

HOME INSPECTION REPORT

PERFORMED BY

INSPECTOR:

Luis Turner #2269

Luis Turner Inspections, LLC

CONTACT:

7237 Rusted Oak Road

Wake Forest, NC 27587

Direct: 919 291-1160



LUIS TURNER INSPECTIONS, LLC

(919) 291-1160 • WWW.LTINSPECTIONS.COM

PROTECTING HOME BUYERS & SELLERS

REPORT INFORMATION

PREPARED FOR:

SECU*RE

PROPERTY ADDRESS:

235 Joe Ayscue Road

Henderson NC 27537



Front of 235 Joe Ayscue Road

Inspection by

Luis Turner

Luis Turner

#2269

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General Summary



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PROTECTING HOME BUYERS & SELLERS

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Customer
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Address
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Henderson NC 27537

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary 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 a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

1. Structure

FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

- 1 (1) Fungal growth is noted on wooden floor system in crawl space. See examples in photographs below. Further examination may reveal other areas of fungal growth on the crawl space floor system. The characterization of fungal growth and the possible impact on human health are beyond the scope of this inspection. The presence of this type of growth does indicate a moisture problem. A qualified contractor can address the presence of fungal growth. If the client has concerns regarding the presence of fungal growth, an industrial hygienist can evaluate the home, provide further information, and make recommendations as needed.
- 2 (2) Efflorescence (a white chalky residue) is noted on interior masonry wall at rear of crawl space. See examples in photographs below. The presence of efflorescence is associated with intrusion of water through the foundation walls. If the client wants additional information about this condition, a waterproofing contractor can evaluate, provide further information and perform repairs as needed.

FLOORS (Structural)

- 3 Subfloor yields to foot pressure in hall bathroom at front of vanity cabinet. See photographs below. Efforts to probe this area of subfloor in crawl space does not reveal damaged subfloor at time of inspection, but there is an issue that needs further evaluation. A qualified contractor can evaluate, provide further information and perform repairs as needed.

2. Exterior

WALL CLADDING FLASHING AND TRIM

- 4 (1) A gap is noted between pieces of vinyl siding at front wall of house under master bedroom window toward left side of house. See photographs below. A qualified contractor can perform repairs.

DOORS (Exterior)

- 5 Front door drags on threshold. A qualified contractor can perform repairs.

WINDOWS

- 6 A round hole is noted at broken outer glass at upper sash of master bedroom window towards left side of house. See photographs below. A qualified contractor can perform repairs.

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

- 7 Vegetation is too close at front of house. See photograph below. The vegetation allows moisture to accumulate on building components and also provides a pathway for insects and other pests to enter the structure. A qualified contractor can perform repairs.

4. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- 8 (1) Septic drain pipe is exposed between foundation wall and septic tank at front of house. See photograph below. Pipe should be covered to protect against freezing and possible damage. A qualified contractor can perform repairs.
- 9 (2) Top of septic tank is exposed at front of house. See photograph below. The tank should be covered to protect against possible damage. A qualified contractor can perform repairs.
- 10 (3) The septic drain field is located in front yard. Vehicles may have driven on the drain field. See photograph below. If further information is needed, a licensed septic system contractor can evaluate the septic system, provide further information, and perform repairs as needed.

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

- 11 (1) Sediment is noted in each of the toilet tanks. Light brown water is noted in plumbing fixtures. This condition may be due to the absence of a sediment filter cartridge in the sediment filter case. See examples in photographs below. The abrasive quality of sediment particles can damage soft plumbing parts. A qualified contractor can perform repairs.
- 12 (2) Although the well provided water during the inspection, the water supply well is not part of the home inspection report. See photographs below. If more information is needed, a qualified contractor can evaluate the well system, provide further information, and perform repairs as needed.

HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

- 13 An active leak is noted at hot water pipe at top of water heater. An approximate one-inch depth of water is present in drip pan under water heater. Rusted metal is noted at bottom of water heater. See photographs below. The water is piped to exterior of house through a drain pipe. A plumbing contractor can evaluate and perform repairs.

FAUCETS, BATHTUBS, SINKS & SHOWERS

- 14 (1) A leak is noted where pop-up control lever connects to drain pipe under hall bathroom vanity basin. Puddled water is noted under the leak. See photographs below. A plumbing contractor can perform repairs.
- 15 (2) An active leak is noted at drain pipe in crawl space under master bathroom bathtub. Puddled water is noted on plastic sheeting under the leak. See photographs below. A plumbing contractor can perform repairs.

