# Property Inspection Report

**Report Number: T0273**

**For The Property Located On:**

534 Siltstone Place
Cary, North Carolina  27519



**Prepared For Exclusive Use By:**

Jeff Turcotte

Report Prepared By: Tyler Chafin, NC: 6145

**Inspector Signature:** Tyler Chafin

Date of Inspection: Monday, April 27, 2026

Time Started: 9:00 AM, Time Completed: 1:00 PM

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# Report Sections / Confirmation of Inspection

## Legend

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

**NI** This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.

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


| | | |
|---|---|---|
| **Summary** | | |
| **Report Introduction** | | |
| **Weather Conditions** | | |
| **Inspection Report Body** | | |
| **A - Structural** | | |
| **A1 - Structural: Foundation** | **IN/NI** | **LT** |
| **(A1 - 1 )** All Accessible Areas | **IN** | **LT** |
| **A3 - Structural: Floor Structure** | **IN/NI** | **LT** |
| **(A3 - 1 )** All Accessible Areas | **IN** | **LT** |
| **A4 - Structural: Wall Structure** | **IN/NI** | **LT** |
| **(A4 - 1 )** All Interior Areas | **IN** | **LT** |
| **A6 - Structural: Roof Structure** | **IN/NI** | **LT** |
| **(A6 - 1 )** Main House | **IN** | **LT** |
| **B - Exterior** | | |
| **B1 - Exterior: Wall Claddings, Flashing, and Trim** | **IN/NI** | **LT** |
| **(B1 - 1 )** Main House | **IN** | **LT** |
| **B2 - Exterior: Windows and Doors** | **IN/NI** | **LT** |
| **(B2 - 1 )** Windows | **IN** | |
| **(B2 - 2 )** All Doors | **IN** | |
| **B3 - Exterior: Decks, Porches, Stoops, and Balconies** | **IN/NI** | **LT** |
| **(B3 - 1 )** Porch | **IN** | **LT** |
| **(B3 - 2 )** Screen Porch | **IN** | **LT** |
| **(B3 - 3 )** Deck | **IN** | **LT** |
| **B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls** | **IN/NI** | **LT** |
| **(B4 - 1 )** Driveway and Front Walk | **IN** | |
| **(B4 - 2 )** Patio | **IN** | |
| **(B4 - 3 )** Retaining Wall | **IN** | **LT** |
| **B5 - Exterior: Vegetation and Grading** | **IN/NI** | **LT** |
| **(B5 - 1 )** Yard | **IN** | |
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| **(C1 - 1 )** All Accessible Areas | **IN** | **LT** |
| **C2 - Roofing: Drainage Systems** | **IN/NI** | **LT** |
| **(C2 - 1 )** All Accessible Areas | **IN** | **LT** |
| **C3 - Roofing: Flashings, Skylights, and Penetrations** | **IN/NI** | **LT** |
| **(C3 - 1 )** Main House | **IN** | **LT** |
| **D - Plumbing** | | |



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| | IN/NI | LT |
|---|---|---|
| **D1 - Plumbing: Water Distribution Systems** | | |
| **(D1 - 1 )** Main | IN | LT |
| **D2 - Plumbing: Drain, Waste, and Vent Systems** | | |
| **(D2 - 1 )** All Accessible Areas | IN | |
| **D3 - Plumbing: Water Heating Equipment** | | |
| **(D3 - 1 )** Unit 1 | IN | LT |
| **E - Electrical** | | |
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| **(E1 - 1 )** Underground | IN | |
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| **(F1 - 1 )** Heating Unit 1 | IN | LT |
| **(F1 - 2 )** Heating Unit 2 | IN | LT |
| **F3 - Heating: Gas Piping, Fuel Storage Systems** | | |
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| **(G2 - 1 )** Cooling Unit 1 | IN | |
| **(G2 - 2 )** Cooling Unit 2 | IN | |
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| **J - Built In Appliances** | | |
| **J1 - Built In Appliances: Equipment** | | |
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| **(J1 - 2 )** Washer | IN | |


