



A-1 HOUSE INSPECTORS, INC.

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A-1 RESIDENTIAL REPORT

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07/14/2026

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Orientation

For the sake of this inspection, the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

How To Read The Report

Each report section has up to three tabs across the top. The first tab is general information about the home such as features, materials used, and other information that we consider relevant, or are required to report on. The second tab, if present, outlines limitations to the inspection in regards to the report section. The third tab is a basic overview of our Standards of Practice for each related section of the report. The full Standards of Practice may be viewed here. [Standards of Practice](#)

Noted defects are visible below the tabbed sections regardless of which tab is in view. We recommend reading through all of the information on the report however as defects and summary items do not fully encompass our findings.

Pictures and video are present in the report. Thermal imaging may also be used during the inspection. These are used to show defects and locations, but the pictures may not show the full scope of the issue. Thermal imaging is used for spot checking areas as well, but not indicative of a full thermal scan of the home.

Overview

A-1 House Inspectors strives to perform all inspections in compliance with the Standards of Practice as set forth by the North Carolina Home Inspector Licensure Board. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated were present but were not inspected, the reason(s) the items were not inspected will be stated. This inspection is neither technically exhaustive or quantitative. These Standards may be viewed in full at the following link. [Standards of Practice](#)

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified professionals within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost and scope of noted repairs, and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The

statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions/occupancy/use may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements for example. This report is only supplemental to the Sellers Disclosure. Refer to the State of North Carolina Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection is a tool to assist you in your buying decision. It should be used alongside the sellers disclosure, pest inspection report, specialty contractor evaluations, as well as quotes and/or advice from the qualified professionals recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as a part of home ownership.

Notice to Third Parties

Notice to Third Parties: This report is the property of **A-1 House Inspectors, Inc.** and the **Client named herein** and is non-transferrable to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Professional/Contractor" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If we recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since their techniques may be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or technically exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best

methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

- ⊖ 2.3.1 Exterior - Exterior Doors: Weatherstrip Gaps
- ⊖ 2.3.2 Exterior - Exterior Doors: Exterior Door Bind
- ⊖ 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck/Porch/Balcony/Walkway Issues
- ⊖ 2.4.2 Exterior - Decks, Balconies, Porches & Steps: Deck Support Deterioration
- ⊖ 2.4.3 Exterior - Decks, Balconies, Porches & Steps: Storage Room Water Intrusion
- ⊖ 2.5.1 Exterior - Eaves, Soffits & Fascia: Loose Fascia
- ⊖ 2.5.2 Exterior - Eaves, Soffits & Fascia: Fascia Gaps
- ⊖ 2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation House Contact
- ⊖ 2.7.1 Exterior - Walkways, Driveways, Patio/Porch Floors: Concrete Cracks With Displacement
- ⊖ 2.7.2 Exterior - Walkways, Driveways, Patio/Porch Floors: Driveway/Walkways Unlevel
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- ⊖ 3.1.3 Roof - Coverings: Vegetation Roof Contact
- ⊖ 3.2.1 Roof - Flashings: Kickout Flashings Missing
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- ⊖ 5.1.1 Interior - Doors: Doors Bind
- ⊖ 5.6.1 Interior - Steps, Stairways & Railings: Handrail Carry Back to Wall
- ⊖ 5.7.1 Interior - Countertops & Cabinets: Cabinet Loose Hinge
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- ⊖ 6.3.1 Structural - Basements & Crawlspaces: Organic Growth
- ⊖ 6.3.2 Structural - Basements & Crawlspaces: Sump Pump Discharge Line Damaged
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- ⊖ 11.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double Tapped Neutrals
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- ⊖ 12.5.2 Insulation, Ventilation, & Laundry - Ventilation Crawlspace: Dehumidifier Not Running
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- ⊖ 13.1.1 Built-in Appliances - Range/Oven/Cooktop/Vent: Anti-Tip Bracket

1: INSPECTION DETAILS

Information

In Attendance

Inspector

Occupancy

Vacant

Type of Building

Single Family, Ranch

House Age

40-50 Years

Temperature (approximate)

88 Fahrenheit (F)

Weather Conditions

Clear, Hot and Humid

Recent Rain

Significant Recent Rain

Soil Condition

Damp

Limitations

General

GENERAL LIMITATIONS AND ITEMS NOT INSPECTED

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not typically removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances, as well as any component or appliance that is unplugged or "shut off", or connected for the sake of evaluation. We do not have knowledge of why a component may be shut down, and will not be liable for damages that may result from activating said components / appliances.

Also not reported on are 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; Calculate the strength, adequacy, design 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.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms, insects, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

General

AGED HOMES

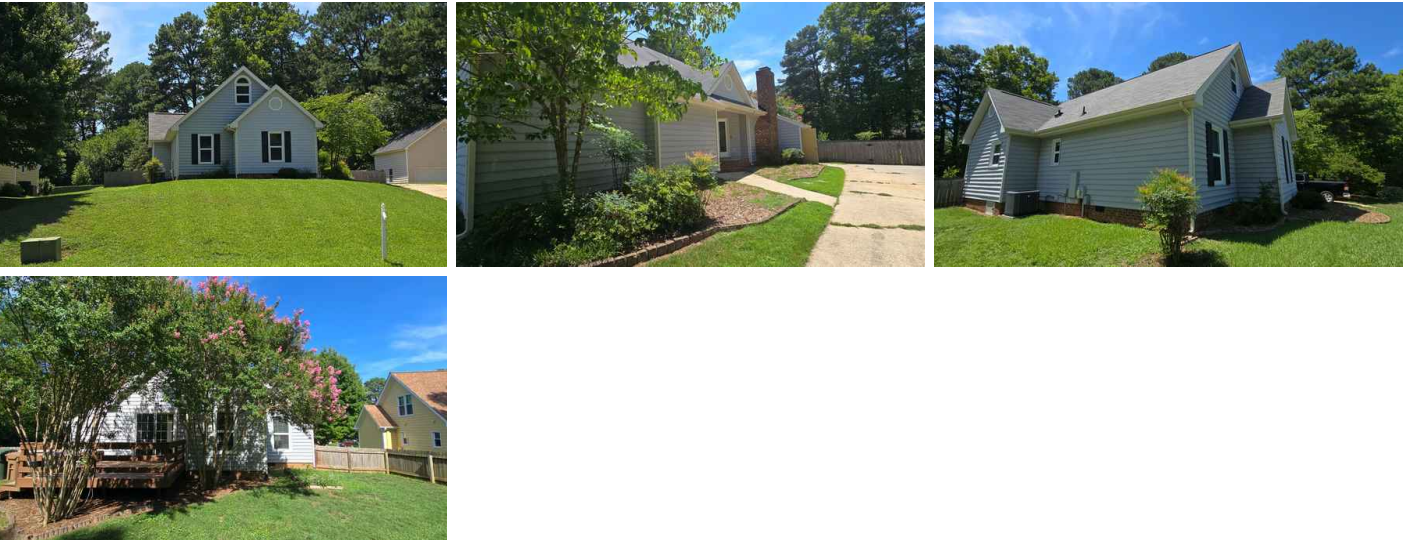
Aged homes (Typically 20 plus years) have the potential for concealed deterioration, or diminished ability of components such as, but not limited to, HVAC Ducts, Electrical, Mechanical, insulation, and Plumbing materials used. While we are thorough in our attempt to discover any potential issues, our evaluations are not technically exhaustive and considered generalist in nature.

It is recommended to have more intrusive/exhaustive evaluations performed by the relevant Qualified Technicians for a more complete understanding of material conditions and any potential need for updating.

2: EXTERIOR

Information

General: Exterior Views



Siding, Flashing & Trim: Siding Material

Vinyl

Decks, Balconies, Porches & Steps: Appurtenance

Covered Entrance, Deck, Columns, Railings, Sidewalk, Steps/Stoops, Attached Storage Room

Walkways, Driveways, Patio/Porch Floors: Driveway Material

Concrete

Limitations

General

POTENTIAL CONCEALED DAMAGES

General note when exterior deterioration/defects are found: Exterior trim and siding damage, as well as water intrusion concerns noted in areas of the Exterior/Interior/Roof report sections may conceal additional internal/structural damage and environmental concerns such as organic growth. If defects on exterior cladding and trim, or potential sources of water intrusion are noted, we strongly recommend a full evaluation by a licensed general contractor to determine internal conditions as we are unable to observe the extent of damage without intrusive or destructive measures.

General

VERIFY PERMITS

Recommend verifying permits were pulled and finished work inspected/approved by the local code officials for any areas added to the house or grounds after construction. Non-permitted structures may have concealed defects that will require repair for safe use and proper adherence to local requirements.

General

DETACHED STRUCTURES NOT INSPECTED

Detached storage sheds, barns, and other outbuildings not inspected.

Siding, Flashing & Trim

SIDING/TRIM LIMITATIONS

Original Siding Replaced/Concealed, Window Frames Cladded

The siding/Trim/Window frames exhibit the following obstructions which can conceal damages. A more invasive inspection by a qualified professional is recommend to fully ascertain concealed conditions.



Siding, Flashing & Trim

EXTERIOR CLADDING REPLACED

Evidence suggests the exterior cladding has been replaced. This can conceal issues that may have occurred with the original cladding. Recommend getting all install and warranty information from the current owners. A more invasive inspection would be required to determine if any concealed issues are present.

Decks, Balconies, Porches & Steps

DECK SUPPORTS/FRAMING GROUND CONTACT

Wooden deck support posts and deck framing in contact with the ground are not able to be checked for underground/concealed damage. If the house is beyond a few years of age and the noted are present, recommend digging several inches of the soil away to verify is any underground or concealed deterioration is occurring. This should be performed periodically, and any damages repaired by a qualified contractor as damaged posts/framing can affect the integrity of the structure.

Eaves, Soffits & Fascia

LIMITED VIEW BEHIND GUTTERS

Fascia/Soffit has limited view behind gutter troughs. A more invasive inspection by a qualified contractor would be required to ascertain condition of the concealed wood.

Vegetation, Grading, Drainage & Retaining Walls

FUNCTIONAL DRAINAGE

Recommend verifying functional drainage around the house during/after rain events as this can be difficult to determine if no significant recent rain has occurred prior to the inspection. If standing water is noted in areas for more than 24 hours, or water is pooling at the structure, improvements to grading should be performed by a qualified professional.

Defects/observations

2.3.1 Exterior Doors

WEATHERSTRIP GAPS

Front Door

The referenced exterior entrance doors exhibit weatherstrip gaps to the outside. This will allow the loss of conditioned air and a pathway for insect or wind driven rain intrusion. Repair.

Note: Storm door present which limits the affect of the gaps.

Recommendation

Contact a qualified professional.



2.3.2 Exterior Doors

EXTERIOR DOOR BIND

Storage Room

The referenced exterior entrance doors bind on the frame, floor, or threshold during operation. Repair as needed.

Recommendation

Contact a qualified professional.



2.4.1 Decks, Balconies, Porches & Steps

DECK/PORCH/BALCONY/WALKWAY ISSUES

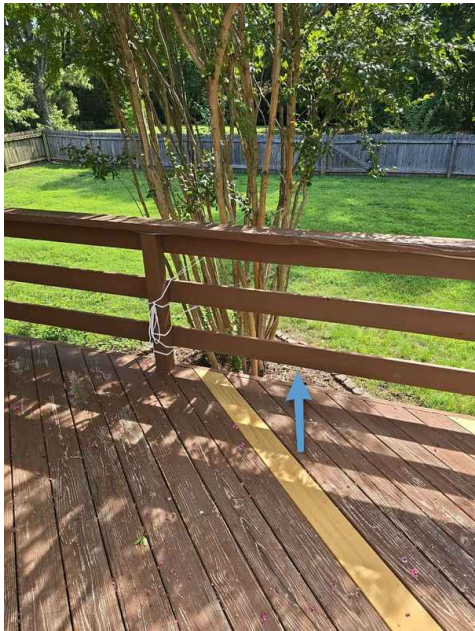
Deteriorated Wood, Cracked/Weathered Boards, Deck is generally aged, Paint/Stain Worn, Support Posts Deteriorated At/Under Ground Level, Excessive Baluster Spacing, Missing railing

The deck exhibits the referenced issues which compromise the integrity and/or safety of the structure. Recommend a full evaluation by a Licensed General Contractor to determine the entire scope of repairs needed, and perform them as necessary.

