



Inspection Report

07.20.26

10611 Friendly Neighbor Lane
Raleigh, NC 27614



Your Inspector

Daniel Peters

Lic# 5365

Daniel Peters



THE SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN. IT IS STRONGLY RECOMMENDED THAT YOU READ THE COMPLETE REPORT. THE SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY, ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING, APPEAR TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST OR REQUIRE SUBSEQUENT OBSERVATION. FOR INFORMATION REGARDING THE NEGOTIABILITY OF ANY ITEM IN THIS REPORT UNDER THE REAL ESTATE PURCHASE CONTRACT, CONTACT YOUR NORTH CAROLINA REAL ESTATE AGENT OR AN ATTORNEY.

THE FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair / Needs Further Evaluation

Structural

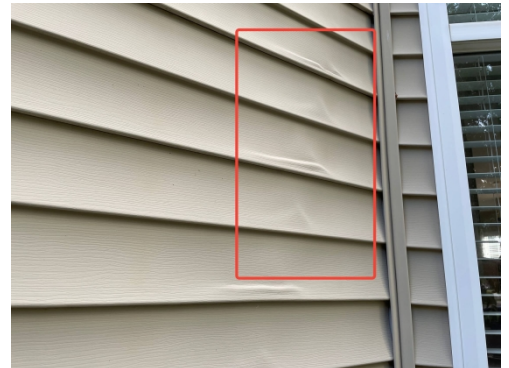
1. Needs Repair/Further Evaluation: Roof Framing - Truss Damage - Observed a cracked/split web member on a roof truss in the attic above the primary bedroom/closet area. It is not uncommon to have some areas of damage on a truss due to packaging and shipping from the manufacture and installation at the time of the home's construction. The damage to the web may not be significant but the web has been damaged. Only a registered engineer can certify structural integrity. Further evaluation and repairs specified by a structural engineer and contractor are recommended in order to ensure that the intended structural integrity of the truss is provided.



See Additional Photos on Page #22

Exterior

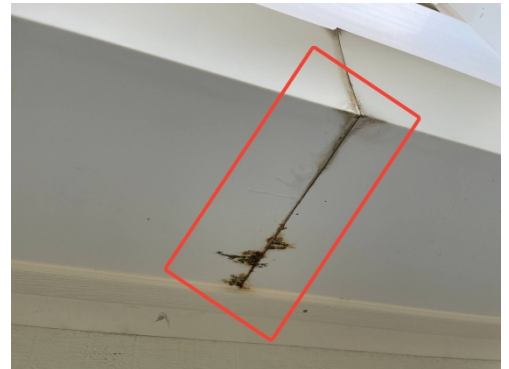
2. Needs Repair: Vinyl Siding Melting/Warping: Concentrated heat from a window/sun reflection has resulted in an adverse reaction of the right elevation siding causing it to warp/waving/deform. (See Photo) Warped panels can crack and allow water to get behind the siding over time. Recommend a professional siding contractor evaluate/replace damaged siding and measures be taken to prevent damage from reoccurring.



See Additional Photos on Page #24

Exterior

3. Needs Repair: Exterior Trim - Deteriorated Sealant & Rusted Trim - Some of the metal trim at the garage door header has rust and water present at the seams. This can cause damage to the wood over time and the trim can loosen/fall. Unions of doors/window frames/exterior trim to the exterior wall cladding have areas of sealant adhesion failure present. (See Photo) Caulked joints that have cracked and/or separated need to be sealed in order to prevent any possibility of water intruding into the walls where damage can occur. Have a professional contractor properly prepare/reseal all areas where joints have been compromised.



See Additional Photos on Page #24

Exterior

4. Needs Repair: Front Door - Deadbolt Not Engaging & Gap in Seal - The dead bolt locking bolt is not fully engaging/hard to engage the door jamb when locking the front door. This will prevent the door from being properly secured. The front door is not making a good seal on the weather strip insulation provided. This can allow conditioned air to leak from the home, and provide an access point for pests into the home. Have a professional contractor make all necessary repairs or adjustments required so the dead bolt can be easily and fully extended into the jamb when locked.

