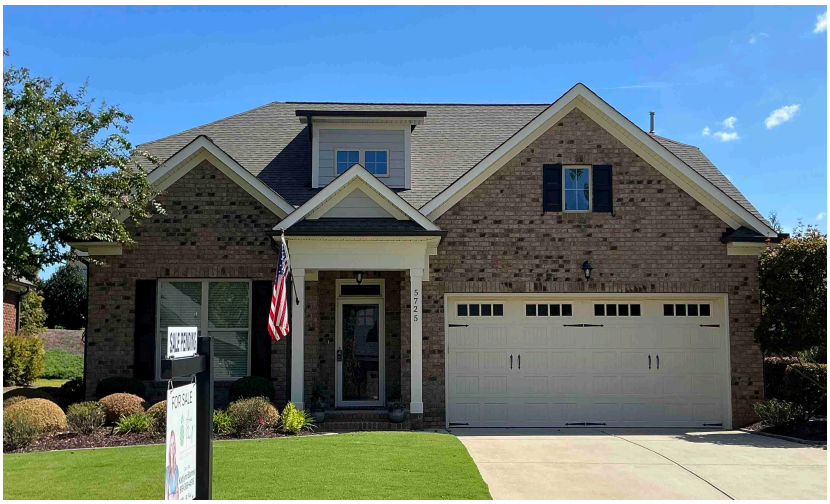
PILLARTOPOST
HOME INSPECTORS

# Home Inspection Report

Prepared exclusively for

[redacted]



PROPERTY INSPECTED:

## 5725 Mizuno Drive
## Fuquay-Varina, NC 27526

Date of Inspection: 09/08/2026

Inspection No. 341195-8777


**COMPANY:**

Harp Inspections, LLC

A Pillar To Post Authorized Franchise

2702 Peachtree St.

Raleigh, NC 27608

gabe.benor@pillartopost.com

(919) 916-5733

**INSPECTOR:**

Gabe Ben-Or

Lic.#: 3617

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(919) 916-5733



*Each office is independently owned and operated*

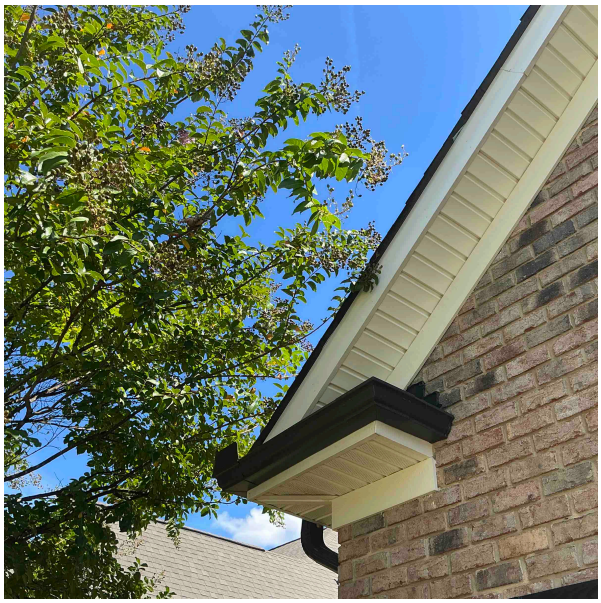
# REPORT SUMMARY

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

## 2.0 PROPERTY AND SITE

### 2.3 Landscape / Grading

2.3.2 Vegetation was seen against the structure which can wear materials quicker than normal and allow pests to enter the home. Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials and pest intrusion. **(Exterior Front)**



## 3.0 EXTERIOR

### 3.4 Eaves / Fascia / Soffit

3.4.2 The fascia/soffit covering does not extend the length of the gable. This has resulted in the wood structure being exposed to the exterior elements which can allow moisture intrusion. Have a licensed contractor install fascia/soffit or flashing to reduce possible wood rot. **(Exterior Right)**

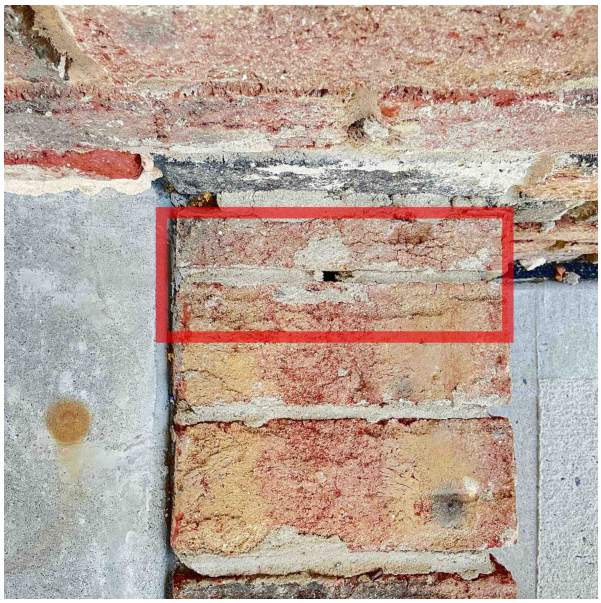


**3.7 Porch(es)**

3.7.1 Crack was visible on the front porch concrete. Any crack can allow moisture to penetrate under the slab creating further movement and cracking. Have a licensed contractor seal all open gaps to reduce moisture intrusion, movement, and further damages. **(Exterior Front)**



3.7.2 Gaps were visible in the brick porch. This can allow water to penetrate which can cause the bricks to come loose once the moisture freezes/thaws. Have a licensed contractor repoint the missing mortar joints in the front porch steps to reduce moisture intrusion, resulting in the future damages from freeze/thaw conditions. **(Exterior Front)**



## 4.0 ROOFING SYSTEM

### 4.4 Sloped Surface(s)

4.4.1 Nail pop was visible on the roof covering. Nail pops occur when a nail pushes the shingle up from underneath, loosening the shingle from the structure. Have a licensed roofer repair all nail pops to allow the shingles to lie flush and reduce future wind damage. **(Exterior Back)**



