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HouseMaster Property Inspection Services

EXPRESS REPORT

Report ID: 2609OH21985 / ludica

Prepared for Exclusive Use by:
Allison Iudica

Address of Property:
8400 Wanstraw Way
Apex NC 27539

Date of Service:
9/17/2026

Company Providing Service:
Owen Hibberd
#3792

Floor 2 Ceiling Home Inspections LLC DBA HouseMaster
5524 Sapphire Springs Drive
Knightdale, NC 27545
919-803-7977

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EXPRESS REPORT

Report ID: 2609OH21985 / Iudica

INSPECTION INFORMATION

CLIENT:
Allison Iudica

PROPERTY ADDRESS:
8400 Wanstraw Way
Apex NC 27539

INSPECTION DATE/TIME:
9/17/2026 - 9:00 am

INSPECTOR:
Owen Hibberd #3792

INSPECTION COMPANY:
Floor 2 Ceiling Home Inspections LLC DBA HouseMaster
5524 Sapphire Springs Drive
Knightdale, NC 27545
919-803-7977

INSPECTION DETAILS

AGE OF HOME/BUILDING:
41-50 Years

TYPE OF INSPECTION:
Standard Home Inspection

STATUS OF HOME:
Vacant

WEATHER:
Clear

PEOPLE PRESENT:
Inspector only

TEMPERATURE:
81 - 99 F

TYPE OF STRUCTURE:
2 Story with Crawlspace

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.
The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:
SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.
FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.
POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.
NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.
NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.
IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster SPV LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.
HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.
ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.
AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential

concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).
DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.
AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.
ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.
REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.
SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.
WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.
ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.
HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.
CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.
Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.
Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

The licensee certifies that this inspection was conducted pursuant to the NC Home Inspection Licensure Board Standards of Practice & applicable home inspection industry standards. Furthermore, neither the licensee nor inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company or compensation paid is contingent on report findings.

Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such restrictions and arrange additional inspections when conditions permit or otherwise address prior to closing. If there are any questions on the need for further inspections or other work, contact the local HouseMaster office.

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SUMMARY OF INSPECTOR COMMENTS

"The North Carolina Home Inspection Licensure Board requires a summary which includes only items which "do not function as intended or adversely affects the habitability of the dwelling; or appears to warrant further investigation by a specialist or requires a subsequent observation". The law stipulates that the summary shall not contain recommendations to upgrade or enhance the function, efficiency or safety of the home. The following statement is required: "This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney." **It is recommended that the client read the complete report."** The summary includes only items, which in the inspector's opinion meet the state's requirements. The inspector and HouseMaster are not responsible for the items which in the opinion of any interested part were either included in the summary, but should not be omitted; or should have been included in the summary, but were omitted. Please call our office at (919) 803-7977 with any concerns after review. Any questionable issues should be discussed with the Inspector and/or Inspection Company before closing.

NOTE #1: While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists and/or professional qualified contractors. HouseMaster recommends that a repair review/re-inspection be performed of any repairs to subject property after inspections to protect the client before closing.

NOTE #2: Directions are normally as though facing structure from front at street.

NOTE #3: Not all areas of concerns were photographed. Client should consider photos as a continuation, enhancement , and part of the original report. Client is advised to read the entire inspection report and any other reports performed/provided before closing. If there are any concerns with rot/decay/wood destroying insect damage of wood/elements, either on the exterior, interior or in the sub-structure, client is advised that all areas of wood were **not** probed, photographed, and reported. Client should infer that there are additional areas of rot/decay at other locations and the entire element should be evaluated by a qualified professional contractor. Any repairs made from this report should be considered a starting point and the entire element of concern should be evaluated/corrected by a qualified professional contractor for any possible concealed, hidden, or items not reported/mentioned within this inspection report. This should be the recommendations for any other item/element/component mentioned in this report. Thank you for using HouseMaster.

1. ROOFING

1.0 ROOFING-MAIN
Poor/Defective

1.0 (1) Lifted shingles/damage noted at front and rear of the roof. This is conducive to damage from weather and water intrusion at the roofing elements. Recommend to have a qualified contractor evaluate/repair as directed.

1.0 (2) Tree limbs/debris that are above/in contact with roof should be removed. This is conducive to advanced roof wear and damage to the shingles. Recommend repair.

1.3 RAIN GUTTERS / EAVETROUGHS / DOWNSPOUTS / ROOF DRAINS
Poor/Defective
1.3 (1) Gutter in contact with siding with no kick out flashing noted. Recommend repair/installation of kick out flashing to prevent water on siding that can cause rot/decay.

1.3 (2) Damaged downspout at left side. This is conducive to damage from weather and improper water drainage away from the house. Recommend to repair/replace downspout.

2. EXTERIOR ELEMENTS

2.0 SIDING-Vinyl
Poor/Defective
Damage noted to the vinyl siding/trim at left side of the house. This is conducive to water intrusion at the wall cavity. Recommend to have a qualified contractor repair/replace as directed.

2.0 (Picture 1)

2.0 (Picture 2)

2.1 COLUMNS
Poor/Defective
Wood rot/damage noted at left side columns. Recommend to have a qualified contractor evaluate/repair due to support concerns.

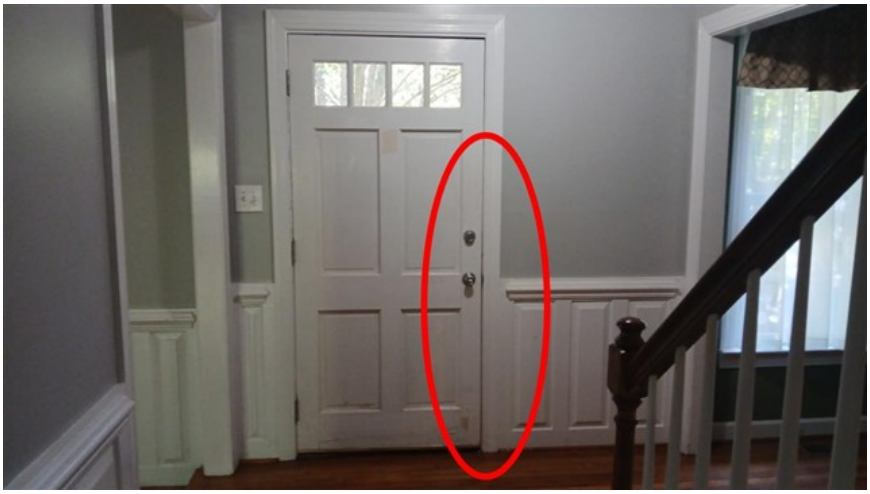
2.1 (Picture 1)

2.2 WINDOWS
Poor/Defective
Wood rot/decay at window wood trim and frame at rear of the house. This condition is conducive to water intrusion that will damage the adjacent elements and substructure. Recommend to have a qualified contractor repair/replace as directed..

2.2 (Picture 1)

2.3 ENTRY DOORS
Poor/Defective
2.3 (1) Wood rot/damage noted on the door/frame at front and rear exterior doors. This is conducive to water intrusion that will damage the adjacent elements. Recommend to have a qualified contractor repair/replace as directed.

2.3 (2) In Need of Repair: Weather stripping at front and rear exterior doors has light that was observed which allows for escape of conditioned air due to door not sealing when closed and possible water intrusion at the adjacent elements.



2.3 (3) The dead bolts at exterior doors are controlled by a key from the interior. It is recommended to install a dead bolt that is operated by a handle for quick exit of house in case of an emergency.

2.4 STAIRS / STOOPS / RAILINGS
Poor/Defective
2.4 (1) Horizontal railing at front and left side. Recommend installation of balusters no more than 4 " apart to prevent climbing/falling/safety concern.

2.4 (2) Loose/missing/cracked mortar and/or bricks at left and front steps. Conducive condition to water intrusion which can cause additional damage. Recommend to seal/caulk to prevent water intrusion.

2.4 (3) The stairs have shifted/settled at front of the house. Recommend to have a qualified contractor repair as directed due to possible tripping concerns.

2.4 (4) Wood rot/damage noted on the railing at front and rear of house. Recommend evaluation by licensed contractor and repair/replace as directed to prevent further damage to railing.

2.4 (5) Missing bolts connecting railings to decking at rear of house. Recommend repair/installation of bolts to prevent damage to railing and due to safety concerns.

2.5 DECK

Poor/Defective

2.5 (1) Rot/damage noted at piers at deck. Recommend evaluation/correction by licensed contractor to prevent further damage and due to support concerns.

2.5 (2) Wood rot/damage noted on the deck. Recommend to have a qualified contractor evaluate/repair as directed due to damage/safety concerns.

3. SITE ELEMENTS

3.0 WALKWAYS
Poor/Defective
Settlement or upheaval of walkway surfaces can create a trip hazard. Recommend a qualified contractor evaluate/repair, due to tripping/falling concerns.

3.0 (Picture 1)

3.0 (Picture 2)

3.2 SITE GRADING/GROUND SLOPE AT FOUNDATION
Poor/Defective
3.2 (1)

A negative/flat grade slope toward the foundation allows water runoff and ponding. This condition can causes structural and/or water infiltration problems. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

4. ATTIC

4.0 ROOF FRAMING
Poor/Defective
4.0 (1) Missing collar ties noted at ridge. Recommend evaluation/correction by license contractor to ensure proper support.

4.1 ROOF DECK / SHEATHING
Fair
4.1 (1) Moisture stains at rear side of roof sheathing/wood members, with no elevated moisture levels at time of inspection. This condition is conducive to prior/present roof leakage. Recommend to client to discuss prior/present condition with owner and obtain all documentation of repairs made before closing. If none can be provided, then recommend to have a qualified contractor determine source/status of moisture and repair as directed.

4.1 (2) Repairs noted at various areas of attic. Discuss with owner and subsequently observe in future.

4.2 VENTILATION PROVISIONS
Poor/Defective
Damaged/loose/missing screen at gable vent. Condition allows for possible pest/animal intrusion inside the attic, which can damage different system components, such as wiring. Recommend to have a qualified contractor repair as directed

4.2 (Picture 1)

4.4 INSULATION
Poor/Defective
In Need of Repair: Missing insulation at attic side of attic access door/scuttle. Condition is conducive to effecting R-value/energy savings.

4.4 (Picture 1)

4.4 (Picture 2)

4.5 FOLDING STAIRS/ATTIC ACCESS
Poor/Defective
Unit did not close properly, allowing conditioned air into attic. Recommend repair/replace due to energy efficiency concerns.

4.5 (Picture 1)

5. INTERIOR ELEMENTS

5.0 CEILINGS
Poor/Defective
5.0 (1) Evidence of fungal growth are present on ceiling/walls at various areas including 2nd floor. We did not inspect, test or determine if this is a health hazard/structural concern. Recommend to contact a qualified inspector who specializes in this to evaluate to determine the source/reason of the fungal growth and repair/clean as directed.

5.0 (2) Water staining noted on the ceiling above half bathroom, master bedroom. There was no evidence of elevated moisture at the time of inspection. Recommend to discuss with owner about the history/repairs made and obtain all documentation. If none can be provided, recommend to have a qualified contractor evaluate to determine the status of the leak.

5.0 (3) Repairs noted under hall bathroom. Discuss with owner any history/repairs made and obtain documentation. If no documentation is available, recommend evaluation by license contractor.

5.1 WALLS

Poor/Defective

Cracking noted at living room, bedroom walls. Condition is conducive to possible stress/settlement. Recommend to have a structural engineer evaluate/repair.