- 16 (3) Floor-mounted bathtub faucet is loose. See photograph below. Excess movement of plumbing fixtures can allow leaks to develop at connections. A plumbing contractor can perform repairs.
- 17 (4) Shower head is missing in hall bathroom. See photograph below. The shower does not function as intended. A plumbing contractor can perform repairs.
- 18 (5) Bathtubs are slow to drain in master bathroom and hall bathroom. Slow drains are due to either clogging or a vent pipe problem. A plumbing contractor can perform repairs.

5. Electrical System

SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

- 19 One 20 amp double pole breaker lacks label at main breaker panel. See photograph below. A qualified contractor can label breakers.

BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES (CIRCUIT BREAKERS) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

- 20 (1) Three cables penetrate masonry wall without conduit at right side wall of crawl space. See photograph below. Conduit protects the cable from cuts and punctures. An electrical contractor can perform repairs.
- 21 (2) Bare conductors are noted at master bedroom ceiling where ceiling fan and light fixture are missing. Bare conductors are noted at master bedroom wall switch near entry door. See photographs below. The wires can be a shock hazard if energized. An electrical contractor can perform repairs.
- 22 (3) Conduit pipe is missing at conductors below exterior main breaker panel. See photograph below. An electrical contractor can evaluate and perform repairs.

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

- 23 (1) Two kitchen receptacles located at the refrigerator location are controlled by ground fault circuit interrupter (GFCI) breakers. If power to the circuits is shut down for an extended period of time, food in the refrigerator and freezer may not be suitable for consumption. An electrical contractor can evaluate and perform repairs.
- 24 (2) Electrical receptacle is not present at kitchen island. An electrical contractor can install a ground fault circuit interrupter receptacle. This comment is for your information.

SMOKE DETECTORS

- 25 (1) Smoke detector cartridge is not installed in master bedroom. See photograph below. An electrical contractor can perform repairs.
- 26 (2) Smoke detectors in right front bedroom and middle front bedroom do not sound alarm when test buttons are pushed. An electrical contractor can evaluate and perform repairs.

CARBON MONOXIDE DETECTOR(S)

- 27 Carbon monoxide detectors do not sound alarm when test buttons are pushed outside master bedroom and outside right side bedrooms. An electrical contractor can perform repairs.

7. Air Conditioning

COOLING AND AIR HANDLER EQUIPMENT

- 28 (1) Filters are missing at returns in family room and laundry. See photographs below. Dust and grit accumulates on indoor coil when system is operated without a filter. A mechanical contractor can inspect and service indoor coil as needed.
- 29 (2) All heating and cooling equipment should be serviced annually. The cooling and heating system for this home is four years old. The typical service life for this type of equipment is twelve to fifteen years. A prudent buyer will have the annual service performed on the heating and cooling equipment prior to closing by an independent mechanical contractor.

8. Interior

FLOORS

- 30 (1) Transition threshold is loose between two halves of modular house in hallway outside hall bathroom. See photographs below. A qualified contractor can perform repairs.
- 31 (2) Vinyl flooring is separated between living room and family room. See photographs below. A flooring contractor or qualified contractor can perform repairs.
- 32 (3) Vinyl flooring is torn in master bathroom near entry door. See photographs below. A flooring contractor or qualified contractor can perform repairs.

9. Insulation and Ventilation

VENTING SYSTEMS (Kitchens, baths and laundry)

- 33 (1) Dryer exhaust tube is separated in crawl space under dryer. See photograph below. Lint and warm moist air is discharged into the living space. A qualified contractor can evaluate, provide further information, and perform repairs as needed.
- 34 (2) Lint is present in exterior dryer exhaust vent tube. See photograph below. Accumulation of lint in dryer exhaust tube is a fire hazard. A qualified contractor can evaluate the tube and perform repairs.
- 35 (3) An irregular mechanical noise is noted during startup at exhaust fan in master bathroom. Excessive noise from exhaust fan can be a sign of pending failure. A mechanical contractor can perform repairs.