Recommendation

Contact a qualified licensed general contractor





Allowed at time of construction, but not currently



No railing behind bench



2.4.2 Decks, Balconies, Porches & Steps

DECK SUPPORT DETERIORATION

The deck supports exhibit some deterioration at ground level. There may be additional damage underground. This affects support of the structure and can lead to failure over time. Have a qualified contractor dig away and evaluate all, then make all needed repairs.

Recommendation

Contact a qualified licensed general contractor



2.4.3 Decks, Balconies, Porches & Steps

STORAGE ROOM WATER INTRUSION

Evidence suggests water is entering the exterior storage room at one or more areas. Recommend evaluation by a qualified contractor to determine the source and check for any concealed damages, then make all needed repairs.

Note: The stains may pre-date the exterior cladding replacement.

Recommendation

Contact a qualified professional.



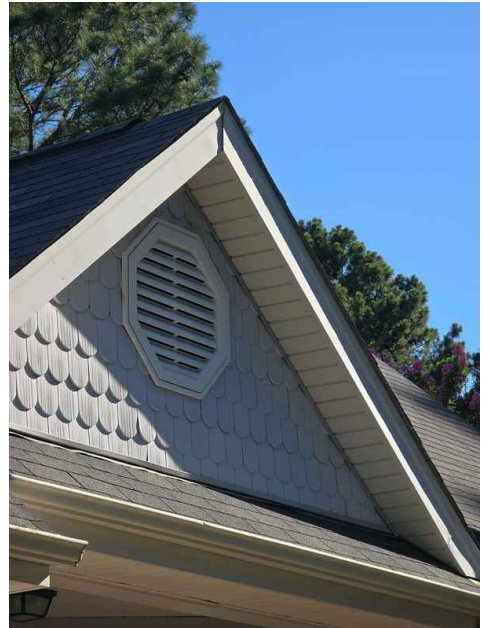
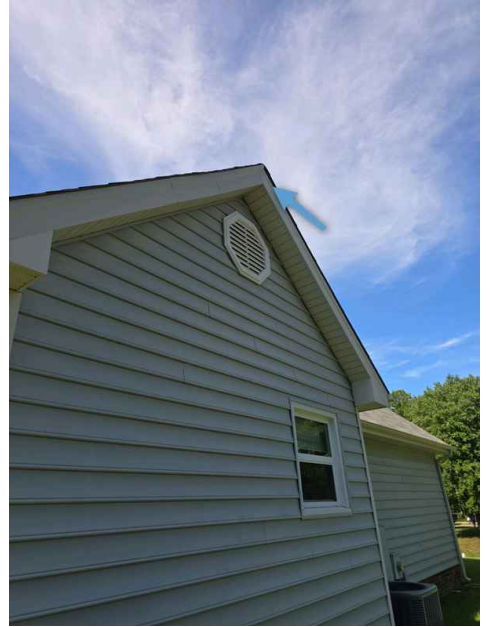
2.5.1 Eaves, Soffits & Fascia

LOOSE FASCIA

The fascia is loose at the referenced location. This can allow water intrusion behind the fascia/eave. Secure or repair as required.

Recommendation

Contact a qualified professional.



2.5.2 Eaves, Soffits & Fascia

FASCIA GAPS

Gaps are present at lower fascia edges. This can allow an entry point for water intrusion. The house has been re-cladded and the original trim may present to help stop this from occurring, but visibility is limited without invasive measures. Recommend evaluation to determine if any damage is present and to seal the edges if deemed necessary by a qualified professional.

Recommendation

Contact a qualified professional.



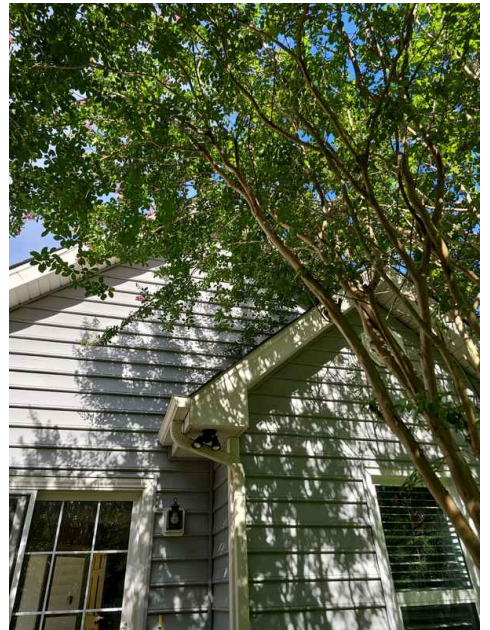
2.6.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION HOUSE CONTACT

Vegetation is in/near contact with the house. This can allow a pathway for insect/animal intrusion and risks of damage during periods of wind. Trim away and repair any damaged created by this condition.

Recommendation

Contact a qualified professional.



2.7.1 Walkways, Driveways, Patio/Porch Floors

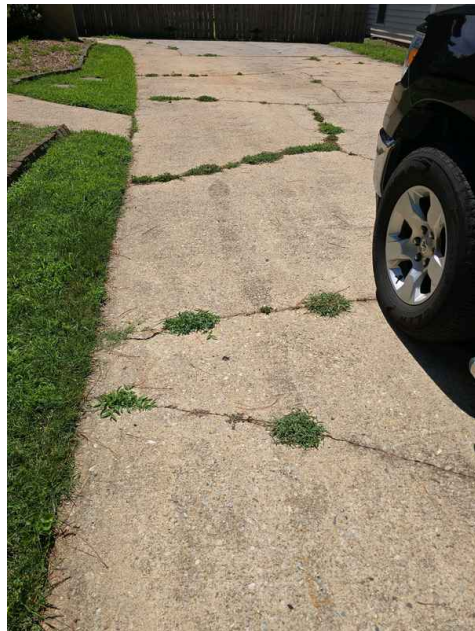
CONCRETE CRACKS WITH DISPLACEMENT

Driveway, Sidewalk

The referenced concrete surfaces exhibit cracking with vertical/lateral displacement. This is often due to tree roots or settling, and can pose a trip hazard. Have a qualified contractor repair.

Recommendation

Contact a qualified professional.



2.7.2 Walkways, Driveways, Patio/Porch Floors

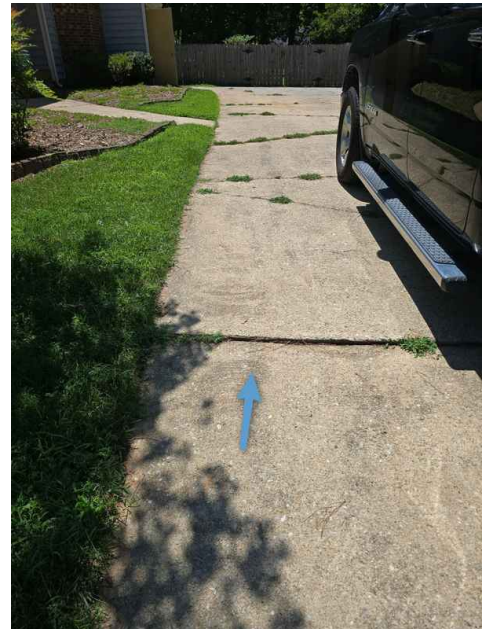
DRIVEWAY/WALKWAYS UNLEVEL

Driveway

The referenced areas are generally out of level or exhibit height variances between sections. This can pose a trip hazard. Have a qualified contractor repair as needed.

Recommendation

Contact a qualified professional.



3: ROOF

Information

Inspection Method Ground, Binoculars, Ladder at eaves	Roof Type/Style Gable	Roof Visibility 90-100% visible
Roof Maintenance Roof systems require periodic maintenance. Shingles, as well as other components such as flashings, sealants, and vent boots, may wear quicker than expected due to exposure to the elements and storms. It is recommended to have full evaluations by a Roofing Contractor every 2-3 years to repair any worn or damaged areas to help deter leaking.		
Coverings: Material Asphalt/Fiberglass	Roof Drainage Systems: Gutters Present	Skylights, Chimneys & Other Roof Penetrations: Chimney/Flue Type Masonry
Skylights, Chimneys & Other Roof Penetrations: Skylights/Solar Tubes None		

Limitations

Coverings HAIL DAMAGE LIMITATION Hail damage can be difficult to determine without walking the roof. We recommend having a Roofing Contractor evaluate to determine if hail damage is present, and if sufficient to warrant repairs.
Coverings ROOF AGE The shingles show signs of age. Recommend evaluation by a roofer to determine approximate age and life span remaining.
Roof Drainage Systems GUTTER VISIBILITY LIMITATIONS Gutters are inspected in a cursory manner. Unable to view all troughs, inner downspouts, or trim/framing behind the gutter system.

Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP VISIBILITY

Chimney caps often have limited visibility due to height and viewing angle. Masonry caps are prone to cracking, and metal caps are susceptible to rusting. Recommend evaluation by a Roofing Professional to determine condition as well as perform any needed repairs.

Defects/observations

3.1.1 Coverings

ROOF SHINGLES AGED

The shingles are showing signs of age. Aggregate loss is evident. Have a roofer evaluate to determine life span remaining before replacement is necessary as well as make any immediately needed repairs to prevent leaking.

Recommendation

Contact a qualified roofing professional.



3.1.2 Coverings

LIFTED SHINGLES

Lifted shingles are noted at one or more areas on the roof. These are susceptible to being pulled from the roof during periods of wind, as well as more likely to leak in wind-driven rains. All shingles should be secured flat to the roof decking.

Recommendation

Contact a qualified roofing professional.



3.1.3 Coverings

VEGETATION ROOF CONTACT

Vegetation is in/near contact with the shingles. This can damage the roof system during periods of wind and allow a pathway for animal/insect intrusion. The vegetation should be trimmed away and shingles evaluated by a roofer for damage.

Recommendation

Contact a qualified roofing professional.



3.2.1 Flashings

KICKOUT FLASHINGS MISSING

Kickout flashings are missing at one or more areas on the roof. These flashings are curved and are typically installed where the roof terminates at the siding to shunt water away from the house. Have a roofer evaluate all required locations as the flashings can be concealed from view, then repair as needed.

Recommendation

Contact a qualified roofing professional.



3.2.2 Flashings

FLASHINGS RUSTED

Flashings at one or more areas are rusting. This is susceptible to leaking. Repair or replace.

Recommendation

Contact a qualified roofing professional.



4: GARAGE

Information

No Garage

5: INTERIOR

Information

Windows: Window Type

Thermal, Majority windows replaced

Floors: Floor Coverings

Hardwood, Tile, Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

**Steps, Stairways & Railings:
Interior Appurtenance**

Stairs, Railings, Columns

Limitations

General

INTERIOR LIMITATIONS

The interior of the home often has areas concealed by furniture and stored materials if occupied. Recent remodeling and painting may also conceal defects from view. Recommend looking over the house prior to closing once furnishings have been removed to determine if any suspicious areas are present that may have been obstructed from view. You are welcome to send us pictures and/or call to discuss at or after your walkthrough if any additional problem areas are discovered.

General

STAINS/CONCEALED DAMAGES

Note: Any noted leaks or signs of moisture on the interior/garage of the home should be fully investigated for concealed damages. Moisture intrusion from the exterior, roof, HVAC, or plumbing leaks can affect adjacent building components such as inside wall cavities, cabinets, flooring and areas that may not be visible. Recommend having all adjacent areas checked for concealed damages when further evaluation is called for and/or making repairs.