>>> Note: Electronically engaging dead bolts will not lock properly if any amount of restriction is present.



See Additional Photos on Page #24

Exterior

5. Needs Repair: Garage - Operation is Noisy & Not Sealing - The garage door operation is noisy. Noisy operation of the garage door can indicate resistance in the tracks/opener that can result in damage. The garage door seals on the right/left of the frame are warped and do not properly seal the door. This can allow water and pests into the home/area. Recommend a professional garage door service/installation contractor evaluate the garage door/track and service/repair as necessary to allow for proper/smooth operation.



See Additional Photos on Page #26

Exterior

6. Needs Repair: Rear Deck Rails/Post - Peeling Paint - Exposed raw wood surfaces on the rear deck rail system (even on pressure treated wood) is vulnerable to moisture damage and resulting wood deterioration. The exposed wood surfaces can become damaged over time. Have a professional contractor properly prepare, and paint/seal all exterior wood and trim at this time.



See Additional Photos on Page #26

Exterior

7. Needs Repair: Front Porch Rails - Loose Rails & Peeling Paint - The porch rails are loose and need to be properly secured. The front porch stairs post is loose/not secured. (See Photo) Rails provide a sense of security/protection from falling when present. Loose rails, currently present, may give out if enough pressure is applied to them. Exposed raw wood surfaces on the front porch rail system (even on pressure treated wood) are vulnerable to moisture damage and resulting wood deterioration. Have a professional contractor evaluate the front porch stairs and make any necessary repairs so that proper support is provided if leaned on.



See Additional Photos on Page #27

Exterior

8. Needs Repair: Soffit - Openings in Soffit - Observed some loose/shifted soffit around the left exterior of the home near the ridge/peak of the left gable wall. Openings in the soffit can allow pests to enter the attic/home. Recommend that a professional siding contractor evaluate the soffit around the home and make the necessary adjustments/repairs to prevent possible pest intrusion.



See Additional Photos on Page #28

Exterior

9. Needs Repair: Tree/Shrub Limbs - Limbs In Contact With The House - Observed tree/shrub limbs that are in contact/near contact with the home. Branches in contact with the house can cause damage to the shingled roof covering and water shedding off the trees can divert water toward the house. The canopy under large trees will hold higher moisture levels in them that will over time cause wood to deteriorate. Maintain large vegetation away from the house in order to prevent damage to the house and reduce higher moisture levels that can cause rot on wood surfaces.

>>> Note: Limbs over the fireplace chimney can cause poor drafting/back drafting in the fireplace.



See Additional Photos on Page #29

Exterior

10. Needs Repair: Garage - Openings in Drywall - Observed an opening in the wall board in the garage. (See Photo) Openings in the drywall can allow harmful gasses to enter the home, and can allow for a fire to spread more quickly into the home should a fire occur in the garage - the majority of all reported house fires start in the garage. Have a professional contractor make repairs so that the integrity of the wall board is restored.



See Additional Photos on Page #30

Roof

11. Needs Repair: Roof Covering - Unsealed Nail Heads - Observed unsealed nail heads in the shingles/flashings around the roof. Unsealed nail heads can allow moisture to penetrate around the nails shaft which can result in moisture damage to the roof decking. Have a professional roofing contractor evaluate the entire roof area and properly seal all exposed nail heads.



See Additional Photos on Page #31

Plumbing

12. Needs Repair: Water Pressure - High Water Pressure -

The water pressure is higher than the standard 40 - 80 p.s.i. which could cause leaking in fixtures or older pipes. Have a professional plumbing contractor make any necessary repairs needed to lower the current pressure to within acceptable pressure limits not exceeding 80 psi (preferred pressure is 60 psi). Note: The likely repair required is making an adjustment to the PRV (pressure regulating valve) provided on the water supply system, but additional repairs may be required.