10. Built-In Kitchen Appliances

DISHWASHER

- 36 Puddled water is noted on floor during operation of dishwasher. See photographs below. Evidence of leaking water was not observed in crawl space at time of inspection. A plumbing contractor can evaluate, provide further information, and perform repairs as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. All recommendations and/or referrals within this inspection report for repair, replacement and/or evaluation stated in the specific sections of this report are recommended to be completed by contractors specifically licensed in the state of North Carolina with respect to the individual component or system being addressed for repair, replacement or evaluation prior to closing.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Luis Turner #2269

Date: 5/22/2026	Time:	Report ID: DATE 2026 05 22
Property: 235 Joe Ayscue Road Henderson NC 27537	Customer: SECU*RE	Real Estate Professional: Andrew Odom SECU*RE

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Further Investigation (FI) = Although this item may or may not function as intended, further investigation is warranted by a specialist.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

North Carolina

Type of building:

Single family (1 story) with unfinished attic

Type of inspection:

Foreclosure inspection for lender

Client is present:

No

Building status:

Vacant

Approximate age of building:

2023

Terrain:

Rolling

Temperature:

Below 65 degrees

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Directions in this report are referenced to:

the front door

Modular data labels:

PFS 914452, PFS 914453

1. Structure

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.

Styles & Materials

Foundation walls: Masonry block	Foundation piers: Masonry block	Floor Structure: Wood joists Wood floor trusses - 2nd floor
Method used to observe basement or crawl space: Traversed with probe and flashlight	Deck supports: Treated wood 4 x 4 posts	Wall Structure: Wood framed (where visible)
Ceiling Structure: Wood trusses Modular	Roof Structure: Wood trusses Modular	Attic access: Stairway
Method used to observe attic(s): Traversed floored attic area with flashlight		

Items

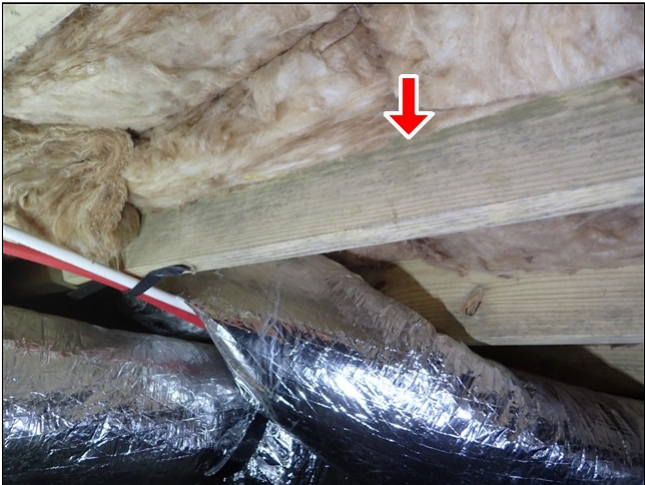
1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

(1) Fungal growth is noted on wooden floor system in crawl space. See examples in photographs below. Further examination may reveal other areas of fungal growth on the crawl space floor system. The characterization of fungal growth and the possible impact on human health are beyond the scope of this inspection. The presence of this type of growth does indicates a moisture problem. A qualified contractor can address the presence of fungal growth. If the client has concerns regarding the presence of fungal growth, an industrial hygienist can evaluate the home, provide further information, and make recommendations as needed.



1.0 Item 1(Picture) Fungal growth



1.0 Item 2(Picture) Fungal growth



1.0 Item 3(Picture) Fungal growth



1.0 Item 4(Picture) Fungal growth



1.0 Item 5(Picture) Fungal growth



1.0 Item 6(Picture) Fungal growth

(2) Efflorescence (a white chalky residue) is noted on interior masonry wall at rear of crawl space. See examples in photographs below. The presence of efflorescence is associated with intrusion of water through the foundation walls. If the client wants additional information about this condition, a waterproofing contractor can evaluate, provide further information and perform repairs as needed.



1.0 Item 7(Picture) Efflorescence



1.0 Item 8(Picture) Efflorescence



1.0 Item 9(Picture) Efflorescence

1.1 WALLS (Structural)**Comments:** Inspected**1.2 FLOORS (Structural)****Comments:** Repair or Replace

Subfloor yields to foot pressure in hall bathroom at front of vanity cabinet. See photographs below. Efforts to probe this area of subfloor in crawl space does not reveal damaged subfloor at time of inspection, but there is an issue that needs further evaluation. A qualified contractor can evaluate, provide further information and perform repairs as needed.



1.2 Item 1(Picture) Soft subfloor



1.2 Item 2(Picture) Close up of soft subfloor

1.3 COLUMNS OR PIERS**Comments:** Inspected**1.4 CEILINGS (structural)****Comments:** Inspected**1.5 ROOF STRUCTURE****Comments:** Inspected

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.

