

HOME INSPECTION REPORT

PERFORMED BY

INSPECTOR:

Luis Turner #2269

Luis Turner Inspections, LLC

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7237 Rusted Oak Road

Wake Forest, NC 27587

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LUIS TURNER INSPECTIONS, LLC

(919) 291-1160 • WWW.LTINSPECTIONS.COM

PROTECTING HOME BUYERS & SELLERS

REPORT INFORMATION

PREPARED FOR:

SECU*RE

PROPERTY ADDRESS:

633 Grace Hodge Drive

Cary NC 27519



Front of 633 Grace Hodge Drive

Inspection by

Luis Turner

Luis Turner
#2269

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General Summary



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Customer
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Address
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Cary NC 27519

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary 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 a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

2. Exterior

WALL CLADDING FLASHING AND TRIM

- 1 (1) Vinyl siding is deformed at rear first floor of house at right side of chimney and at left side of house. See photographs below. It is likely that sunlight reflected from adjacent windows has caused thermal distortion at these locations. Further deterioration of the vinyl siding may be anticipated over time. More information on this topic is available at <http://www.greenbuildingadvisor.com/blogs/dept/musings/window-reflections-can-melt-vinyl-siding>. A vinyl siding contractor can provide short-term repairs by replacing the affected vinyl siding. A long-term repair may involve shielding of the window glass.
- 2 (2) Water stained sheathing is noted at rear wall of attached storage room. See photograph below. If further information is needed, a qualified contractor can evaluate, provide further information, and perform repairs as needed.

DOORS (Exterior)

- 3 (1) Sliding glass door requires excess effort to latch and lock. A qualified contractor can evaluate, provide further information, and perform repairs as needed.

- 4 (2) Holes are noted in screen door of sliding glass door. See photograph below. A qualified contractor can perform repairs.
- 5 (3) Water damaged wood is noted at base of door jambs at attached storage room door. See photographs below. A qualified contractor can evaluate, provide further information and perform repairs as needed.
- 6 (4) Garage door requires excess pressure to reverse. A non-reversing garage door is dangerous to children. The door should reverse when a modest amount of pressure is applied. A qualified contractor can perform repairs.

3. Roofing

ROOF COVERINGS

- 7 The roof shingles are not original on this house. Holes are noted in attic roof sheathing where original nails have been removed. See examples in photographs below. The homeowners association may have information on year of roof replacement or a qualified roofing contractor can evaluate the roof system, provide further information and perform repairs if needed.

4. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

- 8 Base of washing machine overflow pan is damaged. See photograph below. The overflow pan cannot hold spilled water in this condition. A qualified contractor can perform repairs.

FAUCETS, BATHTUBS, SINKS & SHOWERS

- 9 (1) Leaks are noted at drain pipes below both sides of kitchen sink. Puddled water is noted under the leaks. See photographs below. A plumbing contractor can evaluate and perform repairs.
- 10 (2) Bathtubs are slow to drain in master bathroom and second floor bathroom. Slow drains are due to either clogging or a vent pipe problem. A plumbing contractor can perform repairs.
- 11 (3) Drain pop-ups are missing at all vanity basins in half bathroom, in master bathroom, and second floor bathroom. See examples in photographs below. The basins cannot be filled with water. The drain pipes and water flow from these vanity basins cannot be fully evaluated because of the missing drain pop-ups. A plumbing contractor can install drain pop-ups and evaluate the fixtures.

TOILETS

- 12 (1) Toilet tank is loose in master bathroom. A loose tank can develop a leak between tank and base of toilet. A plumbing contractor can perform repairs.

5. Electrical System

CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

- 13 Doorbell button is missing at front door. See photograph below. An electrical contractor can perform repairs.

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

- 14 The electrical outlet at washing machine location in laundry is not ground fault circuit interrupter (GFCI) protected. A GFCI receptacle is a device that is designed to trip a circuit when an electrical current is interrupted. Previous codes may not have required a GFCI protected circuit at this location. Current practices recommend upgrading circuits to GFCI protection that are near a water source. An electrical contractor can perform repairs.

SMOKE DETECTORS

- 15 (1) Smoke detectors in master bedroom and second floor left rear bedroom do not sound alarm when test buttons are pushed. An electrical contractor can evaluate and perform repairs.
- 16 (2) Smoke detector cartridges are not installed in second floor right rear bedroom and in second floor hallway. See photographs below. An electrical contractor can perform repairs.