General

VERIFY PERMITS

Recommend verifying permits were pulled and finished work inspected/approved by the local code officials for any living areas completed within the house after construction, such as finished attics or basements. Non-permitted structures may have concealed defects that will require repair for safe use and proper adherence to local requirements.

General

INTERIORS REPAINTED/REFINISHED

The interior of the house appears to have been recently repainted/refinished. This can obscure defects from view.

General

EXTENSIVE REMODELING

The house exhibits extensive recent remodeling throughout the interior and/or exterior. This can obscure issues from view as new paint and materials conceal evidence.

Windows

WINDOW SEAL LIMITATION

In need of cleaning, Screens, Glare

Verifying the condition of thermal window seals is limited for the noted reasons. Lack of cleaning and overcast skies also significantly limit determinations. Recommend evaluation of the seals by a Window Technician to determine condition.

Windows

WINDOW LIMITATIONS

Window blocked by furniture and/or stored materials are not tested and visibility is limited.

Defects/observations

5.1.1 Doors

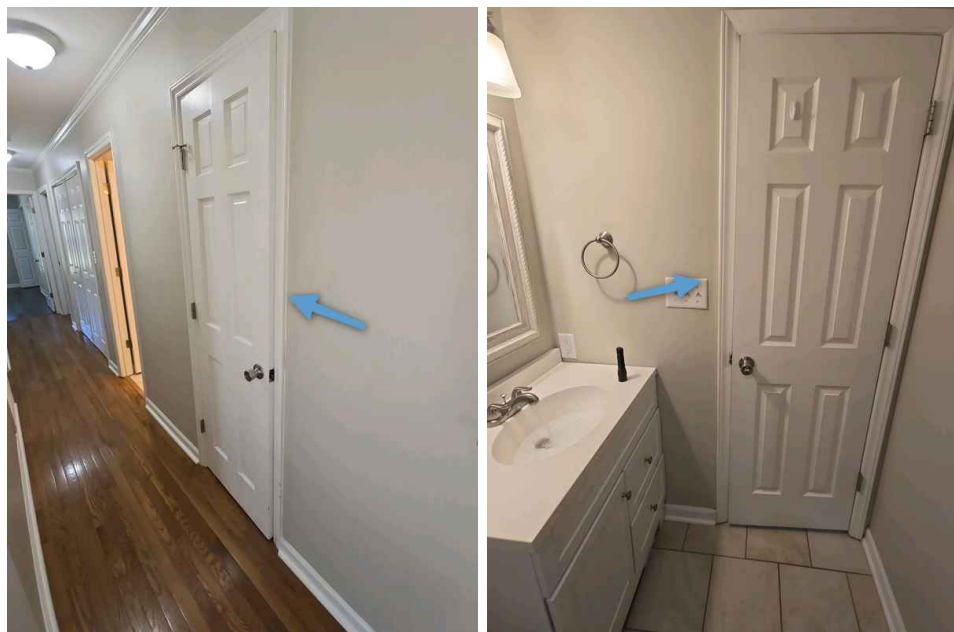
DOORS BIND

HALL CLOSET, HALL BATH

The referenced interior doors bind on the frame, latch, or each other during operation. Adjust or repair as necessary to restore proper functionality.

Recommendation

Contact a qualified professional.



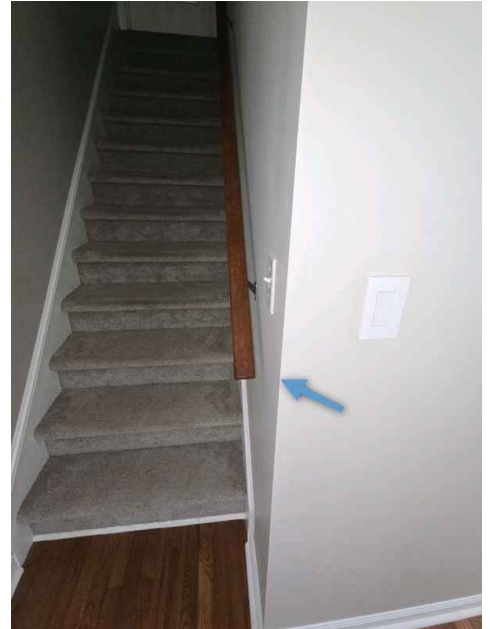
5.6.1 Steps, Stairways & Railings

HANDRAIL CARRY BACK TO WALL

One or more handrails for the interior stairs between floors do not carry back to the wall. This is required currently, but may not have been at the time of construction. It is recommended the railing carry to the wall however as this limits snagging and potential injury.

Recommendation

Contact a qualified professional.



5.7.1 Countertops & Cabinets

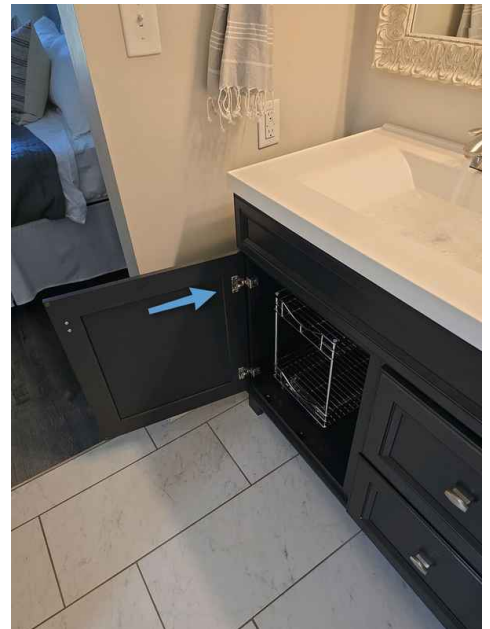
CABINET LOOSE HINGE

Master Bath

One or more cabinets have loose hinges at the referenced locations. This can affect proper operation. Tighten or repair as needed.

Recommendation

Contact a qualified professional.