5.1 (Picture 1)

5.1 (Picture 2)

5.2 FLOORS
Poor/Defective
5.2 (1) Broken tile/grout noted at kitchen, breakfast nook, bathroom. Recommend repair/replacement to prevent further damage to tile and due to safety concerns.

5.2 (2) Moisture stains noted at various areas of flooring, with elevated moisture levels at time of inspection. Recommend to have a qualified contractor to determine the status/source of the moisture and repair as directed.

5.2 (3) Damaged flooring noted at living room. Recommend evaluation by license contractor and repair as directed to prevent further damage and due to safety concerns.

5.2 (4) Carpet is loose/damaged at 2nd floor. Recommend to repair/secure to prevent possible tripping/damage.

5.5 WINDOWS
Poor/Defective
5.5 (1) Painted/stuck shut windows at various areas. This condition is conducive to windows not functioning as intended and a limitation for inspection to determine if units are functioning properly.

5.5 (2)

Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

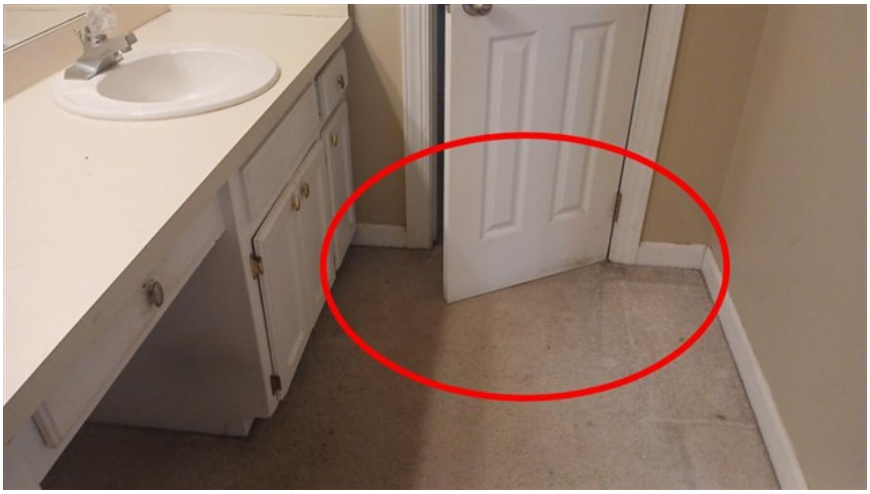
Broken thermal seal at living room window. Evaluation/correction by qualified contractor recommended.

5.5 (3) Counter weight/spring disconnected/damage at living room, master bedroom. Recommend repair/replacement to prevent damage to unit and injury to self.

5.5 (5) Window locks do not engage/damaged at rear bedroom. Recommend to repair/replace as directed due to security concerns.

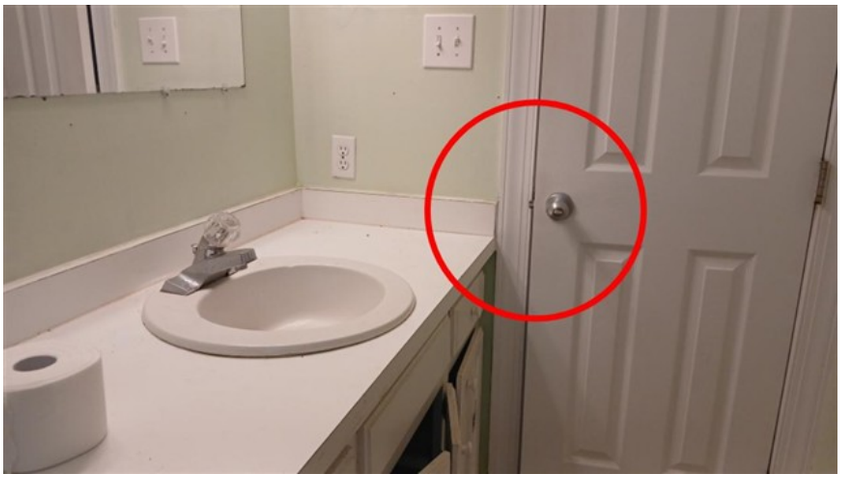
5.6 ROOM DOORS
Poor/Defective
5.6 (1) The door knob is missing at kitchen pantry. Recommend to install to allow for proper use/open.

5.6 (2) Door to frame/floor contact at bathrooms. Recommend repair/adjustment to prevent damage to door and frame.



5.6 (3) Reversed latch at interior closet. Recommend repair/replacement to allow for proper use/close.

5.6 (4) Door does not engage strike plate at master bedroom, hall bathroom, front bedroom/closet. Recommend repair/adjustment to ensure the door closes properly.



6. KITCHEN

6.1 COOKING UNIT
Poor/Defective
6.1 (1) Overall Range was in good condition, however, the following concerns are in need of repair to allow Range components to function for which the purpose it was intended.

In Need of Repair: No anti-tilt bracket installed at range. This is a safety device recommended by the CPSC (Consumer Product Safety Commission). Recommend installing for safety.

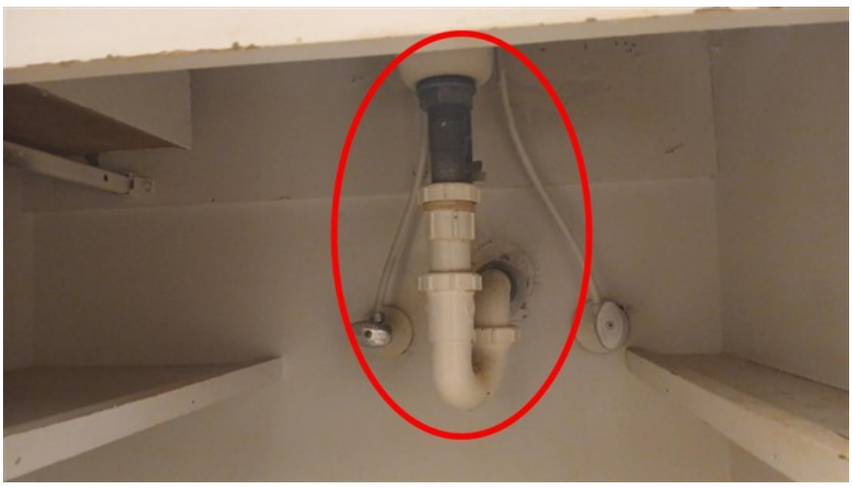
6.2 DISHWASHER
Poor/Defective
6.2 (1) Missing drain loop for the dishwasher. This loop prevents the dirty water that is being drained from being inadvertently pulled back into the dishwasher or even siphoned back into the water system.

7. BATHROOMS

7.0 SINK(S)
Poor/Defective
7.0 (1) Drain stoppers did not function properly at master bathroom. Recommend to repair/replace as directed to ensure the sink basin will hold water.

7.0 (2) Leak noted at master bathroom faucet handles. Condition is conducive to water damage which will damage the cabinetry and adjacent elements. Recommend a qualified plumber evaluate/repair.

7.0 (3) Water leaking from the drain line under the sink at master bathroom. This is conducive to water intrusion that will damage the cabinetry and substructure. Recommend to have a qualified plumber repair/replace as directed.



7.2 BATHTUB

Poor/Defective

7.2 (1) In Need of Repair: Missing/open caulking at spout/surround area at hall and master bathrooms. Conducive condition for water intrusion at the wall cavity and adjacent elements. Recommend to seal/caulk to prevent water damage.

7.2 (2) Faucet leaking at handle in master and hall bathrooms bathroom. This condition is conducive to water intrusion at interior wall cavity. Recommend to have a qualified plumber evaluate/repair.

7.3 CABINETRY

Poor/Defective

Drawer did not open/close properly. Recommend to repair/adjust.

7.3 (Picture 1)

8. ELECTRIC SYSTEM

8.3 DISTRIBUTION PANEL

Poor/Defective

Double tapped neutral wiring noted at distribution panel. It is recommended that each wire have its own terminal because the neutral wires cannot be isolated to perform service and the connections may become loose, which could arc and lead to a fire. Recommend evaluation of entire panel by licensed electrician due to safety concerns.

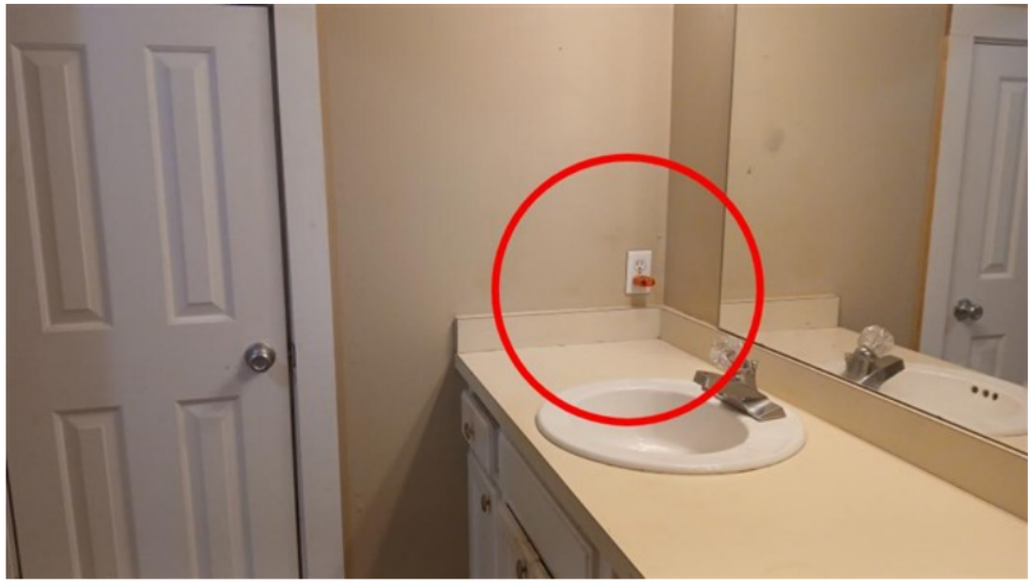
8.3 (Picture 1)

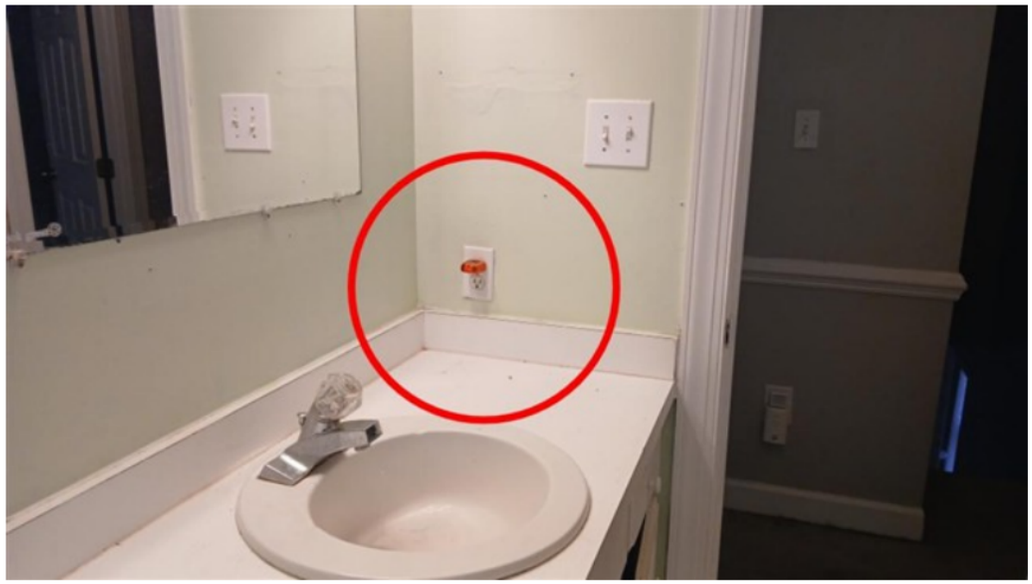
8.4 DEVICES

Poor/Defective

8.4 (1) Light did not function at various areas including mud room, exterior, bedroom and hallway. Recommend bulb replacement to ensure proper function before closing. If light still does not function, recommend to have a qualified electrician evaluate fixture/wiring and repair/replace as directed.

