



Property Inspection Report

Report Number: 040925-1

For The Property Located On:

5138 NC-56
Franklinton, North Carolina 27525



Prepared For Exclusive Use By:

Barbara Woodin

Report Prepared By: Kevin Novy, NC: 3535

Inspector Signature:

Kevin Novy

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Report Sections

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

A1 - Structural: Foundation

(A1 - 1) Main House

A2 - Structural: Columns and Piers

(A2 - 1) Porch

(A2 - 2) Crawl Space

A3 - Structural: Floor Structure

(A3 - 1) All Accessible Areas

A4 - Structural: Wall Structure

(A4 - 1) All Interior Areas

A5 - Structural: Ceiling Structure

(A5 - 1) All Accessible Interior Areas

A6 - Structural: Roof Structure

(A6 - 1) Main House

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim

(B1 - 1) Main House

B2 - Exterior: Windows and Doors

(B2 - 1) Doors

(B2 - 2) Windows

B3 - Exterior: Decks, Porches, Stoops, and Balconies

(B3 - 1) Porch

(B3 - 2) Deck

B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls

(B4 - 1) Driveway

C - Roofing

C1 - Roofing: Coverings

(C1 - 1) Main House

C2 - Roofing: Drainage Systems

(C2 - 1) Main House

D - Plumbing

D1 - Plumbing: Water Distribution Systems

(D1 - 1) All Accessible Areas

D2 - Plumbing: Drain, Waste, and Vent Systems

(D2 - 1) All Accessible Areas

D3 - Plumbing: Water Heating Equipment

(D3 - 1) Unit #1

E - Electrical

E1 - Electrical: Main Service

(E1 - 1) Overhead

E2 - Electrical: Main Panels

(E2 - 1) Main Panel #1

E4 - Electrical: Branch Circuits and Wiring

(E4 - 1) All Accessible

E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors

(E5 - 1) Exterior

(E5 - 2) Interior

F - Heating

F1 - Heating: Equipment

(F1 - 1) Heating Unit #1

F3 - Heating: Gas Piping, Fuel Storage Systems

(F3 - 1) Exterior

H - Interiors

H1 - Interiors: General Rooms

(H1 - 1) All Rooms

H2 - Interiors: Kitchens

(H2 - 1) Kitchen

H3 - Interiors: Bathrooms

(H3 - 1) Bathroom #1

I - Insulation and Ventilation

I1 - Insulation and Ventilation: Areas

(I1 - 1) Attic: All Accessible

(I1 - 2) Crawl Space: All Accessible Areas

Summary

"This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney."

(A1 - 1) Main House

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

(A1 - 1.1) Main House



Cracks/ rotated blocks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

(A1 - 1.2) Main House



Additional Photograph:

(A1 - 1.3) Main House



Additional Photograph:

(A1 - 1.4) Main House



Wood debris was left in the crawl space. The wood encourage insects. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(A1 - 1.6) Main House



In the crawl space, the front right foundation walls were wet and the soil adjacent to the foundation was muddy from direct water penetration in the area. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold/mildew. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(A3 - 1) All Accessible Areas

Summary - Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) All Accessible Areas



The wood framing for floor system has been subjected to moisture damage. Damage to the floor framing components was located at band rear left and rear porch. A complete invasive evaluation by a licensed contractor to determine the extent of the damage and necessary repairs to ensure the stability of the home.

(A3 - 1.2) All Accessible Areas



Additional Photograph:

(A3 - 1.3) All Accessible Areas



Additional Photograph:

(A6 - 1) Main House

Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From the attic, the wood framing components are discolored. This indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. The area was dry at the time of inspection. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

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

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

(B3 - 1.1) Porch



The floor joists for the porch are supported or attached by nail connections only. Nails can corrode and fail leaving the floor system unsupported. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the porch.

