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

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1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished

Type of Building

Single Family

Outdoor Temperature

Above 65F

Weather Conditions

Clear

Introduction

Please carefully read your entire Inspection Report. Properties being inspected do not "Pass" or "Fail". This report is based on an inspection of the accessible and visible portion of the structure on the day of the inspection, according to the NC Home Inspector Standards of Practice. The inspection may be limited by vegetation, furnishings, and personal items. This report will focus on safety and function and is not a building code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair, and allows for normal wear and tear of systems and components.

All recommendations for repair, replacement, evaluation, and maintenance issues found should have a full, extensive and comprehensive evaluation of the related systems and components by licensed qualified contractors within the clients due diligence period and prior to closing. Further evaluations could uncover additional issues not observed or identified during a limited visual inspection of the property. Any costs associated with further evaluation or repair of items should be considered prior to purchase and during the due diligence period.

The North Carolina Standards of Practice require that the DDID format be used to communicate defects within the report. DDID is an acronym to Describe the component or system, state how the condition is Defective, explain the consequences of the condition (Implication), and Direct the client to a course of action.

Categories

Maintenance / Minor / Monitor

Maintenance items, evidence of previously addressed issues that should be monitored, DIY items, or recommended upgrades will fall into this category. These concerns may cause damage if neglected for extended periods of time.

Recommendation

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

Significant Concern

A specific issue with a system or component that has already caused damage, will likely cause damage, or may be a safety hazard if not immediately addressed. These concerns are often imminent or may be very difficult or expensive to remedy.

Orientation

Note that the reference point is from the main entrance the house. The right, front, left, and back are all references from the street view.

Limitations

General

PERSONAL ITEMS

There were personal items present in the home at the time of inspection. These personal items blocked visual accessibility of some walls and floors, receptacles, air registers, closets, and cabinets. This inspection is limited to readily visual portions only, and furniture/rugs/personal items are not moved. It is recommended that these areas be evaluated prior to closing after personal items have been removed.

General

RENOVATED HOME

Home Inspections on renovated properties are extremely challenging. The Inspector makes every effort to locate as many defects as possible; however, when a home has been remodeled, defects that are typically discovered by evidence from age, daily use and loads, may not be visually apparent. The buyer should be aware that there is an added risk when purchasing a home that has been remodeled or purchased and remodeled for the sole purpose for resale (flip). The sellers may or may not be tenants or occupants of the home, and therefore the buyer should budget for defective items that could only be discovered by disclosure from the sellers. It is recommended that the buyer ask the seller for full details that define the scope of work performed during the remodel. This may include a list of the licensed trade contractors, all supporting letters and documents from engineers, and a copy of all required inspections/permits. It is important to understand that the condition of the home and its components can change at any time. Home inspections for renovated homes should be considered preliminary. The home cannot be fully inspected until it has been placed under normal loading and all components and systems have been used regularly. It is recommended that the buyer request and perform a second inspection on the home prior to the end of the first year of service. The inspector may have different standards from the client concerning but not limited to workmanship, cosmetic concerns, severity of concern, etc. The final determination and course of action for cosmetic concerns is placed on the client and should be discussed with the builder. It is recommended that all items listed in the report be repaired or evaluated to determine the extent of the concern before purchasing the home. Any costs associated with further evaluation or repair of items should be considered prior to purchase. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. Photos are only limited examples and not intended to show areas of defect or concern. Please carefully read your entire Inspection Report. Call us after you have reviewed your report so that we may answer any questions you may have.

2: EXTERIOR

Information

Fences: Fence Material
Metal/Iron

Retaining walls: Retaining Wall
Material
Not Present

Photo
Exterior Overall



Exterior Doors: Photo

Photo - Exterior Door - Outside



Grading & Drainage: General Grading Information and Limitations

For the purpose of this report, the grading around the home was visually inspected. The inspection was not invasive and therefore was limited. Items listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a qualified contractor. When conducting further evaluations, it is highly recommended to evaluate the entire interior and related systems comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a general contractor to consult with specialists from relevant trades as needed. The grading and drainage of a property are important aspects of a home inspection. The purpose of this inspection is to evaluate the overall condition and functionality of the grading and drainage systems to identify any potential concerns or deficiencies. During the inspection, the inspector will visually assess the grading around the property, including the slope, contour, and surface condition of the land. The effectiveness of the drainage systems, such as gutters, downspouts, and surface drains, will also be evaluated. The inspection aims to identify any signs of improper grading or inadequate drainage that could lead to water accumulation, flooding, or damage to the property. However, it is important to note that the inspection of grading and drainage has certain limitations. The inspection is a limited visual assessment and does not involve extensive excavation or soil testing. Therefore, it may not uncover hidden drainage issues or underlying soil conditions. Additionally, the inspection cannot predict the performance of the grading and drainage systems during heavy rainfall or extreme weather conditions. Landscaping and grading maintenance can limit the viewing and inspection of the grading. It is also recommended to consult with local regulations and guidelines regarding grading and drainage requirements. Consider additional evaluations or consultations with professionals specializing in grading and drainage if necessary.

Detached Structures: Detached Structures

Not Present

The detached structures were not inspected and are outside the scope of the home inspection.

Observations

2.4.1 Weatherhoods and Vents

LINT BUILDUP

Lint buildup in the dryer vent observed. Recommend cleaning the vent of all obstructions and verifying the backdraft damper will close. Recommend periodically inspecting dryer vent for any obstructions.

Blocked dryer exhaust duct is a fire hazard and all obstructions should be removed to reduce risk of fire.

Recommendation

Contact a handyman or DIY project





Right Exterior

2.7.1 Grading & Drainage

GRADING-MONITOR

The grade does not appear to be properly sloped away from the structure. The grade should slope at least 6 inches for the first 10 feet away from the structure. Recommend monitoring this and repair if necessary so water is properly diverted away from the foundation.

Recommendation

Recommend monitoring.



Recommendation



Right Exterior

2.8.1 Fences

GATE DOES NOT LATCH

EXTERIOR

The gate does not latch properly. This prevents secure closure and may allow unauthorized entry or escape of pets or children. The latch mechanism should be inspected and repaired or replaced by a fence contractor.

Recommendation

Contact a qualified professional.



Recommendation



Right Exterior

3: EXTERIOR - CLADDING AND WINDOWS

Information

Siding Material Stone Veneer, Fiber Cement	Soffits/Eaves/Trim Material Composite	Columns: Column Material Masonry, Wood
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General Exterior Information and Limitations

For the purpose of this report, any concerns relating to the exterior systems identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair and repair by a qualified or General Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire exterior system and components comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for the General Contractor to seek guidance from specialists in each respective trade as necessary. If the Contractor discovers that exterior defects are related to or involve the structure of the home, it is recommended to consult a Structural Engineer who can outline the necessary repairs. Addressing deficiencies on the exterior of the home is essential in order to prevent direct water penetration into the building envelope, which can result in structural damage, be more extensive that they appear and create unfavorable environmental conditions. It is recommended to conduct extensive evaluations and repairs prior to the closing of the property, ensuring that the buyer fully understands the scope and extent of the concerns. It is important to inspect and maintain exterior systems and components on an annual basis to uphold their functionality.

Limitations

General

LIMITED ACCESSIBILITY- EXTERIOR

The siding, trim, eaves, windows and other exterior cladding components were not probed in areas that could not be accessed and reached by the inspector from the ground. The areas above the inspector's reach were only viewed. It is recommended that a licensed general contractor evaluate the siding and repair all areas of damage and decay as needed.

Observations

3.2.1 Trim

GAPS/OPENINGS

 Maintenance/Minor/Monitor

Recommend that the gaps/openings be properly sealed to help prevent moisture or pests from entering.

Recommendation

Contact a qualified professional.



Right Exterior

3.4.1 Windows

POSSIBLE FAILED SEAL

The seal appeared to be damaged in windows. Condensation between the window panes can lead to fogged windows and elevated moisture.

Due to weather conditions, a failed seal is not necessarily always visible. Recommend a qualified contractor evaluate all windows/doors & and repair.

Recommendation

Contact a qualified professional.



Recommendation



Attic, Right Exterior

3.5.1 Siding - Fiber Cement

SIDING - LOOSE

One or more pieces of siding were loose, which could result in moisture intrusion. Recommend properly securing the siding by a qualified contractor.

Recommendation

Contact a qualified professional.



Recommendation



Laundry Rear Left 2nd Floor

3.5.2 Siding - Fiber Cement

CEMENT SIDING: BUTT JOINT GAPS

When viewing the siding, there are open gaps between the siding butt joints. This condition could allow for air passage, pest entry and moisture damage. Repair is needed to ensure proper function of the exterior cladding. Although not the standard when the home was constructed, current building practices require non-metal flashing to be applied at the siding butt joints. This eliminates the need for sealing and painting of these joints. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

Recommendation

Contact a qualified general contractor.



Recommendation



All siding

3.5.3 Siding - Fiber Cement

SIDING CRACKED

There were areas where the siding was found to be cracked. This condition could allow for excessive air passage, pest entry and hidden moisture damage to structural components. It is recommended that a licensed general contractor repair as needed. Photos are limited examples and do not depict all areas of damage.

Recommendation

Contact a qualified general contractor.



Recommendation



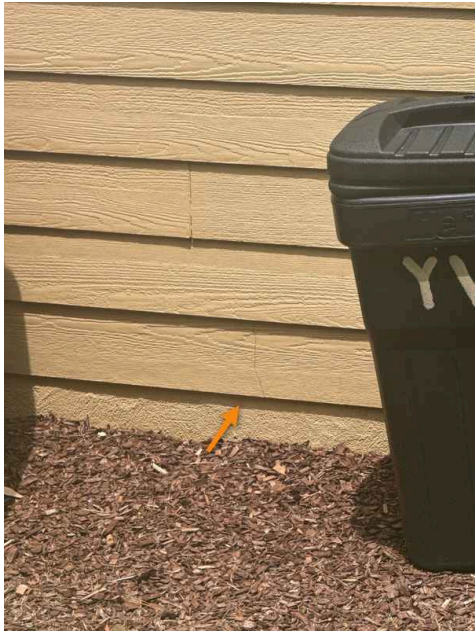
Right Exterior



Right Exterior



Right Exterior



Right Exterior



Back porch

4: DECKS/PORCHES

Information

Decks: Deck

Wood Surface

Porches: Porch/Stoop/Balcony

Masonry w/ Concrete Surface

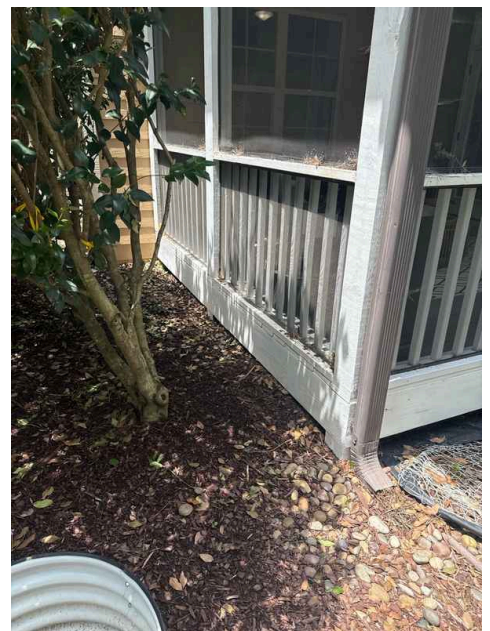
Decks: General Deck/Porch Information and Limitations

For the purpose of this report, any concerns regarding structural related items identified in this report have a level of concern and require further assessment by a Licensed General Contractor or Engineer to determine the source and extent of damage, any additional defects not identified in the report, and cost of repair. It is essential to address any flashing deficiencies to prevent direct water penetration into the building envelope, which can cause structural damage, be more extensive than they appear and create unfavorable conditions. When conducting further evaluations, it is highly recommended to evaluate the entire deck and/or porch system comprehensively. Items requiring general repair should be referred to a General Contractor, while structural items requiring design consideration, evaluation of significance/cause, and determination of adequacy should be referred to an Engineer. It is crucial to evaluate and address all structural concerns as necessary in order to ensure the durability and stability of the home. Repairs and evaluations should be conducted prior to the closing of the property to ensure that the buyer comprehends the full scope or extent of the concerns. Foundations, slabs, piers, columns, roof, railing and floor framing systems where accessible, are inspected for visible defects such as broken, cracked, decayed, or damaged members. Evaluating the system for design, load or support aspects such as correct span, load transfer, and compliance with building codes falls outside the scope of the home inspection.

Limitations

Decks**LIMITED ACCESSIBILITY - DECK HEIGHT**

The deck access was not readily accessible and limited to viewing from the perimeter due to the height being too low. It is recommended that the deck be inspected when access is permissible.