8.4 (2) The outlet tester indicated an open ground at exterior, bathroom outlets. Recommend a qualified electrician repair as directed due to improper wiring and safety concerns.





8.4 (3) Missing electrical cover noted at attic. Recommend to install cover due to concerns of accidental contact with wiring, safety concern.

8.4 (4) No pull string noted for bedroom fan. Recommend evaluation/correction by licensed electrician to prevent further damage and allow for proper function.

8.6 GFCI TEST
Poor/Defective
GFCI outlet at half bathroom was tripped and unit did not reset. This is a conducive condition for a bad and/or improperly wired GFCI unit. Evaluation/correction by qualified electrical contractor recommended.

8.6 (Picture 1)

9. HEAT PUMP

9.0 OUTSIDE UNIT(S)
Poor/Defective
9.0 (1) Front cover missing at second floor unit. Discuss with owner any history/repairs made and obtain documentation. If no documentation is available, recommend evaluation by license HVAC contractor.

9.4 HEAT COIL
Poor/Defective
Heat coils not operated at second floor due to breaker off. Recommend evaluation/correction by licensed HVAC contractor to ensure proper function.

9.4 (Picture 1)

9.6 THERMOSTAT
Poor/Defective
9.6 (1) Second floor thermostat not operational at time of inspection. Recommend evaluation of entire second floor system by licensed HVAC contractor and repair as directed to ensure proper function.

9.6 (2) Thermostat did not provide option for emergency heat. Recommend evaluation by licensed HVAC contractor to ensure system function of emergency heat and allow for heat when exterior temperatures are below 28 degrees/safety concern.

10. PLUMBING SYSTEM

10.4 FIXTURE DRAINAGE
Poor/Defective
Slow drain noted at hall bathroom sink. Concerns of improper drainage. Recommend to clear drain prior to closing. If this does not solve drainage issue, recommend to have a qualified plumber evaluate and repair as directed.

10.5 EXTERIOR FAUCET(S)
Poor/Defective
Hose bib has leakage on handle at rear of the house. Full volume of water should be through spigot. Leakage may result in water penetration and/or damage and does not function as intended. Recommend repair by qualified plumber.

10.5 (Picture 1)

11. HOT WATER SUPPLY

11.0 WATER HEATER
Poor/Defective
11.0 (1) Rust/corrosion at bottom of tank. Recommend evaluation/correction by qualified plumbing contractor to prevent further damage to tank and water intrusion to crawlspace that can raise moisture levels and promote rot/decay/damage.

12. FOUNDATION / SUBSTRUCTURE

12.0 FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S)
Poor/Defective
12.0 (1) Cracking with separation noted at right side of foundation walls/chimney. Condition is conducive to possible stress settlement and water intrusion. Recommend to have structural engineer evaluate/repair as directed.

12.0 (2) Moisture content (21%) was above recommended levels at various areas of sub-structure framing at time of inspections which may lead to rot/decay/fungal/ support concerns. Recommend further evaluation by qualified crawlspace contractor and repair as directed.

12.0 (3) Wood destroying fungus present in the wood members at rear/center in the crawlspace. The wood decay fungi feeds off of cells in wood by secrete enzymes that break down fibers in to a usable food. Breaking down the fibers of wood significantly reduces its strength, resulting in rotting, and destroying the structural integrity of the wooden components in the crawl space. Recommend to have a qualified crawlspace contractor that specializes in this to treat/repair and replace any damaged wood due to support/damage concerns.

12.0 (4) Damaged rot at band/subflooring at front and middle of house with split joist. Recommend evaluation/correction by license contractor to prevent further damage and due to support concerns.

12.0 (5) Repairs noted at subflooring under front of house. Discuss with owner any history/repairs made and obtain documentation. If none is available, recommend evaluation by licensed contractor.

12.1 CRAWLSPACE VENTILATION
Poor/Defective
Damaged/torn screen noted at crawlspace vent. Condition is conducive to pest intrusion at the crawlspace and sub structure. Recommend to have a contractor evaluate/repair.

12.1 (Picture 1)

12.2 INSULATION
Poor/Defective
Loose/missing insulation noted at various areas of the crawlspace. Condition is conducive to lowered R-values and efficiency. Recommend to replace insulation as directed.

12.2 (Picture 1)

12.2 (Picture 2)

13. FOUNDATION AREA WATER PENETRATION

13.1 INTERIOR CONDITIONS / SIGHN OF WATER INTRUSION
Poor/Defective

13.1 (1) Efflorescence noted on the foundation wall at front and rear of the crawlspace. This is caused when soluble salts and other minerals within the concrete and mortar come to the surface and evaporate. The movement of the salts and the extent of deposit buildup is affected by moist conditions, whether from rain, dew, or excessive internal moisture, and temperatures. It can occur suddenly or gradually, especially when the moisture comes from within the concrete or masonry. Recommend to have a qualified crawlspace contractor evaluate and address any concerns.

13.1 (2) Incomplete moisture barrier noted inside the crawlspace. Wall vented crawlspaces are recommended having full coverage ground vapor retarders (Moisture Barriers). Wall vented crawlspaces shall be protected from water entry by the evaporation of water from the ground surface. A minimum 6 mil polyethylene vapor barrier or equivalent shall be installed to cover all exposed earth in the crawlspace, with joints lapped a not less than 12 inches. When house was built, this was not the requirement, however this is now recommended.

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1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein;**elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

DESCRIPTION:
Medium Slope

MATERIAL:
Shingle

ESTIMATED AGE:
10 to 15 years

DESIGN LIFE:
20 to 25 years

LOCATION:
Whole House

INSPECTION METHOD:
From Ground w/Binoculars
From adjacent window
Drone

CHIMNEY/VENT:
Brick
PVC

SPECIAL LIMITATIONS:
Height/Design

S	F	P	NA	NI	
		◆			**1.0 ROOFING-MAIN** (1) Lifted shingles/damage noted at front and rear of the roof. This is conducive to damage from weather and water intrusion at the roofing elements. Recommend to have a qualified contractor evaluate/repair as directed. (2) Tree limbs/debris that are above/in contact with roof should be removed. This is conducive to advanced roof wear and damage to the shingles. Recommend repair.
	◆				**1.1 CHIMNEYS / VENTS / VENTILATION COVERS / PLUMBING STACKS**
	◆				**1.2 EXPOSED FLASHING (s)**
		◆			**1.3 RAIN GUTTERS / EAVETROUGHS / DOWNSPOUTS / ROOF DRAINS** (1) Gutter in contact with siding with no kick out flashing noted. Recommend repair/installation of kick out flashing to prevent water on siding that can cause rot/decay. (2) Damaged downspout at left side. This is conducive to damage from weather and improper water drainage away from the house. Recommend to repair/replace downspout. (3) Below ground drain lines for downspouts a limitation to inspection; unable to determine if drains will function properly. Clean out gutter systems on a regular basis to prevent possible rainwater intrusion at foundation walls. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.
	◆				**1.4 FASCIA / SOFFITS** Areas behind gutters are not accessible for inspection. Conditions are not determined

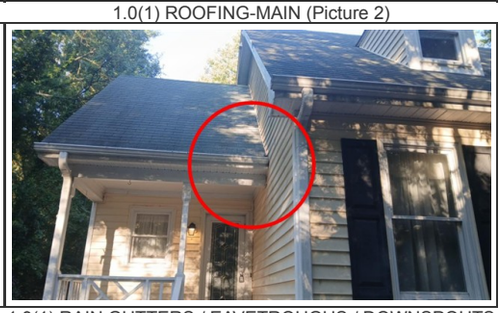
S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

1.0(1) ROOFING-MAIN (Picture 1)

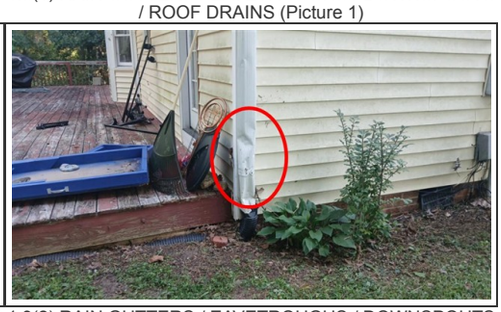
1.0(1) ROOFING-MAIN (Picture 2)

1.0(2) ROOFING-MAIN (Picture 1)



1.3(1) RAIN GUTTERS / EAVETROUGHS / DOWNSPOUTS / ROOF DRAINS (Picture 1)

1.3(1) RAIN GUTTERS / EAVETROUGHS / DOWNSPOUTS / ROOF DRAINS (Picture 2)



1.3(2) RAIN GUTTERS / EAVETROUGHS / DOWNSPOUTS / ROOF DRAINS (Picture 1)

1.3(3) RAIN GUTTERS / EAVETROUGHS / DOWNSPOUTS / ROOF DRAINS (Picture 1)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Asphalt/Fiberglass - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roof Drainage - Normal roof design criteria allows for only limited water ponding on a roof for short periods after rainfall. If ponding is substantial, or the roof/roofing is damaged, remedial measures should be implemented.

Roofing Appearance - Conditions such as light surface mildew (fungus) buildup on the roofing, slight granule loss, uneven/irregular coloring, (shingle shading), and similar relatively superficial conditions generally do not affect roof function. Maintain/ repair as desired. Heavy mildew/fungus buildup may indicate a ventilation concern and/or lead to more serious concerns related to mold.

Chimneys/Vents - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Flue/Liner Conditions - If visible sections of a chimney flue are cracked or damaged, or if there is no liner (or its presence is questionable), arrangements should be made to have a qualified chimney specialist inspect the chimney prior to closing. Internal chimney conditions and the needs/options on lining or repair should be included in this inspection.