### 4.5 Flashings

4.5.2 Exposed nail heads were visible on the roof structure. This can allow water to rust out the nail and penetrate into the structure causing water damages. Have a licensed contractor evaluate entire roof structure and seal all exposed nail heads with a roofing sealant to reduce moisture penetration and corrosion of nails. **(Exterior Back)**



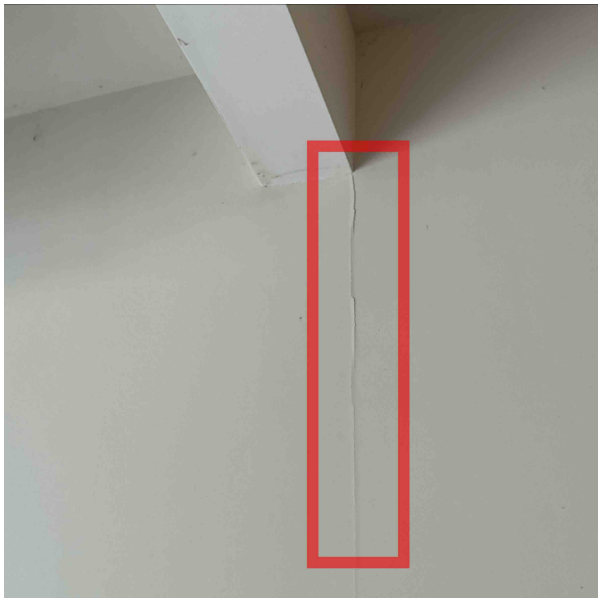
## 6.0 GARAGE / CARPORT

**6.6 Wall**

6.6.1 A section of the sill plate was missing from the wall framing. This may reduce proper support and attachment of the wall framing to the foundation. Recommend evaluation and repair by a licensed contractor for added structural support. **(Garage)**



6.6.2 The wall separating the garage from the home was damaged/has gaps in it. This can allow CO and fire penetration into the home. Have a licensed contractor seal all gaps, holes and penetration in firewall to complete fire/gas barrier and reduce health/fire hazard. **(Garage)**







## 7.0 STRUCTURE

### 7.3 Foundation

7.3.2 Foundation crack was visible on the foundation wall. Additional cracking and water intrusion can occur if not repaired. Recommend further evaluation and repair by a foundation specialist to reduce further cracking. If problem persists, a structural engineer should evaluate the crack to determine the significance of the crack and if repair or monitoring is needed. **(Garage)**



7.3.3 Efflorescence noted on the inside of the wall at the indicating moisture intrusion through the masonry. No moisture was detected at the time of inspection. Properly clean area and monitor for possible future moisture intrusion. **(Garage)**




## 8.0 ELECTRICAL SYSTEM

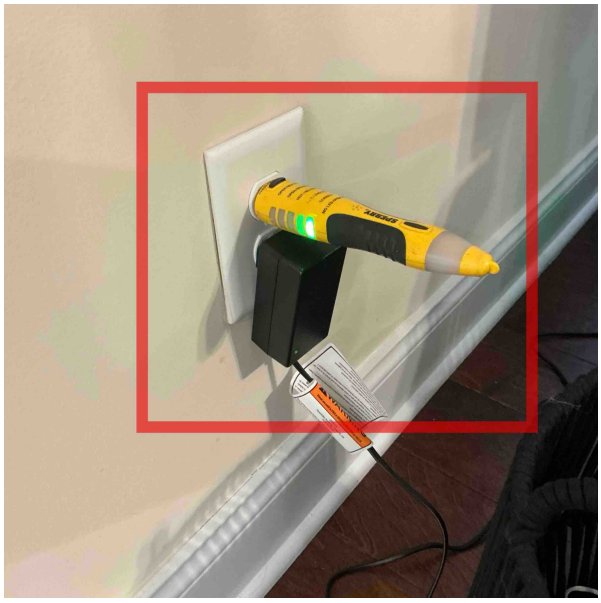
### 8.9 Receptacles

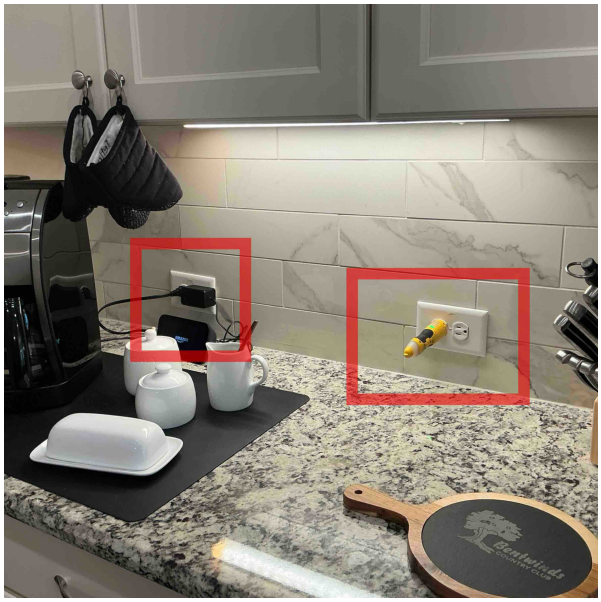
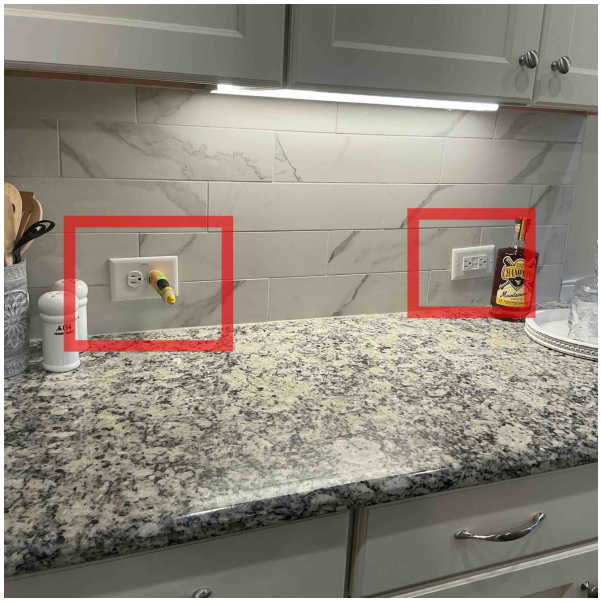
8.9.2 Receptacle on the interior wall has the hot and neutral wires reversed which is a shock hazard. Have a licensed electrical contractor evaluate and repair as required to reduce hazard and injury, verifying the receptacle is GFCI protected **(Garage)**



8.9.3 Several interior receptacles/junction boxes were not secure to the wall. Outlets will continue to become looser due to frequent use which can add additional tension to the wires creating a safety hazard. Have a licensed electrician secure receptacles to reduce shock/electrical hazard.