6: STRUCTURAL

Information

Foundation: Material

Brick and Block

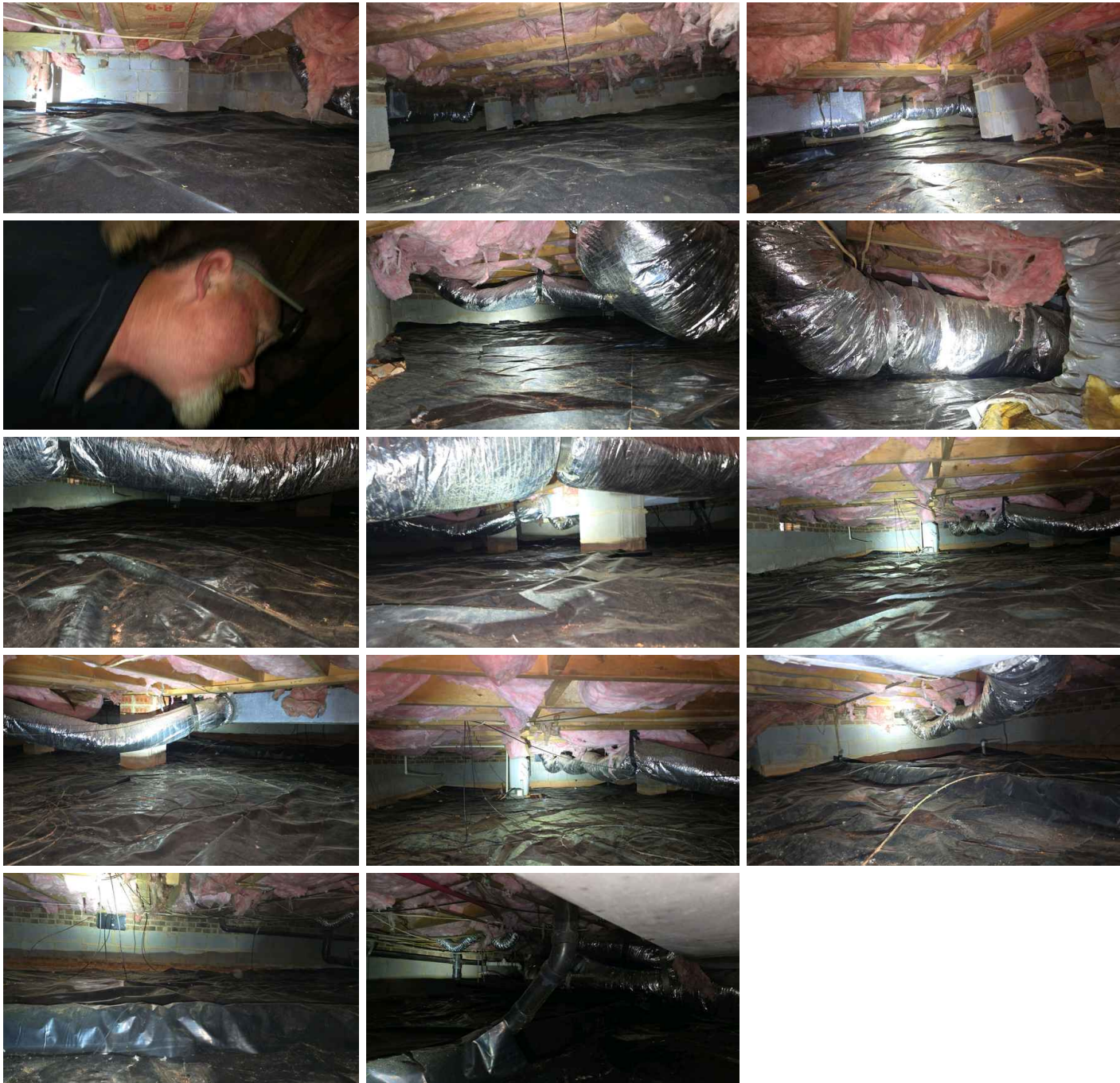
Piers and Columns: Pier/Column

Material

Brick/Block

Basements & Crawlspaces: Crawlspace/Basement Pictures

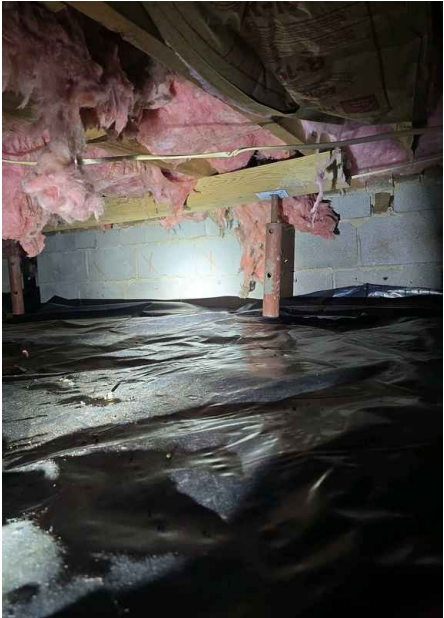




Basements & Crawlspace:
Method of Inspection
Walked/Crawled, Flashlight, Probe

Basements & Crawlspace:
Crawlspace/Basement Floor
Material
Ground, Vapor Barrier

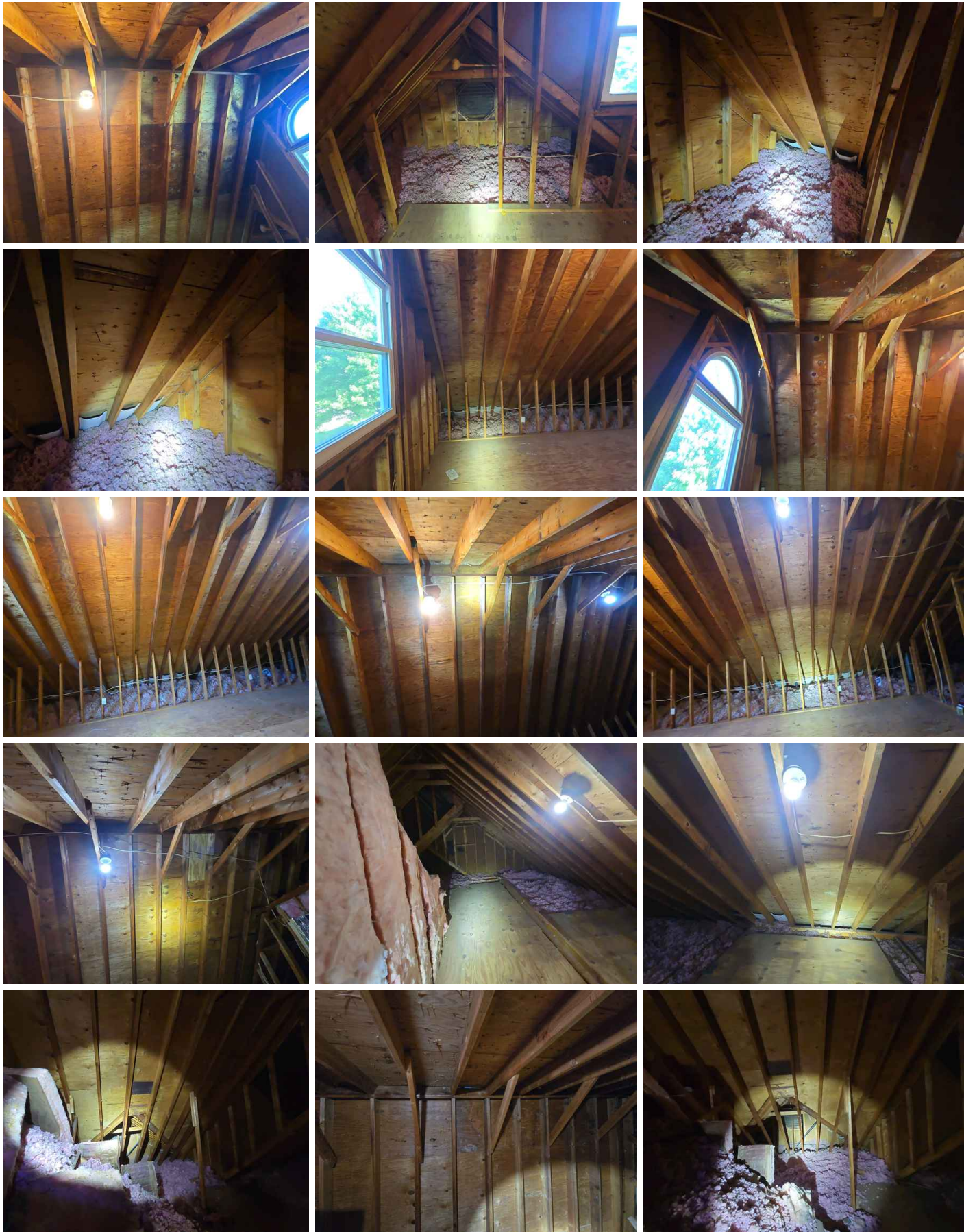
Floor Structure: Subfloor
Materials
Wood Joists, Wood Girder,
Plywood Sheathing, Drop Girder

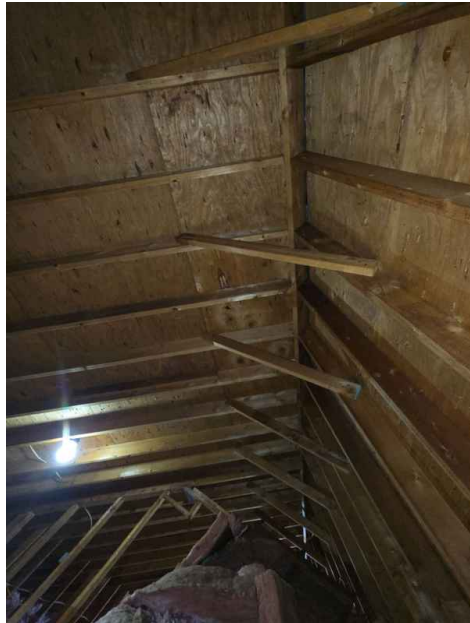


Wall/Ceiling Structure: Wall
Framing
Wood Framed

Roof Structure & Attic: Attic Pictures







Roof Structure & Attic: Attic Framing Materials

Rafters, Plywood Sheathing

Roof Structure & Attic: Attic Access/Storage

Permanent Stairs, Heavy Storage

Limitations

General

STRUCTURE CONCEALED

The structural components of a house are often concealed by insulation, wall/floor coverings, and other materials. While we make every effort to find issues based on visual evidence, these limitations can limit or prevent visual inspection. Further evaluation with more invasive inspection techniques by a qualified professional would be required to fully ascertain conditions.

Foundation

EXTERIOR FOUNDATION LIMITATIONS

Vegetation, Landscape Materials, Brick Facing, Deck/Porch, Underground Areas

Basements & Crawlspaces

VISIBILITY LIMITATIONS CRAWLSPACE

Insulation, Ducts, Vapor Barrier, Low throughout

Floor Structure

FLOOR STRUCTURE VISIBILITY LIMITATIONS

Floor Coverings, Insulation

Wall/Ceiling Structure

WALL STRUCTURE VISIBILITY LIMITATIONS

The wall/ceiling structure is typically concealed from view by wall coverings such as sheetrock. Visibility of the framing is very limited. Recently painted/finished surfaces can also hide defects that may show through in the future.

Roof Structure & Attic

ATTIC VISIBILITY LIMITATIONS

Unfloored Areas Not Traversed, Flooring, Insulation, Low Areas

Defects/observations

6.1.1 Foundation

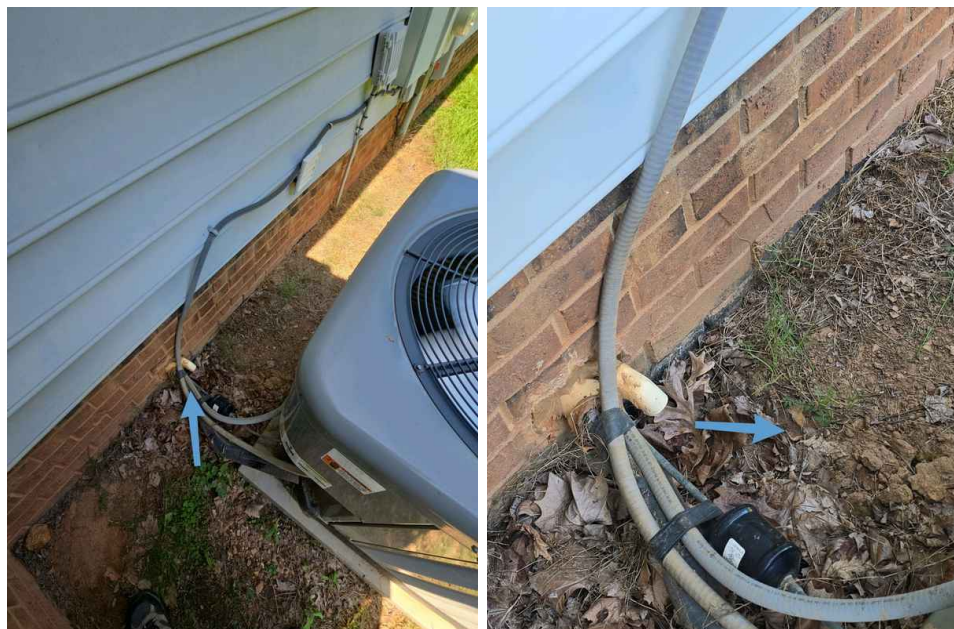
EXTEND CONDENSATE

Left Wall

Recommend extending the condensate drain line away from the referenced foundation wall to shunt water away from the house. The discharge at the foundation can allow water penetration through the masonry and lead to erosion at the adjacent soil.

Recommendation

Contact a qualified professional.



6.2.1 Piers and Columns

FOUNDATION PIER ISSUES

Hollow Bricks

Foundation piers at one or more areas exhibit the noted conditions. These issues have potential structural implications, and should be evaluated by a Structural Engineer to determine the causes and corrections needed. All repair work should be performed by a Licensed/Qualified Contractor under the direction of the Engineer repair requirements.

Note: Hollow bricks are typically required to be filled with mortar or replaced with solid bricks for proper bearing strength.

Recommendation

Contact a qualified professional engineer



6.3.1 Basements & Crawlspaces

ORGANIC GROWTH

THROUGHOUT CRAWLSPACE

Suspected organic growth is present on the wood subfloor in random areas of the crawlspace. This is due to elevated moisture levels. The EPA typically recommends removing/treating the growth and taking steps to reduce moisture/humidity intrusion which allows condensation to form fueling the growth, particular during the warmer seasons. Further evaluation should be performed by a qualified remediation contractor to ascertain repairs needed.

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

Recommendation

Contact a qualified environmental remediation contractor



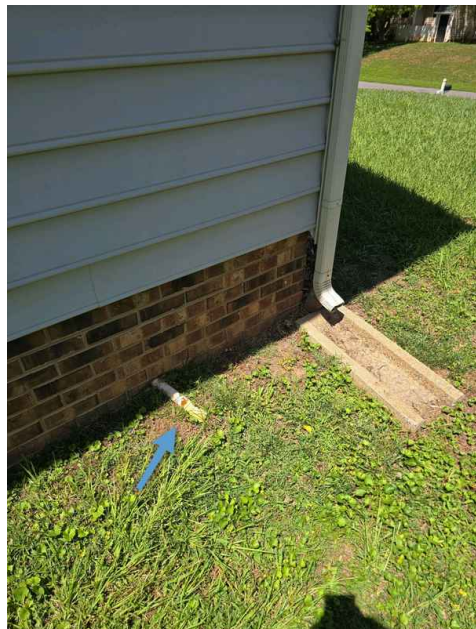
6.3.2 Basements & Crawlspaces

SUMP PUMP DISCHARGE LINE DAMAGED

The discharge line for the sump pump is damaged. This can allow water to migrate back towards the foundation leading to intrusion. Repair.

Recommendation

Contact a qualified professional.



6.4.1 Floor Structure

DETERIORATED/STAINED SUBFLOOR

Subfloor is damaged/stained from water at the noted areas. Recommend evaluation by a Licensed Contractor evaluate for scope of repairs needed, including concealed areas, and make all necessary corrections.

Note: Under bathroom areas. View obstructed by ducts, insulation, lack of height and HVAC line set. Recommend a full evaluation by a licensed contractor. This may require disconnecting the adjacent ducts to fully view. Work has been performed under the bathrooms and this may pre-date the modifications. Visible areas are stained but solid, additional damage may be present however in concealed areas.

Recommendation

Contact a qualified licensed general contractor



6.6.1 Roof Structure & Attic

ATTIC WATER STAINS

PLYWOOD DELAMINATING IN RANDOM AREAS

Dry, Sheathing, Framing

Water stains are noted in the attic one or more areas. Stains are a sign of past or present leaking. Have Roofer or Qualified Contractor evaluate to determine if any active leaking is present, check for concealed damages, and repair as needed.

Note: If the shingles have recently been replaced, the stains may pre-date the installation of new materials. A roofer should verify however as improper installation or damaged components can lead to leaks regardless of age. Some of these are due to humidity as the attic is conditioned space, especially on the insulated sheathing boards.

Recommendation

Contact a qualified professional.