CARBON MONOXIDE DETECTOR(S)

- 17 Installation of carbon monoxide detector in second floor hallway is recommended since gas fired appliances and an attached garage serve this home. A qualified contractor can perform this service.

6. Heating System**NORMAL OPERATING CONTROLS**

- 18 At beginning of inspection, second floor thermostat showed an interior temperature of 89 degrees with a requested temperature of 70 degrees. The first floor thermostat showed an interior temperature of 64 degrees with a requested temperature of 69 degrees. The requested temperature at second floor thermostat could not be adjusted down. The blue flames at the dual-zoned natural gas furnace could not be turned off at second floor thermostat by changing mode from heat to off. See examples in photographs below. The gas furnace was turned off at electrical cutoff switch near furnace and left off for approximately half hour. The cut off switch was turned on and second floor thermostat was turned to heat. Furnace heat could not be adjusted down at thermostat. A mechanical contractor can evaluate thermostats and heat system, provide further information and perform repairs as needed. Heat was left off in house at end of inspection.

GAS/LP FIRELOGS AND FIREPLACES

- 19 (1) Flames are not present at gas logs when controls are moved. Blue ignition spark was not observed at the electrode. A fireplace specialist can evaluate, provide further information, and perform repairs as needed.
- 20 (2) Black smoke residue is noted at interior of fireplace glass. See photograph below. The residue on the interior glass is either dirt or may result from improper combustion of fuel. A fireplace specialist can evaluate, provide further information and perform repairs as needed.

7. Air Conditioning**COOLING AND AIR HANDLER EQUIPMENT**

- 21 (1) Bushes are too close to heat pump. See photograph below. A heat pump must have proper clearances in order to function properly. A qualified contractor can perform repairs.
- 22 (2) All heating and cooling equipment should be serviced annually. The heat pump cabinet of the cooling system is seventeen years old. The evaporator coil cabinet of the cooling system is eight years old. The gas furnace for this home is seventeen years old. Since most of equipment is beyond the typical service life of twelve to fifteen years old for this type of equipment, a prudent buyer will have the annual service performed on the heating and cooling equipment prior to closing by an independent mechanical contractor.

8. Interior**WALLS**

- 23 (1) A hole is noted in drywall at rear of garage where water supply pipe penetrates wall. See photographs below. The hole is a breach in the firewall between the garage and the living space. Automobile exhaust gases may enter the living space. A qualified contractor can perform repairs.
- 24 (2) A hole in drywall with approximate dimensions of two inches by three inches is noted beside entry door to garage. See photographs below. Holes in drywall allow passage of pests and increase energy costs. A qualified contractor can perform repairs.

CEILINGS

- 25 Drywall tape is loose at garage ceiling. See examples in photographs below. A qualified contractor can evaluate and perform repairs.

FLOORS

- 26 (1) Damaged hardwood flooring and damaged quarter round molding are noted in dining area near sliding glass door. See photographs below. Removal of building materials may reveal more damage than can be determined at time of inspection. The damage is likely due to wood destroying insects. A qualified contractor can evaluate, provide further information and perform repairs as needed.

- 27 (2) Master bathroom vinyl flooring does not extend to threshold near master bedroom. Vinyl flooring is separated near toilet in master bathroom. See photographs below. A flooring contractor or qualified contractor can perform repairs.

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

- 28 The base of the kitchen sink cabinet has sagged and is damaged. See photograph below. A qualified contractor can perform repairs.

DOORS (REPRESENTATIVE NUMBER)

- 29 Foyer coat closet door does not latch. A qualified contractor can perform repairs.

9. Insulation and Ventilation

INSULATION IN ATTIC

- 30 Attic insulation has been disturbed by movement of the insulation. See examples in photograph below. Even distribution of insulation will increase energy efficiency. A qualified contractor can perform repairs.