- Kitchen
- Living Room



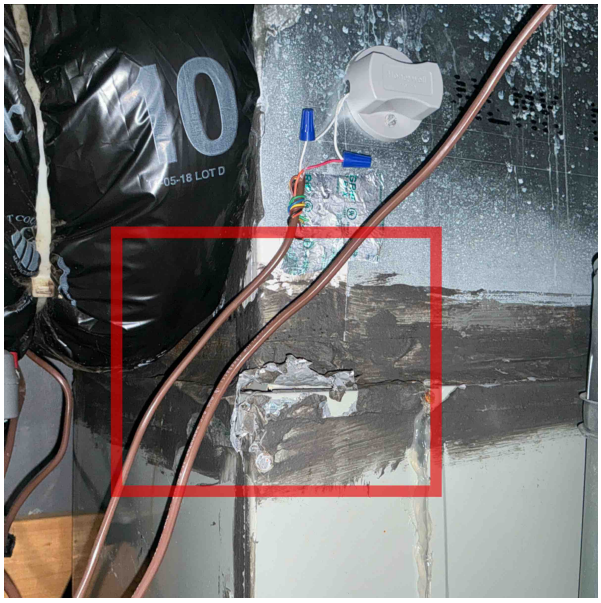
## 9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 9.6 Forced Air Furnace(s)

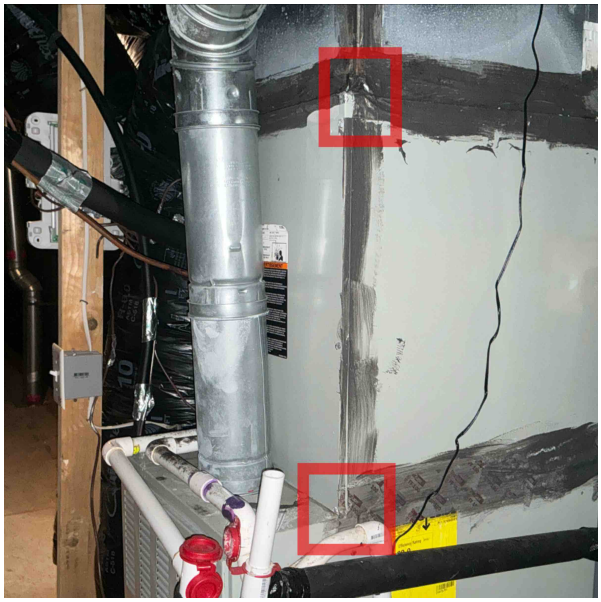
9.6.4 Discoloration was seen on the exterior of the condensation line, which may be indicative of fungal growth or moisture-related staining. Fugal growth presents a health hazard inside the home. Recommend evaluation and testing to verify the presence of fungal growth. All fungal growth should be cleaned and properly remediated by a licensed remediation company and HVAC contractor to determine the cause and condition of the line. **(Attic)**



9.6.5 Air leak was seen/felt at the interior furnace. All open gaps should be properly sealed to allow functional airflow to ducts. Have a licensed contractor seal all open gaps for proper airflow. **(Attic)**







## 10.0 PLUMBING SYSTEM

### 10.10 Sink(s)

10.10.1 The stopper in the bathroom was not functioning as intended. Stoppers should be able to maintain and drain water in the sink. Have a licensed plumber repair to allow proper operation. **(Second Floor Guest Bathroom)**



10.10.2 Multiple traps were installed under the kitchen double bowl sink. Typically one trap should be installed. Multiple traps can create a drainage issue. Recommend further evaluation and repair by a licensed plumber. **(Kitchen)**




**10.11 Toilet(s)**

10.11.2 The toilet in the bathroom is loose from the floor and needs tightening. Over time, a loose toilet can pull away from the wax ring and cause waste to not flow through the pipe. Have a licensed plumber repair to reduce future damages. **(First Floor Guest Bathroom)**



### 10.12 Tub(s) / Shower(s)

10.12.2 Creaking/popping sound was heard while standing inside the shower. This may indicate a poor base support under the pan. Have a licensed contractor repair to reduce noise and possible damages to the shower base. **(Master Bathroom)**



