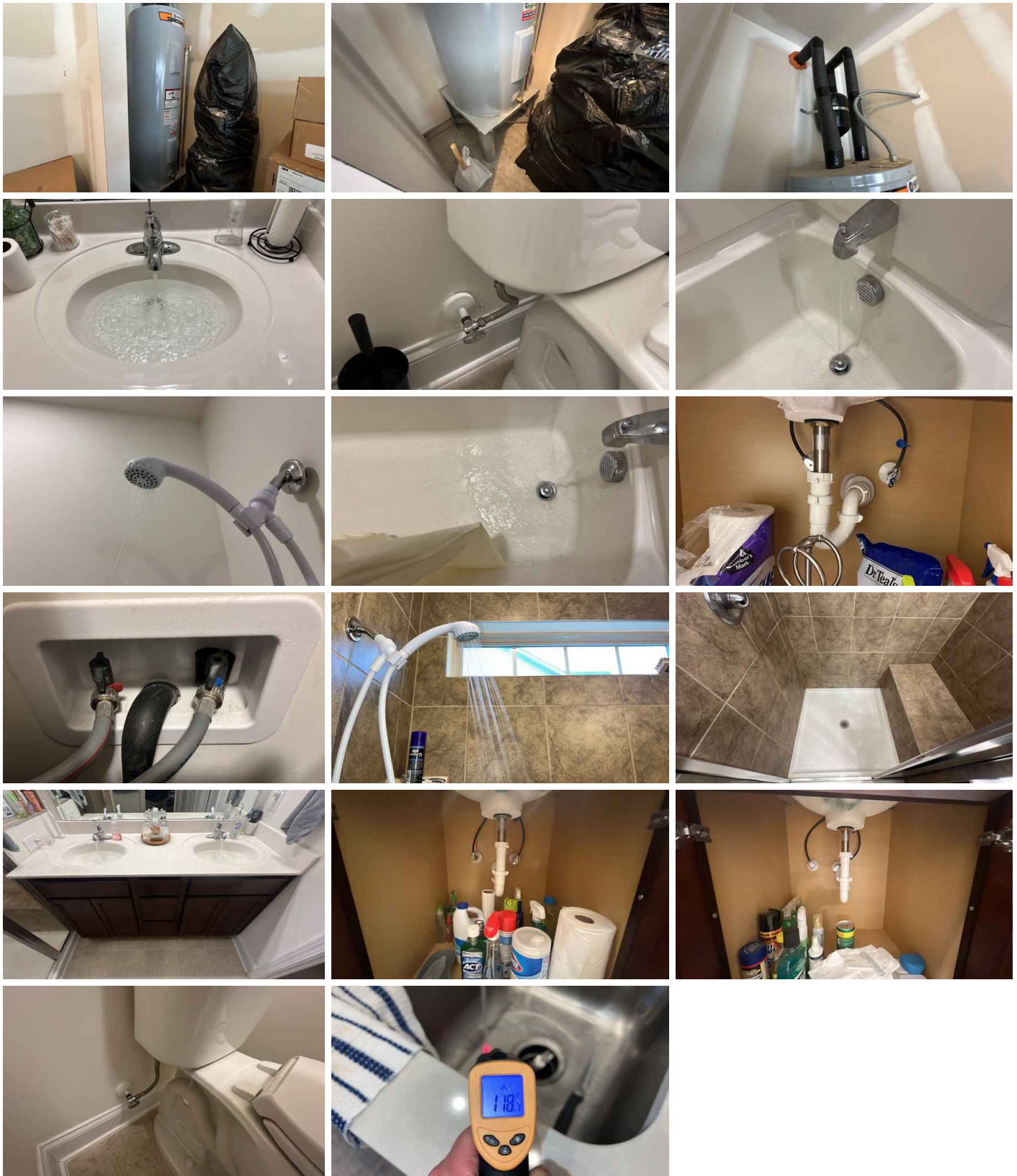
2-4 years old

Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks): Distribution Gas line type

Bonded, Black Iron



General Pictures



Plumbing Drain, Waste and Vent Systems: Plumbing Waste PVC

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 during a home inspection when the system cannot be put under the same load as presented by a family. The inspection does not assure that the plumbing systems of the home will meet the demands of a large family.