10. Built-In Kitchen Appliances

MICROWAVE COOKING EQUIPMENT (BUILT-IN)

- 31 The light under the microwave does not respond to the switch. Sometimes the problem is in the switch or circuit, not the bulb. A qualified contractor can perform repairs.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. All recommendations and/or referrals within this inspection report for repair, replacement and/or evaluation stated in the specific sections of this report are recommended to be completed by contractors specifically licensed in the state of North Carolina with respect to the individual component or system being addressed for repair, replacement or evaluation prior to closing.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Luis Turner #2269

Date: 12/31/2025	Time:	Report ID: DATE 2025-12-31
Property: 633 Grace Hodge Drive Cary NC 27519	Customer: SECU*RE	Real Estate Professional: Andrew Odom SECU*RE

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Further Investigation (FI) = Although this item may or may not function as intended, further investigation is warranted by a specialist.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: North Carolina	Type of building: Single family (2 story), Townhome	Type of inspection: Foreclosure inspection for lender
Client is present: No	Building status: Vacant	Approximate age of building: 2009
Terrain: Rolling	Temperature: Below 65 degrees	Weather: Clear
Ground/Soil surface condition: Dry	Rain in last 3 days: No	Directions in this report are referenced to: the front door

1. Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: probe structural components where deterioration is suspected; enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; report the methods used to observe under floor crawl spaces and attics; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials		
Foundation walls:	Floor Structure:	Method used to observe basement or crawl space:
Poured concrete	Concrete slab	No crawlspace
	Floor joists at 2nd floor - not visible	
Front porch column(s):	Wall Structure:	Ceiling Structure:
Composite	Wood framed (where visible)	Wood trusses
		Ceiling joists at 1st floor - not visible
Roof Structure:	Attic access:	Method used to observe attic(s):
Wood trusses	Pull down stairs	Traversed floored attic area with flashlight

- Items
- 1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

1.1 WALLS (Structural)

Comments: Inspected

1.2 FLOORS (Structural)

Comments: Inspected

1.3 COLUMNS OR PIERS

Comments: Inspected

1.4 CEILINGS (structural)

Comments: Inspected

1.5 ROOF STRUCTURE

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: 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; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; 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 observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; 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 Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material and Style:	Exterior entry doors:	Appurtenance:
Brick veneer at front	Front door: Fiberglass	Patio
Manufactured stone veneer at front	Rear door: Vinyl sliding insulated glass door	Sidewalk
Horizontal lap	Inner garage door: Steel	Fence
Vinyl siding	Attached storage room door: Steel	Attached outdoor storage room
Composite trim boards		
Wooden trim boards		
Cement fiber soffit		
Aluminum fascia wrap		
Front porch:	Driveway and parking area:	Garage door material:
Poured concrete	Concrete	Metal
Covered porch		
Garage door type:	Auto opener manufacturer(s):	
Doublewide automatic	Chamberlain Liftmaster	

Items

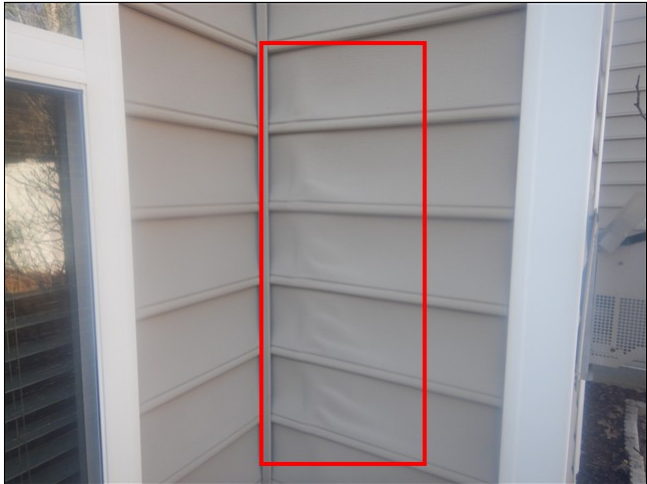
2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

(1) Vinyl siding is deformed at rear first floor of house at right side of chimney and at left side of house. See photographs below. It is likely that sunlight reflected from adjacent windows has caused thermal distortion at these locations. Further deterioration of the vinyl siding may be anticipated over time. More information on this topic is available at <http://www.greenbuildingadvisor.com/blogs/dept/musings/window-reflections-can-melt-vinyl-siding>. A vinyl siding contractor can provide short-term repairs by replacing the affected vinyl siding. A long-term repair may involve shielding of the window glass.