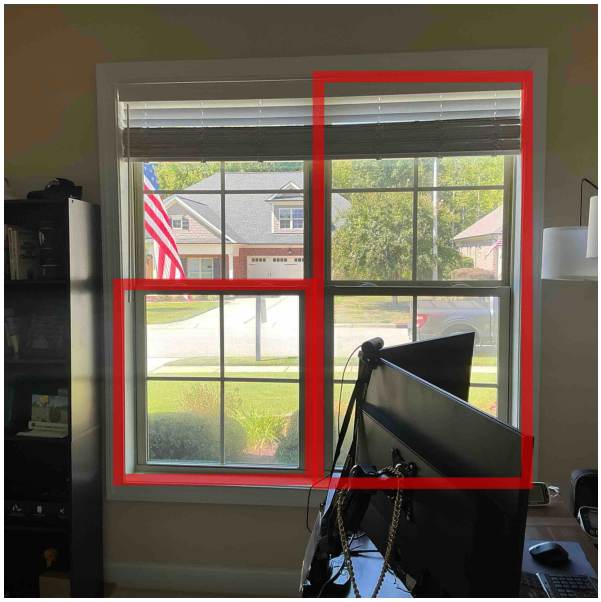
## 11.0 INTERIOR

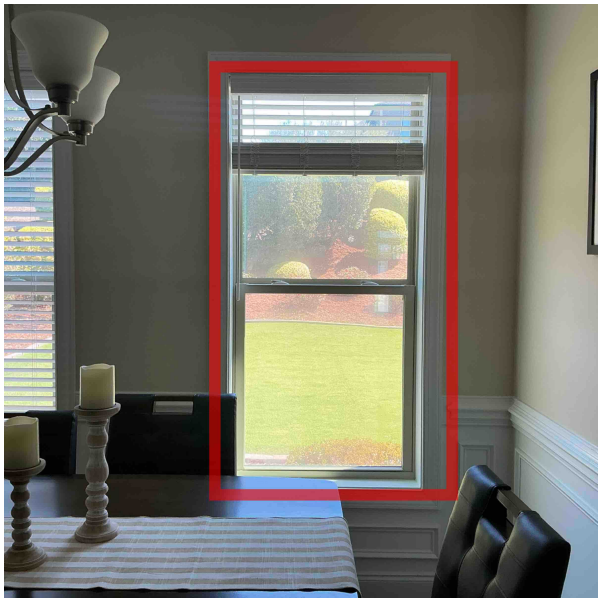
### 11.5 Windows

11.5.3 Failed seal(s) noted between double panes of glass. Fogged windows indicate that the window is no longer providing thermal insulation as well as limits visibility. These windows include, but are not limited to the windows in the rooms listed below. Have a window specialist evaluate all the windows in the home and replace as needed.

- Back Left Bedroom
- Back Right Bedroom
- Breakfast Area
- First Floor Guest Bedroom
- Master Bedroom





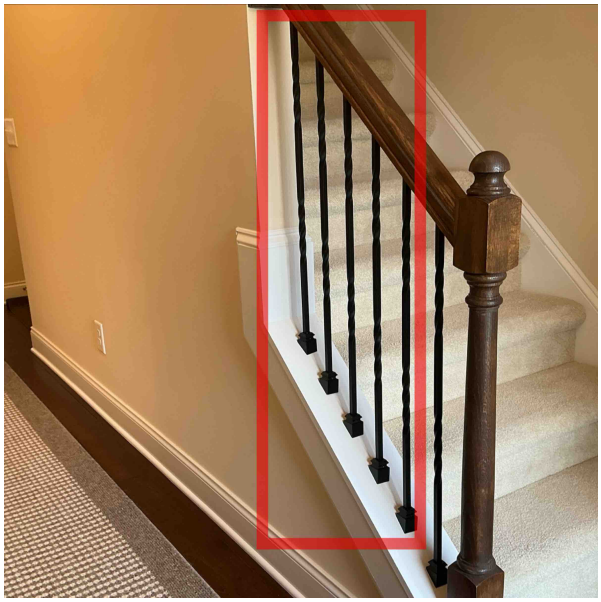






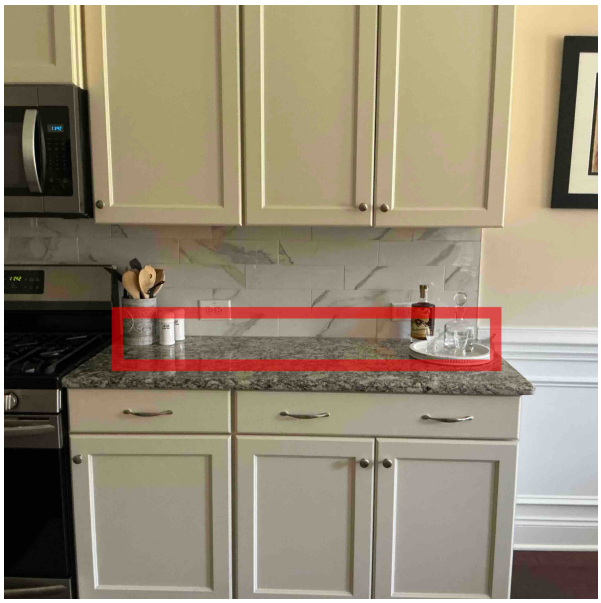
**11.8 Stairs / Railings / Guardrails**

11.8.1 The balusters in the interior stair railing were loose. If the baluster comes loose, a person call fall/get stuck between the gaps in the railing. Have a licensed contractor secure balusters to reduce future hazard and damages. **(Foyer)**



**11.9 Countertops / Cabinets**

11.9.1 Gaps were visible at the interior countertops. Any gap in the countertop can allow water to penetrate behind the cabinet/countertop. Caulk around the countertop to reduce moisture intrusion and possible water damages. **(Kitchen)**