2. 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.

Styles & Materials

Siding Material and Style:	Exterior entry doors:	Appurtenance:
Horizontal lap	Front door: Steel with insulated glass	Outbuilding
Vinyl siding	Rear door: Steel with insulated glass	Decks
Vinyl soffit	Rear door: Vinyl sliding insulated glass door	
Aluminum fascia wrap	Detached garage doors: Steel with insulated glass	
Front porch:	Driveway and parking area:	Garage door material:
Wood framed	Gravel	Metal
	Soil	
Garage door type:		
Two singlewide doors		

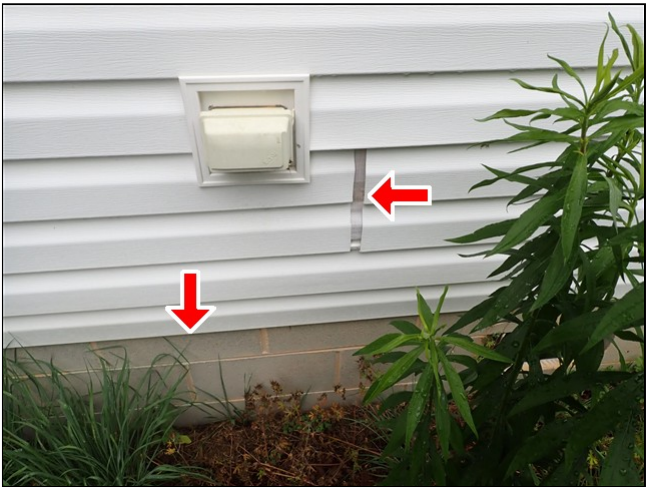
Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace
(1) A gap is noted between pieces of vinyl siding at front wall of house under master bedroom window toward left side of house. See photographs below. A qualified contractor can perform repairs.



2.0 Item 1(Picture) Gap between vinyl siding



2.0 Item 2(Picture) Close up of gap between vinyl siding

(2) Exterior perspective photographs are provided below to show the home at time of inspection. This comment is for your information.



2.0 Item 3(Picture) Left front corner of house



2.0 Item 4(Picture) Right front corner of house



2.0 Item 5(Picture) Right rear corner of house



2.0 Item 6(Picture) Left rear corner of house

2.1 DOORS (Exterior)

Comments: Repair or Replace

Front door drags on threshold. A qualified contractor can perform repairs.

2.2 WINDOWS

Comments: Repair or Replace

A round hole is noted at broken outer glass at upper sash of master bedroom window towards left side of house. See photographs below. A qualified contractor can perform repairs.



2.2 Item 1(Picture) Broken window glass



2.2 Item 2(Picture) Close up of broken window glass

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

Vegetation is too close at front of house. See photograph below. The vegetation allows moisture to accumulate on building components and also provides a pathway for insects and other pests to enter the structure. A qualified contractor can perform repairs.



2.4 Item 1(Picture) Vegetation too close to house

2.5 EXTERIOR CAULK / PAINT

Comments: Inspected

2.6 STORM DOORS / WINDOWS

Comments: Inspected

2.7 ADDITIONAL BUILDINGS ON PROPERTY

Comments: Inspected

Detached garage is locked and cannot be fully evaluated. See photograph below. This comment is for your information.



2.7 Item 1(Picture) Detached garage

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.

3. 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.

Styles & Materials

Roof covering: 25 year fiberglass shingles	Roof design: Gable	Viewed roof covering from: Binoculars at ground
Estimated age: 2023	Gutters: None	

Items

- 3.0 ROOF COVERINGS
- Comments: Inspected
- 3.1 FLASHINGS
- Comments: Inspected
- 3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS
- Comments: Inspected
- 3.3 ROOF DRAINAGE SYSTEMS
- Comments: Not Present

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.

4. 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.

Styles & Materials

Water source: Private well	Waste disposal: Private septic	Plumbing water supply (into home): PEX (Cross-linked polyethylene)
Plumbing water distribution (inside home): PEX (Cross-linked polyethylene)	Plumbing waste pipes: PVC	Water heater #1: Manufacturer: Rheem Type: Electric Size: 50 gallon (nominal size) Location: Laundry Location: Behind drywall panel Age: 2022
Master bathroom: Bathtub: Composite Shower pan: Composite Shower surround: Tile Two vanity basins Toilet Flooring: Vinyl	Hall bathroom: Bathtub / shower: Fiberglass Shower surround: Fiberglass Vanity basin Toilet Flooring: Vinyl	

Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace
(1) Septic drain pipe is exposed between foundation wall and septic tank at front of house. See photograph below. Pipe should be covered to protect against freezing and possible damage. A qualified contractor can perform repairs.