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

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

(B3 - 2.1) Deck



The post for the hand railings on the deck are decayed and in need of repair or replacement to ensure safe and functional use of the deck. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C1 - 1) Main House

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

(C1 - 1.1) Main House



The shingles have heavy moss growth presence. The moss growth damages the shingle asphalt base and could result in accelerated aging and usually advances at the end of the shingles life. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(C1 - 1.2) Main House



The shingles have visible signs of deterioration such as low ballast, and exposed base matt that indicate that they are approaching the end of their service life. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(E4 - 1) All Accessible

Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):

(E4 - 1.2) All Accessible



Exposed electrical wires were noted at under deck. Electrical wires are required to be protected. Electrical concerns should be considered safety issues and repaired as soon as possible. The electrical systems and components are in need of a complete evaluation and repair by a licensed electrical contractor.

(E4 - 1.3) All Accessible



Disconnected wires were noted in the crawl space. Disconnected wires should be removed or properly terminated. The disconnected wires leave electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components are in need of a complete evaluation and repair by a licensed electrical contractor.

(E4 - 1.4) All Accessible



Electrical connections have been made in the crawl space without being properly protected in a covered junction box. The damage leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components are in need of a complete evaluation and repair by a licensed electrical contractor.

(E5 - 1) Exterior

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

(E5 - 1.1) Exterior

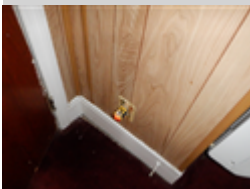


The porch receptacle tested as open ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(E5 - 2) Interior

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

(E5 - 2.1) Interior



The 3 prong type receptacle(s) tested as open equipment ground. This home was built in an era where receptacles were 2 prong type without an equipment ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. Receptacles typically should not be updated to the 3 prong type without the installation of an equipment ground or GFCI protection and proper labeling. At least one GFCI receptacle was noticed in the living space, however, no labels were present and protection could not be confirmed. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(H1 - 1) All Rooms

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

(H1 - 1.2) All Rooms



Stains on the living room and bathroom ceilings indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended.

(H1 - 1.3) All Rooms



Additional Photograph:

(H1 - 1.4) All Rooms



Additional Photograph:

(H1 - 1.5) All Rooms



The doors located in the bedrooms and hallway closet need repairs to ensure proper operation and privacy. The doors did not properly latch, close. A general repair specialist should be consulted.

(H2 - 1) Kitchen

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

(H2 - 1.1) Kitchen

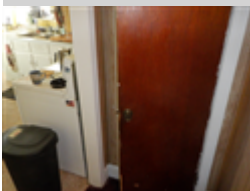


The plumbing trap for the sink is an "S" type trap. This trap has a tendency to siphon and become dry allowing sewer gases to enter the home. The trap plumbing needs to be corrected or replaced to prevent sewer gases from entering the home and to ensure sanitary conditions. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3 - 1) Bathroom #1

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

(H3 - 1.1) Bathroom #1



The door for the bathroom needs repair to ensure proper operation and privacy. The door did not properly latch. A general repair specialist should be consulted.

(H3 - 1.2) Bathroom #1



The counter top is not secured to the cabinet. A general contractor should be consulted for evaluation and repair to ensure the stability and durability of the counter top

(H3 - 1.3) Bathroom #1



The sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 1.4) Bathroom #1



The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

(I1 - 2) Crawl Space: All Accessible Areas

Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space: All Accessible Areas



The front left foundation vent is damaged/ loose. A licensed general contractor should be consulted for a complete evaluation of the crawl space to determine the significance of the concern and make necessary repairs.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word "inspect" per the home inspection standards of practice means the act of making a visual examination. This report was prepared for a specific client (homeowner) to prepare for a real estate sale. This report reflects the condition of the property at the time of the inspection only and does not imply that no concerns other than those reported exist. This report was not intended to replace or discourage a buyer from having their own inspector perform a home inspection of the property. It is recommended that any potential buyer request a home inspection from a professional of their choice to reflect the condition of the property at the time of their purchase. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 45 Deg. F

Weather Conditions: Clear - Sunny

Inspection Report Body

A - Structural Section (General Limitations, Implications, and Directions):

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance/cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof, and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

A - Structural Section (Foundation and Attic Inspection Methods):

When accessible and safe the inspector entered attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) Main House Structural: Foundation

Foundation Type: Crawl Space: Exterior Entrance

Foundation Materials: Block

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

(A1 - 1.1) Main House



Cracks/ rotated blocks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

(A1 - 1.2) Main House



Additional Photograph:

(A1 - 1.3) Main House



Additional Photograph:

(A1 - 1.4) Main House



Wood debris was left in the crawl space. The wood encourage insects. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(A1 - 1.5) Main House



Evidence of termite treatment was noted in the crawl space. Termite damage is often hidden and requires invasive inspection to determine the extent of the damage. Owner disclosure and/ or a licensed termite inspector be consulted for further evaluation.