Plumbing Drain, Waste and Vent Systems: Drainage inspection disclaimer

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 during a home inspection when the system cannot be put under the same load as presented by a family. The inspection does not assure that the plumbing systems of the home will meet the demands of a large family.

Main Water Shut-off Device (Describe location): Type

Foyer Hallway Closet

Lever

Note: The shut off valve is not operated during the home inspection. The effectiveness or condition of the valve was not determined.



Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks): Gas shut - off

Right side of the house

The main fuel shut off is at gas meter.

Note: The shut off valve is not operated during the home inspection. The effectiveness or condition of the valve was not determined.



Limitations

General

FINISHED MATERIAL

General

INACCESSIBLE AREA DUE TO HEIGHT/DESIGN AND LOCATION

General

SLAB CONSTRUCTION

Slab construction limits visibility of all supply, drainage, and any plumbing components.

General

INSULATION PRESENT AT THERMAL EXPANSION TANK

General

SINK/BATHTUB OVERFLOW NOT TESTED

The sink overflow opening noted, but not tested due to inspection time limitations, beyond the scope of the inspection, visible corrosion, suspected clog, visible obstruction.

Hot Water Systems, Controls, Chimneys, Flues and Vents

THERMAL TANK INSULATED

Limitation of inspection due to thermal expansion tank is insulated.

Observations

7.5.1 Fuel Storage and Distribution Systems
(Interior fuel storage, piping, venting, supports, leaks)

 PRIORITIZED CONCERN

RUST/CORROSION

GAS SUPPLY

Rust/Corrosion present at gas meter. No active gas leak noted at the time of inspection. Condition is conducive to damage to gas line that can cause leakage. Recommend evaluate/repair/replace by qualified general contractor as directed.

Recommendation

Contact a qualified general contractor.



Gas supply, outlet side of meter

Seller contacted Dominion gas regarding surface rust. Theyint

8: ELECTRICAL SYSTEM

		IN	NI	RR	NP
8.1	Service Entrance Conductors	X			
8.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels		X		
8.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage		X		
8.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
8.5	Operation of GFCI (Ground Fault Circuit Interrupters)	X			
8.6	Operation of AFCI (ARC Fault Circuit Interrupters)		X		
8.7	Smoke Detectors	X			
8.8	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected RR = Repair/Replace NP = Not Present

Information

Service Entrance Conductors: Electrical Service Conductors

Below ground, Aluminum

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Main Panel Capacity

200 AMP, Unknown

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Subpanel Capacity

None

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit breakers, AFCI Breakers,
GFCI Breakers, Unknown

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Electric Panel Manufacturer

EATON

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Location of Main Panel

Garage

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Location of Subpanel

None

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Branch wire 15 and 20 AMP

Copper, Unknown

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Wiring Methods

Romex (Non Metallic Cable),
Conduit, Not Visible

Electricity shut - off

The main shut off is at the electric panel.

Note: The shut off was not operated during the home inspection. The effectiveness or condition of the valve was not determined.



General Pictures



Smoke Detectors: Information

Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Carbon Monoxide Detectors: Information

Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Limitations

General

FINISHED MATERIAL

General

INACCESSIBLE AREA DUE TO HEIGHT/DESIGN AND LOCATION

General

SLAB CONSTRUCTION

Slab construction limits visibility of most electrical wiring, electrical fixtures, and electrical components.

General

LOW VOLTAGE EQUIPMENTS

Limitation of inspection due to low voltage elements are outside the scope of standard home inspections. They were not inspected at the time of inspection.

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

NO ACCESS TO PANEL

Panel interior inaccessible due to front cover is obstructed/covered by excessive storage/personal belongings. Panel should have a minimum 3 foot square clearance around panel and availability to remove panel cover for emergency, inspection and/or maintenance purposes. No evaluation could be performed of interior conditions.