2.0 Item 1(Picture) Deformed vinyl siding



2.0 Item 2(Picture) Close up of deformed vinyl siding

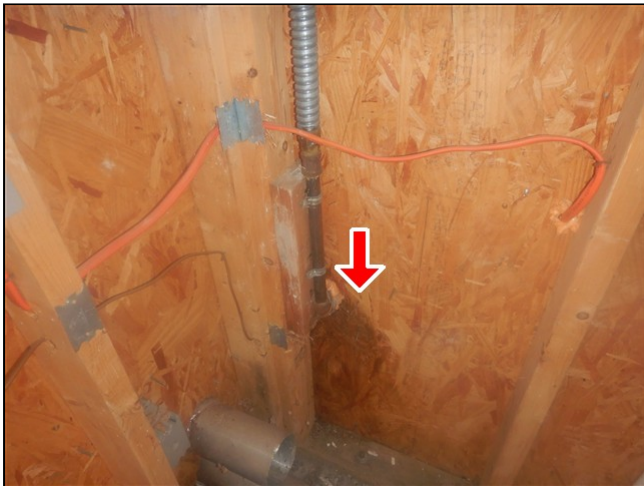


2.0 Item 3(Picture) Deformed vinyl siding



2.0 Item 4(Picture) Close up of deformed vinyl siding

(2) Water stained sheathing is noted at rear wall of attached storage room. See photograph below. If further information is needed, a qualified contractor can evaluate, provide further information, and perform repairs as needed.



2.0 Item 5(Picture) Water stained sheathing

(3) An exterior perspective photograph is provided below to show the rear of townhome at time of inspection. This comment is for your information.



2.0 Item 6(Picture) Rear of house

2.1 DOORS (Exterior)

Comments: Repair or Replace

- (1) Sliding glass door requires excess effort to latch and lock. A qualified contractor can evaluate, provide further information, and perform repairs as needed.
- (2) Holes are noted in screen door of sliding glass door. See photograph below. A qualified contractor can perform repairs.



2.1 Item 1(Picture) Holes in screen

- (3) Water damaged wood is noted at base of door jams at attached storage room door. See photographs below. A qualified contractor can evaluate, provide further information and perform repairs as needed.



2.1 Item 2(Picture) Water damaged wood



2.1 Item 3(Picture) Close up of water damaged wood



2.1 Item 4(Picture) Water damaged wood



2.1 Item 5(Picture) Close up of water damaged wood

(4) Garage door requires excess pressure to reverse. A non-reversing garage door is dangerous to children. The door should reverse when a modest amount of pressure is applied. A qualified contractor can perform repairs.

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 EXTERIOR CAULK / PAINT

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; 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 observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof covering: 25 year fiberglass shingles	Roof design: Gable Shed	Viewed roof covering from: Binoculars at ground Windows
Estimated age: Four to ten years old See note below	Gutters: Aluminum	Chimney (exterior): Vinyl siding Metal flue pipe

Items

3.0 ROOF COVERINGS

Comments: Inspected

The roof shingles are not original on this house. Holes are noted in attic roof sheathing where original nails have been removed. See examples in photographs below. The homeowners association may have information on year of roof replacement or a qualified roofing contractor can evaluate the roof system, provide further information and perform repairs if needed.



3.0 Item 1(Picture) Holes where original nails have been removed

3.0 Item 2(Picture) Hole where original nail has been removed

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

3.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: 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; and Location of 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; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water source: Public	Waste disposal: Public sewer	Plumbing water supply (into home): PEX (Cross-linked polyethylene)
Plumbing water distribution (inside home): PEX (Cross-linked polyethylene)	Plumbing waste pipes: PVC	Water heater #1: Manufacturer: A. O. Smith Type: Natural gas Size: 50 gallon (nominal size) Location: Attached storage room Age: 2023
Half bathroom: Pedestal sink Toilet Flooring: Hardwood	Master bathroom: Bathtub: Fiberglass Shower pan: Fiberglass Shower surround: Fiberglass Two vanity basins Toilet Flooring: Vinyl	2nd floor bathroom: Bathtub/shower: Fiberglass Shower surround: Fiberglass Two vanity basins Toilet Flooring: Vinyl

Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace
Base of washing machine overflow pan is damaged. See photograph below. The overflow pan cannot hold spilled water in this condition. A qualified contractor can perform repairs.



4.0 Item 1(Picture) Damaged overflow pan

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

4.2 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

(1) The main water shut off valve is located at rear wall of garage. See photograph below.



4.2 Item 1(Picture) Main water shut off valve

(2) The main water shut off valve at rear of garage was found to be in the closed position at beginning of inspection. The valve was returned to the closed position at end of inspection. This comment is for your information.