(A1 - 1.6) Main House



In the crawl space, the front right foundation walls were wet and the soil adjacent to the foundation was muddy from direct water penetration in the area. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold/mildew. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(A2 - 1) Porch

Structural: Columns and Piers

Column/Pier Type: Column: Exterior

Column/Pier Materials: Clad: Covered/ Wood

(A2 - 2) Crawl Space

Structural: Columns and Piers

Column/Pier Type: Pier: Crawl Space

Column/Pier Materials: Block

Limitation(s): The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

(A3 - 1) All Accessible Areas

Structural: Floor Structure

Sub-Floor Type: Dimensional Lumber

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

Limitation(s): Floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members, however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. Floor squeaks can be seasonal and depend on live loads and may not be detectable.

(A3 - 1) All Accessible Areas
Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) All Accessible Areas



The wood framing for floor system has been subjected to moisture damage. Damage to the floor framing components was located at band rear left and rear porch. A complete invasive evaluation by a licensed contractor to determine the extent of the damage and necessary repairs to ensure the stability of the home.

(A3 - 1.2) All Accessible Areas



Additional Photograph:

(A3 - 1.3) All Accessible Areas



Additional Photograph:

(A4 - 1) All Interior Areas
Structural: Wall Structure

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

(A5 - 1) All Accessible Interior Areas
Structural: Ceiling Structure

Ceiling Joist Type: Not Visible: Not Accessible For Inspection or Description

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

(A6 - 1) Main House Structural: Roof Structure

Roof Style/Type: Gable

Roof Sheathing Type: Dimensional Lumber

Rafter & Beam Types: Dimensional Lumber: Standard Construction

Limitation(s): Roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members, however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The attic inspection was performed from the central walk board, remote or exterior perimeter areas were not accessible and therefore the inspection was limited.

(A6 - 1) Main House Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From the attic, the wood framing components are discolored. This indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. The area was dry at the time of inspection. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

B - Exterior Section (General Limitations, Implications, and Directions):

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult a specialist in each trade as needed. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

(B1 - 1) Main House Exterior: Wall Cladding

Wall Cladding Type: Vinyl Horizontal

Trim Type: Wood Clad: Aluminum

Limitation(s): The trim/boxing home has been covered with aluminum/vinyl materials. It is not uncommon for installers to cover deteriorated siding or trim moldings. It is not possible to determine the condition of the wood trim or the condition and type of original boxing/trim during a home inspection. The aluminum/vinyl covering was not lifted or removed. The inspector has not formulated any conclusions related to the condition of the adjacent materials behind the visible siding materials.

(B2 - 1) Doors Exterior: Windows and Doors

Window/Door Type: Door: Single

Location: All Accessible

(B2 - 2) Windows

Exterior: Windows and Doors

Window/Door Type: Window: Single

Location: All Accessible

Limitation(s): Cloudy Windows indicating broken seals varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. The window trim and sill areas have been covered with aluminum cladding and were not visible for inspection.

(B3 - 1) Porch

Exterior: Decks, Porches, Stoops, and Balconies

Structure Type: Wood (Wood Surface)

Location: Main House Front

Limitation(s): The inspection of the floor system of the porch was limited, lattice blocked access.

(B3 - 1) Porch

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

(B3 - 1.1) Porch



The floor joists for the porch are supported or attached by nail connections only. Nails can corrode and fail leaving the floor system unsupported. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the porch.