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| J1 - Built In Appliances: Equipment | IN/NI | LT |
|---|---|---|
| **(J1 - 3 )** Dryer | IN | |
| **(J1 - 4 )** Refrigerator | IN | |
| **(J1 - 5 )** Oven: Electric: Combo | IN | LT |
| **(J1 - 6 )** Microwave: Built In | IN | LT |
| **(J1 - 7 )** Range Hood: Exterior Duct | IN | |
| **(J1 - 8 )** Garbage Disposal | IN | LT |
| **(J1 - 9 )** Range Top: Gas | IN | LT |
| **(J1 - 10 )** Ice Maker | IN | |
| **(J1 - 11 )** Refrigerator | IN | |


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## Summary

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

### (A1 - 1 ) All Accessible Areas
### Summary - Structural: Foundation (Defects, Comments, and Concerns):

#### (A1 - 1.1 ) All Accessible Areas



The following structural concerns were noted:

1. Evidence suggests the rear screen porch/deck/patio may have experienced movement away from the home.
2. Damaged flange on I-joist above furnace in unfinished basement
3. Displaced crack at floor in front of front wall in the unfinished basement. Missing nut also noted on superior wall anchor bolt above this area.
4. Cracked truss and damaged truss at middle rear walk in attic.
5. Cracked truss at front left upper attic.
6. Gaps/separation noted where walk in attic trusses meet upper attic trusses and at 2 ply truss member next to upper attic access
7. Large knot hole void at truss in front of furnace in the attic.
8. Cracked truss walk in attic rear right corner. (Pictured)
9. Damaged left curb in the garage.
10. Displaced control joint at left exterior side of home rear of the electrical meter. Observation #9 not a concern
11. Several cracks noted at exterior foundation walls. Observation #8 not a concern
12. The front left corner of the front porch appears to be floating.
13. Rear yard needs evaluation due to erosion and slope.
14. The center post between the garage doors is not secured.

Have evaluated by a structural engineer to determine the significance of the concern, effect on the home, and formulate a repair plan as needed. Any needed repairs should be completed by a licensed general contractor.

1. Repaired per Carter Engineer report
2. Not a concern, giles Flythes report Observation #17
3. Not a concern, Giles Flythes report observation #14. Missing nut was replaced, see giles flythes report observation #16 (repaired).
4. Repaired per giles flythes recommendations (#1-2)
5-7. Observations 4-5 no structural concern
8. Repaired per giles flythes recommendations fo observations 1-3.
9. See giles flythes report observation #7, not a structural concern
12. Observation #11, no structural concern

#### (A1 - 1.2 ) All Accessible Areas



Additional photo of displacement at left exterior control joint.

Not a structural concern. See Giles Flythes report (discussion, observation #9)


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**(A1 - 1.3 ) All Accessible Areas**



Additional photo of a cracked truss.

**(A1 - 1.4 ) All Accessible Areas**



Additional photo of displaced crack in the basement.

not a structural concern, see giles flythes report (observation #14)

**(A1 - 1.5 ) All Accessible Areas**



Additional photo of damaged I joist flange.

no repair needed, see giles flythes report (observation #17)

**(A1 - 1.6 ) All Accessible Areas**



Additional photo of missing nut and washer at superior wall.

repaired


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**(A1 - 1.7 ) All Accessible Areas**



Additional photo of large knot hole void in truss.

not a structural concern, see giles flythes report observation #5

**(A1 - 1.8 ) All Accessible Areas**



Additional photo of gaps between truss members

**(A1 - 1.9 ) All Accessible Areas**



Additional photo of a crack.

not a structural concern

**(A1 - 1.10 ) All Accessible Areas**



Additional photo of the front porch.

not a structural concern, see giles flythes report (observation #11)


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## (A4 - 1 ) All Interior Areas
## Summary - Structural: Wall Structure (Defects, Comments, and Concerns):

### (A4 - 1.1 ) All Interior Areas



Sill plate is notched more than typically expected at tub waste line in the basement. Have evaluated by a licensed general contractor to determine the significance of the concern and repair as needed to prevent failures.

### (A4 - 1.2 ) All Interior Areas



Cracks noted in concrete at front left basement wall where waste line passes through the wall. This can result in water penetration. Have a licensed contractor evaluate and repair.

