



Emerald
Home
Inspections
of
NC

Property Inspection Report

April 17, 2025 (11:00 AM)

HI0417202501

4832 Brookhaven Drive Raleigh, NC



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Inspector Signature

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Legend

IN (Inspected) This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

NI (Not Inspected) This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation prior to purchase.

LT (Limited Inspection) The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

NP (Not Present) The described component or system was not present at the time of the inspection or is not a component or system of the subject property.

DE (Deficient) The described component or system presented tangible evidence to indicate that the component or system was not functioning as intended, warranted further investigation, and or repair prior to purchase.

FE (Further Evaluation) The described component or system requires further evaluation by a licensed professional with expert knowledge of the component or system to determine if repair is needed prior to purchase.

Summary

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(A4-6) Rear Walk	IN	
(A4-7) Side Walk	IN	DE

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(H1-10) Living Room	IN	FE

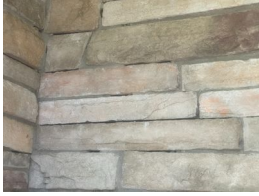
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Summary

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

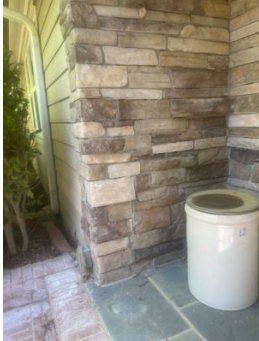
A1. Exterior: Wall Cladding

A1-1 Accent Area Front



Low or missing mortar lines in the stone veneer were noted on the exterior of the home. The mortar provides bonding of the stones in the veneer to secure the structure and prevent water penetration. A masonry contractor should be consulted for further evaluation of the stone veneer and to repair all loose, soft, missing mortar.

(A1-1.2) Accent Area Front



The stone veneer for this home has no visible weep system. The weep system prevents water and condensation buildup behind the stone. A licensed general contractor should be consulted for complete evaluation to determine the significance of this concern and repair as necessary.

A1. Exterior: Wall Cladding

A1-2 Main House



The siding on this home is a cement based material known for longevity and decay resistance. A few damaged pieces of siding were noted on the home. A licensed general contractor familiar with fiber cement siding should be consulted to replace the damaged siding boards.

(A1-2.2) Main House



The siding on this home is a cement based material known for longevity and decay resistance. The siding on this home was not installed according to industry standards. Improper clearances from grade were noted on the left front side of the home. A licensed general contractor or siding installation company should be consulted to evaluate the siding installation as compared to the manufacturer's specifications and to make necessary repairs to ensure warranty compliance and proper service of the materials to maintain the weathertightness of the home.

(A1-2.3) Main House



The exterior trim and boxing of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection all areas should be evaluated as a repair plan is prepared: Boxing and trim areas (including window trim) were found to have damage in a few areas related to age, boring bees, possible gutter overflow, decay, and roof drainage flowing behind the gutters. A licensed general contractor should be consulted for a complete evaluation of the exterior siding, trim and boxing to determine the scope of the damage and make necessary repairs.

A1. Exterior: Wall Cladding

A1-3 Main House



Cracks were noted on every side of the home in the brick veneer in stepping patterns. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home were closed at the time of the inspection and presented possible evidence of progression to the foundation areas, additionally, the cracks could open or change seasonally. The owners should be asked for disclosure related to the progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumer or buyer concerns at the time of resell. The buyers should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, repaired by a general contractor, and monitored to establish a history of stability. If additional information is needed an engineer should be consulted. **Structural Engineer Analysis Provided**

(A1-3.2) Main House



The brick veneer for this home has no visible weep system. The weep system prevents water and condensation buildup behind the brick veneer. Weep openings for homes of this era are typically installed at the foundation vent locations. A licensed general contractor should be consulted for complete evaluation to determine the significance of this concern and repair as necessary.

A2. Exterior: Windows and Doors

A2-1 Basement Door *(Location: Main House Rear)*



The door was very difficult to open and close. The door lock assembly is not aligned with the striker in the jamb area because the door is warped and swollen in areas. The deadbolt could not be engaged to secure the door without two people working together to engage it. The door/lock needs repair/replacement to ensure that the door closes securely. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

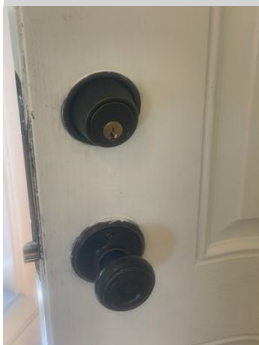
Repaired

(A2-1.2) Basement Door *(Location: Main House Rear)*

The basement entrance door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended.