4.0 Item 1(Picture) Exposed drain pipe

(2) Top of septic tank is exposed at front of house. See photograph below. The tank should be covered to protect against possible damage. A qualified contractor can perform repairs.



4.0 Item 2(Picture) Exposed top of septic tank

(3) The septic drain field is located in front yard. Vehicles may have driven on the drain field. See photograph below. If further information is needed, a licensed septic system contractor can evaluate the septic system, provide further information, and perform repairs as needed.



4.0 Item 3(Picture) Septic drain field

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) Sediment is noted in each of the toilet tanks. Light brown water is noted in plumbing fixtures. This condition may be due to the absence of a sediment filter cartridge in the sediment filter case. See examples in photographs below. The abrasive quality of sediment particles can damage soft plumbing parts. A qualified contractor can perform repairs.



4.1 Item 1(Picture) Sediment in toilet tank



4.1 Item 2(Picture) Sediment in toilet tank



4.1 Item 3(Picture) Light brown water



4.1 Item 4(Picture) Light brown water



4.1 Item 5(Picture) Light brown water



4.1 Item 6(Picture) Missing cartridge

(2) Although the well provided water during the inspection, the water supply well is not part of the home inspection report. See photographs below. If more information is needed, a qualified contractor can evaluate the well system, provide further information, and perform repairs as needed.



4.1 Item 7(Picture) Well head



4.1 Item 8(Picture) Pressure tank

4.2 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

The main water shut off valve is located in laundry at top of washing machine outlet box. See photograph below. The water supply system can also be shut down at the laundry breaker panel.



4.2 Item 1(Picture) Main water shut off valve

4.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

An active leak is noted at hot water pipe at top of water heater. An approximate one-inch depth of water is present in drip pan under water heater. Rusty metal is noted at bottom of water heater. See photographs below. The water is piped to exterior of house through a drain pipe. A plumbing contractor can evaluate and perform repairs.



4.3 Item 1(Picture) Leak at water heater



4.3 Item 2(Picture) Water in drip pan

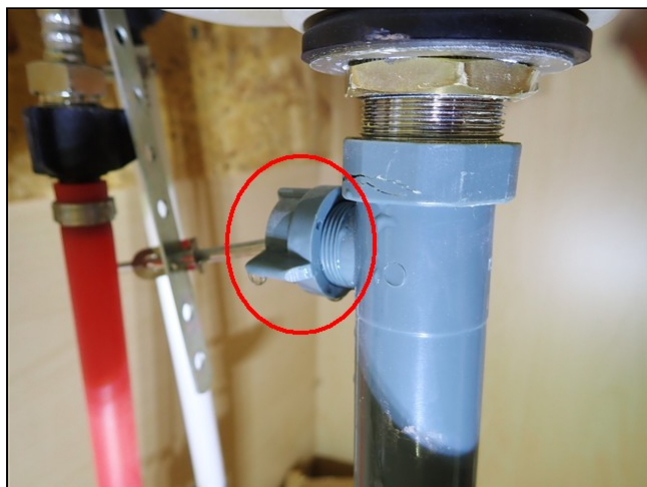


4.3 Item 3(Picture) Rusted metal

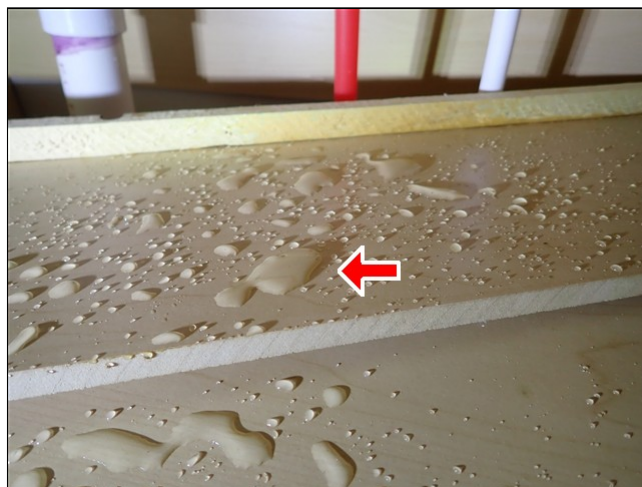
4.4 FAUCETS, BATHTUBS, SINKS & SHOWERS

Comments: Repair or Replace

(1) A leak is noted where pop-up control lever connects to drain pipe under hall bathroom vanity basin. Puddled water is noted under the leak. See photographs below. A plumbing contractor can perform repairs.