See Additional Photos on Page #35

Plumbing

13. Needs Repair: Exterior Faucets - Loose Faucet - Some of the exterior hose faucets around the home are not secured to the wall. Loose faucets are vulnerable to freezing weather conditions and present a possible leaking hazard when excessive movement from the hose that is attached to the faucet is pulled as a result of needed extra length. The right exterior faucet was leaking at the handle/anti siphon device during the inspection. This can reduce pressure and limit use over time. Have a professional plumbing contractor evaluate all of the exterior hose faucets and repair as necessary for proper installation.



See Additional Photos on Page #37

Plumbing

14. Needs Repair: Kitchen Sink - Faucet Leaking at Valve Body/Handle - The kitchen faucet is leaking at the valve stem (faucet lever) or the pivot arm of the faucet spout assembly when turned on. (See Photo) Long term use of this faucet can allow water to leak down into the base cabinet under the sink. Have a professional plumbing contractor service this faucet so that leaking is not occurring when in use.



See Additional Photos on Page #38

Water Heater

15. Needs Repair: Water Heater Safety - No Thermal Expansion Tank Installed - A thermal expansion tank was not observed on the water supply plumbing system. This tank compensates for increased water pressure due to heated water from the water heater and/or the public utility. At the most recent replacement of the water heater, requirements were in place for an approved thermal expansion control device, a thermal expansion tank (TET), to be installed on the water system as part of this water heater replacement. Have a professional plumbing contractor provide this pressure compensating device for added protection against high water pressure fluctuations in the water system.

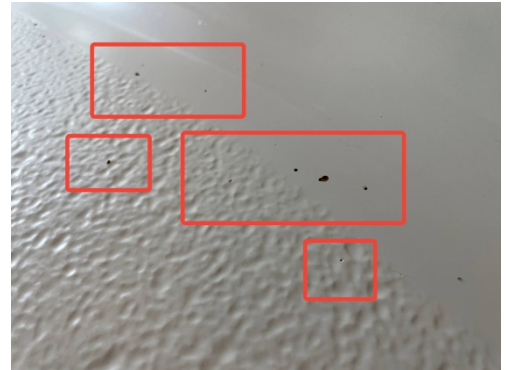
>>> No TET was observed in the crawlspace.



See Additional Photos on Page #40

Bathroom - 2nd Floor Hall Bathroom

16. Needs Repair: 2nd Floor Hall Bathroom - Damaged Bathtub - Observed areas of damage in the hallway bathroom tub. (See Photo) These areas of damage can allow moisture to leak under the tub where damage can occur. Recommend that a professional contractor make the necessary repairs to prevent any possibility of leaking.



See Additional Photos on Page #44

Bathroom - 2nd Floor Hall Bathroom

17. Needs Repair: 2nd Floor Hall Bathroom - Tub Spout Not Fully Sealed - The tub spout and water valves need to be sealed/caulked to the wall of the tub/shower in the hallway bathroom. (See Photo) Water is able to get behind the shower wall when turned on. Have a professional plumbing contractor evaluate all of the bathroom fixtures in the home and properly seal any openings.



See Additional Photos on Page #45

Bathroom - Primary Bathroom

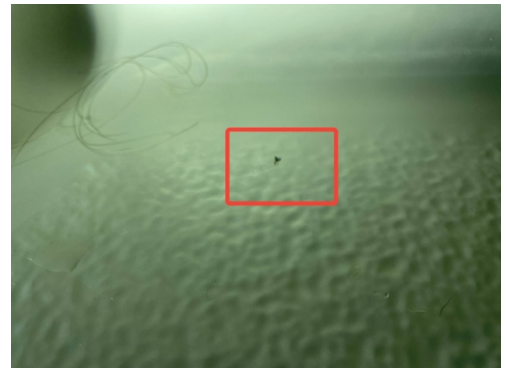
18. Needs Repair: Primary Bathroom - Toilet - The toilet seat hinge was broken/cracked. A broken hinge prevents the seat from being securely attached and may cause the seat to shift during use, creating a potential safety concern and reducing the fixture's functionality. Recommend replacing the toilet seat or repairing the hinge assembly as needed to restore proper operation.