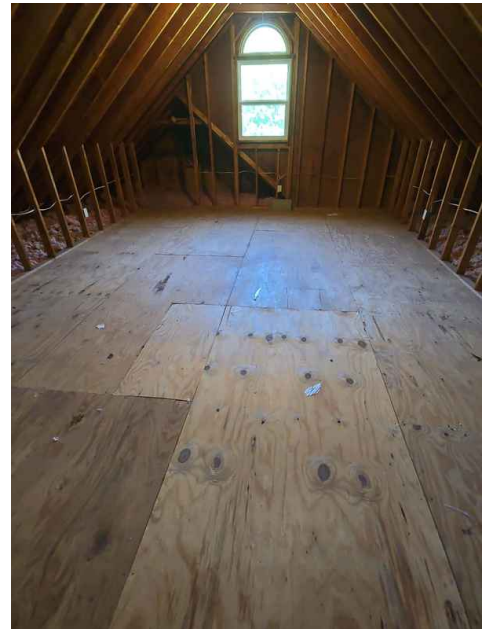
6.6.2 Roof Structure & Attic

ATTIC FLOOR DEFLECTION

Areas of the attic flooring deflect when walked across. Recommend improving support to prevent potential breaking which can pose a safety concern.

Recommendation

Contact a qualified professional.



6.6.3 Roof Structure & Attic

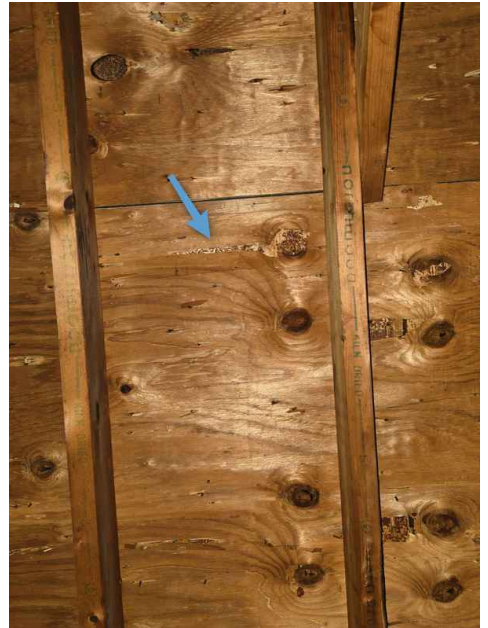
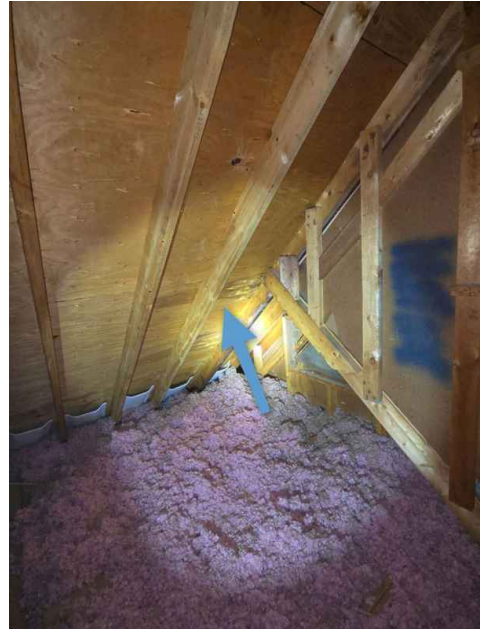
ROOF SHEATHING DAMAGE

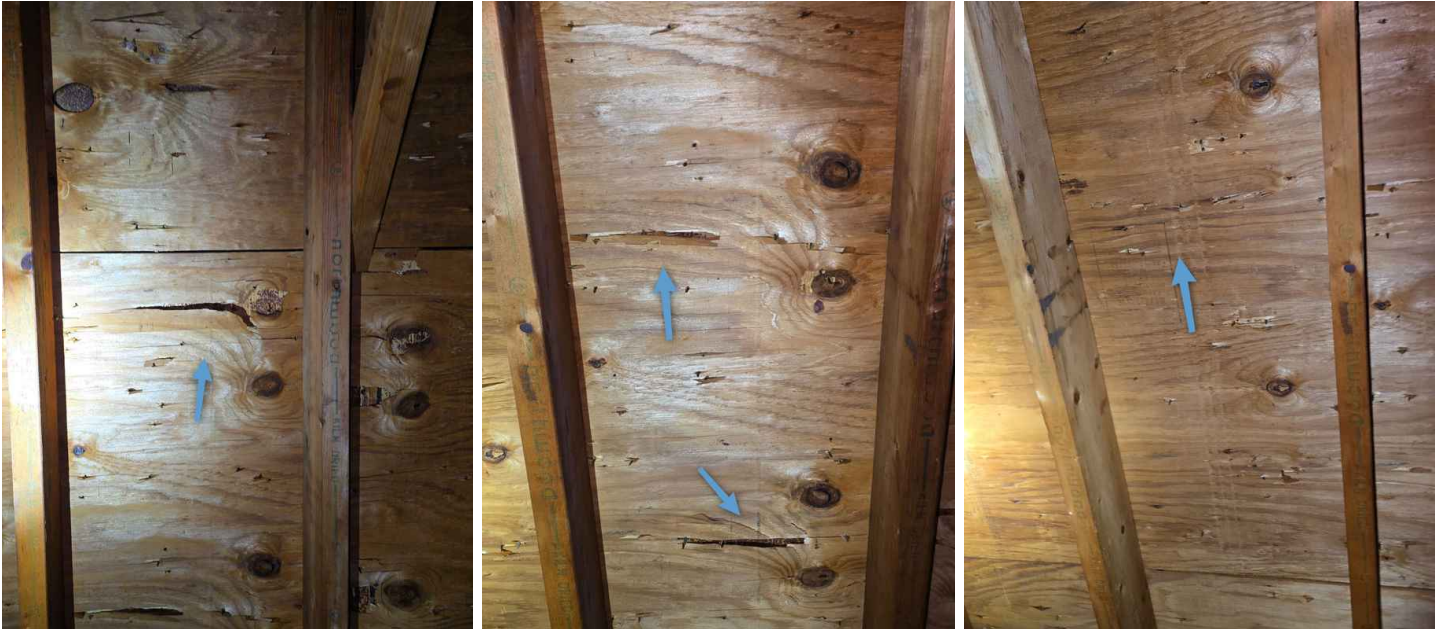
DELAMINATION RANDOM AREAS

The roof sheathing exhibits damage in one or more areas. This is typically due to water damage or delamination over time due to heat and humidity. This can weaken the sheathing leading to dips or improper support of the shingles above. Have a qualified contractor evaluate for cause and repair as needed.

Recommendation

Contact a qualified professional.





6.6.4 Roof Structure & Attic

RODENT EVIDENCE

Evidence of rodents are present on the crawlspace and likely other areas. Recommend following the directive of a Pest inspector as rodents can create healthy hazards as well as destruction of materials such as wiring and insulation, which are concealed from view. Also recommend a more invasive inspection by a qualified professional to determine if any concealed materials have been damaged.

Note: Droppings are present on the vapor barrier throughout as well.

Recommendation

Contact a qualified pest control tech



7: HEATING

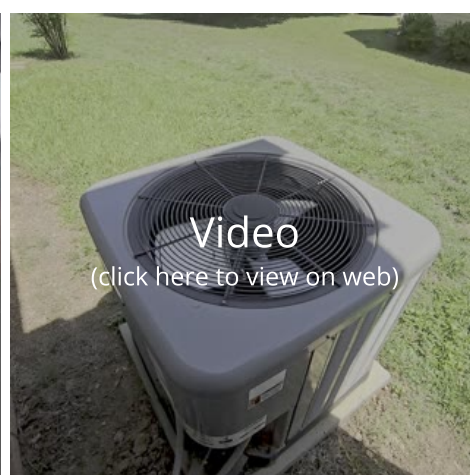
Information

HVAC Inspections

HVAC Inspections are cursory in nature. Service panels are not removed, and internal components are not inspected unless otherwise noted on the summary. We recommend a more thorough evaluation of the units by an HVAC Technician to determine overall condition of the units.

Note: New Construction Homes should begin servicing and evaluations within one year of use, preferably prior to the builder warranty expiration to catch any potential issues while that is in effect.

Equipment: HVAC System Pictures



Equipment: Temperature Differentials



Equipment: Energy Source
Electric

Equipment: Heating Type
Heat Pump, Split System, Condensate Pump Present, Dehumidifier Present - Not Tested



Equipment: HVAC Unit Age
5-10 Years

Distribution Systems: Ductwork
Flexible, Insulated

Distribution Systems: Filters
Disposable

**Presence of Installed Heat Source
in Each Room: Heat Source**
Present

Limitations

Equipment

HEAT PUMP NOT OPERATED - TOO HOT

The Heat Pump was not operated in the heating mode as exterior temperatures exceed 70 degrees. This can damage the compressor. The unit was operated in the cooling mode however, which utilizes the same compressor and typically indicates it will function in the heat mode as well. Have an HVAC tech verify.

Note: Units may be operated in emergency heat mode if there is no sensor preventing operation above certain exterior temperature ranges.

Defects/observations

7.3.1 Distribution Systems

AIR LEAK CRAWLSPACE

Conditioned air is leaking into the crawlspace around the HVAC unit and/or ducts. This creates a loss in energy efficiency. Have an HVAC Tech evaluate and seal where needed.

Note: Noticeable near the unit in the metal trunk line. Gaps are present allowing air to escape.

Recommendation

Contact a qualified professional.



8: COOLING

Information

General System Information

Note: Additional information regarding HVAC system types, age, distribution, and operating controls is covered in the "Heating" section of the report.

Cooling Equipment: Energy Source/Type

Electric, Heat Pump

9: FIREPLACE

Information

Fireplace Pictures



Type

Wood Burning, Masonry

Vents, Flues & Chimneys:

Chimney/Flue Type

Masonry

Vents, Flues & Chimneys: Chimney/Flue Inspections

The NFPA (National Fire Prevention Association) recommends that all fireplaces, chimneys, flues, etc be inspected before buying or selling a home. Typically, a Level 2 inspection would be performed by CSIA Certified Inspector. This would include video scoping and specialized procedures to check for damages, unsafe conditions, or improper installation. If issues are found, a Level 3 inspection may be required which is more comprehensive and invasive. This goes well beyond our limited visibility and cursory testing as home inspectors.

Limitations

General

FIREPLACE LIMITATIONS

Recommend having a Fireplace Tech/Chimney Sweep perform a full evaluation of the fireplace as visibility is limited. Wood burning fireplaces require periodic cleaning and maintenance.

Vents, Flues & Chimneys

LIMITED VISIBILITY CHIMNEY/FLUE

Masonry Step-Backs

Fireplace and flue inspections are cursory in nature with limited visibility. Further limitations may also be referenced above. These systems also require periodic maintenance and cleaning. We recommend evaluation of the fireplace by a qualified contractor and/or chimney sweep prior to use.

10: PLUMBING

Information

Water Source
Public

Plumbing Leaks Directive

Note: All plumbing leaks, or potential leaks, at supply and drain lines or plumbing fixtures such as commodes, basins, bathtub/showers, water heaters, etc should repaired in a timely manner to prevent further damage. The leaks may also affect adjacent building components such as inside wall cavities, cabinets, flooring and areas that may not be visible. Recommend having all adjacent areas checked for concealed damages when further evaluation is called for and/or making repairs.

Main Water Shut-off Device:
Location
Crawlspace, At Street, Not visible inside home

Drain, Waste, & Vent Systems:
Drain Material
PVC, ABS

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper, Where Visible, Visible areas replaced with PEX

Drain, Waste, & Vent Systems:
Type
City

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Underground Lines Unknown

Hot Water Systems, Controls, Flues & Vents: Water Heater Pictures





Hot Water Systems, Controls, Flues & Vents: Location
Closet, Expansion Tank Present, Overflow Pipe Present

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Water Heater Ventilation
N/A

Hot Water Systems, Controls, Flues & Vents: Size - Gallons
40

Hot Water Systems, Controls, Flues & Vents: Water Heater Age
1-5 Years

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
None Visible

Limitations

General

PLUMBING VISIBILITY LIMITATIONS

Plumbing typically has limited visibility due to slab foundations, insulation, walls, ceilings, and other obstructions. As a result, our inspection is cursory in nature. While we make every effort to find plumbing leaks and other defects, our methods are not a substitute for a full evaluation of the system by a Licensed Plumber. This may include invasive inspecting techniques, line scoping and other measures beyond our purview.