A2. Exterior: Windows and Doors**A2-2 Basement Window** *(Location: Main House Rear)*

The metal frame for this basement window was corroded which can lead to leaking. A licensed general contractor should be consulted to review window to determine if repairs or corrections need to be made to ensure the water tightness of the home.

A2. Exterior: Windows and Doors**A2-3 Front Door** *(Location: Main House Front)*

The front entrance door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended.

A2. Exterior: Windows and Doors**A2-4 Glass Block Window** *(Location: Main House Rear)*

The glass block window installation here was not done using typical construction practices. Repair/replacement is needed to ensure proper function of the window and to prevent leaking. A licensed general contractor should be consulted for evaluation and repair.

A2. Exterior: Windows and Doors

A2-5 Rear Patio Door *(Location: Main House Rear)*



The door trim has soft and decayed wood in the frame area. Decay in the door trim can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

Repaired

(A2-5.2) Rear Patio Door *(Location: Main House Rear)*



The rear patio entrance door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended.

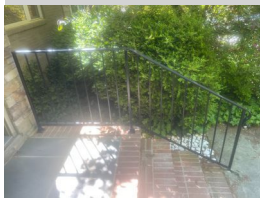
(A2-5.3) Rear Patio Door *(Location: Main House Rear)*



Some of the window panes of this door a cloudy or hazed appearance with visible areas of condensation between the panes. The cloudy appearance and moisture indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

A3. Exterior: Decks, Porches, Stoops, and Balconies

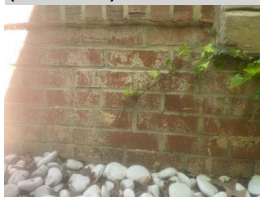
A3-1 Porch *(Location: Main House Front)*



The handrails to the porch is loose and presents a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the handrail system and to make necessary repairs.

Repaired

(A3-1.2) Porch *(Location: Main House Front)*



Cracks were noted on the right side of the porch. The cracks have created an opening where water could enter the foundation area. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

A3. Exterior: Decks, Porches, Stoops, and Balconies

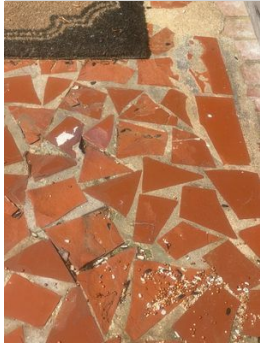
A3-2 Stoop (Location: Main House Rear)



The handrail on the stoop is loose and presents a safety/fall hazard and additionally not having one on the left side is also a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

Repaired

(A3-2.2) Stoop (Location: Main House Rear)

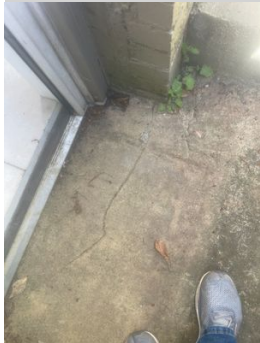


Gaps/cracks were noted the tile surface and brick of the stoop. The cracks have created an opening where water could enter the foundation area. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

Repaired

A4. Exterior: Driveways, Patios, Walks, Retaining

A4-1 Basement Steps (Location: Main House Rear)



The concrete steps and floor of the basement entrance are cracked creating a path for water penetration under the slab and a potential trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

Repaired

(A4-1.2) Basement Steps (Location: Main House Rear)



Heavy algae growth here on the walls of the stairs to the basement of the home indicate chronically wet conditions. Corrections are needed to control drainage and to protect the foundation and living areas of the home. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

Cleaned

A4. Exterior: Driveways, Patios, Walks, Retaining

A4-2 Driveway *(Location: Main House Front)*



The driveway has a few small cracks. A licensed general contractor should be consulted for further evaluation and repair.

A4. Exterior: Driveways, Patios, Walks, Retaining

A4-5 Patio *(Location: Main House Rear)*



The patio pad is cracked in a few places creating a path for water penetration under the slab and a potential future trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

A4. Exterior: Driveways, Patios, Walks, Retaining

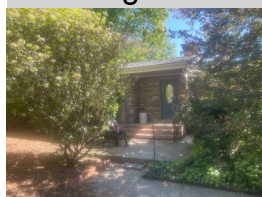
A4-7 Side Walk *(Location: Main House Right)*



The sidewalk is cracked in a few places creating a path for water penetration under the slab and a potential future trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

A5. Exterior: Vegetation and Grading

A5-1 Vegetation *(Location: Main House)*



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

B1. Structural: Foundation

B1-1 Main House



Vertical/Stepping cracks were noted in the basement wall. The purpose of the basement wall is to support the home, retain the outside soil and prevent water penetration into the structure. When basement walls crack, the crack indicates a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs. **Structural Engineer Analysis Provided**

(B1-1.2) Main House



Efflorescence (salt stains) were noted on the foundation walls in a few areas. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A licensed general contractor with experience in foundation drainage and water proofing that should be consulted for a complete evaluation to determine the source of the moisture and to make necessary repairs.