## (A6 - 1 ) Main House
## Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

### (A6 - 1.1 ) Main House



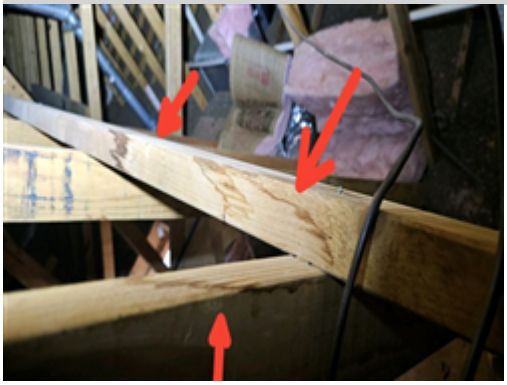
Moisture stains noted on the roof sheathing/framing in a few areas in the attic including but not limited to:

1. Truss under furnace flue.
2. Stack vent behind water heater flue. (Pictured)
3. Unidentified staining noted at roof sheathing and some trusses at rear walk in attic area.

Please have a qualified roofing contractor evaluate the roof structure, follow all leak paths to determine the source of moisture, if this is from a past or present issue, and repair as needed to prevent further damage.


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**(A6 - 1.2 ) Main House**



Additional photo of a moisture stain.

**(B1 - 1 ) Main House**
**Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):**

**(B1 - 1.1 ) Main House**



Fire pit was not inspected. Gas was turned off. Inspectors are not allowed to turn on shut down systems. Confirm proper operation with sellers prior to closing.

**(B1 - 1.2 ) Main House**



Deteriorated/missing exterior caulking details noted in several areas around the home. Have a painting contractor review the exterior of the home and seal/reseal voids as needed to prevent water reaching unprotected materials.

**(B1 - 1.3 ) Main House**



The following was noted at the wall cladding/trim:

1. Front left corner trim damaged
2. Loose siding trim noted above front porch roof (left side). (Pictured)

Have repaired by a siding professional to prevent water penetration.


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**(B1 - 1.4 ) Main House**



The following was noted at the stone veneer:

1. Cracked stone at veneer.
2. No vertical weeps and mortar voids at dissimilar materials. (Pictured)

Have the veneer system evaluated by a qualified masonry contractor and repaired where needed to prevent moisture penetration to unprotected materials and failures.

**(B1 - 1.5 ) Main House**



Additional photo of a cracked stone.

**(B2 - 1 ) Windows**, *Location: Main House*
**Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):**

**(B2 - 1.1 ) Windows**



Right window in the upstairs left middle bedroom does not stay in the open position. Have a window specialist evaluate and repair.


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## (B2 - 2 ) All Doors, *Location: Main House*
## Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

### (B2 - 2.1 ) All Doors



Damaged weather stripping noted on the rear door to the screen porch and on the garage man door. Have a general repair specialist replace the stripping to ensure the weather tightness of the doors.

## (B3 - 3 ) Deck, *Location: Main House Rear*
## Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):

### (B3 - 3.1 ) Deck



The following was noted at the homes rear deck/patio/screen porch/playhouse/front porch:

1. Missing guard rail play house deck
2. Moisture staining on posts and subfloor under playhouse
3. Playhouse ladder is weathered
4. Playhouse rear band joist is damaged
5. Front right corner screen porch band joist is not fully bearing on the post.
6. Raised edges and cracks noted at rear patio masonry steps.
7. Screen porch grill access doors do not latch and voids noted between them
8. Unsecured panel at screen porch ceiling.
9. Screen porch door binds on floor and does not latch
10. Displaced tiles and cracked grout at screen porch
11. Screen porch floor appears to be sloped toward the hill
12. Soft areas at rear step treads. The steps are also sloped.
13. Corrosion noted on carriage bolt heads that attach the screen porch to the home.
14. Moisture staining at house band and sub flooring under screen porch.
15. Deteriorated sub flooring at screen porch
16. Good wood scabbed on to bad wood under grilling platform
17. Deteriorated trim noted at grill platform.
18. Deteriorated areas at rear deck posts that support the deck and screen porch. (Pictured) replaced
19. Several deteriorated decking boards at rear deck.
20. Rear area of the patio has dropped.
21. Cracked mortar noted at front porch masonry
22. Missing guard rail rear steps. Larger than typically expected gaps also noted between pickets
23. Damaged trim at play house.
24. Playhouse door binds on deck and does not operate properly

11, 12 repaired per Carter Engineer recommendations
18. deck post was replaced
19. repaired

Have all components related to the deck/porches/playhouse/patio evaluated by a licensed general contractor to determine the significance of the concern and repair as needed to prevent further failures and safety hazards.