General

AGED PLUMBING SYSTEMS

One or more plumbing components in the house are aged/original. We recommend are more thorough evaluation by a licensed Plumber to fully ascertain the condition as our testing is cursory and non-invasive in nature.

General

POOLS/HOT TUBS NOT INSPECTED

These should be evaluated by a qualified Pool/Plumbing Contractor for maintenance and functionality purposes.

Drain, Waste, & Vent Systems

SEWER SCOPE RECOMMENDATION

Plumbing systems have limited visibility and are tested in a cursory manner only. We recommend having a Plumber perform a camera scope of the system, including the lines running to the street or septic, can determine internal conditions and other concealed defects.

Drain, Waste, & Vent Systems

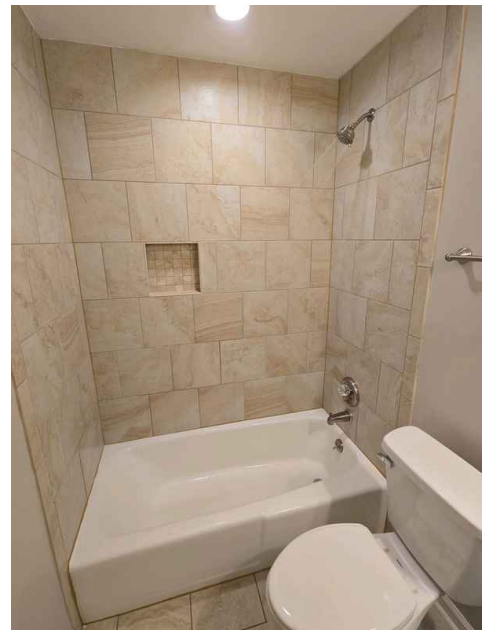
PLUMBING OVERFLOWS NOT TESTED

Overflows for sinks, tubs, etc are not tested as these will often leak. Overflows are typically designed to handle most, but not all, overflow to help mitigate potential damage. Seals can dry out and/or fail due to lack of use. If it is desired to have overflows tested, this should be performed by a Licensed Plumber.

Water Supply, Distribution Systems & Fixtures

SHOWER CURTAIN/ENCLOSURE MISSING

When curtain or enclosures are not present, we can only run water briefly as it splashes into walls and floors. Have a Plumber fully evaluate.



Tubs/Showers

SHOWER PAN LIMITATIONS

Unable to determine condition of shower pans/floors that are concealed by tile or other materials. In older homes (Pre-1990), metal pans were commonly used. These are prone to rusting and failure which can lead to significant leaking. Recommend having a Plumber evaluate fully to determine pan material and condition.

Defects/observations

10.2.1 Drain, Waste, & Vent Systems

BASIN DRAIN LEAKING

Hall Bath

The referenced area basins leak at the underside drain assembly during operation. This can allow moisture damage at adjacent areas. Have a Plumber repair as needed.

Recommendation

Contact a qualified professional.



10.2.2 Drain, Waste, & Vent Systems

DISHWASHER DRAIN ROUTING

The dishwasher drain hose is improperly routed. The drain should be secured to within 2" of the counter to form a trap before entering the main drain system. This is to prevent gray water backflow from the kitchen sink into the unit. Repair as required.

Recommendation

Contact a qualified professional.



10.6.1 Hot Water Systems, Controls, Flues & Vents

OVERFLOW PIPE EXTEND TO EXTERIOR

The overflow pipe for the water heater does not extend to the outside. Typically these are required to run down through the floor and exit to the exterior to prevent potential flooding. Have a Plumber repair.

Recommendation

Contact a qualified plumbing contractor.

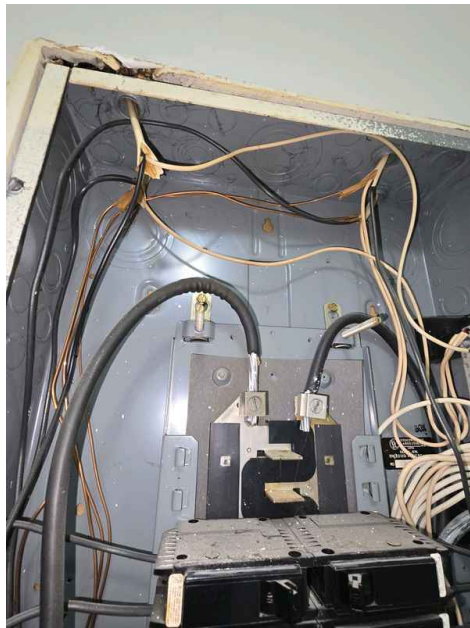
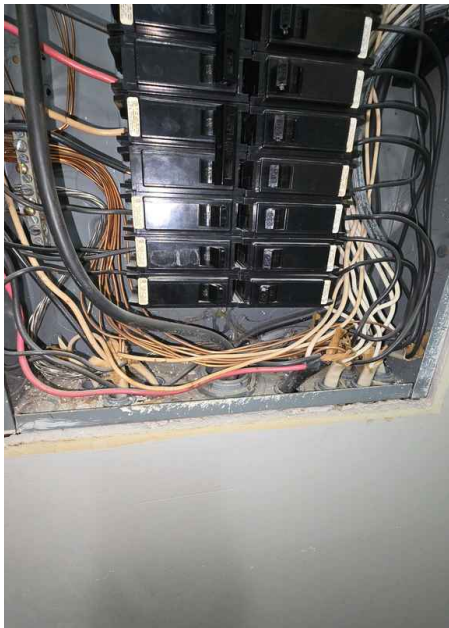
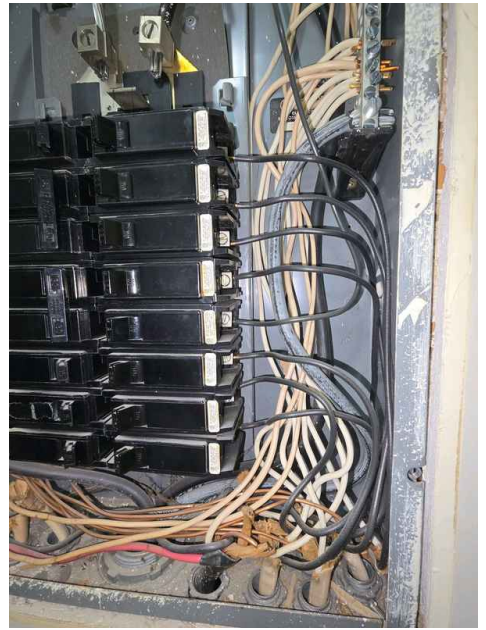
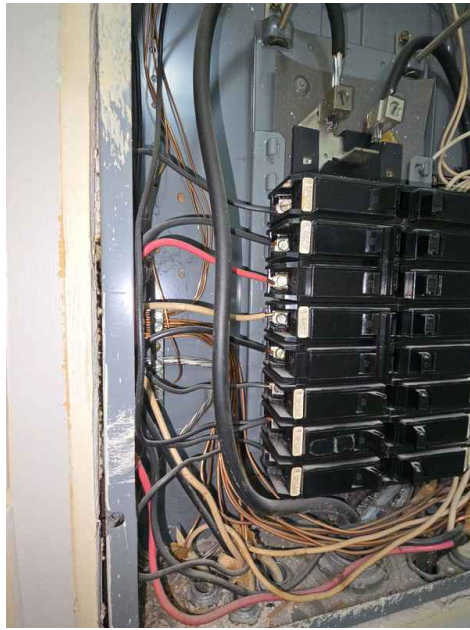


11: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electric Panel Pictures



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electric Main Shutoff Location
Left Exterior

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electric Panel Locations
Laundry Room, Left Exterior

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Lighting Fixtures, Switches & Receptacles: Ceiling Fans Present

GFCI & AFCI: GFCI Locations
Kitchen, Bathrooms, Exterior

GFCI & AFCI: Recommended Adding - GFCI Locations
N/A

GFCI protection circuits have been required since the mid 1970's. Initially these receptacle areas were the bathrooms/garage/exterior, and later expanded to other locations such as kitchens, laundry rooms, wet bars, and other areas of potential moisture. GFCI circuits help prevent electric shock by shutting down the circuit when a fault is indicated. It is recommended to add these protection circuits to all currently required locations to improve safety.

Note: The listed areas represent currently required locations that are not present in this home. They may have not been required at the time of construction however, and these are noted as a safety upgrade in that case. Consult an Electrical Contractor or Code Enforcement Department to determine the requirements for your specific home as this can vary by jurisdiction.

Smoke/CO Detectors: Smoke/CO Detectors
Smoke Detectors Present, Not Networked, Hallways, Bedrooms, Recommend adding CO detectors, Battery Only In Bedrooms

Smoke/CO detectors are unable to be tested fully to determine if they will operate when conditions require it. The button only indicates if the alarm sounds.

It is recommended that detectors be replaced at 7-10 years of age.

Limitations

General
220V NOT TESTED

220/240v circuits not tested, including EV charging systems. An Electrician should evaluate to determine functionality.

Lighting Fixtures, Switches & Receptacles
NETWORKED DOORBELLS

If present, networked doorbells (Ring, etc) are not tested for video/full functionality.

Lighting Fixtures, Switches & Receptacles

CEILING FAN JUNCTION BOX

Unable to determine if correct junction boxes are in use at ceiling fan locations as these are concealed under the installation. Typically in modern homes (This Century), correct boxes are in use by default. In older homes however, fans may be attached to boxes rated only for lights, which may not have the proper strength for a fan. Have Electrician verify and replace if necessary.

Lighting Fixtures, Switches & Receptacles

FURNITURE AND STORED MATERIALS

If the house is occupied, outlets or switches may be blocked from testing. While we attempt as many as are accessible, we are not allowed to move furniture and belongings which may leave some untested as a result.

GFCI & AFCI

AFCI CIRCUITS NOT TESTED

AFCI circuits are not tested/tripped as they will disable any devices plugged in. There are also no reliable testing methods within the scope of a home inspection to determine if an arcing device will trip the breaker. An Electrician would be required to fully evaluate their functionality. (These are typically in homes built after 2001)

Defects/observations

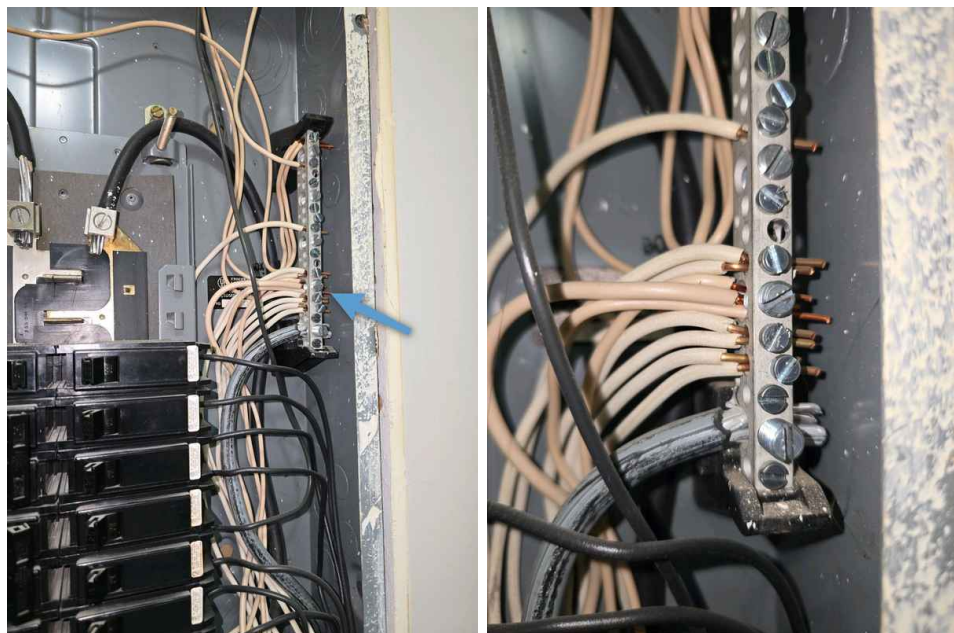
11.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

DOUBLE TAPPED NEUTRALS

Double tapped neutrals lug are present in the electric panel. When more than one neutral wire is fed into a single screw/terminal on the neutral bus bar, the connections can become loose. When there are loose connections in your main panel from a double tapped neutral, they can cause overheating or arcing, which can then lead to shock, and an electrical fire. This can also prevent isolating the circuit for servicing. Have an Electrician repair.