Operation of AFCI (ARC Fault Circuit Interrupters)

AFCI NOT INSPECTED

AFCIs are not evaluated as part of a standard home inspection as doing so could disturb the operation of equipment and devices for the current occupants. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the "tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

9: COOLING

		IN	NI	RR	NP
9.1	Cooling and Air Handler Equipment	X		X	
9.2	Method Used to Inspect Outdoor A/C Compressor Systems	X			
9.3	Presence of Installed Cooling Source in Each Room		X		

IN = Inspected NI = Not Inspected RR = Repair/Replace NP = Not Present

Information

General Pictures



Cooling and Air Handler Equipment: Central Air Brand
LENNOX

Cooling and Air Handler Equipment: Estimated Age (Outdoor unit)
2-4 years old

Cooling and Air Handler Equipment: Cooling Equipment Energy Source
Electricity

Cooling and Air Handler Equipment: Number of AC Only Units
One

Method Used to Inspect Outdoor A/C Compressor Systems: Method
Flashlight

Cooling and Air Handler Equipment: Cooling Equipment Type
Air conditioner unit

Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant. Client may consider an evaluation/correction as needed before closing. Rated fair due to age and functions as intended.

Cooling and Air Handler Equipment: Cooling/Heating Cycle Inspection

Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant. Client may consider an evaluation/correction as needed before closing. Rated fair due to age and functions as intended.

Limitations

General

WINTER INSPECTION: OPERATED IN HEAT MODE ONLY

General

LIMIT ACCESS TO AIR HANDLER DUE TO LOCATION

General

ALL AREAS OF DUCT SYSTEM WAS NOT OBSERVED DUE TO DUCT DESIGN AND NOT VISIBLE

Cooling and Air Handler Equipment

WINTER INSPECTION

A/C not inspected due to exterior temperatures are 65 degrees or below. This condition can damage A/C system as per manufacturers recommendations. Have Qualified HVAC contractor evaluate/repair if of concern. Recommend Having Units serviced twice a year.

Cooling and Air Handler Equipment

SLAB CONSTRUCTION

Slab construction limits visibility of most HVAC component.

Method Used to Inspect Outdoor A/C Compressor Systems

OUTDOOR UNIT PANEL NOT REMOVED

Due to concealment, the removal of the service panels for the outdoor HVAC units can only be performed by qualified licensed HVAC service personnel. As a result, no inspection or observation of the compressor, fan motor, or capacitors are performed on the outdoor HVAC units. A licensed HVAC contractor is the only qualified service personnel to perform this removal and inspection. This is for your information.

Observations

9.1.1 Cooling and Air Handler Equipment

EXTEND CONDENSATE/DRAIN PIPE

LEFT EXTERIOR

Recommend extending condensation/drain line to avoid water intrusion into the unit. Contact a handyman to extend the pvc line further from the foundation.

Recommendation

Contact a handyman or DIY project

**PRIORITIZED CONCERN**

Left Exterior

10: HEATING

		IN	NI	RR	NP
10.1	General	X			
10.2	Heating Equipment	X		X	
10.3	Method used to Inspect Heating / Air Handler Systems	X			
10.4	Normal Operating Controls	X			
10.5	Automatic Safety Controls	X			
10.6	Presence of Installed Heat Source in Each Room	X			
10.7	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X		X	
10.8	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	X			
10.9	Gas/LP Firelogs and Fireplaces				X

IN = Inspected NI = Not Inspected RR = Repair/Replace NP = Not Present

Information

General: Unit 1 Gas Furnace
Heating cycle ambient test
 (supply register)



Heating Equipment: Heat Type
 Furnace

Heating Equipment: Energy Source
 Gas

Heating Equipment: Heat System Brand
 LENNOX

Heating Equipment: Estimated Age (Air Handler)
 2-4 years old

Heating Equipment: Number of Heat Systems (excluding wood)
 One

Method used to Inspect Heating / Air Handler Systems: Method
 Flash light, gas detector,
 Screwdriver

Normal Operating Controls: Type
 Thermostat

Normal Operating Controls: Location
 Living room, 2nd floor room
 above garage

Automatic Safety Controls: Type
 Safety switch, Overflow switch,
 Service door

Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Ductwork
 Insulated, Flexible

Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Filter Type
 Disposable

Gas/LP Firelogs and Fireplaces: Types of Fireplaces None	Gas/LP Firelogs and Fireplaces: Operable Fireplaces None
--	--

General: General Pictures



Limitations

Method used to Inspect Heating / Air Handler Systems

EVAPORATOR COIL SEALED

The service panels for the HVAC Evaporator coil were sealed shut at the time of inspection. As a result, I was unable to inspect the interior of the HVAC air handler, including the indoor coil, main condensate drain pan, blower or interior insulation liners. Recommend a qualified licensed mechanical or HVAC contractor evaluate the unit further to determine and perform corrective measures, if deemed necessary. This is for your information.