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**(B3 - 3.2 ) Deck**



Additional photo of sunken patio

**(B3 - 3.3 ) Deck**



Additional photo of deteriorated subflooring.

**(B3 - 3.4 ) Deck**



Additional photo of deteriorated decking boards

repaired

**(B3 - 3.5 ) Deck**



Additional photo of new wood scabbed on to deteriorated wood.


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## (B4 - 1 ) Driveway and Front Walk, *Location: Main House Front*

**Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):**

### (B4 - 1.1 ) Driveway and Front Walk



The following was noted at the driveway:

1. Large void noted below rear left corner of driveway (adjacent to house). (Pictured)
2. The driveway is cracked and displaced.
3. Deteriorated fiber joint noted where driveway meets the garage slab.
4. Scaling concrete at left garage door trim board

Have a licensed general contractor further evaluate and make repairs to ensure proper support of the driveway and prevent further failures.

## (B4 - 3 ) Retaining Wall, *Location: Main House Right*

**Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):**

### (B4 - 3.1 ) Retaining Wall



Front right side retaining wall is cracked. Have repaired by a qualified masonry contractor to prevent further failures.

## (B5 - 1 ) Yard, *Location: Yard*

**Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

### (B5 - 1.1 ) Yard



Trees are in contact with the rear of the home. Have repaired by a qualified arborist to prevent damage to the home.


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## (C1 - 1 ) All Accessible Areas
## Summary - Roofing: Coverings (Defects, Comments, and Concerns):

### (C1 - 1.1 ) All Accessible Areas



A shingle is in contact with the water heater flue. Have repaired by a qualified contractor to prevent fire hazards.

### (C1 - 1.2 ) All Accessible Areas



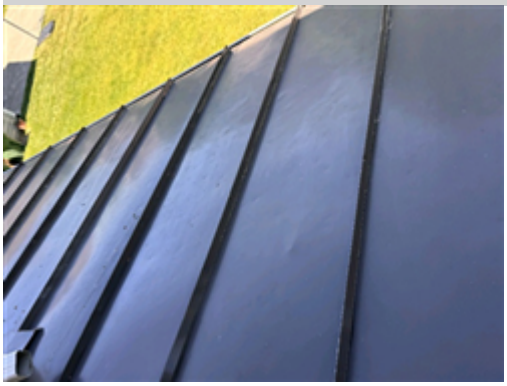
The following was noted at the roof surface:

1. Raised shingles at right side of front left cross gable. Have repaired by a qualified roofing contractor to prevent wind damage and leaks.

2. Dimples noted in front porch metal roof. The dimples are typical of hail damage. Seek seller disclosure. Have a roofing contractor evaluate the roof to determine the significance of the concern and repair as needed.

3. Rear roof surfaces were not visible for inspection due to lot placement and elevation. While onsite, have the roof surface including coverings, flashings, and penetrations evaluated by this qualified roofing contractor and repaired as needed.

### (C1 - 1.3 ) All Accessible Areas



Additional photo of metal roof dimples.


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## (C2 - 1 ) All Accessible Areas, *System Type: Gutters*
## Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):

### (C2 - 1.1 ) All Accessible Areas



Evidence suggests front porch gutter downspout leaks at porch foundation. Have evaluated by a qualified contractor to determine the significance of the concern and repaired as needed to prevent moisture related concerns and damage to the porch foundation wall.

### (C2 - 1.2 ) All Accessible Areas



Missing splash pan/extension noted on rear screen porch downspout. Please have a qualified professional install a splash pan or extension to help shed water away from the foundation.

## (D1 - 1 ) Main
## Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

### (D1 - 1.1 ) Main

Main water shut off not located. Seek seller disclosure on location. Have located by a licensed plumber as needed.

### (D1 - 1.2 ) Main



Both exterior hose bibs leak at the handle during operation. Please have a licensed plumber review and repair to prevent leaks.

## (D2 - 1 ) All Accessible Areas
## Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

### (D2 - 1.1 ) All Accessible Areas

Sewage ejector pump did not activate at time of inspection after running water in the basement. Have proper operation confirmed by a licensed plumber and repaired if needed.


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**(D2 - 1.2 ) All Accessible Areas**



Exposed drain line noted at the left exterior of the home. Have repaired by a licensed plumber to prevent damage to the pipe.