Recommendation

Contact a qualified electrical contractor.



11.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

INADEQUATE SPACING AROUND PANEL

SHELVING

The electric panel is obstructed by the noted materials. Typically there would be significant clearance to the front of the panel to safely perform repairs or changes. Verify with the local code enforcement officials for required spacing when this house was built, and have an Electrician repair.

Note: 36" clearance is typically required to the front of the panel.

Recommendation

Contact a qualified electrical contractor.



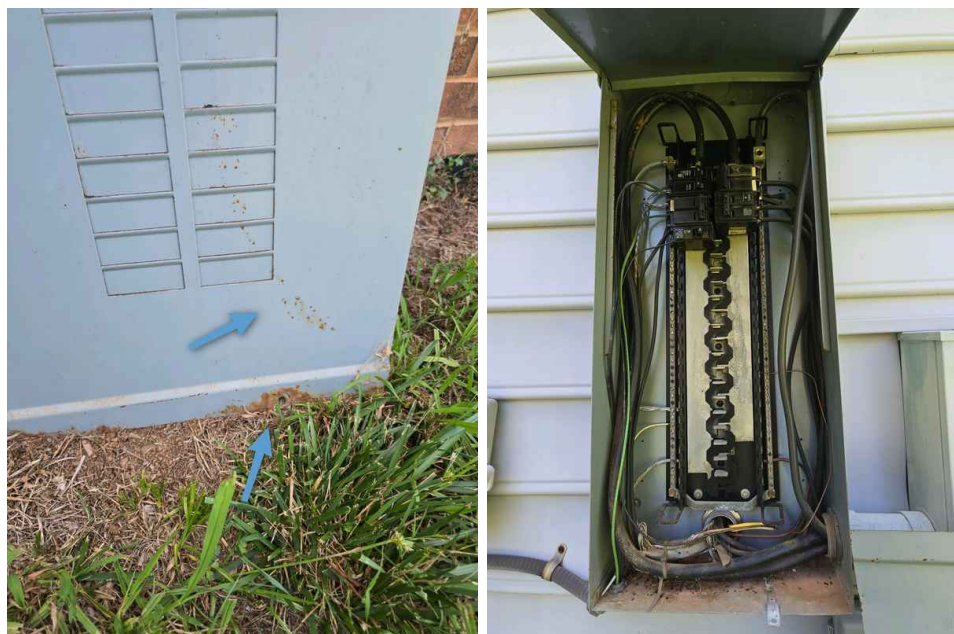
11.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

PANEL RUST

The inner electric panel cover on the exterior of the home is rusting. If rust-through occurs, this can potentially allow moisture to enter the panel damaging circuits. Have an Electrician evaluate for additional damages and treat or repair as needed.

Recommendation

Contact a qualified electrical contractor.



11.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

ELECTRICAL SYSTEM AGED

The electrical system for the house is aged and the panel is original. Typically the life span is 25-40 years for the panel, and 15-20 years for breakers. Recommend a full evaluation by a Licensed Electrician to determine overall condition, life span remaining, and repairs needed currently.

Recommendation

Contact a qualified electrical contractor.



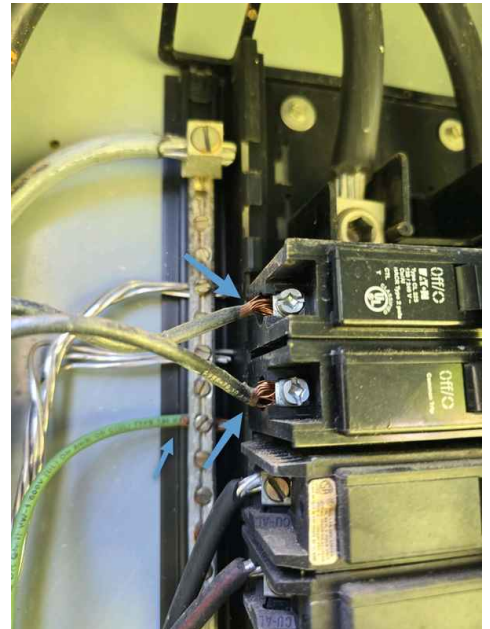
11.2.5 Main & Subpanels, Service & Grounding, Main Overcurrent Device

STRANDED COPPER WIRING

While potentially allowed at the time of construction, stranded copper lines are in use at one or more circuits. Typically these would be connected with ring terminals to prevent strands from breaking, which can impact the ability for the wires to carry proper load. Have an Electrician examine and make any needed modifications.

Recommendation

Contact a qualified professional.



11.3.1 Branch Wiring Circuits, Breakers & Fuses

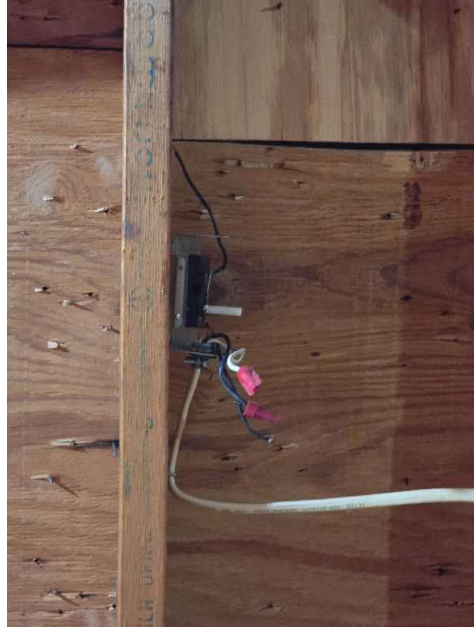
WIRES OUTSIDE JUNCTION BOX

Attic, Kitchen

There are electrical splices or capped wires outside of a junction box at the following locations. This is a shock and fire hazard. All connections and terminations should be inside sealed junctions. Have an electrician repair.

Recommendation

Contact a qualified professional.



11.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT BULBS OUT

MASTER CEILING FAN

Missing or non-functional bulbs are noted in the referenced areas. Replace bulbs and verify operation. If the lights continue not to function, an electrician should evaluate and repair.

Recommendation

Contact a qualified professional.



11.4.2 Lighting Fixtures, Switches & Receptacles

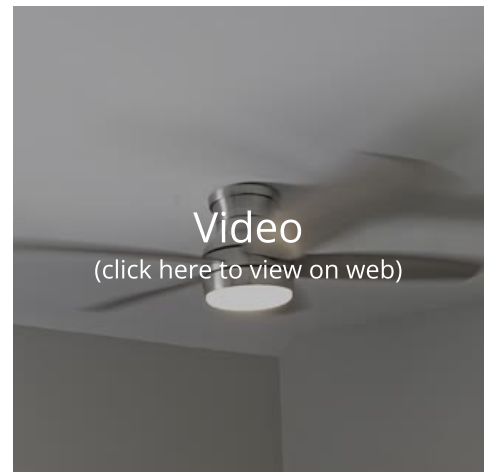
CEILING FAN ROTATING ASSEMBLY

RIGHT REAR BEDROOM

The referenced ceiling fan exhibits binding in the rotating assembly during operation. Repair or balance as required.

Recommendation

Contact a qualified professional.



11.4.3 Lighting Fixtures, Switches & Receptacles

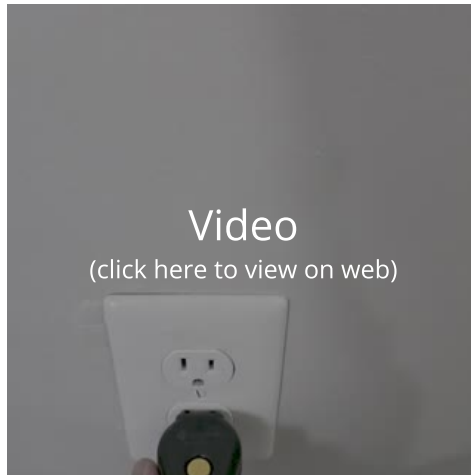
LOOSE OUTLETS MULTIPLE

MAINLY IN RIGHT REAR BEDROOM

One or more loose outlets/switches are present in multiple areas throughout the house. This can stress and loosen electrical connections with use, increasing overheating/shock risk. Have an Electrician repair.

Recommendation

Contact a qualified electrical contractor.



11.5.1 GFCI & AFCI

GFCI MULTIPLE RESETS

Kitchen, Bathrooms

There are multiple GFCI resets on the same circuit for the referenced area outlets. Typically only one location controls all outlets. While functional, this will require resetting outlets in the proper order if they were to trip. Have an electrician repair.

Recommendation

Contact a qualified electrical contractor.



Same Circuit

11.6.1 Smoke/CO Detectors

DETECTORS MISSING

FAMILY ROOM

Detector are missing from their base at one or more locations. This is a safety concern. Replace.

Recommendation

Contact a qualified professional.



12: INSULATION, VENTILATION, & LAUNDRY

Information

Wall Insulation: Wall Insulation

Wall insulation is typically concealed from view by coverings such as sheetrock. The material is generally fiberglass batt, or in some energy rated homes, spray foam. Older homes may use alternate materials. Unable to determine however.

Subfloor Insulation:	Attic Insulation: Insulation Type	Ventilation Attic: Ventilation Type Attic
Subfloor/Foundation Insulation Type	Fiberglass	Ridge Vents, Soffit Vents, Gable Vents
Fiberglass Batt		

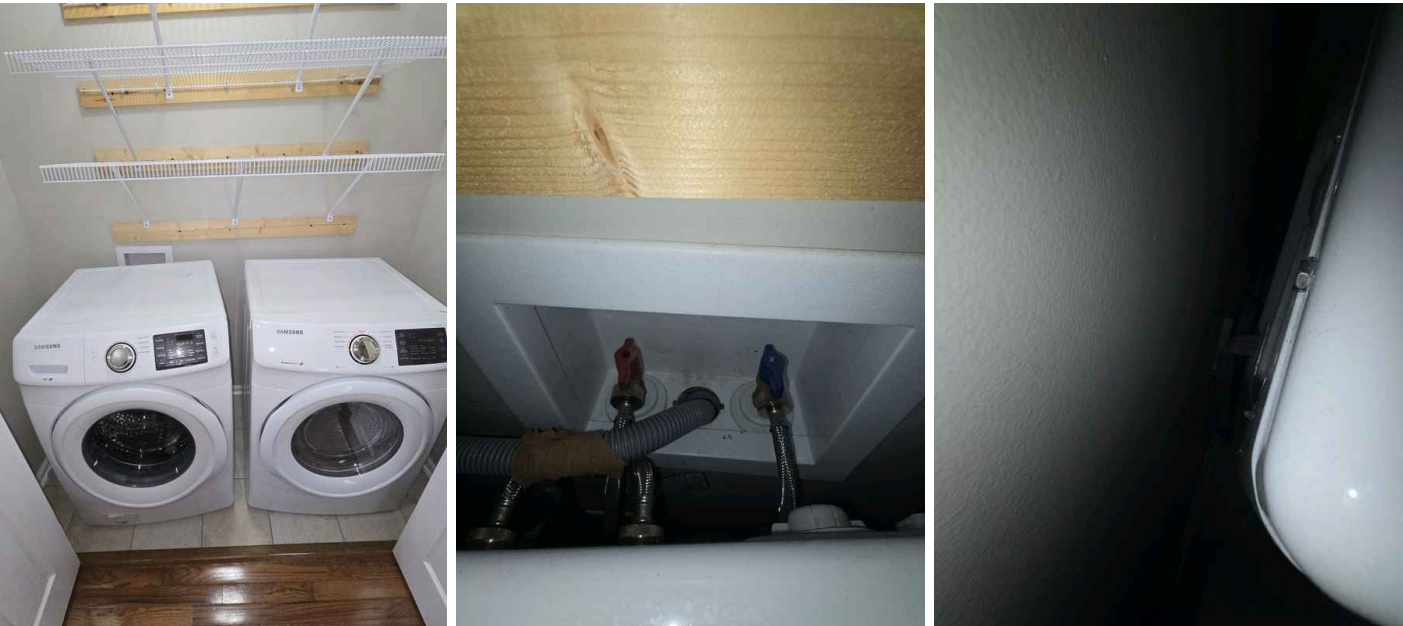
Ventilation Crawlspace:
Ventilation Type Crawlspace
Foundation Vents

Ventilation Crawlspace: Observation for Humidity

Note: If the house is on a crawlspace, we recommend periodic evaluation of the crawlspace in the warm seasons to determine if condensation is forming on cool surfaces due to warm, humid air entering the vents. If condensation is occurring during the summer, recommend closing the foundation vents and reevaluating a few weeks later. If condensation continues, additional steps may be necessary to control ambient moisture levels which can lead to organic growth and other damages to materials. If signs of excessive condensation are present at the time of inspection, they will be noted in the Crawlspace section of the report.