4.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

4.4 FAUCETS, BATHTUBS, SINKS & SHOWERS

Comments: Repair or Replace

(1) Leaks are noted at drain pipes below both sides of kitchen sink. Puddled water is noted under the leaks. See photographs below. A plumbing contractor can evaluate and perform repairs.



4.4 Item 1(Picture) Leak at disposal side of kitchen sink



4.4 Item 2(Picture) Puddled water



4.4 Item 3(Picture) Leak at rear half of kitchen sink



4.4 Item 4(Picture) Puddled water

(2) Bathtubs are slow to drain in master bathroom and second floor bathroom. Slow drains are due to either clogging or a vent pipe problem. A plumbing contractor can perform repairs.

(3) Drain pop-ups are missing at all vanity basins in half bathroom, in master bathroom, and second floor bathroom. See examples in photographs below. The basins cannot be filled with water. The drain pipes and water flow from these vanity basins cannot be fully evaluated because of the missing drain pop-ups. A plumbing contractor can install drain pop-ups and evaluate the fixtures.



4.4 Item 5(Picture) Missing drain pop-up



4.4 Item 6(Picture) Missing drain pop-up



4.4 Item 7(Picture) Missing drain pop-up



4.4 Item 8(Picture) Missing drain pop-up

4.5 TOILETS

Comments: Repair or Replace

(1) Toilet tank is loose in master bathroom. A loose tank can develop a leak between tank and base of toilet. A plumbing contractor can perform repairs.

(2) The shut off valves for all toilets were found to be closed at beginning of inspection and closed following evaluation of the plumbing fixtures. This comment is for your information.

4.6 GROUT / CAULK / TILE

Comments: Inspected

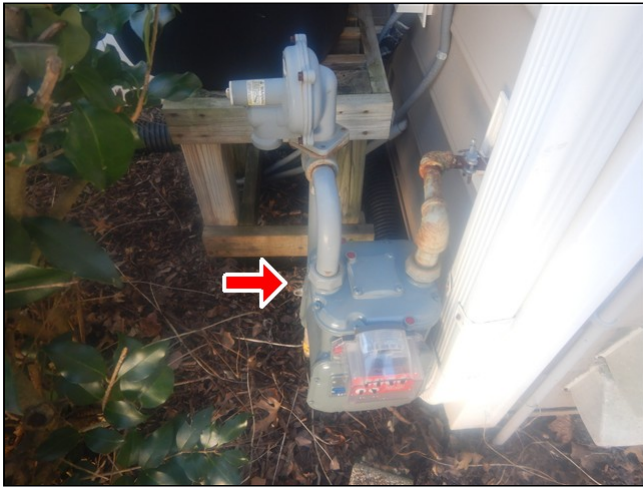
4.7 BATHROOM HARDWARE / SHOWER DOORS

Comments: Inspected

4.8 MAIN FUEL SHUT OFF

Comments: Inspected

The main natural gas shut off valve is at the gas meter. See photograph below.



4.8 Item 1(Picture) Main natural gas shut off valve

4.9 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

4.10 SUMP PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, 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 over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Service entrance: Underground	Electrical Service Conductors: Multi-strand aluminum	Panel Type: Circuit breakers
Main panel: 200 amp Attached storage room Manufacturer: Eaton Cutler-Hammer	Branch wire 15 and 20 Amp: Copper	Wiring Methods: Non-metallic / grounded

Items

- 5.0 SERVICE ENTRANCE CONDUCTORS
Comments: Inspected
- 5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
Comments: Inspected
- 5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES (CIRCUIT BREAKERS) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
Comments: Inspected
- 5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Comments: Repair or Replace
Doorbell button is missing at front door. See photograph below. An electrical contractor can perform repairs.



5.3 Item 1(Picture) Missing doorbell

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

The electrical outlet at washing machine location in laundry is not ground fault circuit interrupter (GFCI) protected. A GFCI receptacle is a device that is designed to trip a circuit when an electrical current is interrupted. Previous codes may not have required a GFCI protected circuit at this location. Current practices recommend upgrading circuits to GFCI protection that are near a water source. An electrical contractor can perform repairs.

5.6 SMOKE DETECTORS

Comments: Repair or Replace

(1) Smoke detectors in master bedroom and second floor left rear bedroom do not sound alarm when test buttons are pushed. An electrical contractor can evaluate and perform repairs.

(2) Smoke detector cartridges are not installed in second floor right rear bedroom and in second floor hallway. See photographs below. An electrical contractor can perform repairs.