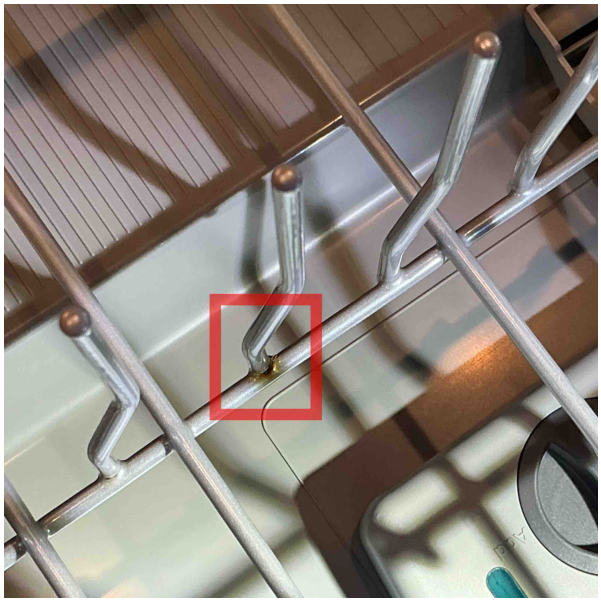


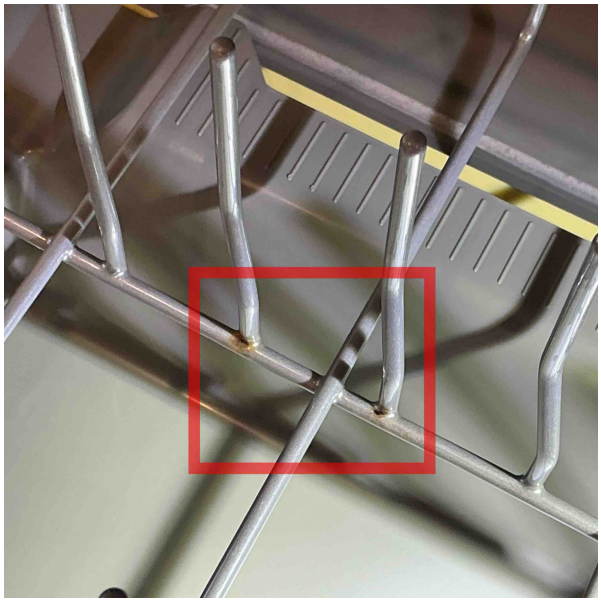


**13.0 APPLIANCES**

### 13.4 Dishwasher

13.4.3 Parts of the dishwasher rack plastic coating has deteriorated causing rust on the exposed metal. This can create a health hazard if enough metal/rust is ingested. Recommend having an appliance specialist repair to reduce further rust and health hazard. **(Kitchen)**





# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 Limitations

- The home was occupied at the time of the inspection. Furniture and personal items make it difficult to inspect the entire house. Only accessible areas were inspected.

### 1.2 General Information

1.2.1 Thank you for choosing Pillar To Post

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word "inspect" per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The home inspection is meant to provide the client with an understanding of the property conditions, as inspected at the time of the inspection. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as a contractor or an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. This report is intended to be viewed in color. The directional reference of left and right is from the perspective of facing the house from the front.

This is not an environmental or air quality inspection and is not required to be by NC State Standards of Practice. We are not responsible fungal growths, air quality, or dirty duct work issues. We are not trained on these issues and not required to report on them. Any mention of them in this report is a courtesy only and we may not mention them or find them. If these types of issues are a further or future concern or you smell odors you should have a professional fungal remediation or air quality contractor further investigate and advise you accordingly.

### 1.3 Inspector

1.3.1 This inspection was performed by Pillar to Post Home Inspectors. Your inspector today was Gabriel Ben-Or. NC Home Inspector License #3617.

### 1.4 Scope of Inspection

- Additional Service: Radon Monitoring
- Additional Service: Wood Destroying Organism

1.4.1 A Pillar to Post Plus inspection was conducted on this property.

### 1.5 Approximate Year Built

- 2018

### 1.6 Inspection / Site Conditions

- Outside Temperature: 85-95 degrees
- Sunny
- Ground = Dry

1.6.1 Owner Occupied

## 2.0 PROPERTY AND SITE

### 2.1 Limitations

- Flower bed restricted parts of the landscaping
- Outdoor furniture limited the inspection of the patio(s)
- Shrubs/hedges restricted parts of the landscaping
- Trees restricted parts of the landscaping

### 2.2 Site Overview

- East Facing
- 2-Story

### 2.3 Landscape / Grading

2.3.1 The general landscape such as grading and surface water drainage was inspected.

2.3.2 **Vegetation was seen against the structure which can wear materials quicker than normal and allow pests to enter the home. Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials and pest intrusion. (Exterior Front)**

**2.4 Walkway(s)**

- Concrete
- Stone

2.4.1 All walkways on the property were inspected.

**2.5 Driveway(s)**

- Concrete

2.5.1 Driveway(s) were inspected.

**2.6 Patio(s)**

- Concrete
- Screened In

2.6.1 All patios on the property were inspected.

## 3.0 EXTERIOR

**3.1 Exterior General Comments**

3.1.1 All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

**3.2 Foundation Surface**

- Concrete slab

**3.3 Wall Surface**

- Brick Veneer
- Fiber Cement Siding

**3.4 Eaves / Fascia / Soffit**

- Aluminum
- Vinyl

3.4.1 Inspected from ground level.

3.4.2 **The fascia/soffit covering does not extend the length of the gable. This has resulted in the wood structure being exposed to the exterior elements which can allow moisture intrusion. Have a licensed contractor install fascia/soffit or flashing to reduce possible wood rot. (Exterior Right)**

**3.5 Windows**

- Vinyl / Vinyl-clad
- Thermal

3.5.1 Exterior window frames and trim inspected from ground level.

3.5.2 Inspected with Binoculars

**3.6 Exterior Doors**

- Front Door
- Patio Door(s)

3.6.1 Exterior doors were operated and inspected.

**3.7 Porch(es)**

- Front Porch
- Brick
- Concrete

3.7.1 **Crack was visible on the front porch concrete. Any crack can allow moisture to penetrate under the slab creating further movement and cracking. Have a licensed contractor seal all open gaps to reduce moisture intrusion, movement, and further damages. (Exterior Front)**

3.7.2 **Gaps were visible in the brick porch. This can allow water to penetrate which can cause the bricks to come loose once the moisture freezes/thaws. Have a licensed contractor repoint the missing mortar joints in the front porch steps to reduce moisture intrusion, resulting in the future damages from freeze/thaw conditions. (Exterior Front)**

## 4.0 ROOFING SYSTEM

### 4.1 Limitations

- Height limited ability to access roof
- Steep slope limited ability to access roof

### 4.2 Roofing General Comments

- Gable
- Middle of life cycle

4.2.1 The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and Roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

### 4.3 Roofing Inspection Method

- The roof covering was inspected using binoculars / zoom camera / iPad. Walking on the roof surface is beyond the scope of this home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

### 4.4 Sloped Surface(s)

- Shingles

4.4.1 **Nail pop was visible on the roof covering. Nail pops occur when a nail pushes the shingle up from underneath, loosening the shingle from the structure. Have a licensed roofer repair all nail pops to allow the shingles to lie flush and reduce future wind damage. (Exterior Back)**

### 4.5 Flashings

- Aluminum
- Plumbing stack

4.5.1 Inspected

4.5.2 **Exposed nail heads were visible on the roof structure. This can allow water to rust out the nail and penetrate into the structure causing water damages. Have a licensed contractor evaluate entire roof structure and seal all exposed nail heads with a roofing sealant to reduce moisture penetration and corrosion of nails. (Exterior Back)**

### 4.6 Roof Drainage

- Aluminum
- Drain Below Ground

4.6.1 Gutters were installed at inspected at the time of the inspection.

### 4.7 Accessories

- Vent Stack
- Exhaust Vent
- Air Vent

## 5.0 ATTIC

**5.1 Attic General Comments**

- Attic inspected by entering attic.