Gas/LP Firelogs and Fireplaces

FIREPLACE LIMITATION

Client may consider having system inspected by qualified professional chimney sweep prior to closing to ensure proper system function. Interior of system is limited for inspection.

Observations

10.2.1 Heating Equipment

RUST ON HEAT EXCHANGER

FURNACE

Rust/corrosion noted at and around heat exchanger. This is indicating possible improper combustion/exhaust process that can damage heating element and carbon monoxide concern. Recommend evaluate/repair/replace by qualified HVAC contractor as directed to prevent further damage.

Recommendation

Contact a qualified HVAC professional.

 IMMEDIATE CONCERN



Furnace on heat exchanger box

10.7.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

DIRTY FILTER

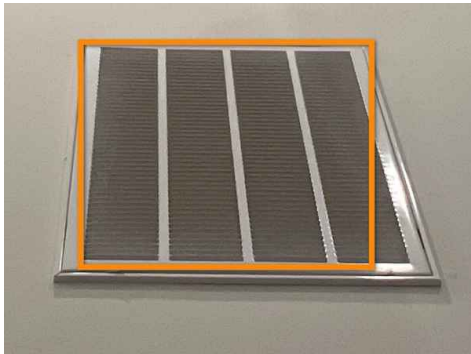
AIR RETURNS

 PRIORITIZED CONCERN

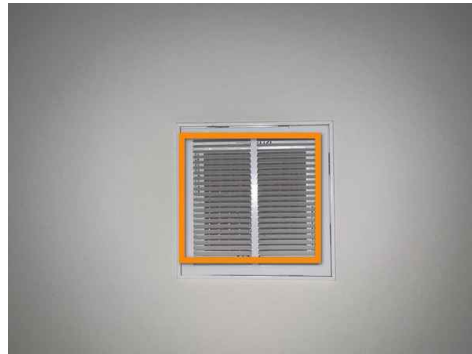
Dirty filter at return duct noted throughout the house. Duct condition is a limitation of a standard home inspection. This is conducive to possible dust and/or debris build up in duct system overtime. Recommend evaluate/repair/replace by HVAC contractor as directed.

Recommendation

Contact a qualified HVAC professional.



1st Floor Hallway



Master Bedroom



2nd Floor Loft Area

11: INSULATION AND VENTILATION

		IN	NI	RR	NP
11.1	Insulation in Attic	X			
11.2	Insulation Under Floor System				X
11.3	Vapor Retarders (in Crawlspcace or basement)				X
11.4	Ventilation of Attic and Foundation Areas	X			
11.5	Venting Systems (Kitchens, Baths and Laundry)	X			
11.6	Ventilation Fans and Thermostatic Controls in Attic				X

IN = Inspected NI = Not Inspected RR = Repair/Replace NP = Not Present

Information

Insulation in Attic: Attic Insulation

Batt

Insulation Under Floor System: Floor System Insulation

Slab

Ventilation of Attic and Foundation Areas: Ventilation

Soffit Vents, Ridge vents

Venting Systems (Kitchens, Baths and Laundry): Exhaust Fans

Fan

Venting Systems (Kitchens, Baths and Laundry): Dryer Vent

Not visible

Venting Systems (Kitchens, Baths and Laundry): Dryer vent hood location

Right side of the house



Dryer vent

12: APPLIANCES

		IN	NI	RR	NP
12.1	Dishwasher	X			
12.2	Ranges/Ovens/Cooktops	X			
12.3	Range Hood (s)	X			
12.4	Food Waste Disposer	X			
12.5	Microwave Cooking Equipment	X			
12.6	Washer and Dryer		X		

IN = Inspected NI = Not Inspected RR = Repair/Replace NP = Not Present

Information

Ranges/Ovens/Cooktops: Range/Oven

WHIRLPOOL

Ranges/Ovens/Cooktops: Range Power Source

Electric

Range Hood (s): Exhaust/Range hood

RE-CIRCULATE, Built in with
microwave

Food Waste Disposer: Disposer Brand

WHIRLPOOL

Microwave Cooking Equipment: Built in Microwave

WHIRLPOOL

Washer and Dryer: Dryer Power Source

220 Electric

Dishwasher: Dishwasher Brand

WHIRLPOOL

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dish washing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods. If concerns, recommend evaluate by qualified appliance contractor and repair/replace as directed.