5.6 Item 1(Picture) Missing cartridge



5.6 Item 2(Picture) Missing cartridge

5.7 CARBON MONOXIDE DETECTOR(S)

Comments: Repair or Replace

Installation of carbon monoxide detector in second floor hallway is recommended since gas fired appliances and an attached garage serve this home. A qualified contractor can perform this service.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating System

The home inspector shall observe permanently installed heating and cooling systems including: heating equipment; cooling equipment that is central to home; 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 source in each room. The home inspector shall describe: energy source; and heating 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 systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or observe: The interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Natural gas forced air	Central heat systems (excluding wood): One with dual zones	Heat system: Brand: Lennox M/N G40UH-36A-070-15 S/N 5909E03782 Size: 70,000 Btu Age: 2009 Location: Attic
Ductwork: Insulated flex R-8.0	Filter Type: Multiple Disposable	Fireplace: Location: Living room Natural gas Direct vent gas logs Manufacturer: Superior

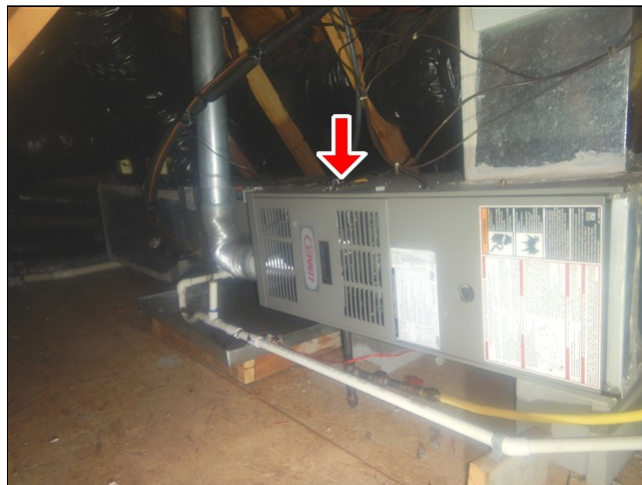
Items

- 6.0 HEATING EQUIPMENT
Comments: Inspected
- 6.1 NORMAL OPERATING CONTROLS
Comments: Repair or Replace

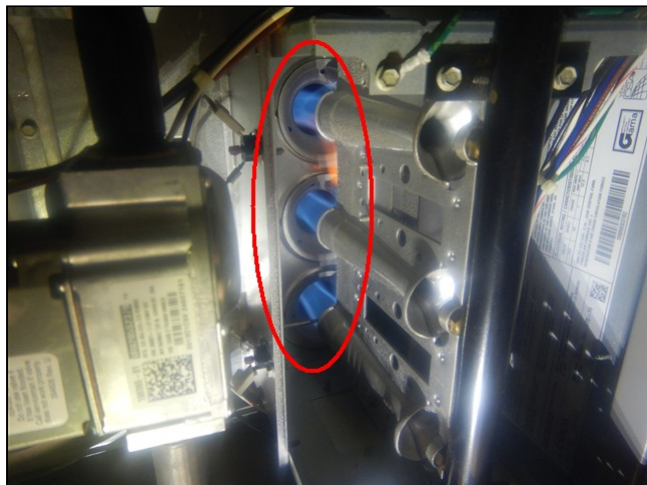
At beginning of inspection, second floor thermostat showed an interior temperature of 89 degrees with a requested temperature of 70 degrees. The first floor thermostat showed an interior temperature of 64 degrees with a requested temperature of 69 degrees. The requested temperature at second floor thermostat could not be adjusted down. The blue flames at the dual-zoned natural gas furnace could not be turned off at second floor thermostat by changing mode from heat to off. See examples in photographs below. The gas furnace was turned off at electrical cutoff switch near furnace and left off for approximately half hour. The cut off switch was turned on and second floor thermostat was turned to heat. Furnace heat could not be adjusted down at thermostat. A mechanical contractor can evaluate thermostats and heat system, provide further information and perform repairs as needed. Heat was left off in house at end of inspection.



6.1 Item 1(Picture) 2nd floor thermostat in heat mode with interior temperature of 89 degrees and requested temperature of 70 degrees



6.1 Item 2(Picture) Gas furnace in attic



6.1 Item 3(Picture) Blue flames

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Repair or Replace

(1) Flames are not present at gas logs when controls are moved. Blue ignition spark was not observed at the electrode. A fireplace specialist can evaluate, provide further information, and perform repairs as needed.