B1. Structural: Foundation

B1-2 Main House



Vertical/Stepping cracks were noted in the crawl space foundation wall including a few that were through the blocks, not just in the mortar. The purpose of the foundation wall is to support the home and prevent water penetration into the structure. When these walls crack, the crack indicates a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

Structural Engineer Analysis Provided

(B1-2.2) Main House



Some of the framing around the perimeter of the home shown here at the rear middle of the home and also noted in the front left corner of the home, has visible damage/decay that appears to be related to water penetration. A licensed general contractor should be consulted for a complete evaluation to determine the cause and extent of the framing damage and to make any necessary repairs.

B3. Structural: Floor Structure

B3-1 All Accessible Areas



Some of the wood framing components in the crawl space of this home are damaged from decay typical of fungal growths such as wood destroying fungi. It is recommended that a licensed general contractor be consulted to perform an invasive inspection to determine the extent of the damage and necessary repairs to ensure the stability of the home and prevent additional damage.

Remedied by Glover Environmental

(B3-1.2) All Accessible Areas

The subflooring under Bedroom 2: Primary: Left was noted to be soft and decayed in multiple places, including what appeared to be some decay in the sill plate and floor joists on the front foundation wall. Evidence suggests direct water penetration. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay to prevent further damage and undesirable conditions and to complete any necessary repairs.

(B3-1.3) All Accessible Areas

The visible framing girders located under the home are a multi-ply beam constructed of 3 standard lumber boards. In typical construction, the girder is required to be directly supported by a column, post, or pier where the members are joined or spliced. Multiple joints or splices for the girders of this home are not supported. Without direct support the spliced sections can separate or move which could jeopardize the structure and or result in interior cracks. A licensed contractor should be consulted for further evaluation and to make necessary repairs.

Structural Engineer Analysis Provided

(B3-1.4) All Accessible Areas

The subflooring under the bathroom was noted to be soft and decayed. Evidence suggests direct water penetration. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay to prevent further damage and undesirable conditions and to complete any necessary repairs.

Additionally, the floor framing has been modified, the area of concern was located under Bathroom 3. The framing modifications do not follow standard framing methods that would normally be observed for a framing repair. The owners should be asked for disclosure related to the extent and history of the repairs and if all required building permits were obtained. A licensed general contractor should be consulted for complete evaluation of the floor system to determine the extent of the concerns and to make necessary repairs to ensure the stability and durability of the floor system. **Structural Engineer Analysis Provided**

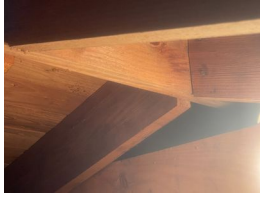
(B3-1.5) All Accessible Areas

In the crawl space area, a nonpermanent supplemental support constructed using a metal post jacks has been installed under the floor. This type of support is often added in response to floor bounce or deflection and is typically considered as a non-permanent support. A licensed general contractor should be consulted to review the jack placement and determine if the jack should be changed to a permanent or more secure support system.

Structural Engineer Analysis Provided

B6. Structural: Roof Structure

B6-1 All Accessible Areas



From the attic on the right side of the home, a few rafters were noted to be cracked near the roof ridge line. The roof ridge board is not sized to provide a full contact bearing for the rafters. When the ridge board is not full depth to the rafter cuts, the rafter can crack or split. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

Structural Engineer Analysis Provided

(B6-1.2) All Accessible Areas



From the attic on the right side of the home, the ridge board is damaged on the far right side. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

Structural Engineer Analysis Provided

(B6-1.3) All Accessible Areas



From the attic on the left side of the home, multiple rafters were noted to be cracked near the roof ridge line. The roof ridge board is not sized to provide a full contact bearing for the rafters. When the ridge board is not full depth to the rafter cuts, the rafter can crack or split. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

Structural Engineer Analysis Provided

(B6-1.4) All Accessible Areas



From the attic, the wood framing components located on the front left side of the home are discolored and decayed. The level of decay indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

Structural Engineer Analysis Provided

C1. Roofing: Coverings

C1-1 Main House



From the attic, a blue tarp was visible between sheathing boards in a few places. Using a blue tarp under shingles on a roof is a temporary solution to prevent further water damage until permanent repairs can be made. A licensed roofing contractor should be consulted for a complete evaluation of the roofing systems to verify that shingles/roof coverings are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system.