5.1.1 When accessible and safe the inspector entered attic inspection areas with small probe, camera, and a standard flash light. Roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

**5.2 Attic Access**

- The attic access is located in the bedroom
- Walk-In Door

5.2.1 Entered and looked in Attic to inspect area with handheld flashlight.

5.2.2 An attic wall scuttle was installed in the wall of a common area. This can be accessible to children creating a safety hazard. Recommend installing a lock on the access door to reduce injury.

**5.3 Insulation**

- Fiberglass
- Loose Fill

5.3.1 Estimated Depth - R30

**5.4 Ventilation**

- Ridge Vent
- Soffit Vent

**5.5 Exhaust Duct**

- Metal

**5.6 Sheathing**

- OSB

## 6.0 GARAGE / CARPORT

**6.1 Limitations**

- Storage items limited a full inspection of the garage. Certain areas were inaccessible. Only accessible areas were inspected.

**6.2 Garage General Comments**

- Attached Garage

**6.3 Interior Access Door(s)**

- Solid Wood
- Access Door to Hall

**6.4 Vehicle Door(s)**

- Automatic
- Metal - Sectional
- Motion Reverse
- Pressure Reverse
- 2 Car Garage

**6.5 Floor**

- Concrete

**6.6 Wall**

- Drywall / Plaster

6.6.1 **A section of the sill plate was missing from the wall framing. This may reduce proper support and attachment of the wall framing to the foundation. Recommend evaluation and repair by a licensed contractor for added structural support. (Garage)**

6.6.2 **The wall separating the garage from the home was damaged/has gaps in it. This can allow CO and fire penetration into the home. Have a licensed contractor seal all gaps, holes and penetration in firewall to complete fire/gas barrier and reduce health/fire hazard. (Garage)**

**6.7 Ceiling**

- Drywall / Plaster

## 7.0 STRUCTURE

**7.1 Limitations**

- Beam(s) = Concealed
- The floor structure is mostly concealed
- Concealed Insulation
- Insulation and drywall limited visibility of the ceiling structure.

**7.2 Structure General Comments**

7.2.1 All concerns related to structural components identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance / cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

**7.3 Foundation**

- Concrete
- Concrete block
- Slab

7.3.1 Foundation has been inspected

7.3.2 **Foundation crack was visible on the foundation wall. Additional cracking and water intrusion can occur if not repaired. Recommend further evaluation and repair by a foundation specialist to reduce further cracking. If problem persists, a structural engineer should evaluate the crack to determine the significance of the crack and if repair or monitoring is needed. (Garage)**

7.3.3 **Efflorescence noted on the inside of the wall at the indicating moisture intrusion through the masonry. No moisture was detected at the time of inspection. Properly clean area and monitor for possible future moisture intrusion. (Garage)**

**7.4 Support - Post / Beam / Column**

- Wood Post(s) on the Rear Patio Concealed
- Wood Post(s) on Front Porch Concealed by Trim

**7.5 Floor Structure**

- Concrete Slab

**7.6 Wall Structure**

- Wood-Framed

7.6.1 Interior walls appear to be wood-framed, but are finished and concealed.

**7.7 Roof Structure**

- Rafters
- Plywood / OSB roof sheathing.

**7.8 Ceiling Structure**

- Wood ceiling joists
- Wood rafters

7.8.1 The visible ares of the ceiling structure were inspected.

**7.9 Slab**

- Slab Foundation

**7.10 Insulation**

- Batt Insulation

## 8.0 ELECTRICAL SYSTEM

**8.1 Limitations**

- Receptacle cover plates were not removed at the time of the inspection.
- Most of the electrical wiring was concealed in the walls, ceiling, etc. Only visible wiring was inspected.

**8.2 Electrical General Comments**

8.2.1 All Electrical items listed below were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made, the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

**8.3 Service Entrance**

- Electrical service to the home is by underground cables.
- Electrical service voltage is 240 volts.
- Service entry conductors are aluminum.

**8.4 Service Size**

- 200 Amps

**8.5 Main Disconnect(s)**

- Main Disconnect Rating: 200 amp
- Breaker
- The main disconnect is located in the distribution panel
- The main electrical disconnect is in the garage.

**8.6 Distribution Panel(s)**

- The distribution panel is located in the garage.
- Breaker(s) - AFCI
- Breakers
- Panel Rating: 200 amp

8.6.1 There is room for expansion in the distribution panel.

**8.7 Grounding**

- Grounding Rod

**8.8 Branch Circuit Wiring**

- Copper
- Grounded

**8.9 Receptacles**

- 3-Prong Receptacle(s) Present.
- GFCI Absent

8.9.1 A representative number of outlets were tested to gain an overall impression of the system. We endeavor to test as many as we can as we work our way through the home. Some are not tested such as those that are inaccessible and those that would require us to unplug the homeowners equipment.

8.9.2 **Receptacle on the interior wall has the hot and neutral wires reversed which is a shock hazard. Have a licensed electrical contractor evaluate and repair as required to reduce hazard and injury, verifying the receptacle is GFCI protected (Garage)**

8.9.3 **Several interior receptacles/junction boxes were not secure to the wall. Outlets will continue to become looser due to frequent use which can add additional tension to the wires creating a safety hazard. Have a licensed electrician secure receptacles to reduce shock/electrical hazard.**

- Kitchen
- Living Room

**8.10 Lighting / Ceiling Fan(s)**

- Lights / Fans

8.10.1 Tested and Inspected

8.10.2 The goal of the inspection of the fixtures is to gain an overall impression of the system. To do this, a representative number of fixtures are operated. We endeavor to operate as many as possible, but some were not operated.

**8.11 Exhaust Fan(s)**

8.11.1 Tested and Inspected

**8.12 Smoke Alarms**

- Bedrooms
- First Floor Common Area
- Second Floor Common Area

8.12.1 Smoke Detector Operational

8.12.2 Maintain working Smoke Detectors for safety. Advise replacing batteries upon move-in, and annually thereafter.

**8.13 Carbon Monoxide Alarms**

- First Floor Common Area
- Second Floor Common Area

8.13.1 Consider installing/replacing CO alarms when taking possession to ensure that new, properly functioning and properly-located protection is in place.