(2) Black smoke residue is noted at interior of fireplace glass. See photograph below. The residue on the interior glass is either dirt or may result from improper combustion of fuel. A fireplace specialist can evaluate, provide further information and perform repairs as needed.



6.6 Item 1(Picture) Residue at fireplace glass

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping with associated supports, dampers, insulation, air filters, registers, fan-coil units and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners; or observe the Uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

Cooling Equipment Type:	Cooling Equipment Energy Source:	Cooling system:
Central heat pump	Electricity	Brand: Lennox
		M/N 13ACD-030-230-11
		S/N 1909G04766
		Size: 2-1/2 tons
		Age: 2009

Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace
(1) Bushes are too close to heat pump. See photograph below. A heat pump must have proper clearances in order to function properly. A qualified contractor can perform repairs.



7.0 Item 1(Picture) Bushes too close to heat pump
(2) All heating and cooling equipment should be serviced annually. The heat pump cabinet of the cooling system is seventeen years old. The evaporator coil cabinet of the cooling system is eight years old. The gas furnace for this home is seventeen years old. Since most of equipment is beyond the typical service life of twelve to fifteen years old for this type of equipment, a prudent buyer will have the annual service performed on the heating and cooling equipment prior to closing by an independent mechanical contractor.
(3) Evaluation of the cooling system is limited to a visual inspection. The system cannot be effectively tested when the outside temperature is 65 degrees or less and may damage the compressor. Outside temperature is less than 65 degrees. Temperature split difference cannot be measured.

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilating and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed 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 abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Window Types:	Floor Covering(s):	Wall Material:
Vinyl	Hardwood	Drywall
Thermal-insulated	Carpet	
Single-hung	Vinyl	
Tilt feature		
Interior Doors:	Ceiling Style and Materials:	
Hollow core	Drywall	
Raised panel	Flat	

Items

8.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.1 WALLS

Comments: Repair or Replace

(1) A hole is noted in drywall at rear of garage where water supply pipe penetrates wall. See photographs below. The hole is a breach in the firewall between the garage and the living space. Automobile exhaust gases may enter the living space. A qualified contractor can perform repairs.

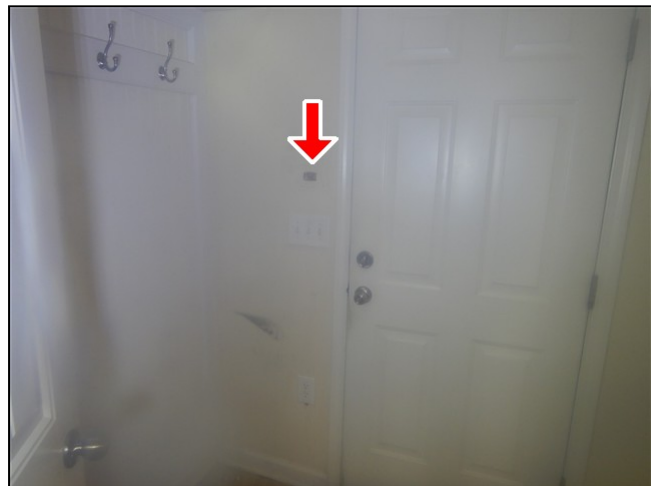


8.1 Item 1(Picture) Hole in garage drywall



8.1 Item 2(Picture) Close up of hole in garage drywall

(2) A hole in drywall with approximate dimensions of two inches by three inches is noted beside entry door to garage. See photographs below. Holes in drywall allow passage of pests and increase energy costs. A qualified contractor can perform repairs.



8.1 Item 3(Picture) Hole in drywall



8.1 Item 4(Picture) Close up of hole in drywall

8.2 CEILINGS

Comments: Repair or Replace

Drywall tape is loose at garage ceiling. See examples in photographs below. A qualified contractor can evaluate and perform repairs.