C2. Roofing: Drainage Systems

C2-1 Main House



Standing water was noted in the front gutter tray. This indicates that the gutters are not draining and could indicate improper tray slope, a clogged exits, or downspout extension. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

C4. Roofing: Chimneys

C4-1 Main House



Cracks were noted in all 3 flue liners where they exit the chimney top. The inspection of the flue liner is beyond the scope of the home inspection, however, cracks in the liners could jeopardize the safety of the chimney. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner, and the masonry crown and to make necessary repairs.

(C4-1.2) Main House



The mortar crown is deteriorated and cracked. When the mortar crown is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

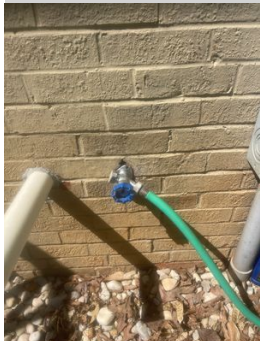
(C4-1.3) Main House



The chimney cap is corroded/rusted. The corrosion could indicate the age of the cap or that the cap is not properly installed. If the cap is not functioning properly it could direct drainage or moisture into the flue or roof area. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

D2. Plumbing: Water Distribution Systems

D2-1 All Accessible Areas

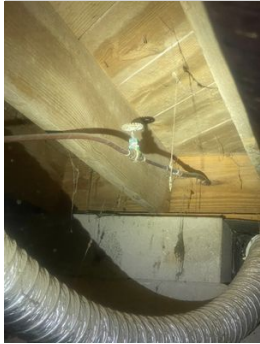


The exterior faucet located on the front/back side of the home was connected to a hose and was not tested however it was noted that the faucet is not installed correctly and is crooked. A licensed plumbing contractor or a general repair specialist should be consulted to make necessary repairs to ensure that the faucet is operational and does not drip or leak in the foundation area.

(D2-1.2) All Accessible Areas

This home has a plumbing supply system that has some polybutylene plastic distribution lines and compression band fittings in the crawl space. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer manufactured in the original formulation as an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

Polybutylene lines removed by plumber

(D2-1.3) All Accessible Areas

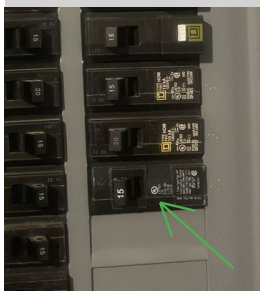
The copper supply lines were noted to be corroded in a few places in the crawl space. Corrosion will result in continuing deterioration and leaks. A licensed plumbing contractor should be consulted for complete evaluation and of the water supply and distribution systems to determine the general condition of the system and to make necessary repairs.

D3. Plumbing: Drain, Waste, Vent Systems**D3-2 Crawl Space**

The cast iron drain line beneath Bathroom 2: Primary: Left was noted to be corroded. Corrosion weakens the line and makes it susceptible to leaking. A licensed plumbing contractor should be consulted for complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

E2. Electrical: Main Panel**E2-1 Main Panel 1** *(Location: Exterior)*

In the panel, corrosion was noted on some of the screws inside. Evidence suggests a history of water penetration or moisture into the panel which could result in personal injury or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

E3. Electrical: Distribution Panels**E3-1 Distribution Panel 1** *(Location: Basement Utility Room)*

One of the breakers in the electrical panel has been added or replaced. The new breaker is of a different brand from the panel enclosure and are not listed on the label of the panel. Breakers must be UL listed and certified for each panel to ensure proper operation. The compatibility of the breakers to the panel needs further evaluation by a licensed electrical contractor to ensure safe and proper operation of the overcurrent protection systems.

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-1 Attic



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

Repaired

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-2 Basement: Utility Room



The receptacle is missing a cover. An improperly covered outlet could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

Repaired

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-3 Bathroom 1: Primary: Right



The receptacle is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

Repaired

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-4 Bathroom 2: Primary: Left



The light fixture is not secure. Loose installations could result in improper operation and electrical hazards. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards. A licensed electrical contractor should be consulted for further evaluation and repair.