Roof Flashings/Seal - Initial roof leaks and/or recurring roof leakage problems are often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Downspouts Into Ground - Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is readily determinable during a home inspection.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

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2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein;**elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:
Vinyl

DECK-PORCH:
Rear

SPECIAL LIMITATIONS:
Height/design

WOOD DECK-PORCH:
Wood

COLUMNS:
Wood

S	F	P	NA	NI	
		●			**2.0 SIDING-Vinyl** Damage noted to the vinyl siding/trim at left side of the house. This is conducive to water intrusion at the wall cavity. Recommend to have a qualified contractor repair/replace as directed.
		●			**2.1 COLUMNS** Wood rot/damage noted at left side columns. Recommend to have a qualified contractor evaluate/repair due to support concerns.
		●			**2.2 WINDOWS** Wood rot/decay at window wood trim and frame at rear of the house. This condition is conducive to water intrusion that will damage the adjacent elements and substructure. Recommend to have a qualified contractor repair/replace as directed..
		●			**2.3 ENTRY DOORS** (1) Wood rot/damage noted on the door/frame at front and rear exterior doors. This is conducive to water intrusion that will damage the adjacent elements. Recommend to have a qualified contractor repair/replace as directed. (2) In Need of Repair: Weather stripping at front and rear exterior doors has light that was observed which allows for escape of conditioned air due to door not sealing when closed and possible water intrusion at the adjacent elements. (3) The dead bolts at exterior doors are controlled by a key from the interior. It is recommended to install a dead bolt that is operated by a handle for quick exit of house in case of an emergency.
		●			**2.4 STAIRS / STOOPS / RAILINGS** (1) Horizontal railing at front and left side. Recommend installation of balusters no more than 4 " apart to prevent climbing/falling/safety concern. (2) Loose/missing/cracked mortar and/or bricks at left and front steps. Conducive condition to water intrusion which can cause additional damage. Recommend to seal/caulk to prevent water intrusion. (3) The stairs have shifted/settled at front of the house. Recommend to have a qualified contractor repair as directed due to possible tripping concerns. (4) Wood rot/damage noted on the railing at front and rear of house. Recommend evaluation by licensed contractor and repair/replace as directed to prevent further damage to railing. (5) Missing bolts connecting railings to decking at rear of house. Recommend repair/installation of bolts to prevent damage to railing and due to safety concerns.
		●			**2.5 DECK** (1) Rot/damage noted at piers at deck. Recommend evaluation/correction by licensed contractor to prevent further damage and due to support concerns. (2) Wood rot/damage noted on the deck. Recommend to have a qualified contractor evaluate/repair as directed due to damage/safety concerns.

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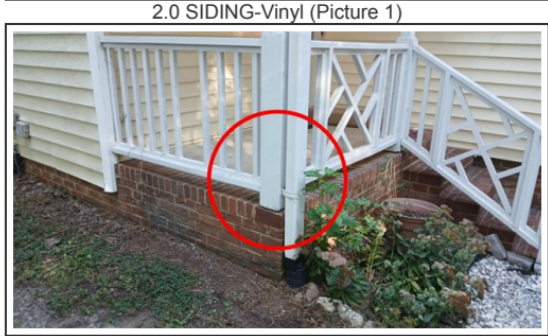
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

2.0 SIDING-Vinyl (Picture 1)

2.0 SIDING-Vinyl (Picture 2)

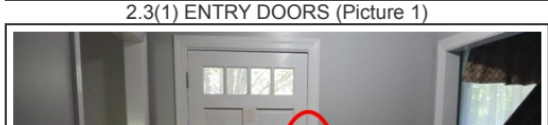


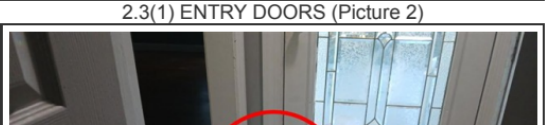
2.1 COLUMNS (Picture 1)

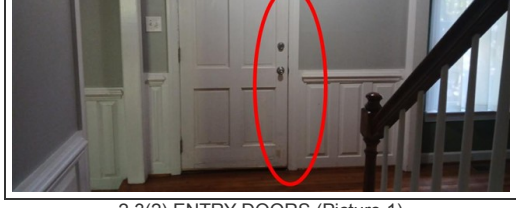
2.2 WINDOWS (Picture 1)

2.3(1) ENTRY DOORS (Picture 1)

2.3(1) ENTRY DOORS (Picture 2)







2.3(2) ENTRY DOORS (Picture 1)

2.3(2) ENTRY DOORS (Picture 2)

2.3(2) ENTRY DOORS (Picture 3)

2.3(3) ENTRY DOORS (Picture 1)

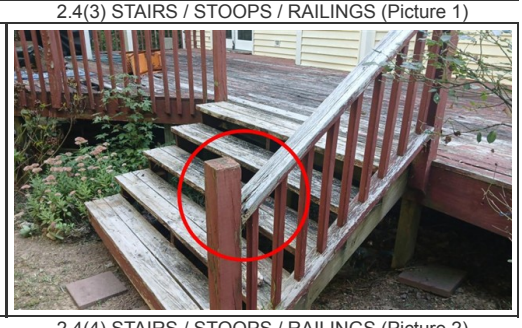
2.4(1) STAIRS / STOOPS / RAILINGS (Picture 1)

2.4(2) STAIRS / STOOPS / RAILINGS (Picture 1)

2.4(2) STAIRS / STOOPS / RAILINGS (Picture 2)

2.4(3) STAIRS / STOOPS / RAILINGS (Picture 1)

2.4(4) STAIRS / STOOPS / RAILINGS (Picture 1)

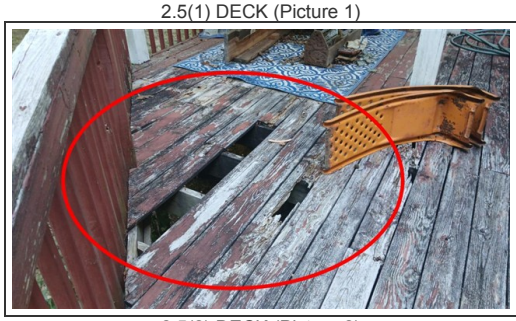


2.4(4) STAIRS / STOOPS / RAILINGS (Picture 2)

2.4(4) STAIRS / STOOPS / RAILINGS (Picture 3)

2.4(5) STAIRS / STOOPS / RAILINGS (Picture 1)

2.5(1) DECK (Picture 1)



2.5(2) DECK (Picture 1)

2.5(2) DECK (Picture 2)

2.5(2) DECK (Picture 3)

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Windows and Doors - Limitation for Inspection: Due to storage/personnel belongings at storage room walls, conditions limits inspection of elements for home inspection and wood destroying insect inspections. Client is advised to review these areas during final walk thru prior to closing to ensure all concerns have been reviewed and/or inspected.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glazing/Putty - The glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve of window glass/sash integrity.

Storms/Screens - Vertical crack noted on the foundation wall at the ### side of the garage. This is conducive to possible stress/settlement. Recommend to have a qualified contractor evaluate and repair as directed.

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

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3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected.**Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the

FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAY: *Concrete*

DRIVEWAY: *Gravel*

SPECIAL LIMITATIONS: *Leaves/debris* *Vegetation*

S	F	P	NA	NI	
		●			**3.0 WALKWAYS** Settlement or upheaval of walkway surfaces can create a trip hazard. Recommend a qualified contractor evaluate/repair, due to tripping/falling concerns.
	●				**3.1 DRIVEWAY** Typical condition for age.
		●			**3.2 SITE GRADING/GROUND SLOPE AT FOUNDATION** (1) A negative/flat grade slope toward the foundation allows water runoff and ponding. This condition can causes structural and/or water infiltration problems. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems. (2) Neither the condition nor adequacy of any underground piping or site drainage systems can be determined as part of a home inspection. All drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

3.0 WALKWAYS (Picture 1)

3.0 WALKWAYS (Picture 2)

3.2(1) SITE GRADING/GROUND SLOPE AT FOUNDATION (Picture 1)

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other sil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to

foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

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4. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc.,**many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:
Pull-Down Stairs
Scuttle
Multiple Areas

INSPECTION METHOD:
Limited Entry

FRAMING:
Wood Frame

SHEATHING:
Wood/Wood Composite

INSULATION:
Batt & Loose Fiberglass

SPECIAL LIMITATIONS:
Design
Floored Areas
Inaccessible areas
Insulation

TOOLS USED FOR ATTIC INSPECTION:
Flashlight
Camera
Moisture Meter
Outlet Tester
Screwdriver

S	F	P	N	A	I	
		◆				**4.0 ROOF FRAMING** (1) Missing collar ties noted at ridge. Recommend evaluation/correction by license contractor to ensure proper support. (2) The left side of the attic was inaccessible for inspection due to design/no walkway/ductwork. Recommend to monitor ceiling and walls in the future for any signs of water intrusion.
	◆					**4.1 ROOF DECK / SHEATHING** (1) Moisture stains at rear side of roof sheathing/wood members, with no elevated moisture levels at time of inspection. This condition is conducive to prior/present roof leakage. Recommend to client to discuss prior/present condition with owner and obtain all documentation of repairs made before closing. If none can be provided, then recommend to have a qualified contractor determine source/status of moisture and repair as directed. (2) Repairs noted at various areas of attic. Discuss with owner and subsequently observe in future.
		◆				**4.2 VENTILATION PROVISIONS** Damaged/loose/missing screen at gable vent. Condition allows for possible pest/animal intrusion inside the attic, which can damage different system components, such as wiring. Recommend to have a qualified contractor repair as directed
					◆	**4.3 ATTIC VENTILATOR(S)** Attic ventilators are usually thermostatically controlled and cannot be checked if in the off cycle or if temperatures are cool. Adequate intake air (soffit vents) should be provided for optimum flow. Confirm operation when possible. If needs dictate automatic operation in cold weather, a humidistat controller should be considered.
		◆				**4.4 INSULATION** In Need of Repair: Missing insulation at attic side of attic access door/scuttle. Condition is conducive to effecting R-value/energy savings.

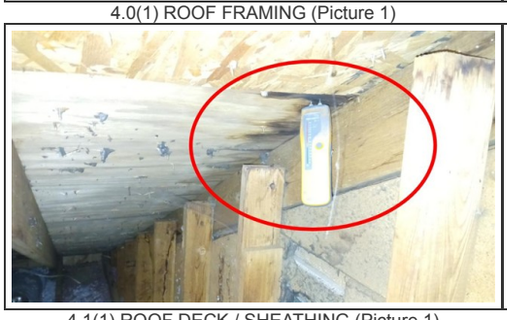
		◆			**4.5 FOLDING STAIRS/ATTIC ACCESS** Unit did not close properly, allowing conditioned air into attic. Recommend repair/replace due to energy efficiency concerns.
	◆				**4.6 FLOORING/WALKWAY**

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

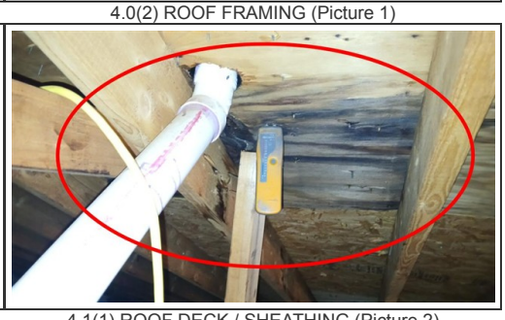
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

4.0(1) ROOF FRAMING (Picture 1)

4.0(2) ROOF FRAMING (Picture 1)



4.1(1) ROOF DECK / SHEATHING (Picture 1)

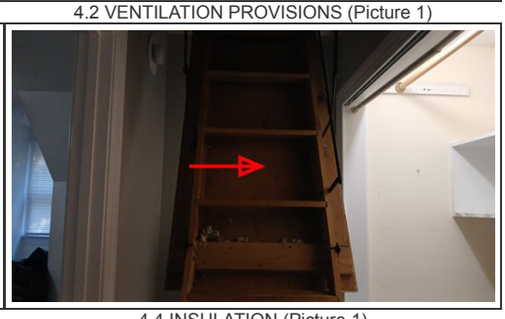


4.1(1) ROOF DECK / SHEATHING (Picture 2)

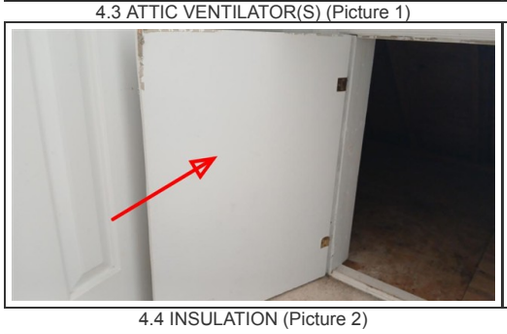
4.1(2) ROOF DECK / SHEATHING (Picture 1)

4.2 VENTILATION PROVISIONS (Picture 1)

4.3 ATTIC VENTILATOR(S) (Picture 1)



4.4 INSULATION (Picture 1)



4.4 INSULATION (Picture 2)

4.5 FOLDING STAIRS/ATTIC ACCESS (Picture 1)

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for

any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Finished Attic - Materials used to finish off attic areas severely restrict assessment of roof framing/roof framing conditions. Any renovation work after original construction should meet current requirements for egress, etc. Confirm compliance with local authorities.