5: ROOF

Information

Coverings: Roof Inspection Method

Binoculars, Ground

Flashings: Flashing Material - Chimney

None

Chimneys: Type of Chimney(s)

Not present

Coverings: Video

Video/Photo - Overview

Coverings: Roof Material

Asphalt/Fiberglass shingles

Flashings: Flashing Material - Furnace/Water Heater

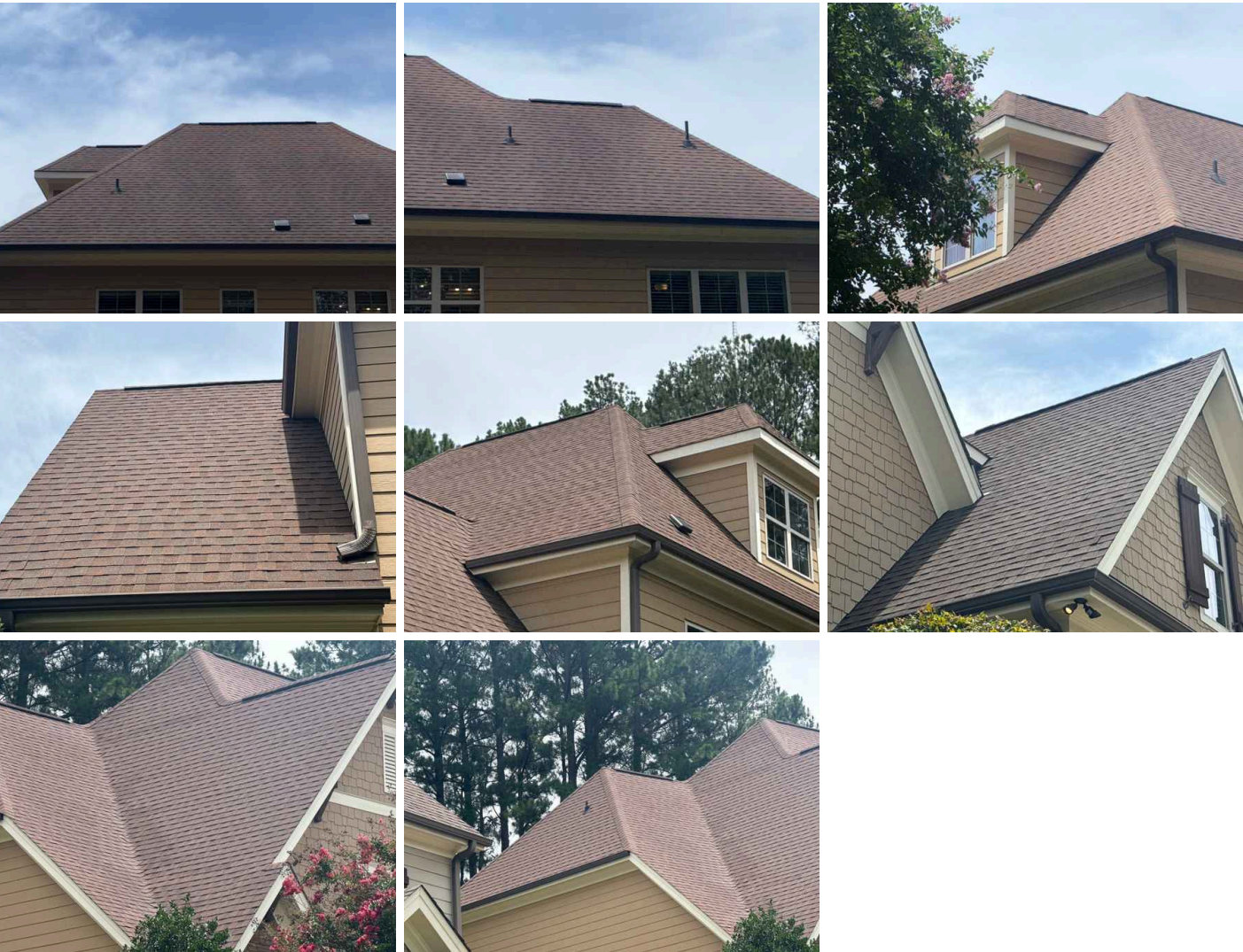
Plastic Boot with Neoprene

Coverings: Roof Type/Style

Hip

Flashings: Flashing Material - Plumbing Vents

Plastic boot with neoprene



Coverings: General Roof Information and Limitations

The roof covering, flashings, roof drainage, chimney and skylight items mentioned or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair and repair by a qualified roofing or General Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire roof system comprehensively. It is essential to address any roofing deficiencies to prevent direct water penetration into the building envelope, which can cause structural damage, be more extensive than they appear and create unfavorable environmental conditions. The inspection of fastener type and count for the roofing covering system falls outside the purview of the home inspection. The home inspection solely focuses on visible surfaces and systems, excluding hidden or underlying details such as nails, underlayment condition, and flashings. Determining the age or remaining service life of the roof covering systems is also beyond the scope of the home inspection. If the buyer wishes to budget for replacement, it is recommended to consult a roofing contractor to address queries regarding life expectancy. Covering, flashings, skylights, chimney and roof gutter system inspections primarily assess evidence of past issues, unless conducted during heavy rain, which also may be limited by viewing limitations. For homes with a chimney, the scope of chimney inspections is restricted to the visible surfaces exclusively. Flue liners, chimney caps, and chimney crowns, being non-visible, are not within the purview of the home inspection. In order to guarantee chimney safety and functionality, it is crucial to have comprehensive inspections conducted by a specialist on an annual basis and prior to any property purchase. Throughout the first year of ownership, diligent monitoring of all roof drainage and flashing systems is advised to identify problematic areas requiring adjustments or corrections. Regular inspections and maintenance of roofing systems and components should be conducted on an annual basis. The inspection of the roof and its related components is a limited visual inspection.

Observations

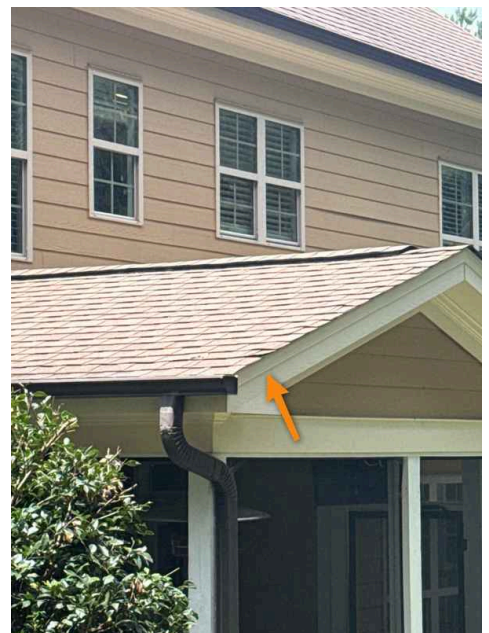
5.1.1 Coverings

SHINGLES - LIFTED

Some of the shingles on the roof were noted to be lifted and not sealed down. These conditions are susceptible to wind damage and could potentially allow water penetration that could cause hidden damage. Recommend further evaluation of the roof covering/flashings by a roofing contractor and repair as needed.

Recommendation

Contact a qualified roofing professional.

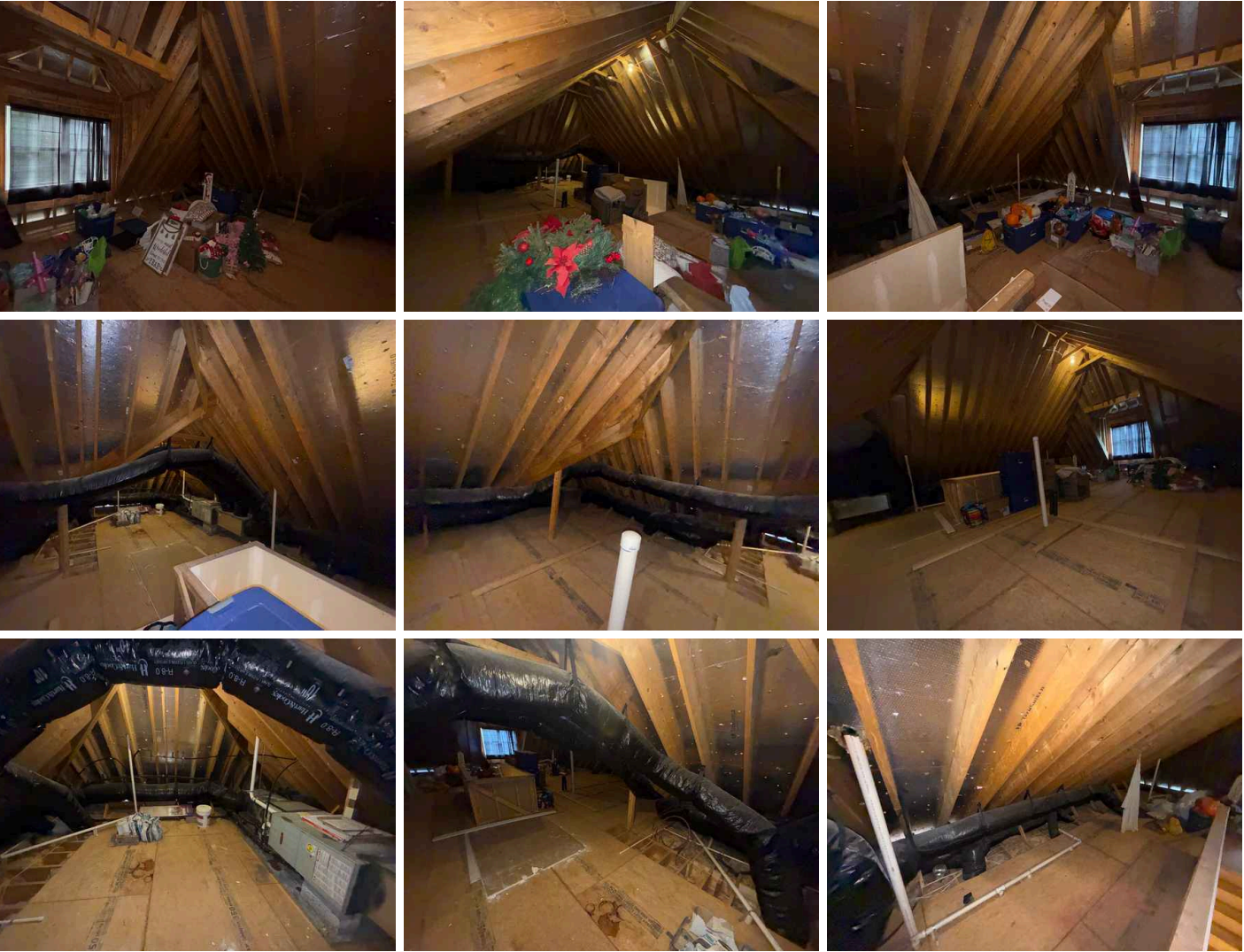


Rear Right

6: ATTIC

Information

Number of Attics 1	Attic Inspection Method Entered Attic	Insulation: Attic Insulation Type Batt, Fiberglass
Roof Framing: Ceiling Framing Wood, Stick Built	Roof Framing: Roof Framing Wood, Stick Built	Roof Framing: Roof Decking OSB, Plywood
Ventilation: Attic Ventilation Ridge Vents, Soffit Vents		
Photo/Video of Attic Attic		



General Roof Structure and Attic Information and Limitations

For the purpose of this report, any concerns regarding structural or ventilation related items identified in this report have a level of concern and require further assessment by a Licensed General Contractor or Engineer to determine the source and extent of damage, any additional defects not identified in the report, and cost of repair. When conducting further evaluations, it is highly recommended to evaluate the entire roof and attic system comprehensively. Items requiring general repair should be referred to a General Contractor, while structural items requiring design consideration, evaluation of significance/cause, and determination of adequacy should be referred to an Engineer. It is crucial to evaluate and address all structural concerns as necessary in order to ensure the durability and stability of the home. Repairs and evaluations should be conducted prior to the closing of the property to ensure that the buyer comprehends the full scope or extent of the concerns. Roof, ventilation, insulation, ceiling, and floor framing systems, where accessible, are inspected for visible defects such as broken, cracked, decayed, or damaged members and missing or compressed insulation. Evaluating the system for design, load, support aspects such as correct span, load transfer, insulation R-value rating or adequacy and compliance with building codes falls outside the scope of the home inspection.

Limitations

General

FLOORED AREAS

Due to framing, ductwork, and other components of the attic that limited safe accessibility, the attic was only inspected from the floored areas in the attic.

Ventilation

VENTILATION ADEQUACY

The calculation of ventilation adequacy in the attic is not part of this inspection. At the time of inspection, there were no signs of poor attic ventilation; however, this can vary based on the weather conditions (temperature, wind, humidity, cloud cover, etc.) for that day and the days prior. If the client observes unusually high temperatures or moisture in the attic, it is recommended that a licensed general contractor make further evaluations and repairs.