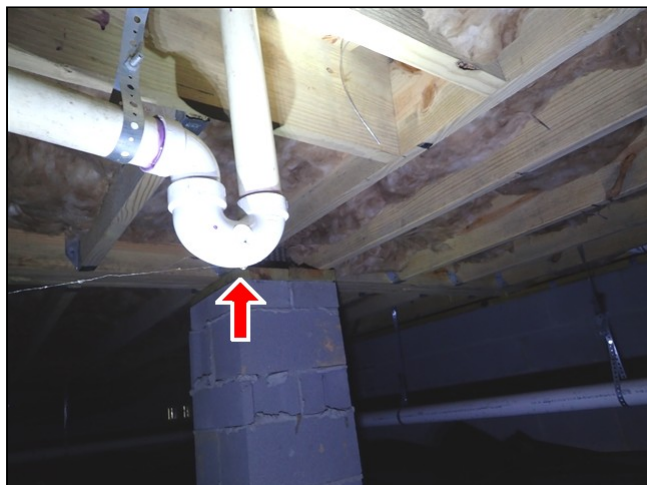


4.4 Item 1(Picture) Leak near drain pipe



4.4 Item 2(Picture) Puddled water

(2) An active leak is noted at drain pipe in crawl space under master bathroom bathtub. Puddled water is noted on plastic sheeting under the leak. See photographs below. A plumbing contractor can perform repairs.



4.4 Item 3(Picture) Active leak



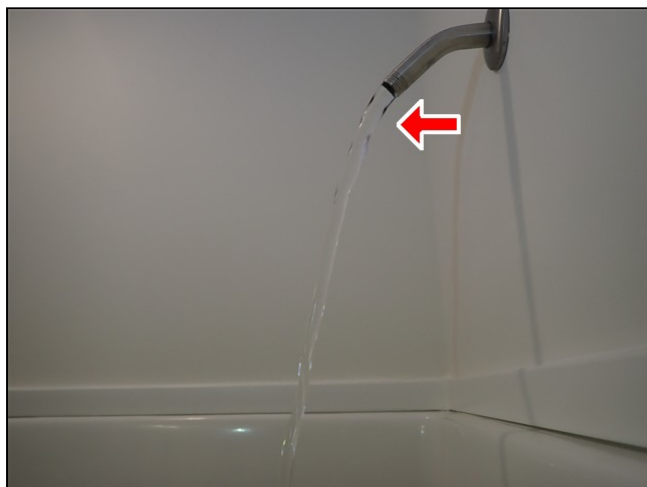
4.4 Item 4(Picture) Puddled water

(3) Floor-mounted bathtub faucet is loose. See photograph below. Excess movement of plumbing fixtures can allow leaks to develop at connections. A plumbing contractor can perform repairs.



4.4 Item 5(Picture) Loose faucet

(4) Shower head is missing in hall bathroom. See photograph below. The shower does not function as intended. A plumbing contractor can perform repairs.



4.4 Item 6(Picture) Missing shower head

(5) Bathtubs are slow to drain in master bathroom and hall bathroom. Slow drains are due to either clogging or a vent pipe problem. A plumbing contractor can perform repairs.

4.5 TOILETS

Comments: Inspected

4.6 GROUT / CAULK / TILE

Comments: Inspected

4.7 BATHROOM HARDWARE / SHOWER DOORS

Comments: Inspected

4.8 MAIN FUEL SHUT OFF

Comments: Inspected

The main fuel shut off is at the exterior propane gas tank. The tank is approximately 45% full. See photograph below. The cooktop is the only gas-fired appliance.



4.8 Item 1(Picture) Propane tank approximately 45% full

4.9 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

4.10 SUMP PUMP

Comments: Not Present

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.

5. 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.

Styles & Materials

Service entrance: Underground	Electrical Service Conductors: Multi-strand aluminum	Panel Type: Circuit breakers
Main panel: 200 amp Exterior Manufacturer: Eaton	Subpanel capacity and location: 200 amp Laundry Manufacturer: Siemens	Branch wire 15 and 20 Amp: Copper
Wiring Methods: Non-metallic / grounded		

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

One 20 amp double pole breaker lacks label at main breaker panel. See photograph below. A qualified contractor can label breakers.