(B3 - 2) Deck

Exterior: Decks, Porches, Stoops, and Balconies

Structure Type: Wood (Wood Surface)

Location: Main House Rear

(B3 - 2) Deck

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

(B3 - 2.1) Deck



The post for the hand railings on the deck are decayed and in need of repair or replacement to ensure safe and functional use of the deck. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B4 - 1) Driveway

Exterior: Driveways, Patios, Walks, and Retaining Walls

Construction Type: Asphalt

Location: Main House Front

Limitation(s): The driveway of the home was inspected related to slope and drainage concerns that adversely affect the home. Driveway surface imperfections are considered cosmetic and not reported as defects.

C - Roofing Section

(General Limitations, Implications, and Directions):

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Roofing or a General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, or a more exhaustive roof inspection, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

C - Roofing Section

(Roof Covering Inspection Methods):

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

(C1 - 1) Main House

Roofing: Coverings

Roof Covering Type: Shingles/Composite/Fiberglass

Limitation(s): The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy.

(C1 - 1) Main House

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

(C1 - 1.1) Main House



The shingles have heavy moss growth presence. The moss growth damages the shingle asphalt base and could result in accelerated aging and usually advances at the end of the shingles life. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(C1 - 1.2) Main House



The shingles have visible signs of deterioration such as low ballast, and exposed base mat that indicate that they are approaching the end of their service life. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(C2 - 1) Main House Roofing: Drainage Systems

System Type: Gutter

Limitation(s): Gutter systems are not inspected for design or sizing. Gutter systems are inspected for damage or evidence that they are not functioning.

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

Main Water Shut-Off Location: Crawl Space

Water Supply Type: Public

Water Supply Piping Materials: [Polyethylene - Black Color]

General Limitations, Implications, and Directions: All plumbing and water heating items listed or identified below were found to be in need of further evaluation and repair by a Licensed Plumbing Contractor. If additional concerns are discovered during the process of evaluation and repair, a General Contractor should be consulted to contact a specialist in each trade as needed. The majority of the plumbing components are concealed from inspection and the overall general condition cannot be fully determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design as the system cannot be put under full load. The inspection does not guarantee that the plumbing systems and components will meet the demands of your family. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Functional drainage is not reported as defective unless drainage flow is less than the supply water flow. The inspection of the water heater does not include evaluating the unit capacity for functional use. The hot water requirement for daily use varies for each family and the home inspector does not determine if the hot water supply is adequate. The inspection does not include verification of anti-scald fixtures and the client should verify water temperature settings prior to use. The plumbing inspection does not include determining the quantity/quality of the water supply, including potability, purity, clarity, hardness, or pH level. The plumbing inspection does not include; operation of the main or fixture turn-off valves, reporting fixture surface defects (including mineral deposits, cracks, chips and discolorations), condition of pipe interiors, determining the absence or presence of thermal expansion or backflow protection devices, verification of the washing machine drains, and or effectiveness of the toilet flush. The plumbing inspection is a limited functional evaluation made without full system load. Annual service and inspection of the main waste line will prevent system clogging and backup. If the buyer would like a complete invasive inspection of the plumbing system, the buyer should consult a Licensed Plumbing Contractor prior to purchase.

(D1 - 1) All Accessible Areas Plumbing: Water Distribution Systems

Piping Materials: [Copper/Brass] [CPVC]

Limitation(s): The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.

(D2 - 1) All Accessible Areas **Plumbing: Drain, Waste, and Vent Systems**

Piping Materials: [Galvanized] [Cast Iron] [PVC]

Trap Materials: [Metal] [Plastic]

Limitation(s): The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

(D3 - 1) Unit #1 **Plumbing: Water Heating Equipment**

Location: Kitchen

Capacity: Undetermined

Energy Source: Electric

Limitation(s): Unit was blocked by storage. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate.

E - Electrical Section **(General Limitations, Implications, and Directions):**

All Electrical items listed below were found to be of concern and are in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made, the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

E - Electrical Section **(Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):**

Smoke Detectors are Not Present in this Home

Carbon Monoxide Detectors are Not Present in this Home

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

Grounding Electrode: Driven Rod

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

Location: Kitchen

Amperage Rating: 100 Amps

Voltage Rating: 120/240 Volts, 1 Phase

Service Cable Material: Undetermined: Not Accessible

Limitation(s): The electrical inspection was limited because the service panel was blocked by storage.