See Additional Photos on Page #46

Bathroom - Primary Bathroom

19. Needs Repair: Primary Bathroom - Shower - A chipped area was observed in the fiberglass shower pan in the primary bathroom. Damage to the fiberglass finish can compromise the protective surface, allowing moisture to penetrate the underlying material and potentially leading to further deterioration or leaks over time. Recommend a qualified contractor evaluate the damaged area and repair or replace the shower pan as needed to restore a watertight, durable surface.



See Additional Photos on Page #46

Bathroom - Primary Bathroom

20. Needs Repair: Primary Bathroom - Tub - The jetted tub spout in the primary bathroom was loose and not properly secured. Movement was observed when the spout was tested, indicating it is not adequately fastened to the plumbing or finished wall surface. This condition may allow water to enter the wall assembly during use, increasing the risk of concealed moisture intrusion, deterioration of building materials, or plumbing leaks over time. Recommend a qualified plumber properly secure the tub spout, verify there are no leaks or moisture damage associated with the installation, and make repairs as needed.



See Additional Photos on Page #47

Bathroom - Primary Bathroom

21. Needs Repair: Primary Bathroom - Shower & Tub Sealant Maintenance Needed - The shower floor in the primary bathroom needs preventative maintenance (sealant) applied at the union of the wall and floor. The shower handle was not fully sealed at the wall connection. Some of the tub sealant had gaps and separation present. (See Photo) Typically observed small cracks in the grout or sealant in this area should be maintained or sealed by using an appropriate sealant. Gaps at these areas can allow water to intrude under the shower and cause damage over time. Have a professional contractor fully evaluate the tub & shower to properly seal any gaps/cracks.



See Additional Photos on Page #47

Electrical

22. Needs Repair: Meter Box - Unlocked Meter Box - The electrical meter houses live electrical wires that are not supposed to be accessible to people other than electrical contractors. For that reason these boxes are typically locked with tags that have to be cut off to remove. There is no tag on the latch for this box which allows for easy access to the live wires. Recommend that a professional electrical contractor, or a power company employee properly secure this box to prevent accidental contact with high voltage wires.



See Additional Photos on Page #48

Electrical

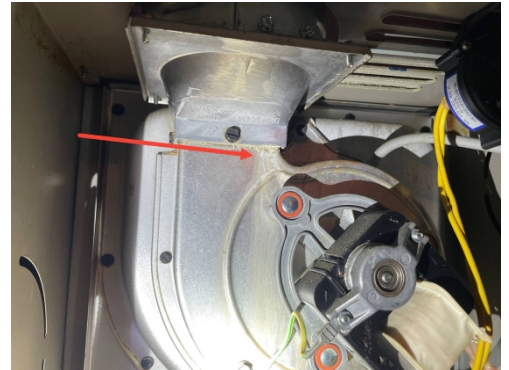
23. Needs Repair: Outlets - Damaged Outlet Cover - Observed a damaged outlet cover in the dining area near the HVAC return vent. The damaged cover exposes electrical components which create an electrical hazard. Recommend that a professional electrical contractor make the necessary repairs to allow for safe use.



See Additional Photos on Page #50

Heating - House

24. Needs Repair/Further Evaluation: HVAC - Rust and signs of moisture leakage were observed inside the attic gas furnace cabinet below the vent pipe connection. This condition may indicate condensate or flue gas leakage from the venting system, improper vent installation, or deterioration of vent components. Continued leakage can accelerate corrosion of the furnace, reduce equipment life, and may indicate a condition that could affect the safe operation of the heating system. Recommend a qualified licensed HVAC contractor evaluate the furnace and venting system, determine the source of the leakage, and make all necessary repairs or replacements prior to continued operation.



See Additional Photos on Page #54

Heating - House

25. Needs Repair: HVAC Unit - Rust in HVAC Drain Pan - Observed evidence of previous standing water in the HVAC unit emergency drain pan in the attic. (See Photo) Prior water/rust in the pan indicates that the primary condensate line is or has been clogged. If this line is still restricting water flow, the system will shut off when the pan refills due to water that is flowing from the evaporator coil during the A/C mode of operation. Rusting in the pan may be caused by standing water in the pan or may have been deposited into the pan from inside the unit. Recommend that a professional HVAC contractor evaluate the HVAC system and make the necessary repairs to allow for proper drainage to the exterior of the foundation wall.