**(D2 - 1.3 ) All Accessible Areas**



Vent pipe in rear walk in attic terminates in the attic. It was not determined if this was a roughed in radon mitigation pipe or a stack vent. Have evaluated by a licensed plumber and repaired as needed.

**(D3 - 1 ) Unit 1**, *Location: Garage*
**Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):**

**(D3 - 1.1 ) Unit 1**



The inspection of the water heater was limited due to storage blocking access. However, the following was noted:

1. The hot water temperature for the home was noted to be too high. The recommended temperature to prevent personal injury and burns is 120 degrees F.
2. Flue not sealed at garage ceiling penetration. (Pictured)
3. Corrosion inside drain fitting.
4. Missing drain pan under the water heater.

A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.


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## (E2 - 1 ) Main Panel 1, *Location: Garage*
## Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

### (E2 - 1.1 ) Main Panel 1



The following was noted at the main panel:

1. Two breakers did not trip when tested. (Pictured)
2. Breaker labeling is not consistent.
3. Not all breakers labeled.
4. In the panel, the multi-wired circuits were not installed with handle ties to ensure safe repair/ service to the branch circuits by forcing simultaneous disconnect. This condition presents a safety hazard.

Have the main panel evaluated by a licensed electrician and repaired as needed to ensure proper operation.


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## (E5 - 1 ) Electrical
## Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

### (E5 - 1.1 ) Electrical



The following was noted at the homes electrical system:

1. Two bulbs in front left first floor flex room did not respond to the switch. The bulbs could be burnt. Change bulbs first. Consult a licensed electrician if the new bulbs do not operate.
2. Screen porch fan remotes were not located. Light kits did not respond to the switch. Seek seller disclosure on location. Consult a licensed electrician as needed.
3. Bulb flickering in master bedroom ceiling fan light kit. The bulb could be defective. Change bulb first. Consult a licensed electrician if the new bulb does not operate.
4. Missing receptacle cover at master bathroom receptacle and basement utility closet receptacle.
5. Globe not secured at second floor front right bedroom ceiling fan light kit
6. Front left second floor bedroom ceiling fan pull chain for fan speed is missing.
7. Sconce in theater room did not respond to the switch. The bulb could be defective. Change bulb first. Consult a licensed electrician if the new bulb does not operate.
8. Several can lights flickering and not operational in the theater room. The bulbs could be defective. Change bulbs first. Consult a licensed electrician if the new bulbs do not operate.
9. Bulbs did not respond to the switch in basement flex room ceiling fan and track light fixture. The bulbs could be defective. Change bulbs first. Consult a licensed electrician if the new bulbs do not operate.
10. Missing bulb and broken Bulb on floor in front unfinished basement area.
11. Rear exterior coach light did not respond to the switch
12. Some bulbs in rear deck ceiling fan light kits did not respond to the switch.
13. Ceiling fans did not respond to the remotes in the basement. The batteries could be dead. Change batteries first. Consult a licensed electrician if new batteries do not operate.
14. Receptacles in play house tested as not hot.
15. Purpose of switch in play house not determined. Seek seller disclosure. Consult a licensed electrician as needed.
16. Garage coach light is not sealed where the base of the fixture meets the wall.
17. Left post receptacle at screen porch did not trip when tested.
18. Rear flood lights did not respond to the switch.
19. Corrosion on ground bar at both exterior HVAC disconnects and scorching on ground at left HVAC disconnect
20. Garage door opener receptacles did not trip when garage receptacle circuit was tripped.
21. Upper attic bulb did not respond to the switch.
22. Master bathroom towel warmers were not plugged in and not tested. Inspectors are not allowed to plug in appliances. Confirm proper operation with sellers prior to closing.
23. Exhaust fan in theater closet did not respond to thermostat. This fan is also not ducted to the exterior. (Pictured)
24. Loose receptacles at left wall in upstairs front left bedroom, first floor main hall left side, rear living room wall

Have the homes electrical system evaluated by a licensed electrician and repaired as needed to ensure proper operation and prevent shock/fire safety hazards.