Observations

6.4.1 Roof Framing

STAINS - DRY

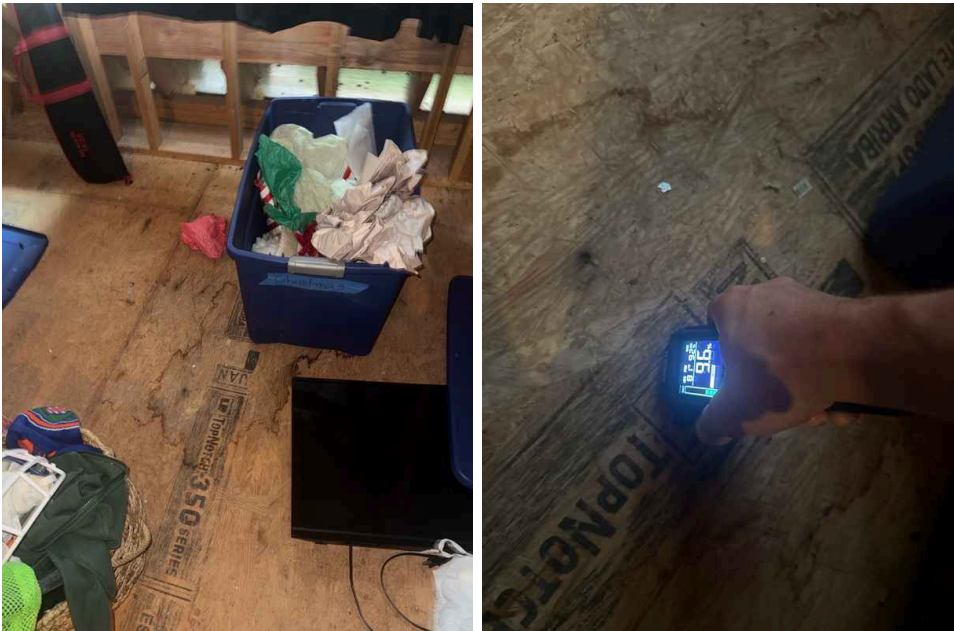


Maintenance/Minor/Monitor

Stains were observed on attic framing that tested within typical range on the day of inspection. Inspector cannot predict future conditions of these areas. Recommend monitoring area and consult with a qualified contractor if elevated moisture or a leak is observed.

Recommendation

Recommend monitoring.



Front Attic

7: APPLIANCES

Information

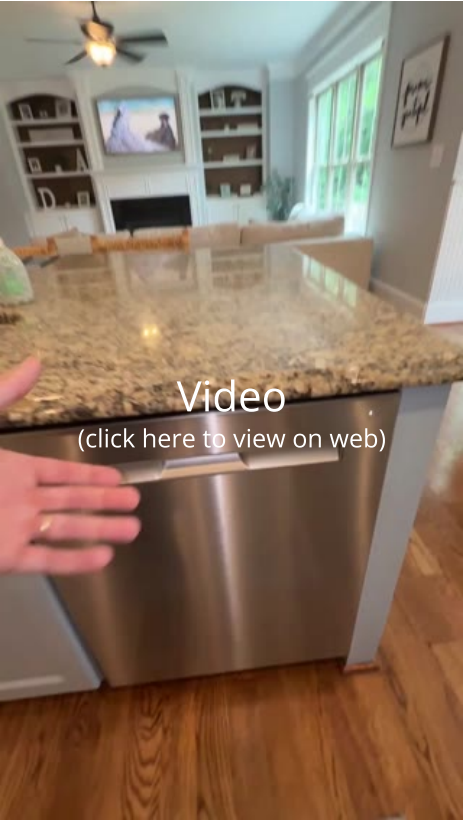
Dishwasher: Photo
Dishwasher



Dishwasher: Photo - Dishwasher
Serial Number
Dishwasher Serial Number



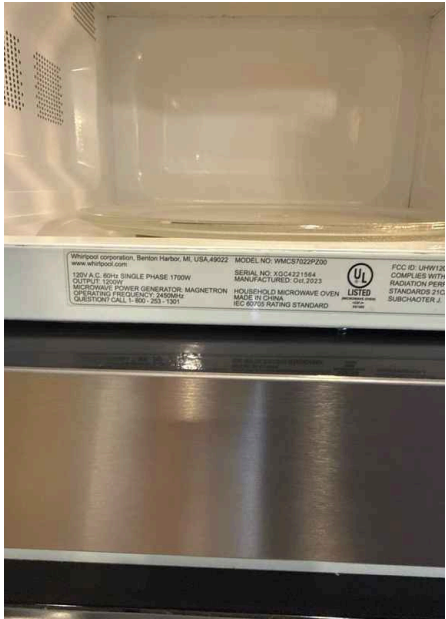
Dishwasher: Photo - Cycle
Complete
Dishwasher Cycle Complete



Built-in Microwave: Photo
Microwave



Built-in Microwave: Photo -
Microwave Serial Number
Microwave Serial Number



Ventilation Equipment/Hood:
Photo
Ventilation Equipment



Ventilation Equipment/Hood:
Ventilation Type
Cooktop vented

Cooktop: Photo
Cooktop

Cooktop: Cooktop Energy Source
Gas



Cooktop: Photo - Cooktop Serial
Number
Cooktop Serial Number

Range/Oven: Photo - Range/Oven Range/Oven: Photo - Oven Pre-Heated Range/Oven



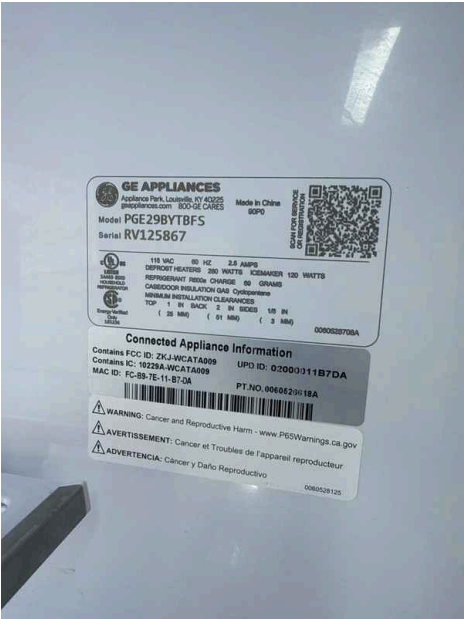
Range/Oven: Photo - Range/Oven Serial Number Range/Oven: Range/Oven Energy Source Refrigerator: Photo Refrigerator



Refrigerator: Photo
Refrigerator Interior



Refrigerator: Photo - Refrigerator
Serial Number
Refrigerator Serial Number



Food Disposer: Photo
Disposer photo



Washer: Photo - Washer Serial
Number
Washer Serial Number



Dryer: Photo
Dryer Connections and Vent



Dryer: Photo - Dryer Serial
Number
Dryer Serial Number



Dryer: Dryer
Electric

Dryer: Dryer Vent Material -
Through the Wall
Rigid Metal

Trash Compactor: Trash
Compactor
Not Present

Central Vacuum: Central Vacuum
Not Present

A central vacuum system is not tested during the home inspection.

Dishwasher: General Appliance Information and Limitations

For the purpose of this report, the appliance of the home were visually inspected and some were operated. The inspection was not invasive and therefore was limited. Items listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a qualified contractor. When conducting further evaluations, it is highly recommended to evaluate the entire appliance and related systems comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a qualified contractor to consult with specialists from relevant trades as needed. The inspection does not cover the washing machine and dryer, as they are considered personal property. Washing machines can often leak, causing hidden damage to areas not visible to the home inspector. The home inspector does not identify the power service (gas or electric) for the dryer or the material (metal or plastic) of the exhaust duct. The presence of the washer and dryer significantly limits the inspection of the laundry area. Therefore, it is advisable for buyers to view the laundry room for any damage or concerns after the appliances have been removed and before finalizing the purchase. Prior to installing a washer and dryer, the installer should inspect and verify the washer drain, dryer exhaust duct, gas connection, and/or electrical service receptacles. All appliances listed or identified in the sections below are of concern and require a comprehensive evaluation and repair by a certified appliance repair technician. If additional concerns arise during the evaluation and repair process, it is recommended to consult a general contractor who can contact specialists in each relevant trade as needed. Built-in appliances are operated to assess their response and functionality with normal operating controls. However, determining the effectiveness of appliance settings or cycles, such as the cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven, is beyond the scope of a home inspection. Refrigeration units, washing machines, and dryers are also not covered in the home inspection.

Washer: Photo

Washer connections



Dryer: Dryer Vent

Recommend periodically inspecting dryer vent for any obstructions. Blocked dryer exhaust duct is a fire hazard and all obstructions should be removed to reduce risk of fire.

Limitations

Refrigerator

FRIDGE NOT MOVED

If present, the refrigerator was not moved and the area behind/under was not inspected.

Washer

WASHER NOT TESTED: CONNECTIONS AND DRAIN NOT TESTED

The washer, washer connections and drain are outside the scope of inspection and were not tested. It could not be determined if the washer connections or drain will function as intended. It is recommended that the client connect the washer properly and monitor the connections and drain for leaking. Braided stainless steel washer hoses are recommended due to their proven durability over rubber hoses. The areas behind the washer/dryer are not visible and were not inspected.

Washer

FLOOR PAN NOT TESTED

The overflow pan and/or pan with floor drain for the washing machine was not tested. The drain was not tested for function. It should be noted that these type pans and drains cannot always capture and adequately drain an overflowing washing machine. If a washing machine connection hose fails, the pan will not typically capture this water.

Dryer

DRYER NOT TESTED

Dryers are outside the scope of the home inspection and are not tested. The areas behind the washer/dryer are not visible and were not inspected. Note that the dryer receptacle and other 240V receptacles are not tested during the home inspection.

Dryer

LIMITED VISIBILITY

The area behind the washer/dryer was not readily accessible and the connections, drains, and dryer vent were not inspected.

Dryer

VENT NOT ACCESSIBLE

Portions of the dryer vent duct are concealed from view by interior wall finishes. The interior of the dryer vent was not readily accessible and was not inspected. The condition of the duct in these areas could not be determined at the time of inspection. It is recommended that the dryer vent be inspected for proper ventilation and cleanliness prior to installing and using the dryer. Recommend periodically cleaning the dryer vent to prevent a clog which is a hazard.

Observations

7.7.1 Food Disposer

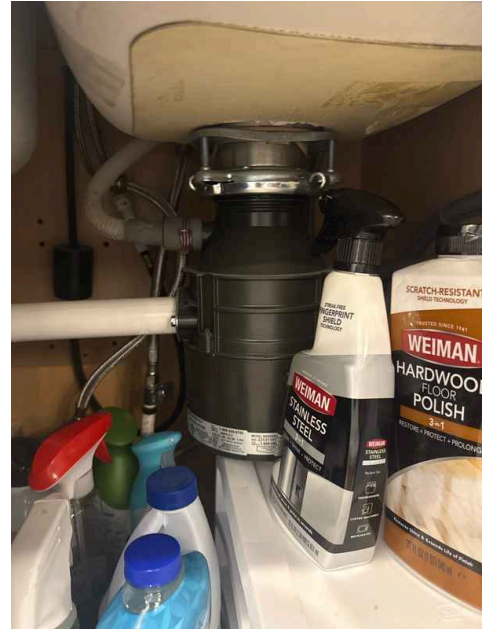
DISPOSER - NOISE

Maintenance/Minor/Monitor

Food disposal was excessively noisy. Recommend cleaning any debris or clogs and if it is still noisy then recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified professional.