See Additional Photos on Page #55

Interior

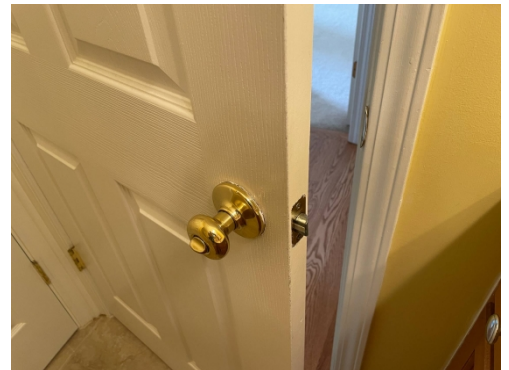
26. Needs Repair/Further Evaluation: Flooring - Some areas of the floor covering were damaged. The damaged floor covering can loosen or deteriorate faster than usual and can cause a tripping hazard. The damaged floor was observed in the laundry room near the sink. Have a qualified contractor familiar with flooring evaluate this area and repair or replace as needed to ensure safe passage and a long service life of the flooring.



See Additional Photos on Page #63

Interior

27. Needs Repair: Interior Doors - Not Latching/Rubs Frame - Some of the interior doors throughout the home will not latch properly when closed. - [2nd floor hallway bathroom door not latching & 2nd floor rear right bedroom door rubs the frame at the top] Doors that do not latch properly cannot be properly secured. Have a professional interior trim contractor evaluate all of the doors throughout the home and make any necessary repairs to allow for proper operation.



See Additional Photos on Page #64

Interior

28. Needs Repair: Windows - Window Glass Unit Seal Failure - Glass unit window insulation seals were observed to be compromised in various locations throughout the home. - [dining room right windows(3), living room(1), kitchen sliding window(1), 2nd floor front right bedroom(3), Primary bedroom(3)] Compromised glass seals may not necessarily be limited to just the glass units noted. Signs of compromised glass seals can be masked by weather conditions, lighting, and cleanliness of glass at the time of the inspection. Have a professional window pane replacement company evaluate all of the glass units in the home and make the necessary repairs/replacement to restore the insulation integrity of any units determined to have bad seals.



See Additional Photos on Page #64

Interior

29. Needs Repair: Windows - Not Holding Position - Observed some of the window sashes in the home to not hold position once the windows were raised/unlocked. - [dining room right windows(2), 2nd floor hallway(1), 2nd floor front right bedroom(2) & Primary bedroom(1)] Windows that will not stay in position can prevent use/result in damage to the windows. Recommend that a professional window installation/service contractor evaluate all of the windows throughout the home and make any necessary repairs to allow for proper operation.



See Additional Photos on Page #65

Interior

30. Needs Repair: Windows - Not Locking - Observed windows in the home to not lock. - [Primary bedroom left windows(2)] The lock and catch appear misaligned which prevents the window from being properly secured. Have a professional window installation contractor evaluate all of the windows throughout the home and make any necessary repairs for proper operation.



See Additional Photos on Page #65

Insulation & Ventilation

31. Needs Repair: Crawlspace Insulation - Fallen/Missing Insulation - Some crawlspace insulation is falling down or missing in various locations inside the foundation. This will reduce the "R" value across the floor. Have a professional contractor evaluate all of the insulation in the crawlspace area and repair/replace insulation at any location where insulation is not properly installed or deteriorated.



See Additional Photos on Page #67

Insulation & Ventilation

32. Needs Repair: Bathroom Exhaust Vent - Noisy Fan Operation - The half bathroom moisture exhausting fan is noisy when operated. Noisy fans indicate components that are not working properly which can result in damage. Have a professional contractor evaluate all of the bathroom exhaust fans in the home and clean/lubricate/service all fans to ensure proper operation.