Cathedral/Vaulted Ceiling - Cathedral/vaulted ceiling design restrictions generally prevent assessment of structural components, insulation or ventilation (moisture) provisions with this type construction. Ventilation inadequacies are common; assessment will be required when re-roofing or if any concerns are reported or develop.

Electric/Wiring - Wires should be spliced only in covered junction boxes. Wiring near the attic entry or storage areas should be protected from physical damage.

Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

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5. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein.**Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT CEILINGS:
Wood Frame
PREDOMINANT WALLS:
Wood Frame
PREDOMINANT FLOORS:
Wood Frame
PREDOMINANT WINDOWS:
Double Hung
DETECTOR(S):
Battery/Hard Wired
DETECTOR LOCATION(S):
Hall area (s)
FIREPLACE(S):
Type: Fireplace
SPECIAL LIMITATIONS:
Appliances
Finish materials

S	F	P	N	A	N	I	
		◆					**5.0 CEILINGS** (1) Evidence of fungal growth are present on ceiling/walls at various areas including 2nd floor. We did not inspect, test or determine if this is a health hazard/structural concern. Recommend to contact a qualified inspector who specializes in this to evaluate to determine the source/reason of the fungal growth and repair/clean as directed. (2) Water staining noted on the ceiling above half bathroom, master bedroom. There was no evidence of elevated moisture at the time of inspection. Recommend to discuss with owner about the history/repairs made and obtain all documentation. If none can be provided, recommend to have a qualified contractor evaluate to determine the status of the leak. (3) Repairs noted under hall bathroom. Discuss with owner any history/repairs made and obtain documentation. If no documentation is available, recommend evaluation by license contractor. (4) Cracking at corners/sheetrock tape joint areas/popped nails at various areas. Conditions are conducive to normal cracking/settlement cracking. Recommend repairs and painting as desired. Monitor condition in the future.
		◆					**5.1 WALLS** Cracking noted at living room, bedroom walls. Condition is conducive to possible stress/settlement. Recommend to have a structural engineer evaluate/repair.
		◆					**5.2 FLOORS** (1) Broken tile/grout noted at kitchen, breakfast nook, bathroom. Recommend repair/replacement to prevent further damage to tile and due to safety concerns. (2) Moisture stains noted at various areas of flooring, with elevated moisture levels at time of inspection. Recommend to have a qualified contractor to determine the status/source of the moisture and repair as directed. (3) Damaged flooring noted at living room. Recommend evaluation by license contractor and repair as directed to prevent further damage and due to safety concerns. (4) Carpet is loose/damaged at 2nd floor. Recommend to repair/secure to prevent possible tripping/damage.
◆							**5.3 STAIRS**
◆							**5.4 RAILINGS**

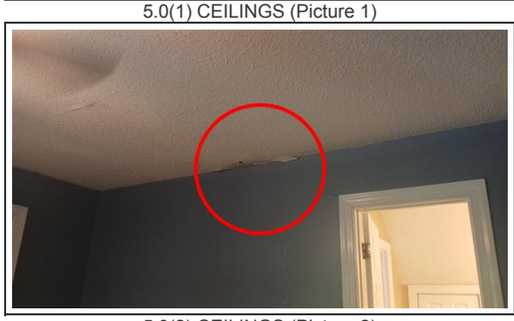
		●			**5.5 WINDOWS** (1) Painted/stuck shut windows at various areas. This condition is conducive to windows not functioning as intended and a limitation for inspection to determine if units are functioning properly. (2) Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time. Broken thermal seal at living room window. Evaluation/correction by qualified contractor recommended. (3) Counter weight/spring disconnected/damage at living room, master bedroom. Recommend repair/replacement to prevent damage to unit and injury to self. (4) Post construction film at windows. Deficiencies in window could be covered. This is a limitation of the inspection. If of concern, recommend evaluation by licensed contractor. (5) Window locks do not engage/damaged at rear bedroom. Recommend to repair/replace as directed due to security concerns.
		●			**5.6 ROOM DOORS** (1) The door knob is missing at kitchen pantry. Recommend to install to allow for proper use/open. (2) Door to frame/floor contact at bathrooms. Recommend repair/adjustment to prevent damage to door and frame. (3) Reversed latch at interior closet. Recommend repair/replacement to allow for proper use/close. (4) Door does not engage strike plate at master bedroom, hall bathroom, front bedroom/closet. Recommend repair/adjustment to ensure the door closes properly.
	●				**5.7 DETECTOR TEST** Smoke detectors are present in the house. Carbon monoxide detectors are not present.
	●				**5.8 FIREPLACE(S)** Rated fair due to age. Client may consider having system inspected by qualified professional chimney sweep prior to closing to ensure proper system function. Interior of system is limited for inspection.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

5.0(1) CEILINGS (Picture 1)

5.0(2) CEILINGS (Picture 1)

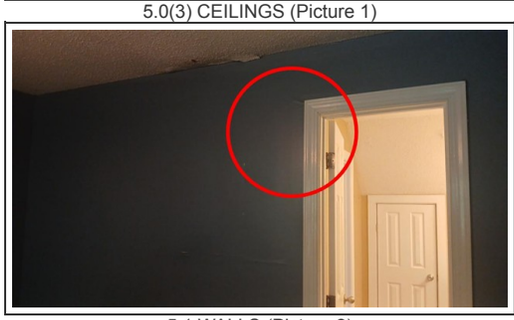


5.0(2) CEILINGS (Picture 2)

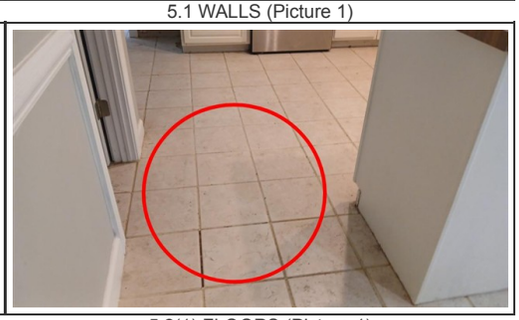
5.0(2) CEILINGS (Picture 3)

5.0(3) CEILINGS (Picture 1)

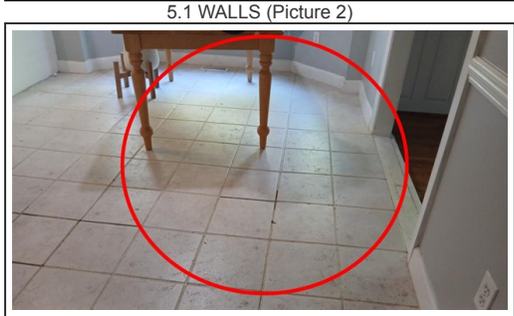
5.1 WALLS (Picture 1)



5.1 WALLS (Picture 2)



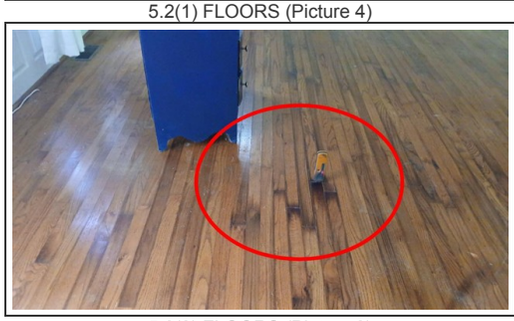
5.2(1) FLOORS (Picture 1)



5.2(1) FLOORS (Picture 2)

5.2(1) FLOORS (Picture 3)

5.2(1) FLOORS (Picture 4)



5.2(2) FLOORS (Picture 1)

5.2(2) FLOORS (Picture 2)

5.2(2) FLOORS (Picture 3)

5.2(3) FLOORS (Picture 1)

5.2(4) FLOORS (Picture 1)

5.2(4) FLOORS (Picture 2)

5.5(1) WINDOWS (Picture 1)

5.5(1) WINDOWS (Picture 2)

5.5(1) WINDOWS (Picture 3)

5.5(2) WINDOWS (Picture 1)

5.5(3) WINDOWS (Picture 1)

5.5(3) WINDOWS (Picture 2)

5.5(4) WINDOWS (Picture 1)

5.5(5) WINDOWS (Picture 1)

5.6(1) ROOM DOORS (Picture 1)

5.6(2) ROOM DOORS (Picture 1)

5.6(2) ROOM DOORS (Picture 2)

5.6(3) ROOM DOORS (Picture 1)

5.6(4) ROOM DOORS (Picture 1)

5.6(4) ROOM DOORS (Picture 2)

5.6(4) ROOM DOORS (Picture 3)

5.6(4) ROOM DOORS (Picture 4)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basic.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Molds - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the house are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

House Settlement - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Security/Safety Systems - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Lead-Based Paints - There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

Ceiling Materials - Acoustical tile and other finish surfaces, particularly textured ceiling surfaces on pre-1980 homes, may possibly contain asbestos. If the surface is undamaged and painted or coated, potential concerns related to airborne asbestos are reduced; however, if it becomes damaged, bulk and/or air sampling may be required to determine if there is a concern. Independent testing can be arranged if needed.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Moisture/Condensation - Moisture/condensation conditions can have numerous causes including those related to: mechanical equipment; venting; bath; laundry and kitchen venting; attic and/or crawlspace ventilation. Consideration should also be given to the presence of an adequate vapor retarder and insulation when investigating possible concerns.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective

vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

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6. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included.**The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

LOCATION:
Main Level

VENTILATOR:
Recirculating

FREESTANDING RANGE/OVEN:
Estimated Age: 5 to 10 years
Electric

DISHWASHER:
Estimated Age: 5 to 10 years

BUILT IN MICROWAVE:
Estimated Age: 5 to 10 years

SPECIAL LIMITATIONS:
Appliances
Storage/Obstructions

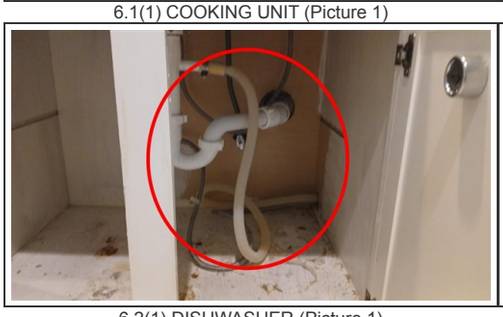
S	F	P	NA	NI	
	•				**6.0 PLUMBING / SINK** Rated fair due to age and functions as intended.
		•			**6.1 COOKING UNIT** (1) Overall Range was in good condition, however, the following concerns are in need of repair to allow Range components to function for which the purpose it was intended. In Need of Repair: No anti-tilt bracket installed at range. This is a safety device recommended by the CPSC (Consumer Product Safety Commission). Recommend installing for safety. (2) Unit operated.
		•			**6.2 DISHWASHER** (1) Missing drain loop for the dishwasher. This loop prevents the dirty water that is being drained from being inadvertently pulled back into the dishwasher or even siphoned back into the water system. (2) Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.
	•				**6.3 MICROWAVE** Rated fair due to age and functions as intended.
	•				**6.4 VENTILATOR** Rated fair due to age and functions as intended.
	•				**6.5 CABINETRY** Rated Fair due to age and functions as intended.
	•				**6.6 COUNTERTOP** Rated fair due to age.
				•	**6.7 REFRIGERATOR** Refrigerators are not within the scope of a North Carolina Home Inspection.
	•				**6.8 DRYER EXHAUST VENT** Recommend cleaning exhaust system as per manufacturers recommendations to allow for proper function/air flow.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