Vapor Retarders (Crawlspace or Basement): Vapor Barrier Presence	Exhaust Systems: Exhaust Fans
~100% Coverage	Bathroom Fans, Bathroom Windows

Laundry Photos



**Dryer Power Source**

Electric (220v), 3 prong

Dryer Vent

Metal (Flex), Where Visible

Dryer Vent Cleaning

Dryer vents require periodic cleaning and maintenance to prevent clogging. Clogs impede the efficiency of the dryer, and pose a potential fire risk. We are unable to determine the internal condition of the vent, or level of buildup, during a Home Inspection. Recommend consulting with current owner for documented maintenance history, If none exists, have the vent cleaned prior to use.

Washing Machine Hoses

We recommend using braided stainless steel supply hoses as they are much stronger than the typical rubber lines. These lines are always under pressure unless the valve is turned off, and a burst can cause significant damage.

Limitations

Wall Insulation

WALL INSULATION NOT VISIBLE

Covered wall insulation is not visible. Exposed walls typically have Fiberglass Batt installed.

Ventilation Attic

ATTIC FANS NOT TESTED

Powered attic fans are typically thermostatically controlled and difficult to access. As a result, they are not typically evaluated by us unless in automatic operation while present.

Laundry/Dryer

WASHING MACHINE/DRYER NOT INSPECTED

Washing Machines and Dryers are outside the scope of a Home Inspection as they are not considered permanent property. These units, including the plumbing supply/drain for the washing machine are not tested. If included with the home, it is recommended to operate the units prior to the end of due diligence and/or have a qualified professional evaluate.

Laundry/Dryer

VIEW BEHIND LAUNDRY UNITS OBSTRUCTED

If laundry units are present, visibility is limited behind the units.

Defects/observations

12.2.1 Subfloor Insulation

STRIATED/STAINED INSULATION

The crawlspace insulation is loose, striated and moisture stained in several areas. Have a qualified contractor re-secure or replace where necessary to restore energy efficiency. Steps should also be taken to reduce moisture to prevent reoccurrence.

Recommendation

Contact a qualified professional.



12.3.1 Attic Insulation

INSULATION REVERSED

Crawlspace

The batt insulation in the referenced locations is improperly installed at one or more areas. The insulation is reversed leaving the paper backing exposed which is a fire hazard. Reverse insulation or remove paper backing.

Note: Towards the right rear of the crawlspace.

Recommendation

Contact a qualified professional.



12.5.1 Ventilation Crawlspace

FOUNDATION VENT SCREENS

Foundation vent screens are damaged or missing at one or more locations. This can allow insect or small animal intrusion. Repair screens where necessary.

Recommendation

Contact a qualified professional.



12.5.2 Ventilation Crawlspace

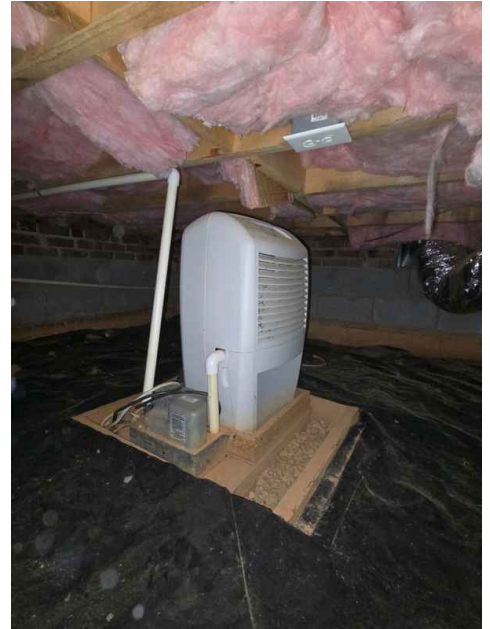
DEHUMIDIFIER NOT RUNNING

The crawlspace dehumidifier is not running or plugged in. The vents are also not sealed. This may be a deactivated system. Have a qualified technician evaluate and repair as needed.

Note: This unit is likely not rated for crawlspace use. Recommend replacing with a dehumidifier rated for unmonitored use.

Recommendation

Contact a qualified professional.



12.7.1 Exhaust Systems

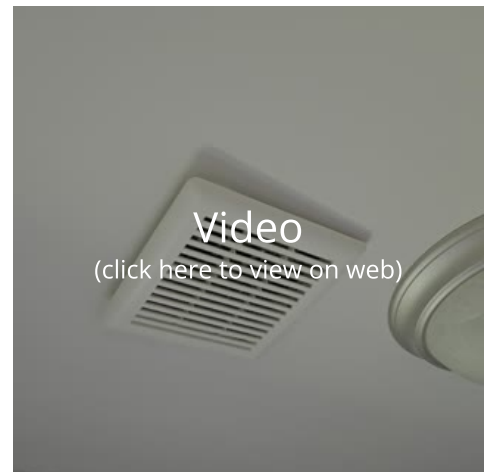
BATHROOM FAN NOISE

Master Bath

The referenced exhaust fan location emits a binding noise during operation. This typically indicates the fan bearings are damaged or the casing is loose. Repair/replace as necessary to ensure proper ventilation for the bathroom.

Recommendation

Contact a qualified professional.



12.7.2 Exhaust Systems

EXTERIOR VENT DAMAGED/LOOSE

Left Wall

There is a damaged or loose vent discharge on the referenced side of the house. Repair or replace as this helps shunt water away from the house and vent deterring potential intrusion. Also recommend checking for any concealed damages as a result.

Recommendation

Contact a qualified professional.



12.7.3 Exhaust Systems

EXHAUST FAN LOOSE

MASTER BATH

The exhaust fan in the referenced bathroom is loose or out of position. Adjust to cover gaps and prevent stress on the electrical/duct connections.

Recommendation

Contact a qualified professional.



13: BUILT-IN APPLIANCES

Information

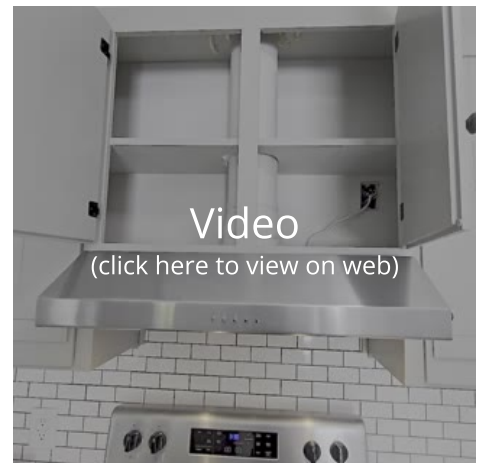
Kitchen Pictures



Range/Oven/Cooktop/Vent:
Range Type/Energy Source
Electric Range

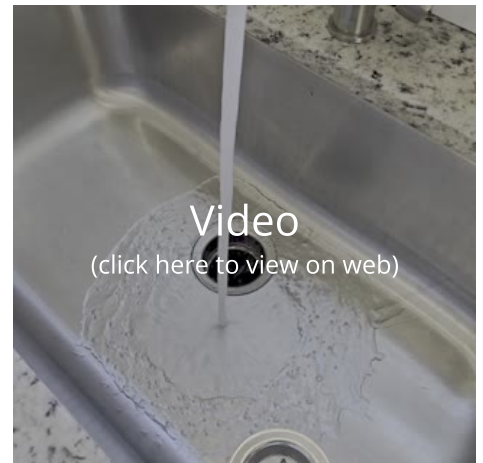


Range Hood: Exhaust Hood Type
Vented Outside

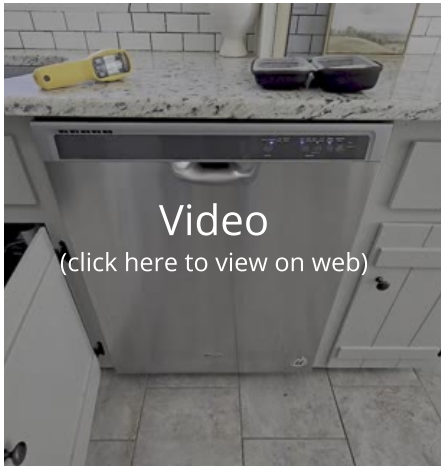


Built-in Microwave: Microwave
None

Garbage Disposal: Garbage Disposal
Present



Dishwasher: Dishwasher
Present



Limitations

General

REFRIGERATOR NOT INSPECTED

Refrigerators are not considered permanent property, nor are they covered by of our Standards of Practice. While we may perform a cursory look at the unit, they should be considered as not inspected.

Defects/observations

13.1.1 Range/Oven/Cooktop/Vent

ANTI-TIP BRACKET

The range does not have an anti-tip bracket installed. This is a manufacturer required safety device that prevents overturning. Install bracket.

Recommendation

Contact a qualified professional.



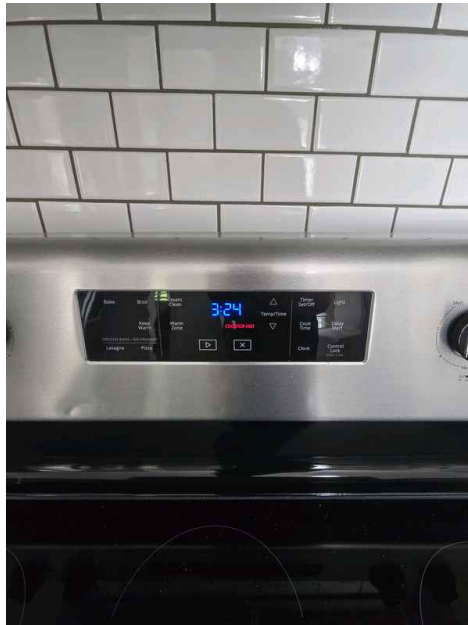
14: INFORMATIONAL NOTES

Information

Inspection Completed Checklist:
HVAC Set To Normal
Temperature



Inspection Completed Checklist: Oven Off



Inspection Completed Checklist:
Dishwasher Off



Inspection Completed Checklist: Plumbing Fixtures Off



Inspection Completed Checklist:
GFCI's Reset

Inspection Completed Checklist:
Doors Locked



STANDARDS OF PRACTICE

Inspection Details

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Structural

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall

report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Insulation, Ventilation, & Laundry

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.