See Additional Photos on Page #68

Insulation & Ventilation

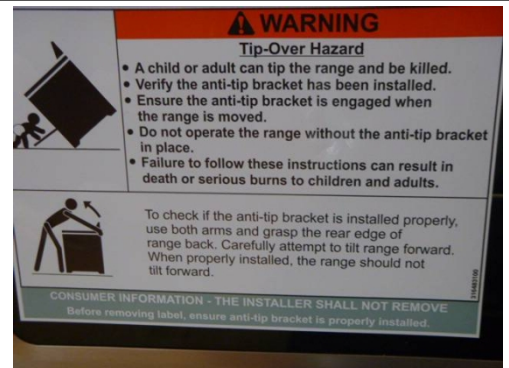
33. Needs Repair: Dryer Vent - Dryer Baffle Stuck Open/Dirty - The dryer exhaust vent end cap is not operating properly where it vents to the rear exterior of the home. The baffle that closes when the dryer is not operating is partially open at all times, likely due to being dirty with lint. Being open all the time allows air exchange between the exterior and interior of the house, as well as the possibility of vermin getting in the exhaust duct. Have a professional contractor properly clean the entire duct run and make repairs if necessary so that the baffle closes fully when not being used.



See Additional Photos on Page #68

Appliances

34. Needs Repair: Range - Missing Anti-Tip Bracket - The anti-tip bracket required for safety on all freestanding ranges, was not installed at the time of the inspection. The anti-tip device can prevent personal injury/damage caused by the appliance tipping over due to weight added to the open door. Recommend a professional appliance installation contractor install this anti-tip device as required to prevent damage and personal injury.



See Additional Photos on Page #70

Inspection Observations, Information, Suggestions and/or Limitations:

Structural

35. Information: Pests - Termite treatment was observed in the crawlspace at the garage foundation areas. Drill holes in the foundation wall/support piers were observed which indicates a previous treatment was completed. No active wood destroying insects were present at the time of the inspection. Suggest asking the seller about the history of treatment or if a pest/termite bond is currently active on the home.



Roof

36. Information/Suggestion: Roof Plumbing Vent Pipe Flashings Lifespan- Plumbing waste pipe flashings are currently in good condition where installed on the roof covering. Typically used, rubber boot flashings, around plumbing vents that penetrate the roof covering last (depending on exposure to UV light) about 8 to 10 years before cracking. No evidence of leaking was observed at these vent pipe penetrations from inside the attic but proper preventive maintenance requires replacement of these flashings half way through the expected life of the roof covering. If documentation cannot be provided by the seller that the flashings have recently been replaced, it is suggested that preventative maintenance/replacement be performed at this time by a professional roofing contractor.



See Additional Photos on Page #32

Roof

37. Further Evaluation is Suggested - Moisture Penetration/Moisture Stains - New Roof - Water stains were observed in the attic at the roof decking above the HVAC furnace and on the right side gable wall above the 2nd floor front right bedroom area. These stains are assumed to be from leaks before the new roof was installed. Consult the owner about the history of water stains currently present in the attic, or if further concerns are present, suggest that a professional roofing contractor fully evaluate the roof area to determine if additional repairs are necessary.



See Additional Photos on Page #32

Roof

38. Information: Roof – Older Roof - The roof covering and visible components were inspected as part of this home inspection. However, due to the age of the roofing material, you may want to consider further evaluation of the roof. Roof repairs can range from a few hundred dollars for minor fixes to more than \$10,000 for full replacement, depending on size and materials. A professional roof evaluation with drone photography is recommended for further assurance of condition.

Advantage Inspection also offers in-depth roof evaluations with drone photography, providing a clearer picture of the roof's true condition.



See Additional Photos on Page #33

Plumbing

39. Information/Inspection Limitation: Main Waste Line – The interior of the main waste line was not inspected as part of this home inspection. Underground plumbing can develop hidden problems such as root intrusion, cracks, poor installation, blockages, or even rodent activity. These issues may result in sewage backups or complete line failure. Repair or replacement of a buried sewer line can range from several thousand dollars to well over \$10,000, depending on location and depth. A professional sewer scope inspection is recommended to determine the current condition of the line before purchase.

Advantage Inspection offers sewer scope evaluations with video documentation, helping you avoid costly surprises and negotiate repairs before you buy.