8: INTERIOR

Information

Ceiling: Ceiling Material
Drywall

Walls: Wall Material
Drywall

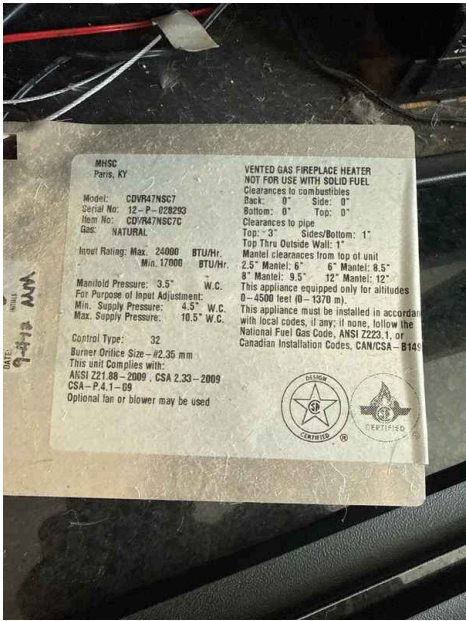
Fireplaces: Photo
Photo - Fireplace



Fireplaces: Photo
Damper Not Present

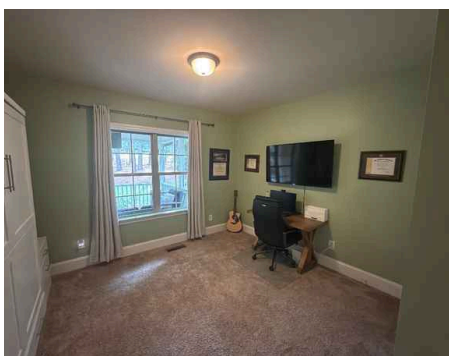
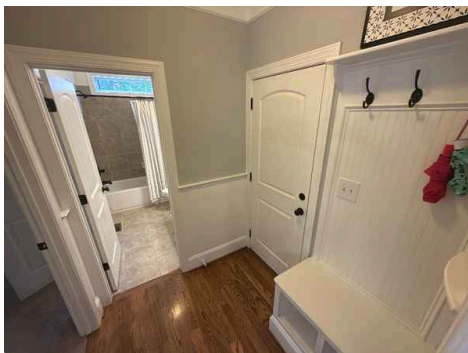
Fireplaces: Photo
Gas Logs Serial Number

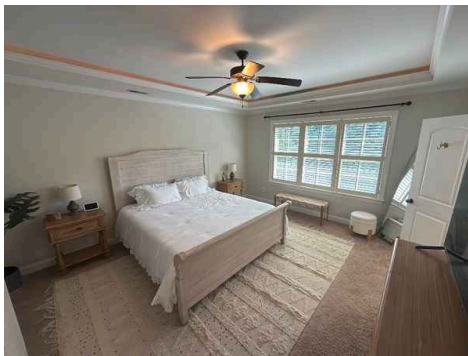
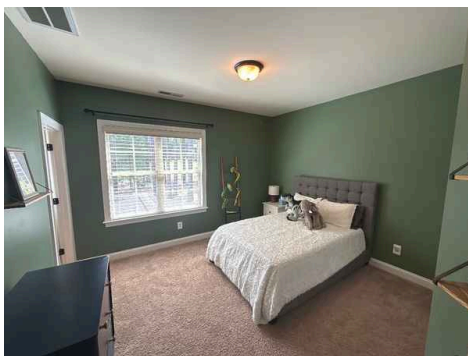
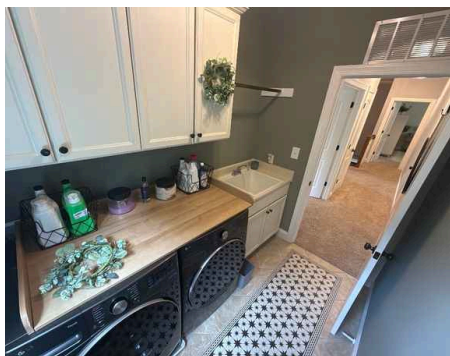
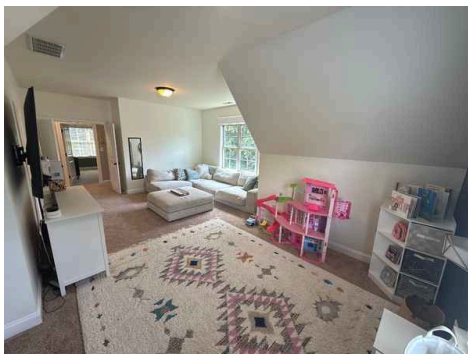
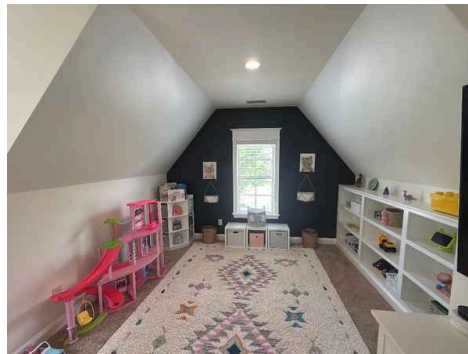
Fireplaces: Fireplace
Vented, Gas



Photos: Photos

Interior Rooms





**Photos: Photos**

Flooring at Dishwasher and Fridge

**Photos: General Interior Information and Limitations**

For the purpose of this report, the interior areas of the home were visually inspected. The inspection was not invasive and therefore was limited. Items listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a qualified contractor. When conducting further evaluations, it is highly recommended to evaluate the entire interior and related systems comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a general contractor to consult with specialists from relevant trades as needed. In each room, one window and one receptacle were tested, unless obstructed by furniture or storage. However, identifying hazed or cloudy windows falls outside the scope of a home inspection. The severity of hazing can vary with different seasons and times of the day, which means that damaged windows may not be visible during the inspection. Light fixtures were operated using at least one switch, but it may not be possible to identify multiple switch locations unless labeled. Confirming the presence of multiple position switches is only feasible when all switches can be identified, which may not be possible if switches are improperly installed. It is essential for clients to verify the bulb type and wattage for each fixture, as the inspection cannot confirm these details. Incorrect bulb type or wattage can lead to fixture damage and improper operation. Therefore, ensuring the correct bulb specifications is necessary. Cosmetic concerns such as worn carpets, poor floor finishes, open seams in hardwoods, torn wallpaper, damaged paint finishes, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of a home inspection. Additionally, personal property including storage, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved during the inspection, which limits the visibility and assessment of overall floor areas in furnished rooms. Furniture and personal items can conceal defects and alter the overall perception of a home. It is recommended for buyers to view the home when it is unfurnished prior to making a purchase. Paying attention to areas behind the refrigerator and the washer/dryer is particularly important.

Doors: Photo

Photo - Exterior Door - Inside



Skylight: Photo

Not present

Skylights, especially older ones, are prone to leaking, especially in heavy rain/snow storms. Although leaks not observed on the day of inspection, recommend routine monitoring of skylights for leaks and/or stains and consulting with a qualified contractor if a leak is observed or if the client would like more information.

Limitations

Cabinets

LIMITED VISIBILITY IN CABINETS

Some areas in the cabinets were not readily visible due to the storage of personal items and were not inspected.

Walls

WALL STRUCTURE NOT VISIBLE

The wall structure was not visible due to interior cladding and was not inspected.

Observations

8.3.1 Counters

COUNTERTOP - CAULKING



Maintenance/Minor/Monitor

Countertop was missing sufficient caulk/sealant. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls or sinks.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Contact a qualified professional.



2nd Floor Shared Bathroom

8.4.1 Doors

DOOR LATCH ALIGNMENT

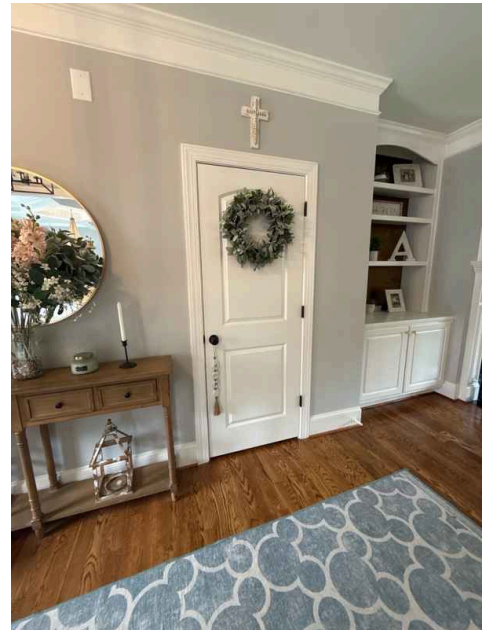
Door latch and/or strike plate is out of alignment and the door does not latch closed. Recommend repair by a general repair specialist.

Recommendation

Contact a qualified handyman.



Recommendation



Foyer Closet

8.4.2 Doors

WEATHERSTRIPPING DOES NOT SEAL

Weatherstripping does not provide a complete seal around the door and this can result in the loss of conditioned air and/or could allow water penetration and damage. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Maintenance/Minor/Monitor



Foyer

8.5.1 Windows

STAINS - MONITOR

Maintenance/Minor/Monitor

Stains noted around windows. Tested dry during inspection. Recommend monitoring and consult with a qualified contractor if a leak is noted or if the client would like more information.

Recommendation

Recommend monitoring.



2nd Floor Front Left Bedroom

8.13.1 Fireplaces

FLUE - DEBRIS

Recommendation

The fireplace flue damper was difficult to open and it appears that there is debris in the flue which can be a hazard. Recommend further evaluation and cleaning by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.



Left Exterior

9: GARAGE

Information

Garage Walls: General Photos

Garage Walls: General Garage Information and Limitations

For the purpose of this report, the interior areas of the home were visually inspected. The inspection was not invasive and therefore was limited. Items listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a qualified contractor. When conducting further evaluations, it is highly recommended to evaluate the entire interior and related systems comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a general contractor to consult with specialists from relevant trades as needed. In each room, one window and one receptacle were tested, unless obstructed by furniture or storage. However, identifying hazed or cloudy windows falls outside the scope of a home inspection. The severity of hazing can vary with different seasons and times of the day, which means that damaged windows may not be visible during the inspection. Light fixtures were operated using at least one switch, but it may not be possible to identify multiple switch locations unless labeled. Confirming the presence of multiple position switches is only feasible when all switches can be identified, which may not be possible if switches are improperly installed. Cosmetic concerns such as poor floor finishes, damaged paint finishes, cabinets/shelving are beyond the scope of a home inspection. Additionally, personal property including storage and wall hangings are not moved during the inspection, which limits the visibility and assessment of overall floor and wall areas. Personal items can conceal defects and alter the overall perception of a home. It is recommended for buyers to view the home when stored items have been removed prior to making a purchase. The inspection of a garage does not involve moving personal property or storage. Verifying fire separation systems between the house and the garage, such as doors and ceilings, is beyond the scope of a home inspection.

Garage Overhead Door Controls: Garage door operation method

If garage door openers are present, the garage door is operated using the wall mounted controls. Garage door remotes and/or keypads are not tested during a home inspection. Doors without openers are opened and closed manually. The safety reversing mechanism is tested using reasonable resistance and the sensors are tested by walking through the overhead door opening.

Observations

9.5.1 Garage Overhead Door Controls

DOOR - AUTO REVERSE

Garage door did not reverse when resistance was applied to the door. This is a potential hazard and could prevent the door from reversing when something is blocking the door. Recommend that the garage door be evaluated and adjusted for improved safety.

Recommendation

Contact a qualified professional.



Garage Left

10: ELECTRICAL

Information

Service Entrance: Photo
Meter



Service Entrance: Service Type
Underground

Main Panel: Photo
Exterior of Main Panel



Main Panel: Photo
Main Panel Label



Main Panel: Photo
Interior of Main Panel



Main Panel: Electrical Service
Conductors Material
Copper

Main Panel: Main Service Voltage
240V

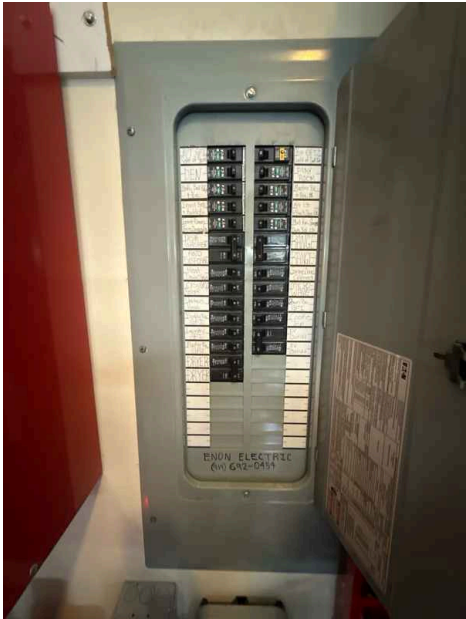
Main Panel: Electrical Service
Ampacity
200 AMP

Main Panel: Main Panel Location
By the electric meter, Exterior
Right

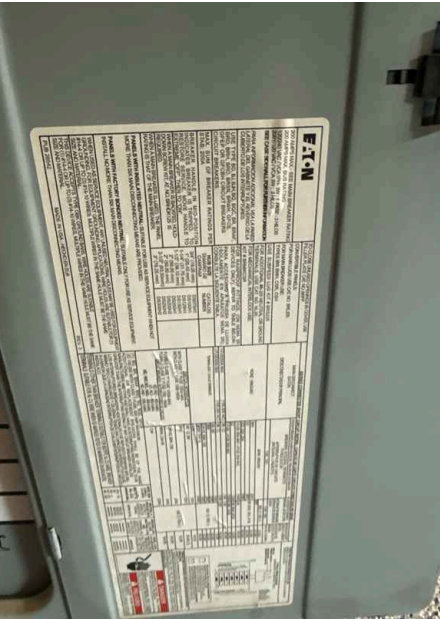
Main Panel: Panel Manufacturer
Eaton

Main Panel: Branch Wire 15 and 20 AMP
Copper

Sub Panel: Photo
Exterior of Subpanel



Sub Panel: Photo
Subpanel Label



Sub Panel: Photo
Interior of Subpanel



Sub Panel: Panel Manufacturer
Eaton

Sub Panel: Branch Wire 15 and 20 AMP
Copper

Sub Panel: Sub Panel Location
Garage, Back

Smoke Detectors: Smoke Detector Operation
Operated - Smoke Detector(s)

Smoke Detectors: Smoke Detector Location
Bedrooms, First Floor Hallway, Second Floor Hallway

Carbon Monoxide Detectors: Carbon Monoxide Detector Operation
Operated - Carbon Monoxide Detector(s)

Carbon Monoxide Detectors: Carbon Monoxide Location
Second Floor Hallway

Service Entrance: General Electrical Information and Limitations

For the purpose of this report, all electrical items as listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed Electrical Contractor. It is crucial to address these electrical issues promptly as they pose safety risks. When conducting further evaluations, it is highly recommended to evaluate the entire electrical system comprehensively. During a home inspection, it is not feasible to subject the home to a full loading condition that would assess the capacity of the electrical system. The evaluation of the electrical system was based on the existing systems and components, without considering future expansion or modernizations. It is important to note that the addition of new systems and appliances may necessitate electrical system replacement, modifications, or upgrades.