Repaired

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-5 Bedroom 2: Primary: Left



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

Repaired

(E5-5.2) Bedroom 2: Primary: Left



The receptacle is missing a cover. An improperly covered outlet could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

Repaired

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-6 Bedroom 3



An empty electrical box for a light fixture was noted in this closet. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

Repaired

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-7 Bedroom 4



The light fixtures in the closets were not functional when tested. This could indicate just missing bulbs or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

Terminated and Sealed by Electrician

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-8 Exterior



The light fixture was not fully functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

Repaired

(E5-8.2) Exterior



The receptacle had no power or tested as not hot. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

Repaired

(E5-8.3) Exterior



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

Repaired

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-9 Foyer Closet



The light fixture was not functional when tested. This could indicate simply a missing bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

Terminated and Sealed by Electrician

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

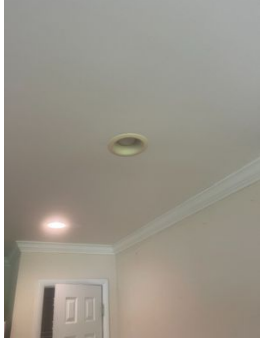
E5-10 Kitchen



Rust here on the cover could indicate a moisture concern at this receptacle. A licensed electrical contractor should be consulted for repair and a complete evaluation of this concern

Repaired

(E5-10.2) Kitchen



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

Repaired

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-11 Living Room



The receptacle is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

Repaired

(E5-11.2) Living Room



The receptacle cover is not completely covering the opening for the outlet. An improperly covered outlet could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

Repaired

F2. Heating Systems: Distribution System

F2-2 Heating Unit 2



Some of the ducts in the basement/crawl space were not insulated at all or had areas of damaged insulation. Additionally, some rust was noted on the metal ducts visible in the basement and crawl space. The source of the moisture and any related concerns need to be addressed. A HVAC contractor should be consulted for a complete evaluation and replacement of all of damaged duct components to ensure reliable and proper operation of the HVAC system.

Repaired

(F2-2.2) Heating Unit 2



A duct located just inside the crawl space door is damaged and in need of repair/replacement. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.

Repaired

F3. Heating Systems: Gas Piping

F3-1 Exterior, Crawl Space and Basement *(Location: At Meter)*



The gas line was noted to be corroded at the meter of the home. Corrosion on a gas line is a serious concern that could result in leaks and or hazardous conditions. A plumbing or HVAC contractor should be consulted for a complete evaluation and repair of the gas line installation.

G1. Cooling Systems: Equipment

G1-1 Cooling Unit 1 *(Location: Exterior: Attic)*



This unit did not work to effectively cool the home. It did turn on and it did have cooler air blowing from the vents but it was not sufficient to bring the temperature down in the space. An HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

System serviced by Bolton

(G1-1.2) Cooling Unit 1 *(Location: Exterior: Attic)*

The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The insulation has deteriorated and is in need of repair/replacement. An HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

Repaired

G1. Cooling Systems: Equipment**G1-2 Cooling Unit 2** *(Location: Exterior: Basement)*

This unit did not work to effectively cool the home. It did turn on but the air flow from the vents was not cooler. An HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

System serviced by Bolton

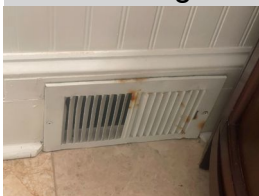
G2. Cooling Systems: Distribution System**G2-1 Cooling Unit 1**

The duct branch located in the attic was noted to be compressed and restricted. Unrestricted branches are needed to ensure correct air flow and system function. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system and components to ensure reliable and proper operation of the HVAC system.

Repaired

(G2-1.2) Cooling Unit 1

The duct system in the attic shows evidence of a history of condensation. Condensation occurs when the duct surfaces reach the dew point of the surrounding air; this can be related to a wet duct environment, duct air leaks, excessive demand on the HVAC system, and or improper HVAC system operation. A licensed general contractor should be consulted to evaluate the crawl space, attic, basement for moisture related concerns. The HVAC contractor should be consulted for a complete evaluation of the HVAC system to ensure reliable and proper operation of the HVAC system.

G2. Cooling Systems: Distribution System**G2-2 Cooling Unit 2**

Evidence of moisture was noted on or around a few of the vents on the interior of the home. The source of the moisture and any related concerns need to be addressed to ensure proper air flow and prevent contamination of the air supply. A HVAC contractor should be consulted for a complete evaluation to ensure reliable and proper operation of the HVAC system.