## 9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

**9.1 Limitations**

- Heating system was not tested due to high outdoor temperatures. Determine function prior to heating season.

**9.2 HVAC General Comments**

9.2.1 The HVAC systems were visually inspected and operated based on the temperature correct cycle. All heating system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. The exterior temperature-based inspection of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems for the system that was not operated. Colder temperature inspections include the operation of the heating components only. Hotter inspections include the operation of the air conditioning components only. Refer to exterior temperature noted in the report as a reference. If a complete invasive inspection is desired a HVAC contractor should be consulted prior to purchase. All HVAC systems and components should be serviced and evaluated annually by a licensed HVAC contractor. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

9.2.2 Advise Annual Preventive maintenance agreement from a local contractor.

**9.3 Thermostat(s)**

- Programmable Thermostat

**9.4 Energy Source(s)**

- Natural Gas

**9.5 AC / Heat Pump System(s)**

- Air Conditioning System
- Capacity = 3 tons
- Trane
- Age: 2018

9.5.1 Cover Not Removed

9.5.2 Operated

9.5.3 Visually Inspected

9.5.4 Data Plate



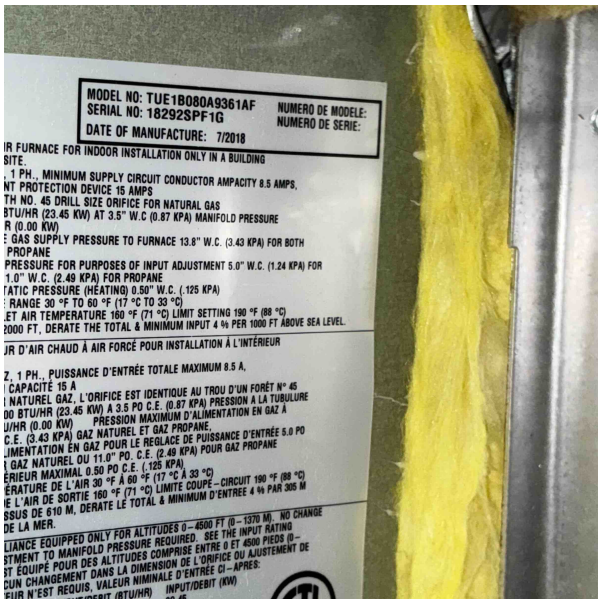

## 9.6 Forced Air Furnace(s)

- Age: 2018
- The furnace(s) is located in the attic
- Trane

9.6.1 Panel Opened

9.6.2 Visually Inspected

9.6.3 Data plate




9.6.4 **Discoloration was seen on the exterior of the condensation line, which may be indicative of fungal growth or moisture-related staining. Fugal growth presents a health hazard inside the home. Recommend evaluation and testing to verify the presence of fungal growth. All fungal growth should be cleaned and properly remediated by a licensed remediation company and HVAC contractor to determine the cause and condition of the line. (Attic)**

9.6.5 **Air leak was seen/felt at the interior furnace. All open gaps should be properly sealed to allow functional airflow to ducts. Have a licensed contractor seal all open gaps for proper airflow. (Attic)**

## 9.7 Combustion/Venting

- Metal Vent

**9.8 Distribution System(s)**

- Air Registers
- Flex Ducts

**9.9 Natural Gas Piping**

- Black Pipe
- CSST

**9.10 Filter**

9.10.1 Inspected

## 10.0 PLUMBING SYSTEM

**10.1 Limitations**

- Most of the plumbing lines in the home concealed
- Most of the plumbing pipes were concealed at the time of the inspection. Only visible pipes were inspected.
- 95% of the water lines and waste lines are concealed inside walls or concrete slab and not visible, condition and material were determined as viewed under fixtures in cabinets.

**10.2 Plumbing General Comments**

10.2.1 All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family. Unless mentioned in the summary the plumbing system had functional drainage today. Pillar to Post specifically disclaims items underground including main sewer drainpipes. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair. A video-scan by a qualified professional is the only way to determine potential problems with main drainpipes. You can for additional expense have the main drainpipes video scanned. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti-scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Thermal expansion and backflow protection are not a requirement for all homes, and determining the presence or absence of the related devices is beyond the scope of the inspection. Determining if the water supply and waste systems are private or public is beyond the scope of the home inspection. Annual service and inspection of the main waste line will prevent system clogging and backup. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the pluming lines, the buyer should consult a licensed plumbing contractor prior to purchase.

### 10.3 Water Main

- The main water shutoff valve is located in the closet under the stairwell.
- PEX
- Public water source

10.3.1 Location of the main water shut off valve




### 10.4 Distribution Piping

- PEX

10.4.1 The visible portions of the water distribution piping was inspected.

10.4.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

### 10.5 Drain, Waste, and Vent Piping

- Main Cleanout Location: Exterior
- PVC

10.5.1 The visible portions of the interior drain, waste and vent system were inspected.

### 10.6 Water Heating Equipment

- Gas Water Heater
- 50 Gallons
- Age: 2018
- Water heater is located in the garage.
- Manufacturer: State

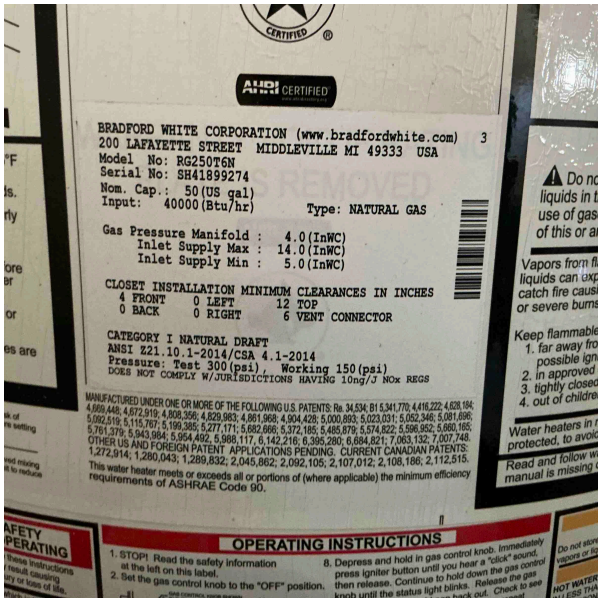
10.6.1 The water heater is at the middle of their life cycle