Smoke Detectors: Limited Lifetime

Smoke detectors and carbon monoxide detectors have a limited lifetime, typically between 7-10 years. Recommend replacement of the smoke detectors and carbon monoxide detectors per the manufacturer's instructions.

Limitations

Switches & Receptacles

240 RECEPTACLES NOT TESTED

For the purpose of this report, any 240 receptacles were not tested for proper function and should be evaluated by a Licensed Electrical Contractor prior to purchase.

Observations

10.5.1 Switches & Receptacles



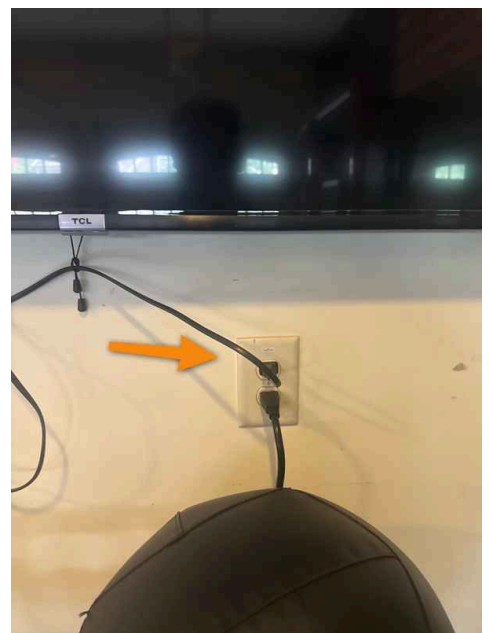
Recommendation

LOOSE RECEPTACLE

Receptacle(s) noted to be loose which can result in damaged wiring and be a shock hazard. Recommend review of receptacle(s) and repairs made by an electrical contractor as necessary. Examples shown

Recommendation

Contact a qualified electrical contractor.



Rear Right Garage

10.5.2 Switches & Receptacles



Recommendation

NO EQUIPMENT GROUND - 3 PRONGS

This is an older home and original wiring did not have outlets with an equipment ground but they would have been connected to outlets with only two prongs. Some outlet receptacles have been upgraded to three prong outlets but do not have an equipment ground. This could result in an unsafe condition and risk of electrical shock. Recommend further evaluation of the all the outlets by a licensed electrical contractor.

Recommendation
Contact a qualified electrical contractor.



Master Bathroom

10.5.3 Switches & Receptacles

OPEN NEUTRAL

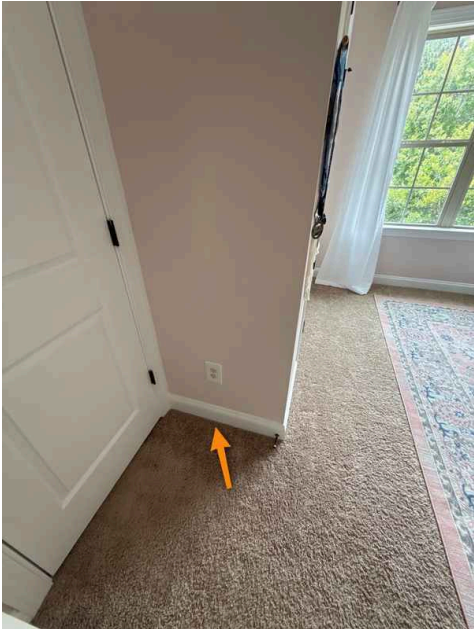
 Recommendation

A receptacle was tested and found to have an open neutral. This condition presents a safety hazard that could result in personal injury and or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

Recommendation
Contact a qualified electrical contractor.



Front Left Bedroom 2nd Floor



Front Left Bedroom

10.6.1 Outlet Covers

EXTERIOR RECEPTACLE/SWITCH COVER DAMAGED

 Recommendation

Exterior receptacle/switch cover is damaged or missing. All exterior outlets should be properly protected from the weather to prevent a shock hazard and recommend repair by an electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Right Exterior

10.7.1 Lights

LIGHT DID NOT WORK

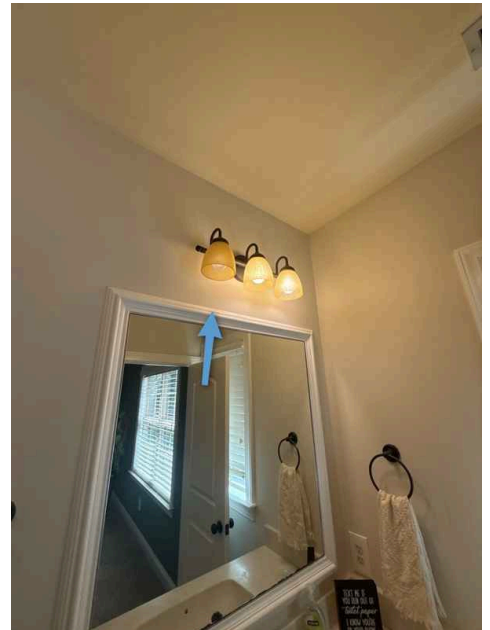


Maintenance/Minor/Monitor

Light bulb did not work. Recommend replacing the non working bulbs to verify the fixture functions as intended. If the issue is not resolved then recommend further evaluation by a qualified contractor.

Recommendation

Recommended DIY Project



Rear Right Bathroom 2nd Floor

11: HEATING 1ST FLOOR

Information

Equipment: Photo
Heating Equipment



Equipment: Photo
Heater Label



Equipment: Photo
Burner photo not accessible

Equipment: Brand
Trane

Equipment: Heat Type
Forced Air Gas Furnace

Equipment: Energy Source
Natural Gas

Equipment: Manufacture Date
2013

Equipment: Heating Equipment
Location
Crawlspace

Thermostat: Photo
Thermostat



Thermostat: Thermostat
Location
Living Room

Ductwork: Heat Distribution Type
Ducted

Vents, Flues & Chimneys: Photo

Exhaust Vent

**Air filter: Photo**

Air Filter

**Air filter: Filter Location**

Wall Returns

Zoning: Zoning

Single Zone, First Floor

Equipment: Interior Rooms: Heating and Cooling

All interior rooms were noted to have cooling and heating sources. It should be noted that it could not be determined if the interior rooms are properly balanced and/or have the proper air flow supplied for the space so that the home heats and cools adequately, and that there is no build up of moisture/humidity in the home. Determining the correct sizing and balancing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing and balancing a HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: Life Expectancy - Furnace

Fuel Furnaces have a life expectancy of 15-20 years. The home inspector develops no conclusions concerning the lifetime of this system and the heat exchanger was not inspected. If the buyer desires more information concerning the HVAC system(s), a licensed HVAC contractor should be consulted for a complete invasive system evaluation prior to purchase.

Equipment: HVAC Sizing Undetermined

It is important to ensure that the HVAC is sized correctly for the space so that the home heats adequately and there is no build up of moisture/humidity in the home. Determining the correct sizing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing an HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: General Heating Information and Limitations

For the purpose of this report, the HVAC systems underwent a visual inspection and were operated according to the appropriate seasonal cycle. All concerns related to the heating system, as listed or identified in this report, have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed HVAC Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire heating system comprehensively. This is necessary to ensure the safe, proper, and reliable operation of the HVAC system. Please note that the seasonal inspection of HVAC systems during a home inspection is a non-invasive visual assessment, which may not reveal internal problems within the system. The removal of unit covers for servicing by a qualified technician is not performed as part of this inspection and falls outside the scope of a home inspection. If an invasive inspection is desired, it is recommended to consult an HVAC service company prior to closing. Winter inspections specifically focus on the operation of the heating components only. The visual inspection is supplemented by assessing the system's operating function based on the relevant season. Unless otherwise specified, the heating system was operated during the inspection. Evaluation of heating systems is based on typical HVAC systems functioning at interior temperatures of 65 degrees Fahrenheit (F) on 40-degree Fahrenheit (F) days. Assessing system performance for extreme weather conditions, consumer demand above 65 degrees (F), or warmer weather days is not within the scope of a home inspection. It is important to note that comfort levels vary from person to person and are not the primary focus of a home inspection. It is recommended to request disclosure from the homeowner regarding the performance, service, and maintenance history of the HVAC systems. To ensure the safe and efficient operation of your HVAC unit, it is advised to have a qualified service technician check the entire system on a seasonal basis.

Thermostat: Thermostat: Multiple Settings Not Tested

The thermostat for the heating and cooling system was a digital thermostat that incorporates multiple settings for customization of the heating and cooling cycles. The thermostat was used simply to call for the heating or cooling selection and the custom settings were not tested or evaluated. Any ability for the thermostat to provide outside temperature or humidity information can not be verified by this inspection. If the client wishes to learn more about this thermostat, it is recommended that a licensed heating and cooling contractor be contacted.

Ductwork: Photo

Heat at Registers



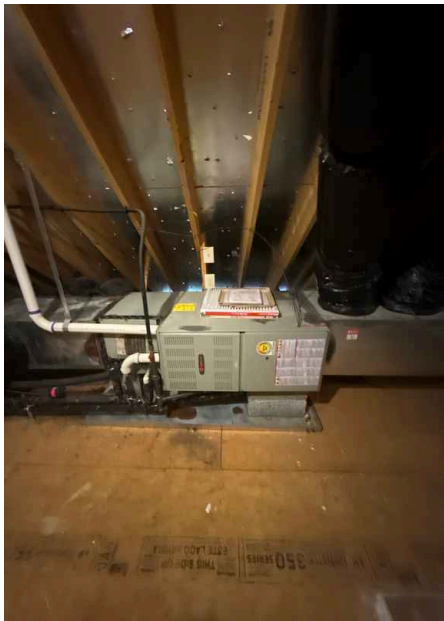
Air filter: Air filter

Recommend routine replacement of the air filters for improved air-quality and to increase the life of the system.

12: HEATING 2ND FLOOR

Information

Equipment: Photo
Heating Equipment



Equipment: Photo
Heater Label



Equipment: Photo
Burner photo not accessible

Equipment: Brand
Trane

Equipment: Heat Type
Forced Air Gas Furnace

Equipment: Energy Source
Natural Gas

Equipment: Manufacture Date
2013

Equipment: Heating Equipment Location
Attic

Thermostat: Photo
Thermostat



Thermostat: Thermostat Location
Second Floor Hallway

Ductwork: Heat Distribution Type
Ducted

Vents, Flues & Chimneys: Photo

Exhaust Vent



Air filter: Filter Location

Ceiling Returns

Zoning: Zoning

Single Zone, Second Floor

Equipment: Interior Rooms: Heating and Cooling

All interior rooms were noted to have cooling and heating sources. It should be noted that it could not be determined if the interior rooms are properly balanced and/or have the proper air flow supplied for the space so that the home heats and cools adequately, and that there is no build up of moisture/humidity in the home. Determining the correct sizing and balancing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing and balancing a HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: Life Expectancy - Furnace

Fuel Furnaces have a life expectancy of 15-20 years. The home inspector develops no conclusions concerning the lifetime of this system and the heat exchanger was not inspected. If the buyer desires more information concerning the HVAC system(s), a licensed HVAC contractor should be consulted for a complete invasive system evaluation prior to purchase.

Equipment: HVAC Sizing Undetermined

It is important to ensure that the HVAC is sized correctly for the space so that the home heats adequately and there is no build up of moisture/humidity in the home. Determining the correct sizing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing an HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: General Heating Information and Limitations

For the purpose of this report, the HVAC systems underwent a visual inspection and were operated according to the appropriate seasonal cycle. All concerns related to the heating system, as listed or identified in this report, have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed HVAC Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire heating system comprehensively. This is necessary to ensure the safe, proper, and reliable operation of the HVAC system. Please note that the seasonal inspection of HVAC systems during a home inspection is a non-invasive visual assessment, which may not reveal internal problems within the system. The removal of unit covers for servicing by a qualified technician is not performed as part of this inspection and falls outside the scope of a home inspection. If an invasive inspection is desired, it is recommended to consult an HVAC service company prior to closing. Winter inspections specifically focus on the operation of the heating components only. The visual inspection is supplemented by assessing the system's operating function based on the relevant season. Unless otherwise specified, the heating system was operated during the inspection. Evaluation of heating systems is based on typical HVAC systems functioning at interior temperatures of 65 degrees Fahrenheit (F) on 40-degree Fahrenheit (F) days. Assessing system performance for extreme weather conditions, consumer demand above 65 degrees (F), or warmer weather days is not within the scope of a home inspection. It is important to note that comfort levels vary from person to person and are not the primary focus of a home inspection. It is recommended to request disclosure from the homeowner regarding the performance, service, and maintenance history of the HVAC systems. To ensure the safe and efficient operation of your HVAC unit, it is advised to have a qualified service technician check the entire system on a seasonal basis.