8.2 Item 1(Picture) Loose drywall tape

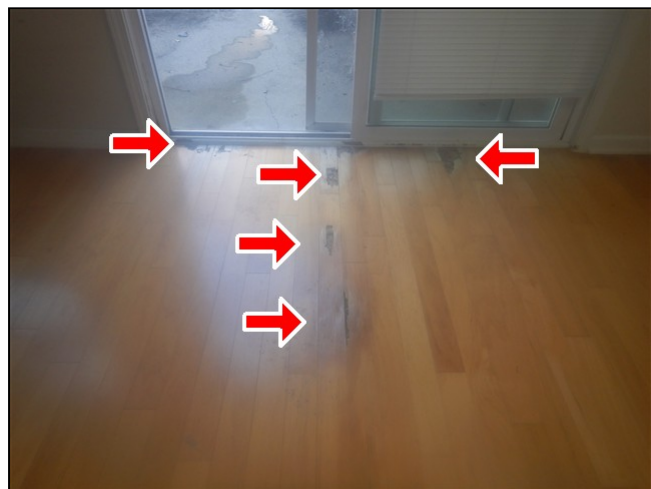


8.2 Item 2(Picture) Loose drywall tape

8.3 FLOORS

Comments: Repair or Replace

(1) Damaged hardwood flooring and damaged quarter round molding are noted in dining area near sliding glass door. See photographs below. Removal of building materials may reveal more damage than can be determined at time of inspection. The damage is likely due to wood destroying insects. A qualified contractor can evaluate, provide further information and perform repairs as needed.



8.3 Item 1(Picture) Damaged hardwood flooring



8.3 Item 2(Picture) Close up of damaged hardwood flooring

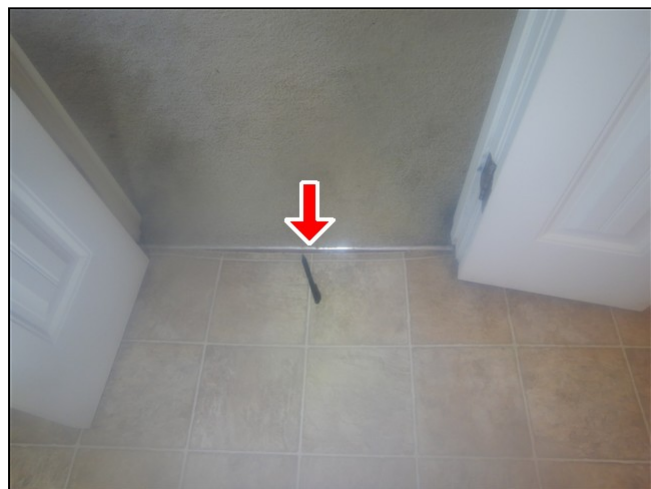


8.3 Item 3(Picture) Damaged quarter round molding



8.3 Item 4(Picture) Close up of damaged quarter round molding

(2) Master bathroom vinyl flooring does not extend to threshold near master bedroom. Vinyl flooring is separated near toilet in master bathroom. See photographs below. A flooring contractor or qualified contractor can perform repairs.



8.3 Item 5(Picture) Vinyl flooring not extending to threshold



8.3 Item 6(Picture) Close up of vinyl flooring not extending to threshold



8.3 Item 7(Picture) Separated vinyl flooring



8.3 Item 8(Picture) Close up of separated vinyl flooring

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair or Replace

The base of the kitchen sink cabinet has sagged and is damaged. See photograph below. A qualified contractor can perform repairs.



8.4 Item 1(Picture) Sagged and damaged base of cabinet

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

Foyer coat closet door does not latch. A qualified contractor can perform repairs.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation: Fiberglass	Ventilation: Ridge vent Soffit vents	Exhaust Fans: Fans
Dryer Power Source: 220 Electric		

Items

9.0 INSULATION IN ATTIC

Comments: Repair or Replace
Attic insulation has been disturbed by movement of the insulation. See examples in photograph below. Even distribution of insulation will increase energy efficiency. A qualified contractor can perform repairs.



9.0 Item 1(Picture) Low spots in insulation

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, 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.

Styles & Materials

Dishwasher: General Electric	Disposer: GE Disposall	Range/Oven: Natural gas General Electric
Built in Microwave: GE Profile	Refrigerator: GE Profile	

Items

- 10.0 DISHWASHER
- Comments: Inspected
- 10.1 FOOD WASTE DISPOSER
- Comments: Inspected
- 10.2 RANGES/OVENS/COOKTOPS
- Comments: Inspected
- 10.3 MICROWAVE COOKING EQUIPMENT (BUILT-IN)
- Comments: Repair or Replace
- The light under the microwave does not respond to the switch. Sometimes the problem is in the switch or circuit, not the bulb. A qualified contractor can perform repairs.
- 10.4 REFRIGERATOR
- Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.