See Additional Photos on Page #36

Plumbing

40. Suggestion: Missing Washing Machine Drain Pan - There is no washing machine emergency drain pan installed for the washing machine. This can result in water damage to the floor/ceiling below this area should the washing machine or lines leak. Suggest that a drain pan be added so that protection against water damage from leaking appliance can be provided.



See Additional Photos on Page #38

Plumbing

41. Information: Dryer - The laundry area is equipped with both electric and natural gas connections for the clothes dryer. This provides flexibility for the homeowner to install either an electric or gas dryer based on personal preference or appliance availability. No deficiencies were observed with the presence of both connection types at the time of inspection. Verify that any dryer installed is compatible with the available utility connection and that the exhaust duct is properly connected and vents to the exterior.



See Additional Photos on Page #39

Bathroom - Primary Bathroom

42. Information: Fungus in Whirlpool Tub Jet Lines - The whirlpool bathtub in the primary bathroom was filled and tested for proper operation. No adverse conditions were noted with the pump and plumbing pipes. The water circulation lines has some fungus/mildew from the jets when turned on. (See Photo) The stagnant water left in the lines create conditions that are conducive to this fungal growth/algae. Regular maintenance is suggested at this time and regularly before the bathtub jet feature is used.



See Additional Photos on Page #47

Electrical

43. Information/Recommendation: Pre 2008 Electrical Grounding System - Gas Line Not Bonded - No bonding (ground) wire was observed for the gas line serving the house. Electrical standards at the time of original construction did not require the gas lines to be bonded to the house electrical system. Due to higher levels of safety regarding electrical standards, requirements of bonding the gas line were implemented in 2008 when certain types of corrugated stainless-steel tubing (CSST) gas lines are being used. Due to personal safety concerns, it is suggested that the current standard of bonding the gas lines to the house electrical system be implemented.

General Information: The (typical) yellow wire at the lower supply line of the gas meter is a "locator" wire only and is not connected electrically to any device. This wire is buried with the gas line and is used so that a metal detector can identify the location of the plastic gas line where it is buried on the property servicing the house.



See Additional Photos on Page #48

Electrical

44. Smoke Detectors - Smoke detectors were present at the time of the inspection. Smoke detection device installation appears to be typical for the time period of the home's construction. Change out batteries (if provided with a backup power source) on all smoke detectors annually in order to provide a continued backup power source for detectors during periods of interrupted power outages.

>>> Note: Most smoke/CO detector manufacturers recommend detector replacement every 10 years. Several smoke and CO alarms being sold on e-commerce sites have not been tested by Nationally Recognized Testing Laboratories (NRTLs). These untested alarms lack the certification to perform as required by industry standards.

>>> Limited Evaluation: Alarm System Connected - The smoke/CO detection system installed in this home has been connected to the alarm system. The seller was present and working from home during the inspection. This prevents testing of the detection system. This limits the inspection of this system.



See Additional Photos on Page #50

Electrical

45. Information: Upside-down Outlets - Electrical contractors are currently indicating wall receptacles that are controlled by a wall switch by installing the outlet upside down (ground prong opening up rather than down). These were noted in the bedrooms and office.



See Additional Photos on Page #51

Heating - House

46. Information/Suggestion - Older HVAC Equipment/System/Maintenance:

A.) Some of the HVAC components that serve this home are estimated to be at/over 10 years old. As such, they may be nearing the end of their normal life expectancy (13 years). Due to the age of the equipment, it is suggested that a professional HVAC contractor provide a full evaluation of the system to determine its condition. >>> Please note that no one can predict the service life of mechanical equipment, so it is suggested that the owner/buyer be prepared/budget for replacement of the HVAC's system and/or components in the near future.

B.) HVAC components built prior to 2010 may use a refrigerant (R22) that is no longer produced/imported into the US. This can result in increased fees for some repairs, and in some cases, system replacement in lieu of repairs. It is suggested that a professional HVAC contractor provide further evaluation if additional concerns are present.