5.1 Item 1(Picture) Breaker lacks labels

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES (CIRCUIT BREAKERS) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

(1) Three cables penetrate masonry wall without conduit at right side wall of crawl space. See photograph below. Conduit protects the cable from cuts and punctures. An electrical contractor can perform repairs.

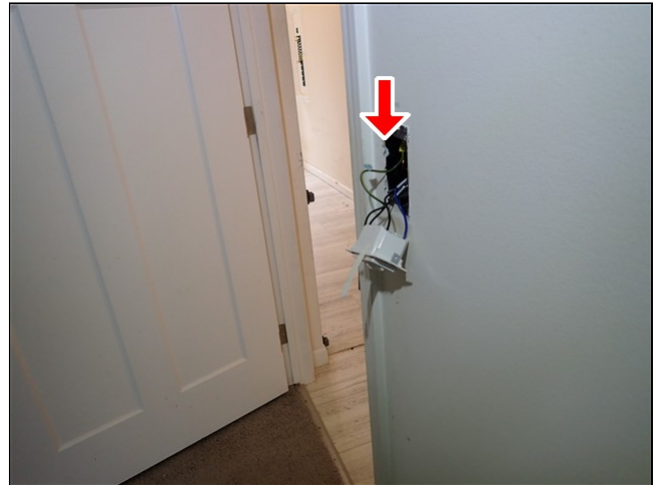


5.2 Item 1(Picture) Cables without conduit

(2) Bare conductors are noted at master bedroom ceiling where ceiling fan and light fixture are missing. Bare conductors are noted at master bedroom wall switch near entry door. See photographs below. The wires can be a shock hazard if energized. An electrical contractor can perform repairs.



5.2 Item 2(Picture) Bare conductors



5.2 Item 3(Picture) Bare conductors

(3) Conduit pipe is missing at conductors below exterior main breaker panel. See photograph below. An electrical contractor can evaluate and perform repairs.



5.2 Item 4(Picture) Conductors without conduit

5.3 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)

Comments: Inspected

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

(1) Two kitchen receptacles located at the refrigerator location are controlled by ground fault circuit interrupter (GFCI) breakers. If power to the circuits is shut down for an extended period of time, food in the refrigerator and freezer may not be suitable for consumption. An electrical contractor can evaluate and perform repairs.

(2) Electrical receptacle is not present at kitchen island. An electrical contractor can install a ground fault circuit interrupter receptacle. This comment is for your information.

5.6 SMOKE DETECTORS

Comments: Repair or Replace

(1) Smoke detector cartridge is not installed in master bedroom. See photograph below. An electrical contractor can perform repairs.



5.6 Item 1(Picture) Missing cartridge

(2) Smoke detectors in right front bedroom and middle front bedroom do not sound alarm when test buttons are pushed. An electrical contractor can evaluate and perform repairs.

5.7 CARBON MONOXIDE DETECTOR(S)

Comments: Repair or Replace

Carbon monoxide detectors do not sound alarm when test buttons are pushed outside master bedroom and outside right side bedrooms. An electrical contractor can perform repairs.

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.

6. Heating System

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.

Styles & Materials

Heat Type: Heat pump forced air (also provides cool air)	Energy Source: Electricity	Central heat systems (excluding wood): One
Heat system: Brand: Armstrong M/N PRPHP1442EP-2A S/N 1622B10056 Age: 2022 Location: Exterior - Electric package unit	Ductwork: Insulated flex R-8.0	Filter Type: Multiple Disposable

Items

- 6.0 HEATING EQUIPMENT
Comments: Inspected
- 6.1 NORMAL OPERATING CONTROLS
Comments: Inspected
- 6.2 AUTOMATIC SAFETY CONTROLS
Comments: Inspected
- 6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Comments: Inspected
- 6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM
Comments: Inspected
- 6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)
Comments: Not Present
- 6.6 GAS/LP FIRELOGS AND FIREPLACES
Comments: Not Present

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.

7. Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping with associated supports, dampers, insulation, air filters, registers, fan-coil units and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners; or observe the Uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

Cooling Equipment Type:	Cooling Equipment Energy Source:	Cooling system:
Central heat pump	Electricity	Brand: Armstrong
		M/N PRPHP1442EP-2A
		S/N 1622B10056
		Size: 3-1/2 tons
		Age: 2022

Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

(1) Filters are missing at returns in family room and laundry. See photographs below. Dust and grit accumulates on indoor coil when system is operated without a filter. A mechanical contractor can inspect and service indoor coil as needed.



7.0 Item 1(Picture) Missing filter



7.0 Item 2(Picture) Missing filter

(2) All heating and cooling equipment should be serviced annually. The cooling and heating system for this home is four years old. The typical service life for this type of equipment is twelve to fifteen years. A prudent buyer will have the annual service performed on the heating and cooling equipment prior to closing by an independent mechanical contractor.

(3) Evaluation of the cooling system is limited to a visual inspection. The system cannot be effectively tested when the outside temperature is 65 degrees or less and may damage the compressor. Outside temperature is less than 65 degrees. Temperature split difference cannot be measured.

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

The 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 HVAC contractor would discover (Heating, Ventilating and Air Conditioning). 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.

8. Interior

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.

Styles & Materials

Window Types: Vinyl Thermal-insulated Single-hung Tilt feature	Floor Covering(s): Vinyl Carpet	Wall Material: Drywall
Interior Doors: Hollow core Raised panel	Ceiling Style and Materials: Drywall Flat	

Items

8.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.1 WALLS

Comments: Inspected

8.2 CEILINGS

Comments: Inspected

8.3 FLOORS

Comments: Repair or Replace

(1) Transition threshold is loose between two halves of modular house in hallway outside hall bathroom. See photographs below. A qualified contractor can perform repairs.



8.3 Item 1(Picture) Loose threshold



8.3 Item 2(Picture) Close up of loose threshold

(2) Vinyl flooring is separated between living room and family room. See photographs below. A flooring contractor or qualified contractor can perform repairs.



8.3 Item 3(Picture) Separated vinyl flooring



8.3 Item 4(Picture) Close up of separated vinyl flooring



8.3 Item 5(Picture) Separated vinyl flooring



8.3 Item 6(Picture) Close up of separated vinyl flooring

(3) Vinyl flooring is torn in master bathroom near entry door. See photographs below. A flooring contractor or qualified contractor can perform repairs.



8.3 Item 7(Picture) Torn vinyl flooring



8.3 Item 8(Picture) Close up of torn vinyl flooring

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

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.

9. 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.

Styles & Materials

Attic Insulation: Fiberglass	Ventilation: Ridge vent Soffit vents	Exhaust Fans: Fans
Dryer Power Source: 220 Electric	Floor System Insulation: Fiberglass	

Items

9.0 INSULATION IN ATTIC

Comments: Inspected

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

(1) Dryer exhaust tube is separated in crawl space under dryer. See photograph below. Lint and warm moist air is discharged into the living space. A qualified contractor can evaluate, provide further information, and perform repairs as needed.



9.4 Item 1(Picture) Separaed dryer exhaust tube

(2) Lint is present in exterior dryer exhaust vent tube. See photograph below. Accumulation of lint in dryer exhaust tube is a fire hazard. A qualified contractor can evaluate the tube and perform repairs.



9.4 Item 2(Picture) Lint in dryer exhaust vent

(3) An irregular mechanical noise is noted during startup at exhaust fan in master bathroom. Excessive noise from exhaust fan can be a sign of pending failure. A mechanical contractor can perform repairs.

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

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.

10. Built-In Kitchen 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.

Styles & Materials

Dishwasher:	Disposer:	Range hood:
Whirlpool	None	Re-circulating StoneCrest
Built in Microwave:	Wall oven:	Cooktop:
Whirlpool	Electric Whirlpool	Propane gas Whirlpool
Refrigerator:		
None		

Items

10.0 DISHWASHER

Comments: Repair or Replace
Puddled water is noted on floor during operation of dishwasher. See photographs below. Evidence of leaking water was not observed in crawl space at time of inspection. A plumbing contractor can evaluate, provide further information, and perform repairs as needed.



10.0 Item 1(Picture) Puddled water



10.0 Item 2(Picture) Puddled water

10.1 FOOD WASTE DISPOSER

Comments: Not Present

10.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.3 RANGE HOOD

Comments: Inspected

10.4 MICROWAVE COOKING EQUIPMENT (BUILT-IN)

Comments: Inspected

10.5 REFRIGERATOR

Comments: Not Present

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.