Dishwasher: Dishwasher Standard of Practice

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dish washing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods. If concerns, recommend evaluate by qualified appliance contractor and repair/replace as directed.



Ranges/Ovens/Cooktops: Oven Inspection Method

The oven was operated by placing into "Bake" mode and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. Client is recommended to seek further evaluation of additional functions if desired/needed.



Range Hood (s): Vent Hood Inspection Method

The exhaust fan was operated until a light suction was created. The effectiveness of the exhaust was not determined.



Food Waste Disposer: Food Disposal Inspection Method

The garbage/sink disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste.



Microwave Cooking Equipment: Microwave Inspection Method

The microwave was tested by initiating it on "Cook" mode for 10 second with a LED microwave tester, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested.



Washer and Dryer: Washer/Dryer Inspection Disclaimer

Any assessment of an installed washer/dryer are limited to the shortest operation of the motor, and visual check of other readily accessible components. Washing/cleaning/Drying adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods. If concerns, recommend evaluate by qualified appliance contractor and repair/replace as directed.

Limitations

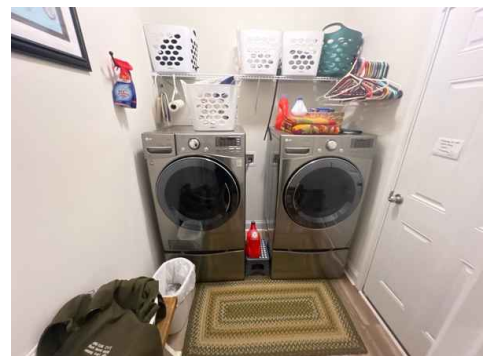
Ranges/Ovens/Cooktops

PERSONAL ITEMS ON AND/OR IN STOVE/OVEN

Washer and Dryer

WASHER AND DRYER NOT INSPECTED

Washing machine and dryer not inspected due to personal belongings in washer and/or dryer. Only a visual inspection of electrical and water supply and drain lines was performed. Check operation prior to closing.



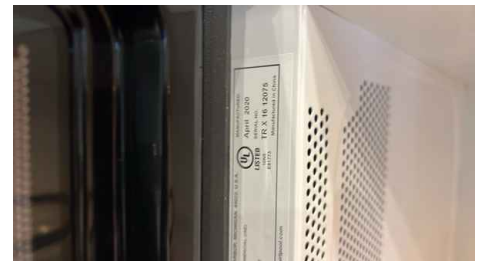
		IN	NI	RR	NP
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Information

HVAC Gas Furnace



Microwave



Refrigerator



LG Electronics Inc.
 407KW02N099
 Model No. F4072W
 2007 LG Electronics, Inc.
 LG Electronics, Inc.
 10000 LG Road, Franklin Park, IL 60065
 U.S. LISTED
 ETL
 NSF
 120V 60Hz
 1700W
 1.7 cu. ft.

Dryer



14: FINAL CHECKLIST

Information

Garage refrigerator/freezer: Refrigerator/Freezer Powered N/A	Oven off: Oven turned off Yes	Shower tubs and sinks drain: Tubs and sinks drained Yes
GFCI receptacles : All GFCI receptacles reset? Yes	Lights off: All lights turned off? Seller remained at the property.	Doors locked: All exterior doors locked? Seller remained at the property.

STANDARDS OF PRACTICE

Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Garage

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows if available. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector shall inspect auto reverse sensor and resistance test on garage door. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The interior of the garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture/appliances/storage and inspecting behind furniture, appliances, storage, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry

could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central

system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Cooling

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Final Checklist

Final checklist showing the home was left as it was found, and was locked when complete.