H1. Interiors: General Rooms

H1-1 All Rooms



The walls and ceilings were cracked in many places in almost every room and closet of the home and nail pops were found as well. Refer to the Structural section of the report for related concerns. Pictures of all of the cracks were noted and are in the report in each interior room for reference. Additionally, refer to the Ventilation Section of the report for some of the ceiling concerns.

Repaired

(H1-1.2) All Rooms



A few gaps/cracks and areas of damage were noted in the hard wood flooring here on the 1st floor of the home. Refer to Structural Section 3 for more information. A general repair specialist should be consulted to complete any necessary repairs.

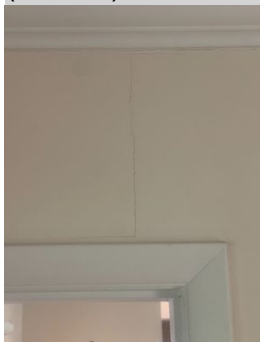
H1. Interiors: General Rooms

H1-2 Bedroom 1: Primary: Right



The windows in this room tilt after opening for cleaning. The tilt lock is broken on one of the windows. When the window tilt lock is not engaged the window sash can fall forward and cause personal injury. Additionally, two of the other windows could only be opened a few inches and were extremely difficult to do so. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1-2.2) Bedroom 1: Primary: Right



See Interior Comment 1-1.1

Repaired

(H1-2.3) Bedroom 1: Primary: Right

The attic entrance in this closet is not weather stripped and the trim around the opening is loose. The opening needs repair to prevent air leaks and areas of condensation and to secure the ceiling. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

H1. Interiors: General Rooms**H1-3 Bedroom 2: Primary: Left**

See Interior Comment 1-1.1

Repaired

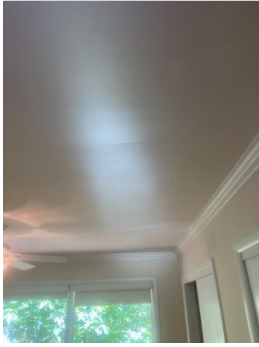
(H1-3.2) Bedroom 2: Primary: Left

The windows need repair to ensure proper operation. The windows could not be opened. These windows are the means of emergency egress for the bedroom. It is very important to have a proper method of egress from every sleeping area in case of an emergency such as a fire. A licensed general contractor should be consulted for evaluation and repair.

Note: The inspection of the window can not be completed when the inspector is not able to open window. When repairs are made the inspection and the window can be opened the inspection should be completed.

(H1-3.3) Bedroom 2: Primary: Left

These windows need further evaluation and repair. The window panes were noted to be scratched, similar to the picture windows in the living and dining rooms, but not as badly. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1-3.4) Bedroom 2: Primary: Left

Evidence suggests that the ceiling has been repaired/painted in multiple places in this room including one in front of the closet that appears to be sagging. The owner should be asked for disclosure related to the extent of any related repairs, leaks or problems and the reason the ceiling was painted. New paint can limit the inspection as all history of defects or concerns are not visible. A licensed general contractor should be consulted to make necessary repairs to ensure the the ceiling is intact.

H1. Interiors: General Rooms**H1-4 Bedroom 3**

See Interior Comment 1-1.1

Repaired

(H1-4.2) Bedroom 3

The sash spring were noted to be disconnected on this window during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1-4.3) Bedroom 3

Many cracks were noted in the chair rail of this room. See Interior Comment 1-1.1

Repaired

H1. Interiors: General Rooms

H1-5 Bedroom 4



See Interior Comment 1-1.1

Repaired

H1. Interiors: General Rooms

H1-6 Dining Room



These windows need further evaluation and repair. The window panes were noted to be scratched, similar to the picture windows in the living and left primary bedrooms. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1-6.2) Dining Room



See Interior Comment 1-1.1

Repaired

(H1-6.3) Dining Room



The windows needs repair to ensure proper operation. Both of the lower windows could not be opened in this room. A licensed general contractor should be consulted for evaluation and repair.

Note: The inspection of the window can not be completed when the inspector is not able to open window. When repairs are made the inspection and the window can be opened the inspection should be completed.

H1. Interiors: General Rooms

H1-7 Foyer



See Interior Comment 1-1.1

Repaired

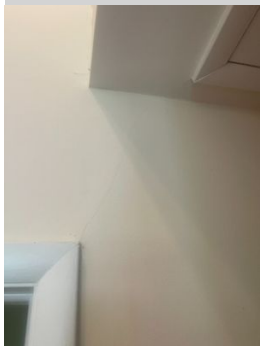
(H1-7.2) Foyer

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

Repaired

(H1-7.3) Foyer

The light fixture is not completely covering the opening. A licensed repair specialist should be consulted for evaluation and repair.