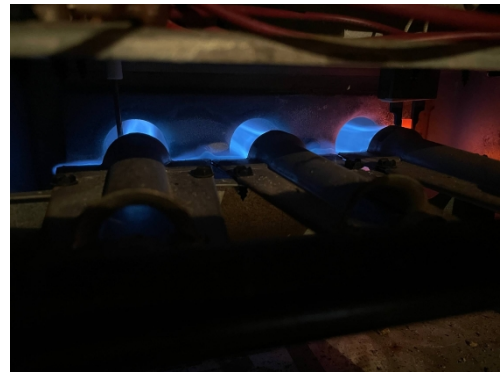
C.) Normal aging and/or use of dirty filters will put excessive loads on the A/C system which can contribute to premature ageing and dirt build up inside the air handler. This can result in poor performance efficiency. Manufacturers recommend service/cleaning be provided annually on all HVAC systems. If preventative maintenance records can not be provided for the previous year, it is strongly suggested that a professional HVAC contractor provide further evaluation and routine annual service for this system.



See Additional Photos on Page #53

Heating - House

47. Limited Evaluation: Gas Heat - Outdoor Temperature Above 60 Degrees - Manufacturers do not recommend operating a gas furnaces for extended time intervals when outside air temperatures are above 60 degrees. When outdoor temps exceed this limit a heating systems will be visually inspected and activated for a short period only. No adverse conditions were observed during the inspection, but this evaluation was limited.



See Additional Photos on Page #54

Fireplace

48. Information: Battery Starter - The fireplace uses an electronic ignition system to light the burner assembly. A battery cartridge is provided inside the lower cavity, under the firebox itself, that can have batteries put into it when power is not available to the house in order to use the fireplace as a heat source.

>>> Note: Do not leave batteries inside the cartridge compartment when not being used due to a power outage as extended time periods of the batteries being left in place typically can result in corrosion of the wire terminal contacts.



See Additional Photos on Page #56

Air Conditioning - House

49. Information/Recommendation: General HVAC Maintenance - Manufacturer recommended maintenance service cleaning to be provided annually on all HVAC systems. It is known that an A/C system can lose up to as much as 10% operating efficiency a year if not being properly maintained. At a minimum, maintenance service should be provided no less than every three years in order to maintain operating efficiency above seventy percent. If preventative maintenance records cannot be provided demonstrating that the system has been serviced in the past 3 years, it is strongly suggested that a HVAC contractor provide further evaluation of this system including cleaning the evaporator and condensing coils, checking refrigerant levels/pressures and a visual inspection of the heat exchanger (gas furnaces only) as part of a scheduled maintenance service. If more than 1/2 pound of refrigerant was required to refill the system, leak checking should be performed in order to ensure that a leaking condition is not present in the system. If records are provided, it is recommended to review the service receipt in order to determine what services were provided.



See Additional Photos on Page #58

Interior

50. Limited Evaluation: Observed personal items stored throughout the house. This limits access to various areas, and will prevent inspection of windows and outlets that are covered by personal items. Efforts were made to observe all areas, but the evaluation may have been limited.



See Additional Photos on Page #65

Interior

51. Observation/Information: Minor Floor Noise Present - Floor coverings prevented full inspection of some floor surfaces. Where visible, floor condition is serviceable and typical for the age of the home. Observed areas in the floor system where the subfloor is loosely secured to the floor trusses/floor joist. This results in some minor floor deflection and/or squeaking in the floor when walked on. This is a common occurrence in many floor systems and can be repaired by pulling up the floor coverings and adding additional fasteners (preferable screws) in the areas of the loose subfloor.

>>> Note: The possibility of some floor noise is always present in homes with raised floor systems. Subfloors that are loosely secured to the floor trusses/floor joist can result in some minor floor deflection and or squeaking in the floor when walked on. Floor noise not noted at the time of the original inspection can become apparent after a new occupant places furnishings at different locations in the home.



See Additional Photos on Page #66

Insulation & Ventilation

52. Information: A separate radon test was started with this home inspection. These test take a few days to complete, and the results are forwarded to the buyer once received/processed. The results will indicate radon levels current in the home. If levels are within normal limits no further action is needed. If levels are high, repairs or upgrades will be required to the radon remediation device.



See Additional Photos on Page #69