Thermostat: Thermostat: Multiple Settings Not Tested

The thermostat for the heating and cooling system was a digital thermostat that incorporates multiple settings for customization of the heating and cooling cycles. The thermostat was used simply to call for the heating or cooling selection and the custom settings were not tested or evaluated. Any ability for the thermostat to provide outside temperature or humidity information can not be verified by this inspection. If the client wishes to learn more about this thermostat, it is recommended that a licensed heating and cooling contractor be contacted.

Ductwork: Photo

Heat at Registers



Air filter: Photo

Air Filter



Air filter: Air filter

Recommend routine replacement of the air filters for improved air-quality and to increase the life of the system.

Limitations

Equipment

BURN CHAMBER & HEAT EXCHANGER NOT VISUALIZED

The inspection of the heating system was limited to a visual inspection of the accessible components and operation with normal controls. The burn chambers were not visible at the time of inspection. The heat exchanger cannot be visualized with disassembly of the unit. Note: only a licensed Heating contractor with specialized equipment can determine if a system is sized properly and functioning within the manufacturers specifications.

Observations

12.1.1 Equipment

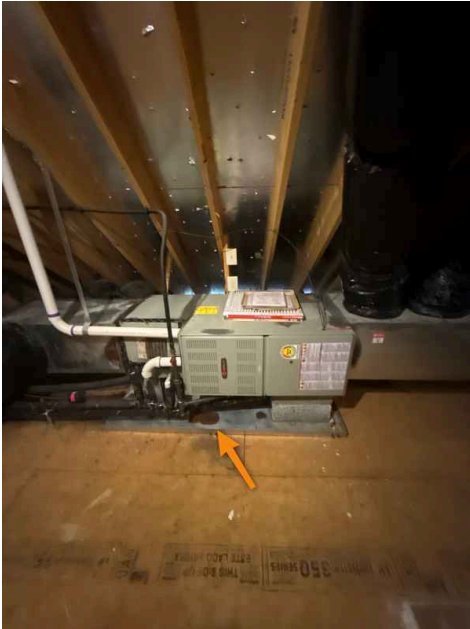
EVIDENCE OF PAST AND/OR PRESENT LEAK



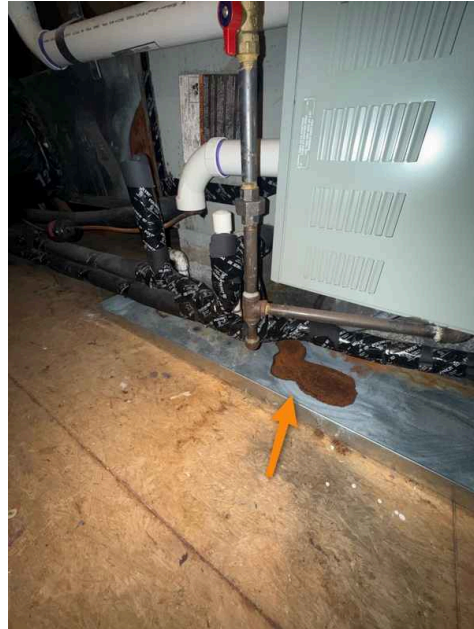
Rust or corrosion observed which is evidence of a past and/or present leak in the system that can cause moisture damage. Recommend asking the homeowner for any available service records and further evaluation of the HVAC system by an HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



Attic



Rear Attic

12.5.1 Air filter

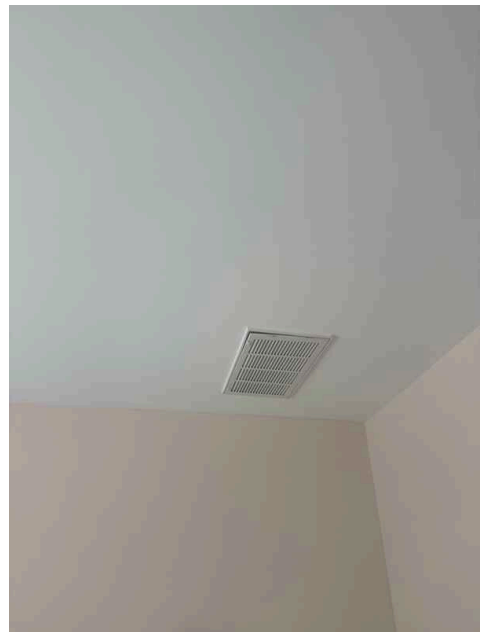
GRILL DOES NOT LATCH

Maintenance/Minor/Monitor

The air filter grill does not latch closed properly and could fall out. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified heating and cooling contractor



Front Left Bedroom 2nd Floor

13: COOLING 1ST FLOOR

Information

Equipment: Photo
Cooling Equipment



Equipment: Photo
Serial Number



Equipment: Brand
Trane

Equipment: Energy Source/Type
Central Air Conditioner

Equipment: Location
Exterior Right

Equipment: Photo**Cooling at Registers****Equipment: Interior Rooms: Heating and Cooling**

All interior rooms were noted to have cooling and heating sources. It should be noted that it could not be determined if the interior rooms are properly balanced and/or have the proper air flow supplied for the space so that the home heats and cools adequately, and that there is no build up of moisture/humidity in the home. Determining the correct sizing and balancing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing and balancing a HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: Manufacture Date

2013

Systems of this type have a life expectancy of 10-15 years. The home inspector develops no conclusions concerning the lifetime of this system. If the buyer desires more information concerning the HVAC system(s), a licensed HVAC contractor should be consulted for a complete invasive system evaluation prior to purchase.

Equipment: HVAC Sizing Undetermined

It is important to ensure that the HVAC is sized correctly for the space so that the home heats adequately and there is no build up of moisture/humidity in the home. Determining the correct sizing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing an HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: General Cooling Information and Limitations

For the purpose of this report, the HVAC systems underwent a visual inspection and were operated according to the appropriate seasonal cycle. All concerns related to the cooling system, as listed or identified in this report, have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed HVAC Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire cooling system comprehensively. This is necessary to ensure the safe, proper, and reliable operation of the HVAC system. Please note that the seasonal inspection of HVAC systems during a home inspection is a non-invasive visual assessment, which may not reveal internal problems within the system. The removal of unit covers for servicing by a qualified technician is not performed as part of this inspection and falls outside the scope of a home inspection. Please note that winter inspections do not involve testing the air conditioning system. If the buyer desires more information regarding the functionality of the system, it is recommended to request an invasive inspection by an HVAC technician before making a purchase. Evaluation of the cooling systems is based on typical HVAC systems functioning and operating at reasonable temperatures. Assessing system performance for extreme weather conditions, consumer demand below 75 degrees (F), or warmer weather days is not within the scope of a home inspection. It is important to note that comfort levels vary from person to person and are not the primary focus of a home inspection. It is also advisable to inquire with the homeowner about the performance, service, and maintenance history of the HVAC systems. To ensure the safe and efficient operation of your HVAC unit, it is advised to have a qualified service technician check the entire system on a seasonal basis.

14: COOLING 2ND FLOOR

Information

Equipment: Photo
Cooling Equipment



Equipment: Photo
Serial Number



Equipment: Brand
Trane

Equipment: Energy Source/Type
Electric, Central Air Conditioner

Equipment: Location
Exterior Right

Equipment: Photo
Cooling at Registers



Equipment: Interior Rooms: Heating and Cooling

All interior rooms were noted to have cooling and heating sources. It should be noted that it could not be determined if the interior rooms are properly balanced and/or have the proper air flow supplied for the space so that the home heats and cools adequately, and that there is no build up of moisture/humidity in the home. Determining the correct sizing and balancing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing and balancing a HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: Manufacture Date

2013

Systems of this type have a life expectancy of 10-15 years. The home inspector develops no conclusions concerning the lifetime of this system. If the buyer desires more information concerning the HVAC system(s), a licensed HVAC contractor should be consulted for a complete invasive system evaluation prior to purchase.

Equipment: HVAC Sizing Undetermined

It is important to ensure that the HVAC is sized correctly for the space so that the home heats adequately and there is no build up of moisture/humidity in the home. Determining the correct sizing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing an HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: General Cooling Information and Limitations

For the purpose of this report, the HVAC systems underwent a visual inspection and were operated according to the appropriate seasonal cycle. All concerns related to the cooling system, as listed or identified in this report, have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed HVAC Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire cooling system comprehensively. This is necessary to ensure the safe, proper, and reliable operation of the HVAC system. Please note that the seasonal inspection of HVAC systems during a home inspection is a non-invasive visual assessment, which may not reveal internal problems within the system. The removal of unit covers for servicing by a qualified technician is not performed as part of this inspection and falls outside the scope of a home inspection. Please note that winter inspections do not involve testing the air conditioning system. If the buyer desires more information regarding the functionality of the system, it is recommended to request an invasive inspection by an HVAC technician before making a purchase. Evaluation of the cooling systems is based on typical HVAC systems functioning and operating at reasonable temperatures. Assessing system performance for extreme weather conditions, consumer demand below 75 degrees (F), or warmer weather days is not within the scope of a home inspection. It is important to note that comfort levels vary from person to person and are not the primary focus of a home inspection. It is also advisable to inquire with the homeowner about the performance, service, and maintenance history of the HVAC systems. To ensure the safe and efficient operation of your HVAC unit, it is advised to have a qualified service technician check the entire system on a seasonal basis.

15: PLUMBING

Information

Water Supply: Filters
None

Water Supply: Main Water Shut-off Location
Garage, Left wall

Water Supply: Water Supply Material
Pex



Water Supply: Water Distribution Material
Pex

Drain, Waste, & Vent Systems: Sewer Cleanout Location
Crawlspace

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

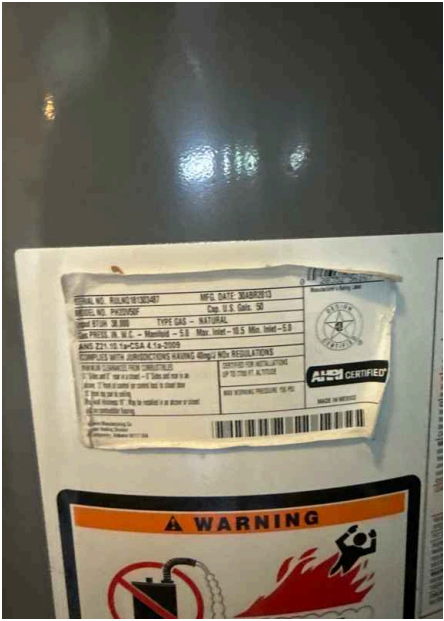
Tubs: Video - Jetted Tub
Jetted Tub Not Present

Water Heater: Photo
Hot Water Temperature

Water Heater: Photo
Water Heater



Water Heater: Photo
Water Heater Label



Water Heater: Brand
Ruud

Water Heater: Nominal Capacity
50 gallons

Water Heater: Power Source/Type
Gas - Direct Vent

Water Heater: Location
Garage

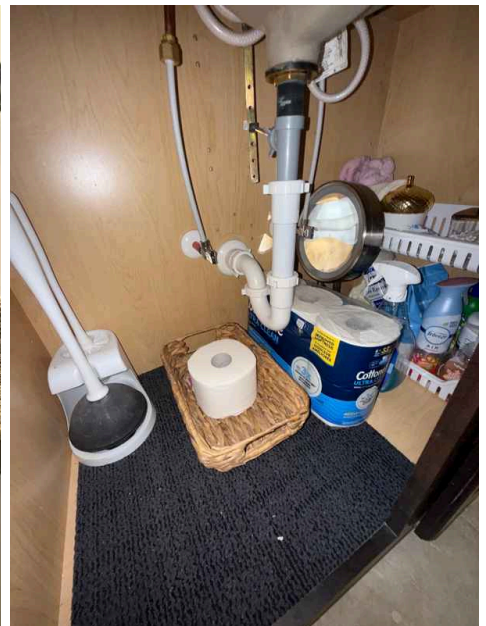
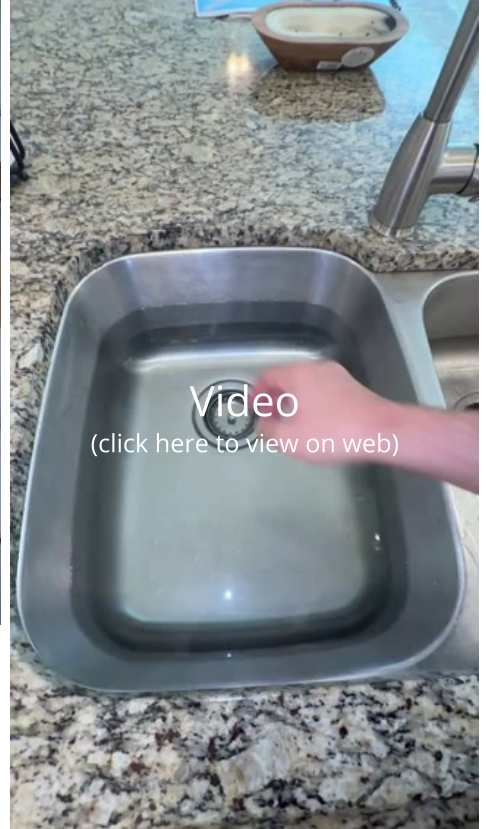
Water Heater: Drain Pan
Not Present