H1. Interiors: General Rooms**H1-8 Hall**

See Interior Comment 1-1.1

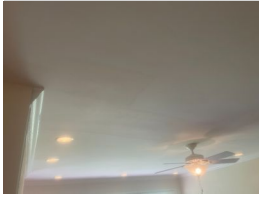
Repaired

H1. Interiors: General Rooms**H1-10 Living Room**

See Interior Comment 1-1.1

Repaired

(H1-10.2) Living Room



Evidence suggests that the ceiling has been repaired/painted. The owner should be asked for disclosure related to the extent of any related repairs, leaks or problems and the reason the ceiling was painted. New paint can limit the inspection as all history of defects or concerns are not visible.

(H1-10.3) Living Room



Stains indicate some leaking in the trim here at this window. The exterior of this window was noted to have some decay. The windows additionally need repair to ensure proper operation. Two of the lower windows could not be opened in this room. A licensed general contractor should be consulted for evaluation and repair.

Note: The inspection of the window can not be completed when the inspector is not able to open window. When repairs are made the inspection and the window can be opened the inspection should be completed. **Repaired**

(H1-10.4) Living Room



These windows need further evaluation and repair. The window panes were noted to be scratched, similar to the picture windows in the dining and left primary bedrooms. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

H1. Interiors: General Rooms

H1-11 Stairway



Some of the drywall is damaged in the stairway. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

Repaired

H2. Interiors: Kitchens

H2-1 Kitchen



The seam between the counter top and the splash back is open. This is a point where water can enter the cabinet area and needs to be kept sealed. The open seam could indicate improper usage, support or installation. A granite installation company should be consulted for evaluation and repair to ensure the stability and durability of the counter top.

Repaired

(H2-1.2) Kitchen



The cabinet is damaged. A general repair specialist should be consulted for evaluation and repair.

H3. Interiors: Bathrooms

H3-1 Bathroom 1: Primary: Right



The sink faucet is deteriorated and corroded where it is attached to the sink. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3-1.2) Bathroom 1: Primary: Right



The water distribution lines under the sink are in need of further evaluation and repair. They are not installed according to typical configuration. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(H3-1.3) Bathroom 1: Primary: Right



The seam between the counter top and the splash back is open. This is a point where water can enter the cabinet area and needs to be kept sealed. The open seam could indicate improper usage, support or installation. A granite installation company should be consulted for evaluation and repair to ensure the stability and durability of the counter top.

Repaired

(H3-1.4) Bathroom 1: Primary: Right



A large gap was noted on the side of the sink cabinet in this room. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H3-1.5) Bathroom 1: Primary: Right



The shower faucet made a high pitched noise when the water was turned on. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3-1.6) Bathroom 1: Primary: Right

The tub faucet and handle are not effectively caulked and water can leak behind when it is splashed. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

Repaired

(H3-1.7) Bathroom 1: Primary: Right

See Interior Comment 1-1.1

Repaired

H3. Interiors: Bathrooms**H3-2 Bathroom 2: Primary: Left**

The bathroom floor framing components are damaged around the toilet area. The toilet rocks and is not secure to the floor, evidence suggests a leak from the toilet area. A licensed general contractor should be consulted for a complete evaluation to determine the source of the water, the extent of the damage and repair as needed to prevent further damage and ensure the functionality and stability of the bathroom.

Repaired

(H3-2.2) Bathroom 2: Primary: Left

An active leak was noted at the right sink in this bathroom underneath and additionally, the sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service and sanitary conditions.

Repaired

(H3-2.3) Bathroom 2: Primary: Left

The sink faucet is deteriorated and corroded where it is attached to the sink. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3-2.4) Bathroom 2: Primary: Left

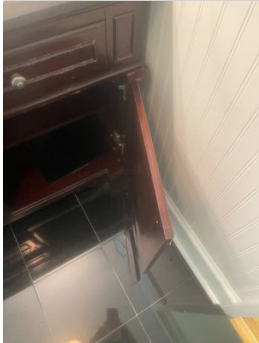
The door needs repair to ensure proper operation and privacy. The door handle is loose and not secure. A general repair specialist should be consulted.

Repaired

(H3-2.5) Bathroom 2: Primary: Left

The door needs repair to ensure proper operation and privacy. The door gets stuck on the tile and is difficult to open and close. A general repair specialist should be consulted.