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## (F1 - 1 ) Heating Unit 1, *Location: Attic*
## Summary - Heating: Equipment (Defects, Comments, and Concerns):

### (F1 - 1.2 ) Heating Unit 1



The following was noted at the furnace in the attic:

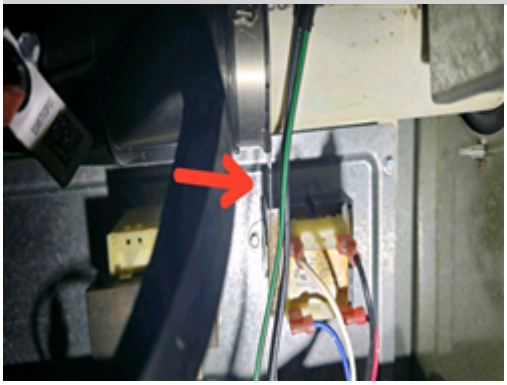
1. Heavy rust in emergency drain pan. (Pictured)
2.Moisture staining on inducer motor. This suggests potential exhaust leaks and carbon monoxide concerns.

Have the attic HVAC system and related components evaluated by a licensed HVAC contractor and repaired as needed to ensure proper safe operation and prevent moisture related concerns.

Unit 1 functions properly, see Austin Childers report

## (F1 - 2 ) Heating Unit 2, *Location: Basement*
## Summary - Heating: Equipment (Defects, Comments, and Concerns):

### (F1 - 2.1 ) Heating Unit 2



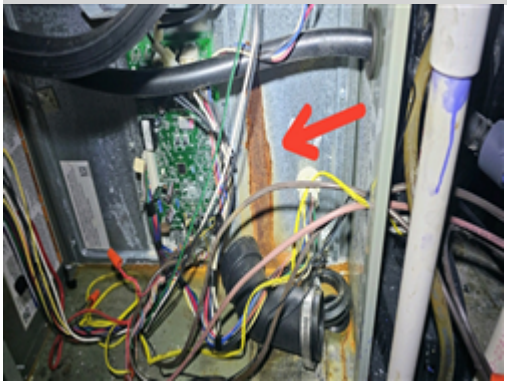
The following was noted at the basement furnace:

1. The furnace turned off on its own during testing before meeting the desired heat temperature.
2. Heavy rust inside furnace.
3. Flue actively leaking condensate inside furnace. (Pictured) This could present carbon monoxide safety hazards.
4. Rust in emergency drain pan
5. Have proper combustion air confirmed.

Unit 2 functions properly, see Austin Childers report

Have the basement HVAC system and related components evaluated by a licensed HVAC contractor and repaired as needed to ensure proper safe operation and prevent moisture related concerns.

### (F1 - 2.2 ) Heating Unit 2



Additional photo of rust inside furnace.

see austin childers report and email

## (F3 - 1 ) Basement
## Summary - Heating: Gas Piping, Fuel Storage Systems (Defects, Comments, and Concerns):

### (F3 - 1.1 ) Basement



Drip leg does not change direction on manifold in hvac closet in basement. Have repaired by a licensed hvac contractor for proper operation.

Repaired

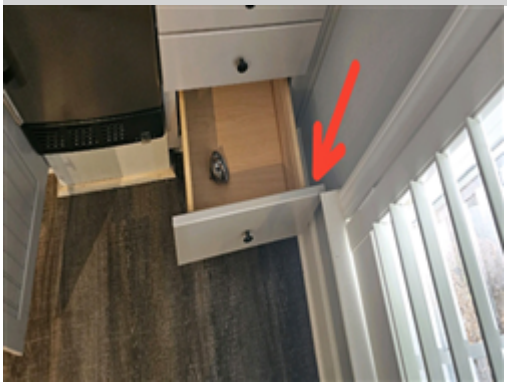
## (G1 - 1 ) Cooling Unit 1, *Location: Exterior: Attic*
## Summary - Cooling: Equipment (Defects, Comments, and Concerns):

### (G1 - 1.1 ) Cooling Unit 1

The air conditioning systems and components were visually inspected, but not operated due to low exterior temperatures. Winter inspections only include a visual inspection of the air condition system(s). The home inspector cannot determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the AC systems. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation.

## (H1 - 1 ) All Rooms
## Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

### (H1 - 1.3 ) All Rooms



Third drawer and bottom drawer at basement wet bar four drawer bank bind on the window trim. Have repaired by a general repair specialist for proper operation.