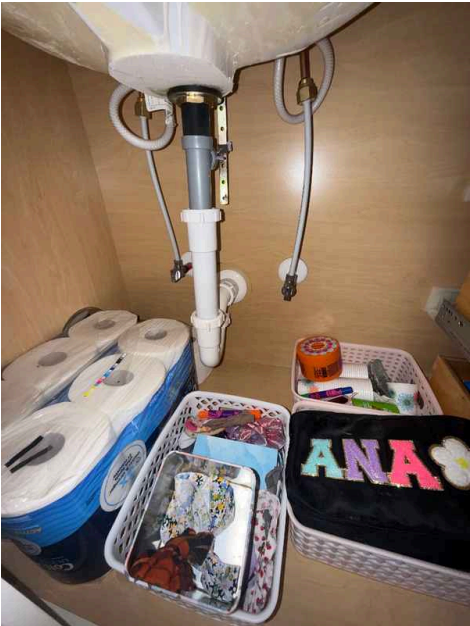
Water Heater: Expansion Tank
Present (Crawlspace)

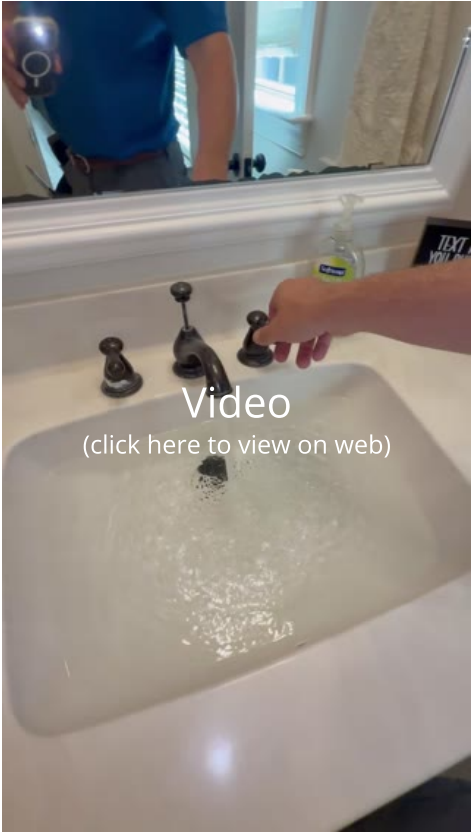
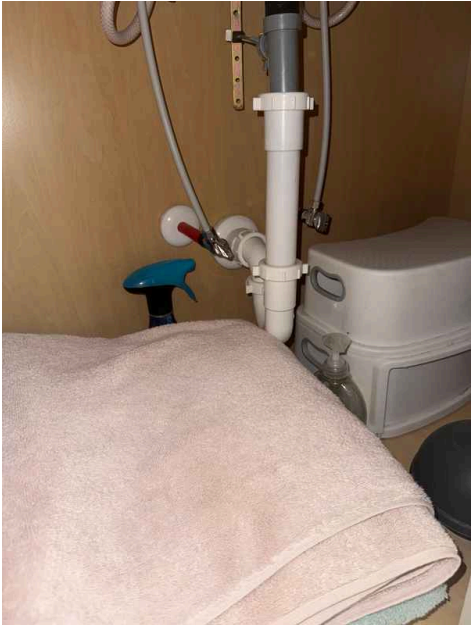
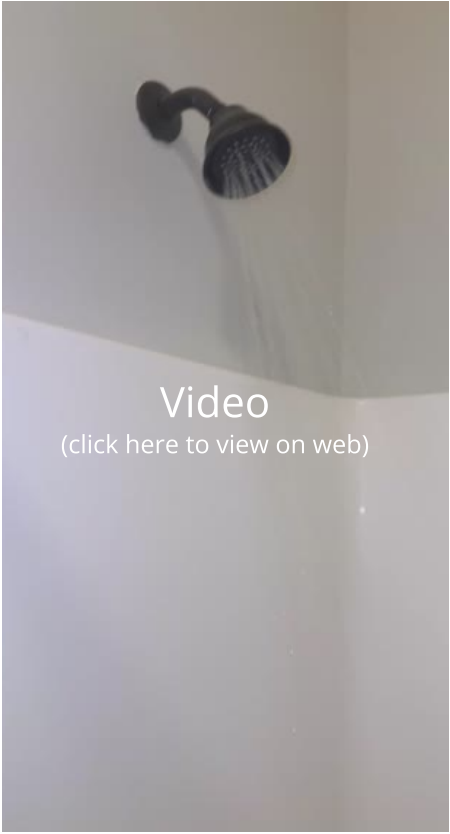
Sump Pump: Sump Pump Location
Not present

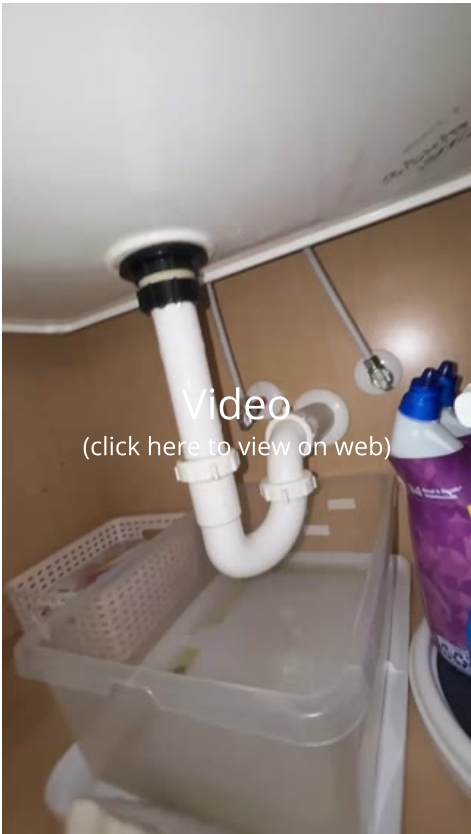
Photos: Photos

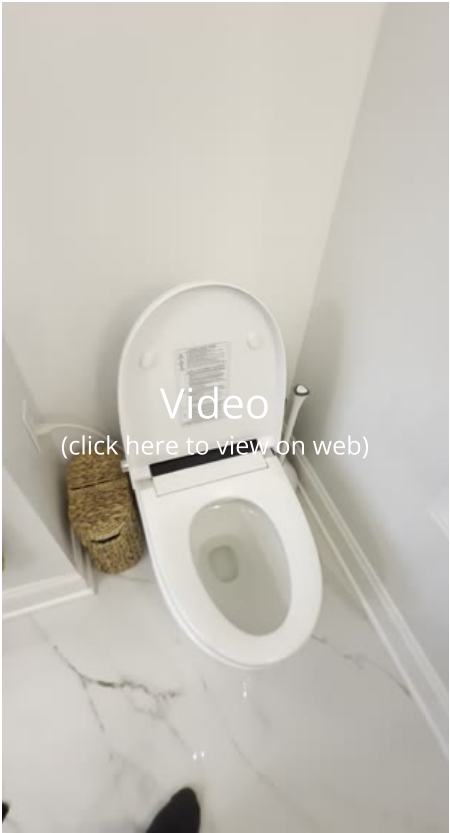
Plumbing Fixtures and Under Cabinets











Photos: General Plumbing Information and Limitations

For the purpose of this report, all plumbing and water heating items listed or identified in this report, have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed Plumbing Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire plumbing system comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a general contractor to consult with specialists from relevant trades as needed. Repairs are necessary to prevent leaks and ensure proper sanitation. It should be noted that the majority of the water supply and waste lines are concealed from visual inspection, making it challenging to assess their overall condition. While the plumbing was inspected for functional flow and drainage, a comprehensive evaluation of the plumbing system's venting, sizing, and functional design cannot be performed during a home inspection, as it cannot replicate the load imposed by a typical family's usage. Homes with any amount of older plumbing materials and components have an added risk for defects related to functional flow and drainage and recommended for further extensive evaluation by a Licensed Plumbing Contractor. The inspection of the water heater does not encompass evaluating its capacity for functional use based on the number of bathrooms or fixtures. The adequacy of the hot water system for the home's specific needs is subjective and cannot be determined by the home inspector. Additionally, the inspection does not include the verification of anti-scald fixtures or ensure that the plumbing systems and components will meet the demands of your family. Determining the quality and quantity of the water supply, including factors such as acidity or mineral content, is beyond the scope of a home inspection. Similarly, fixtures are not deemed defective solely due to hard water or mineral stains or volume of flow relating to other fixtures. The effectiveness of toilet flushes and the verification of washing machine drains fall outside the purview of the inspection. While the location of the main water shut-off valve is identified, it is not operated during the inspection. The functional flow of the water supply at each accessible fixture is tested and decrease in flow may be experience when two fixtures are operated simultaneously and/or the fixture is a low flow fixture. The determination of a fixture to be low flow or water conserving cannot be determined and is outside the scope of inspection. The condition of the inside of plumbing pipes cannot be determined as the evaluation involves running water inside the home. Verification of surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Additionally, the inspection does not encompass thermal expansion or backflow protection, as their necessity varies among homes, and determining the necessity of their presence or absence is outside the inspection's scope. The determination of whether the water supply and waste systems are private or public is also beyond the scope of a home inspection. To assist in the prevention of the system clogging and backup, it is recommended to have the main waste line serviced and inspected. The plumbing inspection provides a limited functional evaluation under little to no system load. If the buyer seeks information about the interior condition of plumbing lines, consulting a licensed plumbing contractor prior to purchase is advised.

Water Heater: Manufacture Date

2013

Water heaters of this type have a life expectancy of 8-12 years. The home inspector develops no conclusions concerning the lifetime of this water heater.

Fuel Systems: Photo of Main Gas Shut-off Location

Gas Meter

We do not check function of any type of valve. If you smell gas in your home immediately get completely away from the home and call your gas provider.



Observations

15.3.1 Drain, Waste, & Vent Systems

EXTERIOR CLEANOUT NOT LOCATED



Maintenance/Minor/Monitor

There was no exterior clean out located on the property. Landscaping or other outside items may be covering the clean out. Modern standard practices are for homes to have at least one exterior clean out location that is accessible. It is recommended to contact a qualified contractor to locate and/or repair as needed to assist in maintenance with the drain system

Recommendation

Contact a qualified professional.



Front Exterior

15.8.1 Sinks and Drains

LEAK UNDER SINK

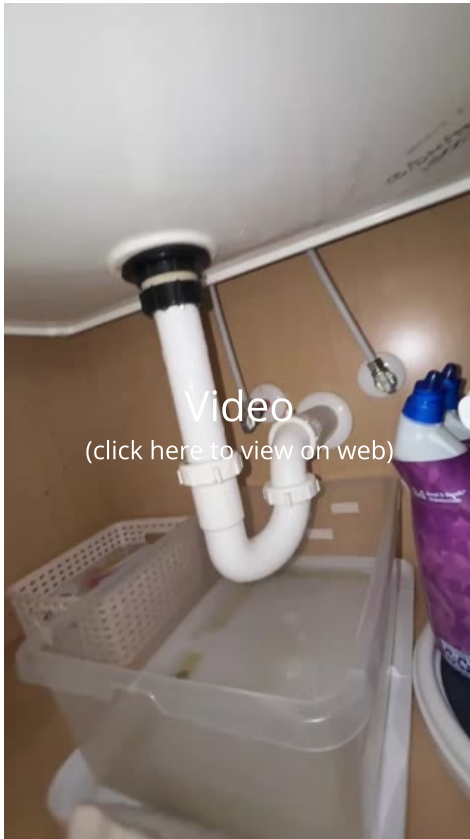


Significant Concern

Leak observed under the sink. A water leak can cause moisture damage and recommend evaluation and repair by a plumbing contractor. Any damage from the leak should be repaired by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Laundry

15.9.1 Sink Faucets

LOOSE FAUCET

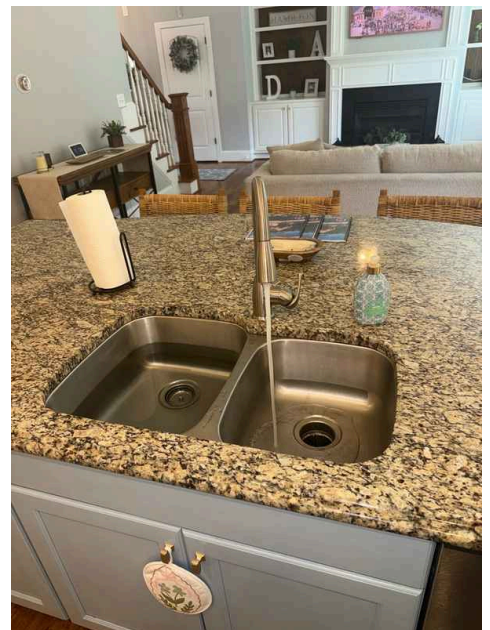
The faucet is loose which could result in moisture damage. Recommend securing the faucet by a qualified contractor.