Electrical panels require access for emergency turn off, maintenance, and inspection. Corrections are needed to provide safe access. The inspection of the electrical panel is an important part of the home inspection and should be completed prior to the purchase of the home.

(E4 - 1) All Accessible **Electrical: Branch Circuits**

Observed Wiring Materials: [Non Metallic Sheathed Cable-Plastic] [Non Metallic Sheathed Cable-Rag]

(E4 - 1) All Accessible Electrical: Branch Circuits (Defects, Comments, and Concerns):

(E4- 1.1) All Accessible

The home was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

(E4- 1.2) All Accessible



Exposed electrical wires were noted at under deck. Electrical wires are required to be protected. Electrical concerns should be considered safety issues and repaired as soon as possible. The electrical systems and components are in need of a complete evaluation and repair by a licensed electrical contractor.

(E4- 1.3) All Accessible



Disconnected wires were noted in the crawl space. Disconnected wires should be removed or properly terminated. The disconnected wires leave electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components are in need of a complete evaluation and repair by a licensed electrical contractor.

(E4- 1.4) All Accessible



Electrical connections have been made in the crawl space without being properly protected in a covered junction box. The damage leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components are in need of a complete evaluation and repair by a licensed electrical contractor.

(E5 - 1) Exterior Electrical: Light Fixtures, Receptacles, Smoke Detectors

Limitation(s): Dust to dawn sensors cannot be verified for exterior lights. Testing is recommended prior to purchase.

(E5 - 1) Exterior

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

(E5 - 1.1) Exterior



The porch receptacle tested as open ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(E5 - 2) Interior

Electrical: Light Fixtures, Receptacles, Smoke Detectors

Limitation(s): Light fixtures with at least one working bulb and lights with missing bulbs are not reported as defects. It is recommended that the buyer request all lights fixtures to be fully operational prior to purchase.

(E5 - 2) Interior

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

(E5 - 2.1) Interior



The 3 prong type receptacle(s) tested as open equipment ground. This home was built in an era where receptacles were 2 prong type without an equipment ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. Receptacles typically should not be updated to the 3 prong type without the installation of an equipment ground or GFCI protection and proper labeling. At least one GFCI receptacle was noticed in the living space, however, no labels were present and protection could not be confirmed. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

F - Heating Section

(General Limitations, Implications, Directions, and Inspection Methods):

The HVAC system(s) were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where covers were not removed to expose internal components. This type of visual inspection will not reveal internal problems for the system(s). If a complete invasive inspection is desired a Licensed HVAC Contractor should be consulted prior to purchase. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. All HVAC systems and components should be serviced and evaluated seasonally. All concerns are in need of further evaluation and repair by a Licensed HVAC Contractor. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

(F1 - 1) Heating Unit #1 Heating: Equipment

Location: Hallway

Equipment Type: Gas: Wall Unit: Ductless

Energy Source: Propane

Inspection Methods and Limitations: Inspection Method: Operated (Cover(s) Not Removed)

Limitations: The inspection of the heating system was limited to a visual inspection of the accessible components and operation with normal controls. Note: only a licensed Heating contractor with specialized equipment can determine if a system is sized properly and functioning within the manufacturer's specifications.

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

Gas Piping Materials: Copper

Fuel Turn Off Location: At Propane Tank

Fuel Storage: [Propane Storage Tank Present]

(F3 - 1) Exterior Heating: Gas Piping and Fuel Storage Systems (Defects, Comments, and Concerns):

(F3 - 1.1) Exterior



The home has an above ground fuel storage tank; storage tanks are either leased from the fuel supplier or owned by the homeowner. The buyer should request more information concerning the storage tank, service requirements and ownership.

G - Cooling Section (General Limitations, Implications, Directions, and Inspection Methods):

This home is not equipped with a permanently installed system to provide air conditioning in the summer months.

H - Interiors Section (General Limitations, Implications, and Directions):

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified, and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. The washing machine drain, electrical power, or gas service were not verified, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

(H1 - 1) All Rooms Interiors: General Rooms

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]

Limitation(s): The interior inspection was limited by furniture, storage. Cosmetic defects requiring for example: painting, staining, sanding, caulking, nail pops, or defects as a result of poor workmanship are beyond the scope of a home inspection.