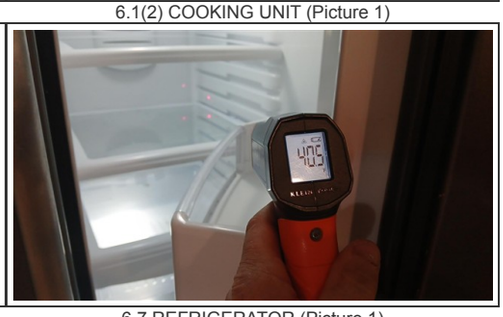
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

6.1(1) COOKING UNIT (Picture 1)

6.1(2) COOKING UNIT (Picture 1)



6.2(1) DISHWASHER (Picture 1)



6.7 REFRIGERATOR (Picture 1)

6.7 REFRIGERATOR (Picture 2)

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer. Review WATER TEMPERATURE comments and Bathroom Section.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Microwaves - Evaluation of these units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Compactors - Due to keyed control and potential damage concerns, these often cannot be operated at the time of inspection.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Cabinetry/Countertop - Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

Ventilation Provisions - Due to the presence of cooking and washing equipment that can generate excess moisture, and in the case of gas cooking appliances which can discharge possible contaminants into the air, adequate kitchen area venting is required (window and/or mechanical vent). If not already present, exhaust air ventilators that discharge directly to the exterior should be considered.

Laundry Equipment - Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

Carbon Monoxide - Gas burning appliances can produce carbon monoxide (CO). CO detection monitors should be used if bas-burning equipment is present.

Sinks/Faucets - Feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be discretionary.

Spray Attachment - A sink spray attachment is an optional accessory item. Repair to prevent any consequential damage from water leakage. In some cases, it may be necessary to replace the faucet in order add a sprayer or restore/ repair an existing one.

Dryer Venting - Dryer vents should be ducted directly to the exterior to prevent moisture-related conditions and potential fire concerns due to lint buildup. Plastic flex duct is generally considered unacceptable. Advise the use of metal ducts and regular cleaning of all ducts.

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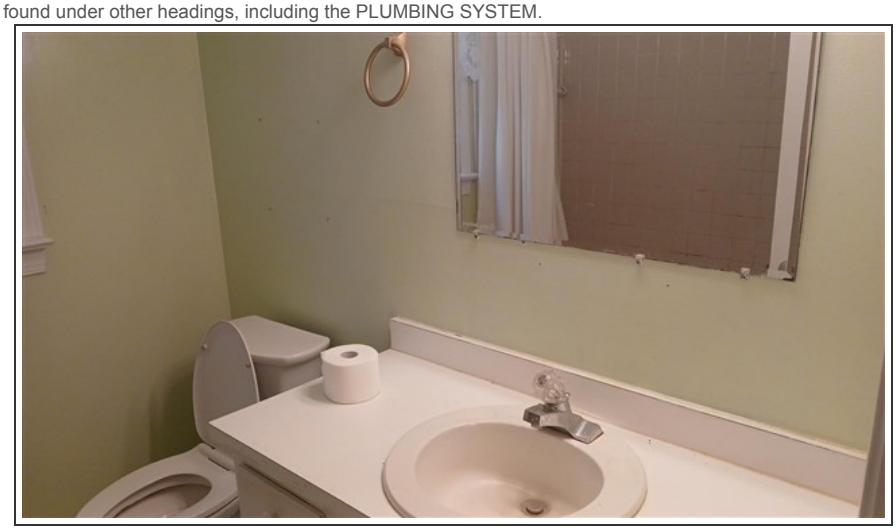
7. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.



DESCRIPTION:
Full Bath
1/2 bath

LOCATION:
Master Bedroom
Second floor
Hallway

VENTILATOR(S):
Exhaust Fan

SPECIAL LIMITATIONS:
Under Tub not accessible for Inspection

S	F	P	NA	NI	
		◆			**7.0 SINK(S)** (1) Drain stoppers did not function properly at master bathroom. Recommend to repair/replace as directed to ensure the sink basin will hold water. (2) Leak noted at master bathroom faucet handles. Condition is conducive to water damage which will damage the cabinetry and adjacent elements. Recommend a qualified plumber evaluate/repair. (3) Water leaking from the drain line under the sink at master bathroom. This is conducive to water intrusion that will damage the cabinetry and substructure. Recommend to have a qualified plumber repair/replace as directed.
	◆				**7.1 TOILET** Rated fair due to age and functions as intended.
		◆			**7.2 BATHTUB** (1) In Need of Repair: Missing/open caulking at spout/surround area at hall and master bathrooms. Conducive condition for water intrusion at the wall cavity and adjacent elements. Recommend to seal/caulk to prevent water damage. (2) Faucet leaking at handle in master and hall bathrooms bathroom. This condition is conducive to water intrusion at interior wall cavity. Recommend to have a qualified plumber evaluate/repair.
		◆			**7.3 CABINETRY** Drawer did not open/close properly. Recommend to repair/adjust.
	◆				**7.4 VENTILATION** Rated fair due to age and function as intended.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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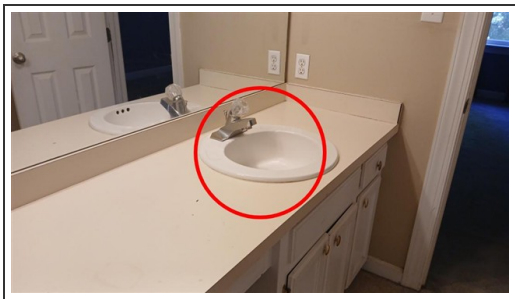
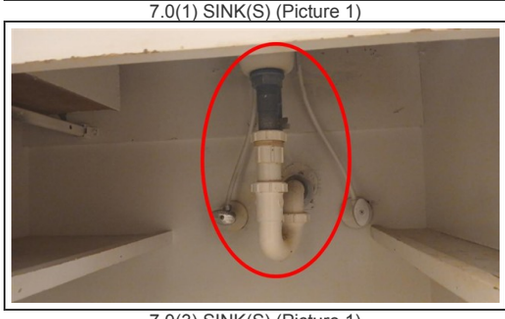


7.0(1) SINK(S) (Picture 1)



7.0(2) SINK(S) (Picture 1)

7.0(3) SINK(S) (Picture 1)

7.2(1) BATHTUB (Picture 1)

7.2(1) BATHTUB (Picture 2)

7.2(2) BATHTUB (Picture 1)

7.2(2) BATHTUB (Picture 2)

7.3 CABINETRY (Picture 1)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

Ancillary Systems - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Safety Glazing - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

Whirlpool - Inspection of jetted bath is limited to readily accessible components. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. These potential conditions may not be capable of being confirmed. GFCI protection is required for the pumping equipment; installation of a secondary safety switch is advised if not present.

Low Flow Toilets - Low flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

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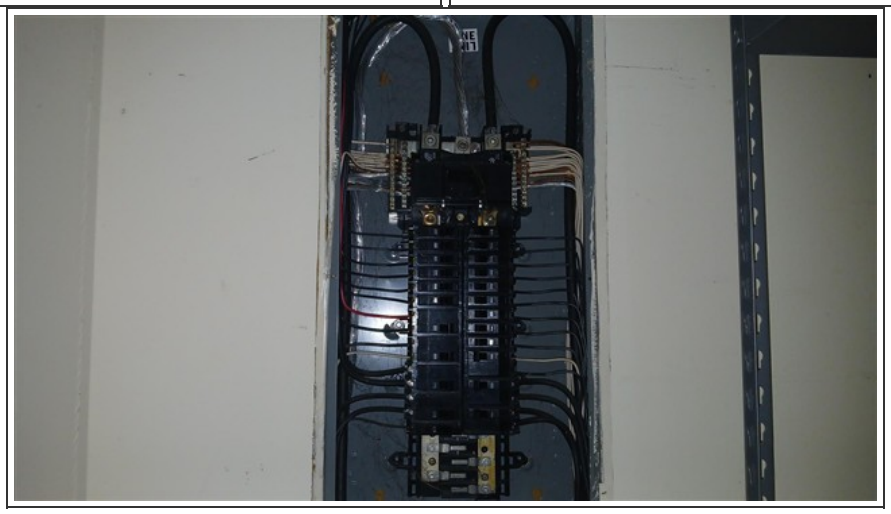
8. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.



SERVICE LINE:
Underground

ENTRANCE LINE:
4/0 Aluminum

SERVICE DISCONNECT(S):
Single Main
Location: In Distribution Panel
Interior Wall

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):
Aluminum/Copper

DISTRIBUTION PANEL:
Circuit Breaker
Estimated Amps: 200
Location: Interior

HOUSEHOLD (120 VOLT) CIRCUITS:
Copper

GFCI:
At Receptacle(s)
Multiple Units

SPECIAL LIMITATIONS:
Appliances
Finished Materials

S	F	P	NA	NI	
◆					**8.0 SERVICE / ENTRANCE LINE**
◆					**8.1 SERVICE GROUNDING PROVISIONS**
◆					**8.2 MAIN DISCONNECT(S)**
		◆			**8.3 DISTRIBUTION PANEL** Double tapped neutral wiring noted at distribution panel. It is recommended that each wire have its own terminal because the neutral wires cannot be isolated to perform service and the connections may become loose, which could arc and lead to a fire. Recommend evaluation of entire panel by licensed electrician due to safety concerns.
		◆			**8.4 DEVICES** (1) Light did not function at various areas including mud room, exterior, bedroom and hallway. Recommend bulb replacement to ensure proper function before closing. If light still does not function, recommend to have a qualified electrician evaluate fixture/wiring and repair/replace as directed. (2) The outlet tester indicated an open ground at exterior, bathroom outlets. Recommend a qualified electrician repair as directed due to improper wiring and safety concerns. (3) Missing electrical cover noted at attic. Recommend to install cover due to concerns of accidental contact with wiring, safety concern. (4) No pull string noted for bedroom fan. Recommend evaluation/correction by licensed electrician to prevent further damage and allow for proper function.
	◆				**8.5 WIRING**
		◆			**8.6 GFCI TEST** GFCI outlet at half bathroom was tripped and unit did not reset. This is a conducive condition for a bad and/or improperly wired GFCI unit. Evaluation/correction by qualified electrical contractor recommended.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

8.3 DISTRIBUTION PANEL (Picture 1)

8.4(1) DEVICES (Picture 1)