Recommendation

Contact a qualified professional.



Recommendation



Kitchen

15.10.1 Toilets

TOILET IS LOOSE

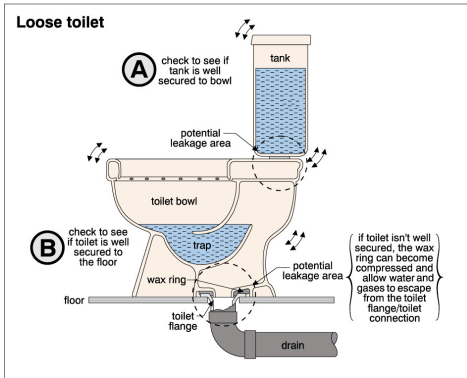
Toilet is not properly attached to floor. This can cause leaks which can result in moisture damage. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Recommendation



1st Floor Hallway Bathroom

15.11.1 Water Heater

BEYOND THE LIFE EXPECTANCY

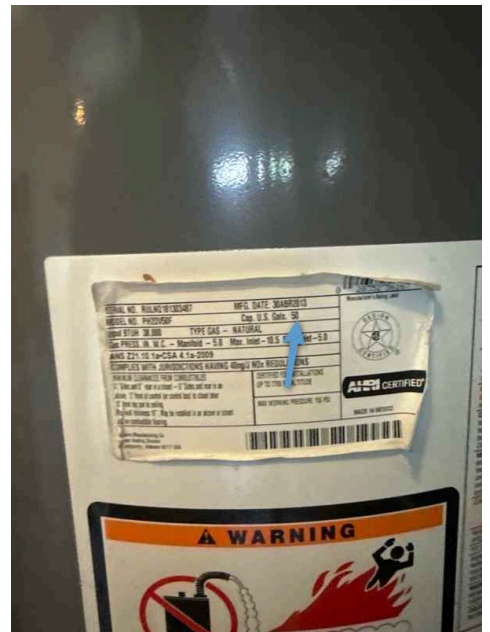
Water heaters of this type have a life expectancy of 8-12 years. The water heater is passed its life expectancy, recommend budgeting for a new water heater in the near future. The water heater should be monitored for leaks and the home inspector develops no conclusions concerning the lifetime of this water heater.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/Minor/Monitor



Garage Rear Right

15.11.2 Water Heater

BOLLARD NOT PRESENT

The water heater is not protected by a bollard to help prevent potential damage from a vehicle. Recommend the installation of a bollard by a qualified contractor to help prevent damage.

Recommendation

Contact a qualified professional.



Maintenance/Minor/Monitor



Garage

15.11.3 Water Heater

TPR VALVE - DRIPPING**Significant Concern**

The TPR valve was noted to be dripping which can cause moisture damage. Recommend repair by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Rear Garage



15.11.4 Water Heater

WATER HEATER - HOTTER THAN 120

Recommend that the water heater be adjusted so the water is no more than 120 to reduce the risk of scalding.

Recommendation

Recommended DIY Project



Recommendation



Kitchen

15.14.1 Radon Mitigation System Present

DISCONNECTED VENT

There is PVC piping in the crawlspace that is labeled to be a radon vent. It was noted that this pipe is disconnected in the crawlspace, which may allow for radon gases to accumulate in the home. This is a potential safety concern. Recommend that the radon mitigation system be repaired and vented above the roof to help prevent radon from entering the home through the windows or soffits.

Recommendation

Contact a qualified professional.



Recommendation

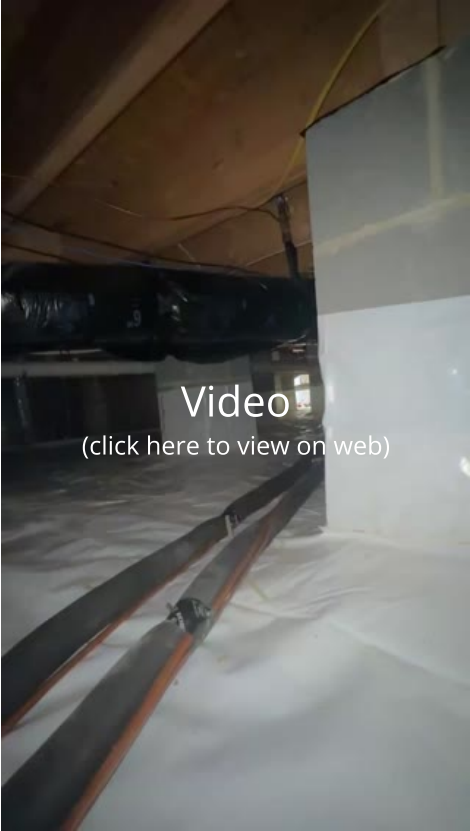


Rear Left Crawlspace

16: FOUNDATION: CRAWLSPACE

Information

General: Crawlspace Inspection Method Entered Crawlspace	General: Floor Joists Material Wood Joists	General: Subfloor Material OSB
General: Foundation Wall Material Masonry Block	General: Columns/Piers Material Masonry Block	General: Foundation Type: Crawlspace
Ventilation: Ventilation Vents Not Present	Insulation: Floor System Insulation Wall insulation	
General: Photo/Video of Crawlspace Crawlspace		



General: General Foundation and Structure Information and Limitations

For the purpose of this report, any concerns regarding structural related items identified in this report have a level of concern and require further assessment by a Licensed General Contractor or Engineer to determine the source and extent of damage, any additional defects not identified in the report, and cost of repair. When conducting further evaluations, it is highly recommended to evaluate the entire foundation and structural system comprehensively. Items requiring general repair should be referred to a General Contractor, while structural items requiring design consideration, evaluation of significance/cause, and determination of adequacy should be referred to an Engineer. It is crucial to evaluate and address all structural concerns as necessary in order to ensure the durability and stability of the home. Repairs and evaluations should be conducted prior to the closing of the property to ensure that the buyer comprehends the full scope or extent of the concerns. Foundations, slabs, piers, columns, roof, and floor framing systems, where accessible, are inspected for visible defects such as broken, cracked, decayed, or damaged members. Evaluating the system for design, load or support aspects such as correct span, load transfer, and compliance with building codes falls outside the scope of the home inspection. Due to the nature of a crawlspace, components like ductwork, pipes, wiring, insulation, HVAC units, crawlspace height, etc. can limit or prevent the viewing of the entire crawlspace. Combining viewing angles with the previous mentioned components can cause some defects or deficiencies to be hidden from view and not be detected during the routine home inspection process. It is recommended that the client continually monitor the crawlspace for changes. The floor structure inspection was limited and not completely visible for inspection due to construction methods, insulation, interior items and floor coverings.

Limitations

General

CLOSED CRAWLSPACE

The home is equipped with a closed crawlspace. The floor drains, adequacy of the drains and termination of the drains for the crawlspace system cannot be verified during this inspection. The air space is dehumidified using a dehumidifier or conditioned via the homes HVAC. The sizing and effectiveness of the dehumidifying system is outside the scope of this inspection. The condition of the foundation walls, piers, soil, wood joist ends, rim joist and other components concealed by the vapor barrier/insulation could not be visualized for inspection.

Foundation

FOUNDATION WALLS NOT VISIBLE

The condition of the foundation walls were not visible due to the covering on the walls.

Observations

16.2.1 Moisture Barrier



STAINING ON VAPOR BARRIER

Moisture stains were observed on top of the vapor barrier during the crawlspace inspection. This is evidence of past or present water intrusion. Persistent moisture in a crawlspace can lead to wood rot, mold growth, and damage. Recommend evaluation by a qualified professional and repairs made as necessary.

Recommendation

Contact a qualified professional.



16.6.1 Foundation

STANDING WATER

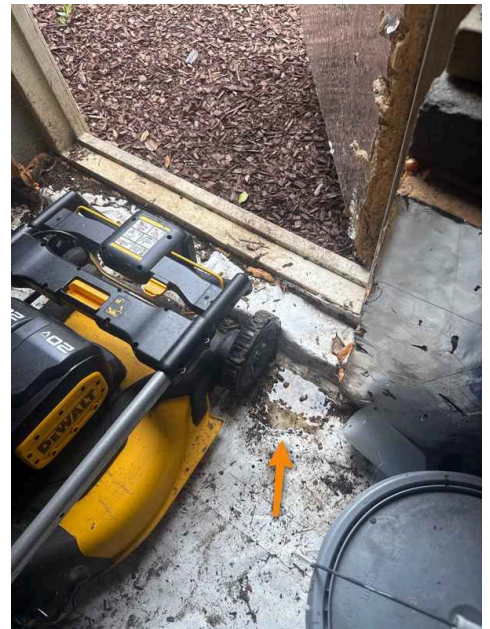
Standing water was observed in the crawlspace. This can lead to adverse moisture conditions and potentially cause damage. This is a sign of water penetration. The crawlspace door was open at the start of the inspection. Recommend monitoring this area, and if standing water is observed with the door shut, recommend consulting with a qualified professional to properly seal the door.

Recommendation

Contact a qualified professional.



Recommendation



17: INSPECTION COMPLETED CHECKLIST

Information

Photo of Thermostat(s)
Reset to same temperature



Locked door and put key in lockbox
Agent and clients still on site

Persons present when inspector left
Buyer Agent, Client

STANDARDS OF PRACTICE

Inspection Details

Exterior

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; Driveways, patios, walkways, and retaining walls; and Vegetation, grading, and drainage with respect only to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to inspect: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; For the presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or For the presence or condition of buried fuel storage tanks.

Roof

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Roof coverings; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to inspect the roofing. The home inspector is not required to: Walk on the roofing; or Inspect attached accessories including solar systems, antennae, and lighting arrestors.

Appliances

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher(s), through a normal cycle; Range(s), cook top(s), and permanently installed oven(s); Trash compactor(s); Garbage disposal(s); Ventilation equipment or range hood(s); and Permanently installed microwave oven(s). The home inspector is not required to inspect: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Interior

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of built-in cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to inspect: Paint, wallpaper, and other finish treatments on the interior walls, ceilings and floors; Carpeting; or Draperies, blinds, or other window treatments.

Electrical

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Electrical service conductors; Electrical service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the electrical service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors and permanently installed carbon monoxide alarms. The home inspector shall describe: Electrical service amperage and voltage; Electrical service entry conductor materials; The electrical service type as being overhead or underground; and The location of main and distribution panels. The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring. The home inspector shall report in writing on the presence or absence of smoke detectors, and permanently installed carbon monoxide alarms in any homes with fuel fired appliances or attached garages, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels. The home inspector is not required to inspect: Low voltage systems; Security systems and heat detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; Built-in vacuum equipment; Back up electrical generating equipment; or Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power.

Heating 1st Floor

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Central air conditioning and through-the-wall installed cooling systems; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and The presence of an installed heat and cooling source for each habitable space. The home inspector shall describe: Energy source; and Heating and Cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light. The home inspector is not required to inspect: The interior of flues; Fireplace insert flue connections; Heat exchanger; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat or cooling supply to the various rooms; or Solar space heating equipment, or Window air conditioners.

Heating 2nd Floor

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Central air conditioning and through-the-wall installed cooling systems; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and The presence of an installed heat and cooling source for each habitable space. The home inspector shall describe: Energy source; and Heating and Cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light. The home inspector is not required to inspect: The interior of flues; Fireplace insert flue connections; Heat exchanger; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat or cooling supply to the various rooms; or Solar space heating equipment, or Window air conditioners.

Cooling 1st Floor

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Central air conditioning and through-the-wall installed cooling systems; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and The presence of an installed heat and cooling source for each habitable space. The home inspector shall describe: Energy source; and Heating and Cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light. The home inspector is not required to inspect: The interior of flues; Fireplace insert flue connections; Heat exchanger; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat or cooling supply to the various rooms; or Solar space heating equipment, or Window air conditioners.

Cooling 2nd Floor

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Central air conditioning and through-the-wall installed cooling systems; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and The presence of an installed heat and cooling source for each habitable space. The home inspector shall describe: Energy source; and Heating and Cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light. The home inspector is not required to inspect: The interior of flues; Fireplace insert flue connections; Heat exchanger; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat or cooling supply to the various rooms; or Solar space heating equipment, or Window air conditioners.

Plumbing

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment, including fuel or power source, storage capacity, and location; and The

location of any main water supply shutoff device. The home inspector shall operate all plumbing fixtures including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: Water conditioning systems; Fire and lawn sprinkler systems;; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Bathroom spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Inspect the system for proper sizing, design, or use of proper materials.