10.6.2 The hot water system was visually inspected and operated

10.6.3 Expansion Tank Installed

10.6.4 Shut off at water heater

10.6.5 Data plate




**10.7 Water Heater Venting**

- Metal Vent
- Natural Draft

**10.8 Hose Bib(s)**

10.8.1 Exterior hose bibs were inspected and operated.

**10.9 Fixtures / Faucets**

10.9.1 Operational

**10.10 Sink(s)**

- Enamel
- Metal

10.10.1 **The stopper in the bathroom was not functioning as intended. Stoppers should be able to maintain and drain water in the sink. Have a licensed plumber repair to allow proper operation. (Second Floor Guest Bathroom)**

10.10.2 **Multiple traps were installed under the kitchen double bowl sink. Typically one trap should be installed. Multiple traps can create a drainage issue. Recommend further evaluation and repair by a licensed plumber. (Kitchen)**

**10.11 Toilet(s)**

10.11.1 Operational

10.11.2 **The toilet in the bathroom is loose from the floor and needs tightening. Over time, a loose toilet can pull away from the wax ring and cause waste to not flow through the pipe. Have a licensed plumber repair to reduce future damages. (First Floor Guest Bathroom)**

**10.12 Tub(s) / Shower(s)**

- Ceramic
- Fiberglass

10.12.1 The tubs/showers were inspected, tested and functioning as intended.

10.12.2 **Creaking/popping sound was heard while standing inside the shower. This may indicate a poor base support under the pan. Have a licensed contractor repair to reduce noise and possible damages to the shower base. (Master Bathroom)**

## 11.0 INTERIOR

**11.1 Limitations**

- Interior framing was concealed by drywall installation. Only visible areas were inspected.

**11.2 Interior General Comments**

11.2.1 The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. At least one window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspectors does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

**11.3 Floors**

- ☑ Carpet
- ☑ Ceramic
- ☑ Wood

**11.4 Walls / Ceilings**

- ☑ Drywall/Plaster

**11.5 Windows**

- ☑ Vinyl
- ☑ Thermal Single Hung

11.5.1 Operable

11.5.2 A representative number of windows were tested during the inspection. Our goal is to determine the overall condition of the windows. We endeavor to test as many as we can but some were not tested.

11.5.3 **Failed seal(s) noted between double panes of glass. Fogged windows indicate that the window is no longer providing thermal insulation as well as limits visibility. These windows include, but are not limited to the windows in the rooms listed below. Have a window specialist evaluate all the windows in the home and replace as needed.**

- Back Left Bedroom
- Back Right Bedroom
- Breakfast Area
- First Floor Guest Bedroom
- Master Bedroom

**11.6 Doors**

- ☑ Hinge

11.6.1 Operable

**11.7 Entrance Door(s)**

- ☑ Front Door Metal-Clad Hinge
- ☑ Deadbolt
- ☑ Patio Door Metal-Clad Hinge
- ☑ Weatherstripping

**11.8 Stairs / Railings / Guardrails**

- Wood/Metal Railing
- Carpet Stairs

11.8.1 **The balusters in the interior stair railing were loose. If the baluster comes loose, a person call fall/get stuck between the gaps in the railing. Have a licensed contractor secure balusters to reduce future hazard and damages. (Foyer)**

**11.9 Countertops / Cabinets**

- Wood Cabinet
- Granite Countertop
- Ceramic Backsplash

11.9.1 **Gaps were visible at the interior countertops. Any gap in the countertop can allow water to penetrate behind the cabinet/countertop. Caulk around the countertop to reduce moisture intrusion and possible water damages. (Kitchen)**

## 12.0 FIREPLACE(S)

**12.1 Fireplace General Comments**

- 0 - Gas Direct Vent
- Metal Firebox
- Slate/Stone Fireplace Front

12.1.1 Inspected

**12.2 Gas Log Set(s)**

12.2.1 Inspected

**12.3 Gas Insert(s)**

12.3.1 Fireplace functioning as intended



**12.4 Fireplace Damper(s)**

12.4.1 Operational

**12.5 Flue / Vent**

- Metal

**12.6 Hearth / Door / Screen**

- Glass
- Slate/Stone Hearth

## 13.0 APPLIANCES

**13.1 Appliance General Comments**

13.1.1 All appliances listed or identified below were found to be of concern or in need of a full evaluation and repair by a certified appliance repair technician. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact a specialist in each trade as needed. Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven is beyond the scope of the home inspection. Refrigeration units, washing machines, and dryers are beyond the scope of the home inspection.

**13.2 Refrigerator**

13.2.1 Inspection of any refrigerator is beyond the scope of this home inspection. Recommend contacting an appliance specialist for further evaluation.

**13.3 Ranges / Ovens / Cooktops**

13.3.1 The oven was tested by heating it to 350 degrees.

13.3.2 Operational

**13.4 Dishwasher**

13.4.1 The dishwasher was tested by running it on a "normal" cycle.

13.4.2 Operational

13.4.3 **Parts of the dishwasher rack plastic coating has deteriorated causing rust on the exposed metal. This can create a health hazard if enough metal/rust is ingested. Recommend having an appliance specialist repair to reduce further rust and health hazard. (Kitchen)**

**13.5 Microwave Oven**

- Exterior Venting

13.5.1 The microwave was tested by using a microwave tester

13.5.2 Operational

**13.6 Food Waste Disposer**

13.6.1 Operational

**13.7 Clothes Washer**

13.7.1 Inspection of any washer is beyond the scope of this home inspection. Recommend contacting an appliance specialist for further evaluation.

**13.8 Clothes Dryer**

13.8.1 Inspection of any dryer is beyond the scope of this home inspection. Recommend contacting an appliance specialist for further evaluation.

**13.9 Door Bell and Chimes**

13.9.1 Operational