Repaired

(H3-2.6) Bathroom 2: Primary: Left

The cabinet door opening movement conflicts with the wall. A repair specialist should be consulted for evaluation and repair to ensure proper operation of the storage area.

(H3-2.7) Bathroom 2: Primary: Left

See Interior Comment 1-1.1

Repaired

H3. Interiors: Bathrooms

H3-3 Bathroom 3



See Interior Comment 1-1.1

Repaired

(H3-3.2) Bathroom 3



Damaged tiles were noted in the shower and there are cracks in the grout as well. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

(H3-3.3) Bathroom 3



A few of the tiles in the floor are cracked. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

H5. Interiors: Attic, Basement

H5-1 Basement: Finished Room



See Interior Comment 1-1.1

Repaired

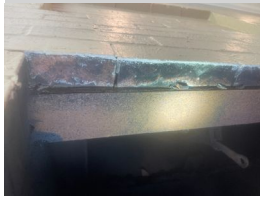
H6. Interiors: Fireplaces

H6-1 Fireplace: Masonry *(Location: Dining Room)*



Cracks were noted in the masonry of the firebox. These openings expose framing components to heat and sparks. This is a hazardous condition that needs correction. A licensed general contractor should be consulted for a complete evaluation and repair.

(H6-1.2) Fireplace: Masonry *(Location: Dining Room)*



Rust lines in the fireplace could indicate a leak at the chimney cap. A leak or water penetration at the chimney area can result in hidden damage and undesirable environmental conditions. A licensed general contractor should be consult to evaluate the firebox, flue and chimney cap.

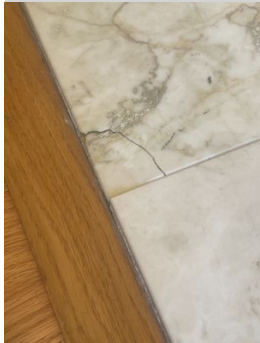
H6. Interiors: Fireplaces

H6-2 Fireplace: Pre-Manufactured: Metal *(Location: Living Room)*



The gas log unit was visually inspected but not operated because the pilot was off. The unit should be serviced and operated prior to closing to ensure safe and proper operation of the HVAC system.

(H6-2.2) Fireplace: Pre-Manufactured: Metal *(Location: Living Room)*



One of the tiles in the hearth is damaged. A tile installation/repair company should be consulted for evaluation and repair.

I1. Insulation & Ventilation: General

I1-1 Attic: All Accessible



The exit for the dryer duct is on the roof of the home. Dryer exhaust ducts for most appliances are approved for vertical exit, however, in this configuration the ducts often become clogged and should be serviced annually. Lint build up was noted at the exit location which could result in an improper operation of the dryer and a fire hazard. A HVAC contractor should be consulted to inspect and service the dryer duct. Household fires related to clothes dryers are very common. Before the installation of your dryer, the installer should inspect and verify the dryer exhaust duct and the electrical service including the receptacle.

Completed

(I1-1.2) Attic: All Accessible

The attic ladder is not weather stripped or insulated. The ladder needs repair to prevent air leaks and areas of condensation. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(I1-1.3) Attic: All Accessible

A few areas in the attic were noted to have no insulation. Improper insulation installation could result in condensation and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(I1-1.4) Attic: All Accessible

From the attic, a blue tarp was noted to be covering up the ridge vent of the home. Improper ventilation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

I1. Insulation & Ventilation: General**I1-3 Crawl Space**

No insulation was noted in the crawl space except for a small area under bathroom 3. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

(I1-3.2) Crawl Space

The ventilation fan duct is damaged, not secured, disconnected. This condition introduces undesirable moisture into the crawl space. A licensed general contractor should be consulted for repair/replacement.

J1. Appliances: Appliances

J1-1 Dishwasher (Location: Kitchen)



The dishwasher is not secure to the cabinet and it moves forward when the door is opened. The appliance needs to be secured to the cabinet to prevent damage to the unit or personal injury. An appliance repair specialist or general contractor should be consulted for repair.

Repaired

J1. Appliances: Appliances

J1-4 Oven: Electric: Convection (Location: Kitchen)



The door for the oven does not close properly. It appears that the door hinges or hinge springs are damaged/broken. An appliance repair specialist should be consult for a complete evaluation and repair/replacement of the oven.

J1. Appliances: Appliances

J1-5 Range Top: Gas: Downdraft (Location: Kitchen)



The sealant for the exhaust duct for the kitchen downdraft is deteriorated. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

Inspection Report

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word 'inspect' means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Temperature: 73 Deg. F

Weather Conditions: Clear - Sunny