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

(H1 - 1.1) All Rooms



Ceiling tiles installed before 1990 could contain asbestos. Asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States. However, in order to minimize economic hardship to existing inventories of asbestos ceiling materials were exempt from the ban, so it is possible to find asbestos in ceilings that were installed through the 1980s. The tiles in this home may have been installed before the ban on asbestos; its removal/repair should only be done by a licensed professional or after testing of a sample by a qualified laboratory has ruled out asbestos contamination. For more information consult <http://www.epa.gov/asbestos/protect-your-family.html>.

(H1 - 1.2) All Rooms



Stains on the living room and bathroom ceilings indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended.

(H1 - 1.3) All Rooms



Additional Photograph:

(H1 - 1.4) All Rooms



Additional Photograph:

(H1 - 1.5) All Rooms



The doors located in the bedrooms and hallway closet need repairs to ensure proper operation and privacy. The doors did not properly latch, close. A general repair specialist should be consulted.

(H2 - 1) Kitchen Interiors: Kitchens

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]

Limitation(s): The inspection of the Kitchen cabinets was limited due to storage. The cabinets were filled with food, dishes, and cookware. The interior sections of the cabinets were not visible.

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

(H2 - 1.1) Kitchen



The plumbing trap for the sink is an "S" type trap. This trap has a tendency to siphon and become dry allowing sewer gases to enter the home. The trap plumbing needs to be corrected or replaced to prevent sewer gases from entering the home and to ensure sanitary conditions. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3 - 1) Bathroom #1 Interiors: Bathrooms

Bathroom Ventilation: [Operable Window]

Limitation(s): The inspection of the vanity was limited due to personal storage. The shelves and the plumbing systems under the sink were not visible.

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

(H3 - 1.1) Bathroom #1



The door for the bathroom needs repair to ensure proper operation and privacy. The door did not properly latch. A general repair specialist should be consulted.

(H3 - 1.2) Bathroom #1



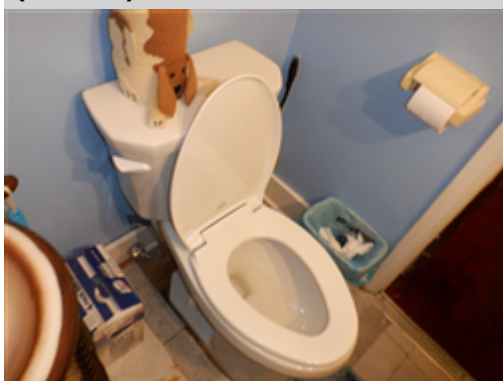
The counter top is not secured to the cabinet. A general contractor should be consulted for evaluation and repair to ensure the stability and durability of the counter top

(H3 - 1.3) Bathroom #1



The sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 1.4) Bathroom #1



The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

I - Insulation and Ventilation Section (General Limitations, Implications, and Directions):

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult a specialist in each trade as needed. Missing, poor, or inadequate insulation can lead to air infiltration and higher heating and cooling system operational costs. Air infiltration in humid climates can lead to undesirable environmental conditions. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

(I1 - 1) Attic: All Accessible Insulation and Ventilation: Areas

Insulation Type: Batt:

Ventilation Type: Ridge: Gable

Limitation(s): The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered.

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

Insulation Type: No Insulation Present

Ventilation Type: Foundation Vents

Limitation(s): The ventilation systems inspection was limited to a visual inspection of the observed components. The effectiveness of the installed systems was not determined. The inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

(I1 - 2) Crawl Space: All Accessible Areas Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space: All Accessible Areas



The front left foundation vent is damaged/ loose. A licensed general contractor should be consulted for a complete evaluation of the crawl space to determine the significance of the concern and make necessary repairs.

(I1 - 2.2) Crawl Space: All Accessible Areas



The crawl space floor is missing a vapor barrier. An absent vapor barrier can result in excessive moisture levels and growths such as mold. A general contractor should be consulted for further evaluation of moisture concerns and make necessary repairs.