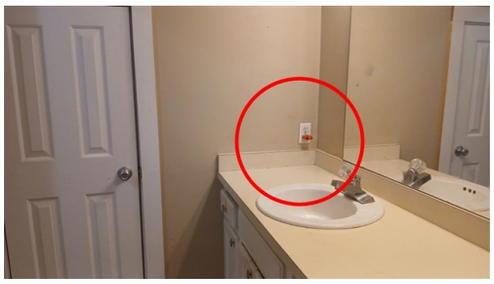
8.4(1) DEVICES (Picture 2)

8.4(1) DEVICES (Picture 3)

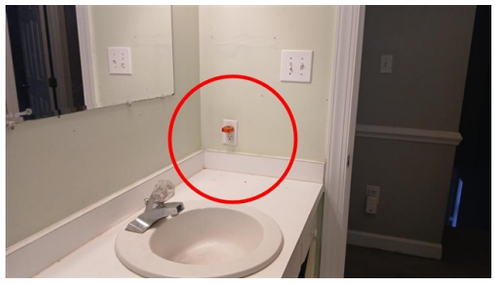
8.4(1) DEVICES (Picture 4)

8.4(2) DEVICES (Picture 1)

8.4(2) DEVICES (Picture 2)

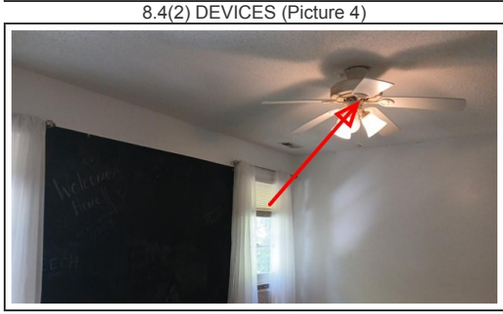


8.4(2) DEVICES (Picture 3)



8.4(2) DEVICES (Picture 4)

8.4(3) DEVICES (Picture 1)



8.4(4) DEVICES (Picture 1)

8.6 GFCI TEST (Picture 1)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

AFCI - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-fault Circuit-interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms were corded fixtures are used. AFCI's are not be evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Service Disconnects) - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.,) is not performed as part of a standard home inspection.

Low Voltage House Lighting - Over time, the components of a low voltage lighting system will malfunction at a greater rate than normal. Anticipate maintenance/upgrade needs.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

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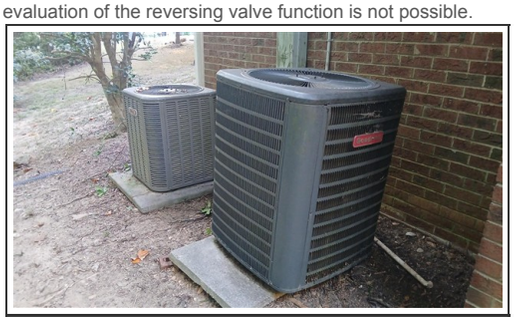
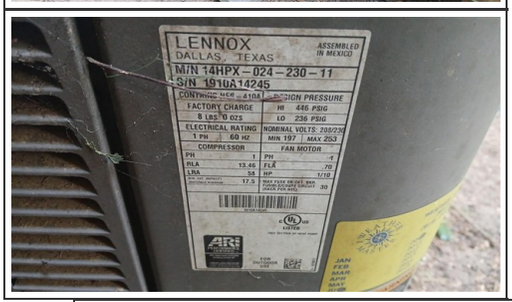
9. HEAT PUMP

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected.**A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Due to heat pump design factors, only a single mode operational test can be performed. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function is not possible.





SYSTEM TYPE:
Electric

SYSTEM: MAKE:
Goodman
Lennox

SYSTEM LOCATION:
Right Side
And
Attic
Crawl Space

ESTIMATED AGE:
8 to 10 Years
16 to 18 Years

DESIGN LIFE:
8 to 12 Years

GENERAL DISTRIBUTION:
Ducted/Registers

SPECIAL LIMITATIONS:
Breaker in off position.
Thermostat did not function in order to operate system

S	F	P	NA	NI	
		●			**9.0 OUTSIDE UNIT(S)** (1) Front cover missing at second floor unit. Discuss with owner any history/repairs made and obtain documentation. If no documentation is available, recommend evaluation by license HVAC contractor. (2) Due to heat pump design factors, only a single mode operational test was performed. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function is not possible. (3) Window mounted air conditioners not inspected due to plugged in appliance. Window areas are not inspected due to storage/ac unit.
	●				**9.1 AIR HANDLER UNIT(S)**
	●				**9.2 CONDENSATION**
	●				**9.3 DISTRIBUTION SYSTEM**
		●			**9.4 HEAT COIL** Heat coils not operated at second floor due to breaker off. Recommend evaluation/correction by licensed HVAC contractor to ensure proper function.
	●				**9.5 BLOWER**
		●			**9.6 THERMOSTAT** (1) Second floor thermostat not operational at time of inspection. Recommend evaluation of entire second floor system by licensed HVAC contractor and repair as directed to ensure proper function. (2) Thermostat did not provide option for emergency heat. Recommend evaluation by licensed HVAC contractor to ensure system function of emergency heat and allow for heat when exterior temperatures are below 28 degrees/safety concern.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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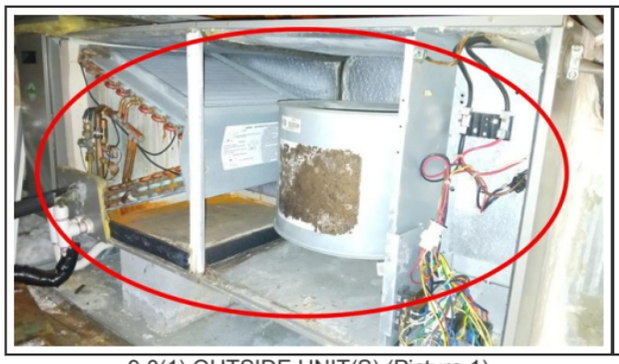
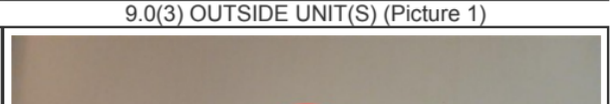


9.0(1) OUTSIDE UNIT(S) (Picture 1)

9.0(2) OUTSIDE UNIT(S) (Picture 1)

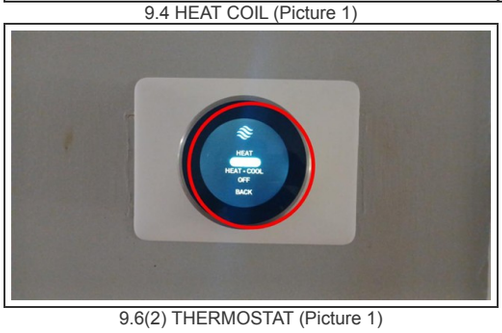
9.0(2) OUTSIDE UNIT(S) (Picture 2)

9.0(3) OUTSIDE UNIT(S) (Picture 1)



9.4 HEAT COIL (Picture 1)

9.6(1) THERMOSTAT (Picture 1)



9.6(2) THERMOSTAT (Picture 1)

NOTE: Regular cooling/heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling/heating or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling/heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling/heating systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Heat Pumps - Heat pumps are designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Central Heating Systems - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Single Mode HP Operation - Due to system design factors, only a single mode operational test of a Heat Pump may be performed. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function may not be possible, particularly if unit can only be operated in the cooling mode.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Cool/Cold Weather Factors - Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for inspection when temperatures are above approximately 60 degrees F (15 degrees C) for several days.

Pre-Test Power to System - According to standard manufacturer guidelines, the electric power to a cooling or heat pump system (whether controlled by fuse or breaker) needs to be on 12-24 hours prior to activation/inspection. Lack of confirmation of pre-test power for this time period precludes the ability to inspect the system.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Supplemental Heat - Generally, supplemental heating with heat pump systems is provided by electric resistance coils; seasonal or design impediments may limit ability to assess operation.

Condensate Removal - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

Blowers/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Distribution System - Due to system design, balancing methods or other factors, airflow and/or supply provisions to areas appear limited/uneven. Improve as required or desired. Anticipate heat stratification.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Window/Portable Units - These units are generally not inspected within the scope of a standard inspection. As with all appliances, units to remain after title transfer should be checked by a qualified service company if condition assessment is required or desired.

Auxillary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

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10. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly,**it is not possible to identify every piping or plumbing**

system material, or all conditions or concerns that may be present. A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER PIPING:
PEX
Copper

WATER SHUT-OFF LOCATION:
Interior Closet

DRAIN/WASTE/VENT LINES:
PVC

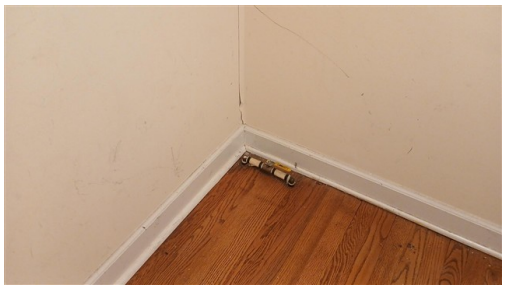
SPECIAL LIMITATIONS:
Finished Areas

MAIN WATER LINE:
PEX
Front Crawlspace

S	F	P	NA	NI	
●					**10.0 MAIN WATER CUTOFF** Main water cut off is located in interior closet.
	●				**10.1 WATER PIPING** Rated fair due to age/type and functions as intended.
	●				**10.2 WATER FLOW AT FIXTURES** Rated fair due age/type and functions as intended.
	●				**10.3 DRAIN / WASTE / VENT PIPING**
		●			**10.4 FIXTURE DRAINAGE** Slow drain noted at hall bathroom sink. Concerns of improper drainage. Recommend to clear drain prior to closing. If this does not solve drainage issue, recommend to have a qualified plumber evaluate and repair as directed.
		●			**10.5 EXTERIOR FAUCET(S)** Hose bib has leakage on handle at rear of the house. Full volume of water should be through spigot. Leakage may result in water penetration and/or damage and does not function as intended. Recommend repair by qualified plumber.
				●	**10.6 Washer / Dryer** Washing machine and dryer not inspected as they are not built-in appliances. Only a visual inspection of electrical and water supply and drain lines was performed. Operation of appliances without loads is cursory only. Check operation prior to closing.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



10.0 MAIN WATER CUTOFF (Picture 1)

10.5 EXTERIOR FAUCET(S) (Picture 1)

10.6 Washer / Dryer (Picture 1)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exists, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Lead Piping/Lead-in-Water - This inspection does not include assessment of lead piping or lead in water whether from the supply, piping, solder or other sources. Independent testing is available to determine lead concerns.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Pressure Regulators - Pressure regulator valve malfunction can result in excessively high or low water pressure. If adjustment of the pressure regulator does not improve conditions, repair or replacement may be required. Excessively high pressures can be detrimental to plumbing system and appliance components. Generally 80 psi is the maximum acceptable.

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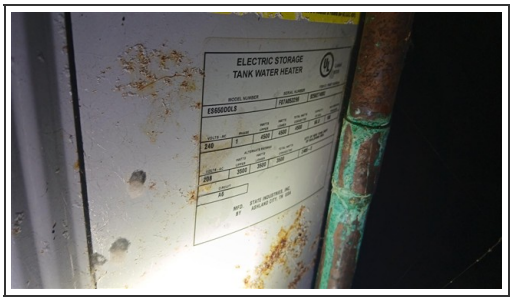
11. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.



WATER HEATER LOCATION:
Crawlspace

WATER HEATER TYPE:
Direct-heated Tank
Fuel: Electric

ESTIMATED CAPACITY:
50 Gallons

MANUFACTURER:
State

ESTIMATED AGE:
Over 14 years

DESIGN LIFE:
8 to 12 years

S	F	P	NA	NI	
		◆			**11.0 WATER HEATER** (1) Rust/corrosion at bottom of tank. Recommend evaluation/correction by qualified plumbing contractor to prevent further damage to tank and water intrusion to crawlspace that can raise moisture levels and promote rot/decay/damage. (2) Unit operated.
◆					**11.1 GAS / FUEL LINES AT UNIT**
◆					**11.2 SAFETY VALVE PROVISIONS**

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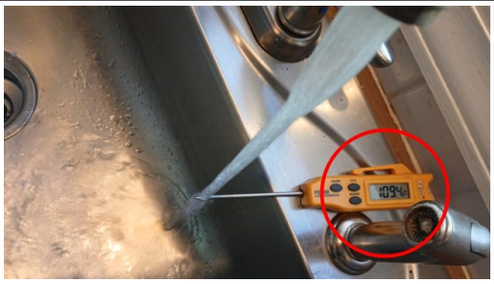
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

11.0(1) WATER HEATER (Picture 1)



11.0(2) WATER HEATER (Picture 1)

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Dip Tubes - The dip tube is located in the water heater to direct incoming cold water to the bottom of the tank. Due to a manufacture defect, plastic dip tubes used in many tanks manufactured in 1993-1996 are subject to premature failure. To confirm possible coverage for replacement costs or consequential damage, contact a local plumber or the water heater manufacturer.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

Water Temperatures - Hot water temperature generally should not exceed approximately 120?F (48?C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

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12. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general informational purposes only; the specific material type and/or make-up cannot be verified.**Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

CRAWLSPACE:
Full House

CRAWLSPACE INSPECTION METHOD:
Entered

FOUNDATION WALLS/PIERS:
CMU(block)/brick

HOUSE FLOOR STRUCTURE:
Wood Frame

INSULATION:
Blankett/Batt - Fiberglass

SPECIAL LIMITATIONS:
Insulation
Water/Debris

TOOLS USED FOR CRAWLSPACE INSPECTION:
Flashlight
Camera
Moisture Meter
Screw Driver/Probe

S	F	P	NA	NI	
		●			**12.0 FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S)** (1) Cracking with separation noted at right side of foundation walls/chimney. Condition is conducive to possible stress settlement and water intrusion. Recommend to have structural engineer evaluate/repair as directed. (2) Moisture content (21%) was above recommended levels at various areas of sub-structure framing at time of inspections which may lead to rot/decay/fungal/ support concerns. Recommend further evaluation by qualified crawlspace contractor and repair as directed. (3) Wood destroying fungus present in the wood members at rear/center in the crawlspace. The wood decay fungi feeds off of cells in wood by secrete enzymes that break down fibers in to a usable food. Breaking down the fibers of wood significantly reduces its strength, resulting in rotting, and destroying the structural integrity of the wooden components in the crawl space. Recommend to have a qualified crawlspace contractor that specializes in this to treat/repair and replace any damaged wood due to support/damage concerns. (4) Damaged rot at band/subflooring at front and middle of house with split joist. Recommend evaluation/correction by license contractor to prevent further damage and due to support concerns. (5) Repairs noted at subflooring under front of house. Discuss with owner any history/repairs made and obtain documentation. If none is available, recommend evaluation by licensed contractor.
		●			**12.1 CRAWLSPACE VENTILATION** Damaged/torn screen noted at crawlspace vent. Condition is conducive to pest intrusion at the crawlspace and sub structure. Recommend to have a contractor evaluate/repair.
		●			**12.2 INSULATION** Loose/missing insulation noted at various areas of the crawlspace. Condition is conducive to lowered R-values and efficiency. Recommend to replace insulation as directed.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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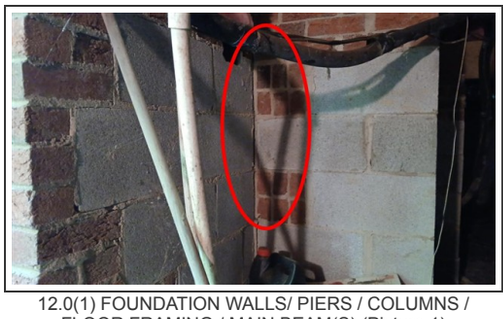
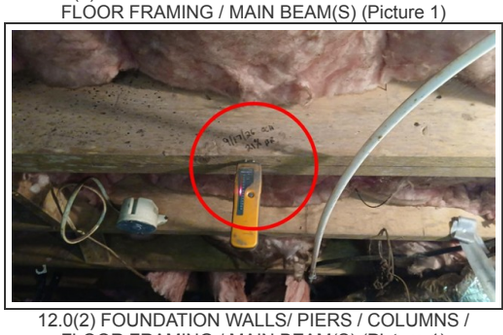
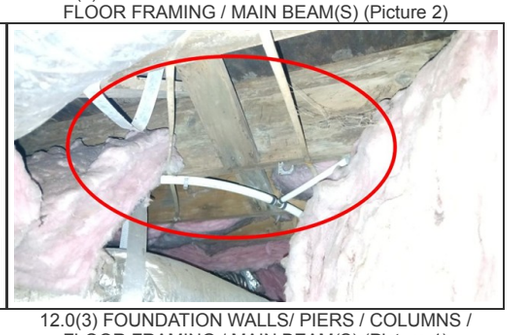


12.0(1) FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S) (Picture 1)

12.0(1) FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S) (Picture 2)



12.0(2) FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S) (Picture 1)



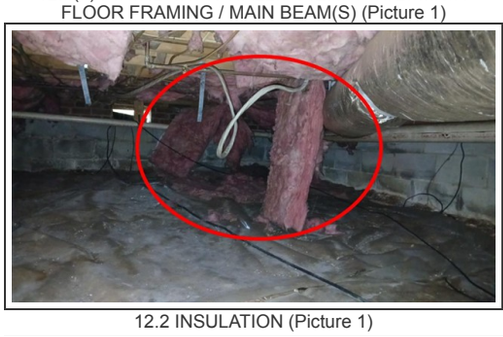
12.0(3) FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S) (Picture 1)

12.0(4) FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S) (Picture 1)

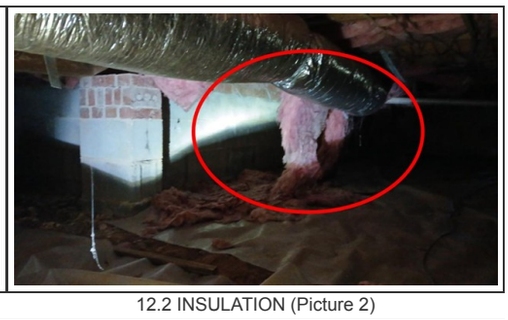
12.0(4) FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S) (Picture 2)

12.0(5) FOUNDATION WALLS/ PIERS / COLUMNS / FLOOR FRAMING / MAIN BEAM(S) (Picture 1)

12.1 CRAWLSPACE VENTILATION (Picture 1)



12.2 INSULATION (Picture 1)



12.2 INSULATION (Picture 2)

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage. A wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Crawlspaces - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

Finished Areas - Inspection of structural components and other house elements may be restricted by the presence of finished surfaces and materials. No assessments are made of the suitability of renovations or finish work. Local building officials should be contracted to verify compliance with permit and inspection requirements, including fire safety, egress,

and clearance issues.

Insulation/Vapor Retarders - Assessment of the presence of a vapor retarder (barrier) is often restricted by insulation or finish materials. In colder climates, a retarder is critical and should be provided between the house and unconditioned areas such as the attic. If not installed or installed improperly, it should be corrected or conditions monitored for moisture concerns.

Ventilation Provisions - Unconditioned sub-grade areas, particularly crawl spaces, generally need year round ventilation unless dry or heated. Advise upgrading or correcting vents to provide adequate cross-ventilation should elevated moisture conditions exist or develop, or if inadequate venting is indicated.

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13. FOUNDATION AREA WATER PENETRATION

The inspection for water penetration issues as addressed in this section of the report is generally limited to readily visible and accessible at-grade/subgrade areas of the house as listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection;**it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and present water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

DESCRIPTION:	INDICATIONS OF PRIOR REMEDIAL WORK:	SPECIAL LIMITATIONS:
Crawl Space Area(s)	*Moisture Barrier Partial*	*Moisture barrier* *Insulation* *Water/Debris*

S	F	P	NA	NI	
	●				**13.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS**
		●			**13.1 INTERIOR CONDITIONS / SIGHN OF WATER INTRUSION** (1) Efflorescence noted on the foundation wall at front and rear of the crawlspace. This is caused when soluble salts and other minerals within the concrete and mortar come to the surface and evaporate. The movement of the salts and the extent of deposit buildup is affected by moist conditions, whether from rain, dew, or excessive internal moisture, and temperatures. It can occur suddenly or gradually, especially when the moisture comes from within the concrete or masonry. Recommend to have a qualified crawlspace contractor evaluate and address any concerns. (2) Incomplete moisture barrier noted inside the crawlspace. Wall vented crawlspaces are recommended having full coverage ground vapor retarders (Moisture Barriers). Wall vented crawlspaces shall be protected from water entry by the evaporation of water from the ground surface. A minimum 6 mil polyethylene vapor barrier or equivalent shall be installed to cover all exposed earth in the crawlspace, with joints lapped a not less than 12 inches. When house was built, this was not the requirement, however this is now recommended.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

13.1(1) INTERIOR CONDITIONS / SIGHN OF WATER INTRUSION (Picture 1)

NOTE: Many at-grade and subgrade water penetration concerns are related to exterior and site conditions including inadequate or malfunctioning roof drainage provisions, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or conditions conducive wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Considerations - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or

impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

Drainage Systems - Any perimeter drainage system that may have been installed with the original construction or added at a later date should help minimize water seepage concerns. These systems, however, can collapse, become clogged, or be overburdened; consequently, monitoring of conditions and a periodic check of flow is advised.

Grading/Roof Drains - Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

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HouseMaster Property Inspection Services

EXPRESS. REPORT

Report ID: 2609OH21985 / Iudica

INVOICE

Floor 2 Ceiling Home Inspections LLC DBA HouseMaster
5524 Sapphire Springs Drive
Knightdale, NC 27545
919-803-7977

Inspection Date: 9/17/2026
Inspected By: Owen Hibberd

Customer Info:
Allison Iudica

Inspection Property:
8400 Wanstraw Way
Apex NC 27539

Service	Price	Amount	Sub-Total
Standard Home Inspection	466.00	1	466.00

Tax $0.00
Total Price $466.00

Payment Method: ACH
Payment Status: Paid
Notes:

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HouseMaster Property Inspection Services

EXPRESS. REPORT

Report ID: 2609OH21985 / Iudica

INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted Home Inspection Standards of Practice . Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.

Owen Hibberd

Owen Hibberd, Inspector
#3792

Inspection Date: 9/17/2026

INSPECTION COMPANY
Floor 2 Ceiling Home Inspections LLC DBA HouseMaster
5524 Sapphire Springs Drive
Knightdale, NC 27545
919-803-7977

PROPERTY INFORMATION
Client: Allison Iudica
8400 Wanstraw Way
Apex NC 27539

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