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**(H1 - 1.4 ) All Rooms**



The following was noted at the interior doors:

1. Basement mechanical closet door binds on thermostat cables. Have repaired by a general repair specialist to prevent damage to the thermostat cables. (Pictured)

2. Missing weatherproof door in the basement from the theater closet to the unfinished basement area. Currently installed interior door also binds. There is a furnace that draws combustion air from this area. Have repaired by a qualified contractor to prevent safety hazards.

3. Upstairs front middle bedroom door does not latch to the striker plate. Have adjusted by a general repair specialist for proper operation.

**(H1 - 1.5 ) All Rooms**



Stains noted in the following areas:

1. Basement bedroom ceiling
2. Garage ceiling and walls
3. Rear left second floor bedroom ceiling.
4. Master bedroom ceiling
5. Staining typical of fungal growth at basement baseboards in rear left bedroom and basement flex room and at left garage wall. Health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted. (Pictured)

Seek seller disclosure to determine the cause of the stains in these areas. Have a licensed general contractor further investigate to determine the significance of the concern, source of the staining, evaluate for hidden damage, and repair as needed.

**(H1 - 1.6 ) All Rooms**



Additional photo of a stain.


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**(H1 - 1.7 ) All Rooms**



Large repair noted at garage ceiling. Seek seller disclosure. Have evaluated by a qualified contractor as needed to determine the significance of the concern.

**(H1 - 1.8 ) All Rooms**



Staining in multiple areas on multiple building components around the furnace in the basement. Have evaluated by a licensed general contractor to determine the source of the staining, significance of the concern,and evaluate for hidden damage.

**(H1 - 1.9 ) All Rooms**



The following was noted at the wet bar sink:

1. Faucet only operates in sprayer mode. Sprayer extension hose is wrapped around pex line and strains the PEX when extended. Have repaired by a licensed plumber for proper operation and to prevent damage to the supply line and leaks. (Pictured)

2. Sink drain resembles an S trap. Have evaluated by a licensed plumber and repaired if needed.

**(H1 - 1.10 ) All Rooms**



Moisture stains and fungal growth noted on stud adjacent to pex water supply line behind basement shower in unfinished closet. Have evaluated by a licensed general contractor to determine source of the staining, follow all leak paths, evaluate for hidden damage, and repair as needed.


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**(H1 - 1.11 ) All Rooms**



Crack noted at front left bedroom second floor ceiling sheetrock. Have evaluated by a qualified contractor to determine the significance of the concern and repair as needed.

**(H1 - 1.12 ) All Rooms**

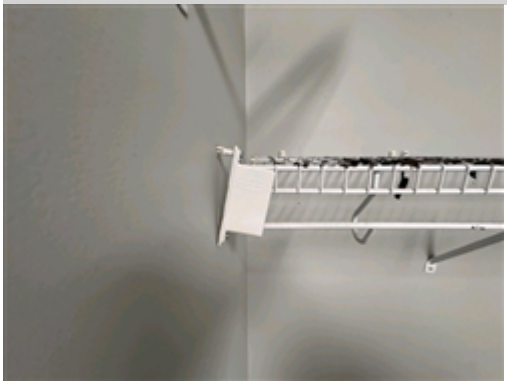


The following was noted at the laundry sink:

1. Lower than expected cold water flow (pictured)
2. Bucket under laundry sink could suggest leaks. No leaks noted at time of inspection. Seek seller disclosure.

Have repaired by a licensed plumber to ensure proper operation and prevent leaks.

**(H1 - 1.13 ) All Rooms**



Loose shelf bracket at rear wall in master closet. Have repaired by a general repair specialist to prevent failures.

## (H3 - 1 ) Bathrooms
## Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

**(H3 - 1.1 ) Bathrooms**



The following was noted at the basement bathroom:

1. Sink stopper does not hold water in the sink when engaged.
2. No hot water at shower
3. Tub spout is loose. Movement can result in leaks.
4. Shower head leaks during operation.
5. Active leak noted on waste line under tub drain. (Accessible from adjacent unfinished closet) (pictured)
6. Corrosion on toilet handle

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.


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**(H3 - 1.2 ) Bathrooms**



The following was noted at the second floor shared bathroom:

1. Missing tub stopper
2. Sink stoppers do not hold water in the sinks when engaged.
3. Tub spout is not secured. Movement can result in leaks.
4. Shower did not operate properly. Diverter also leaks during shower mode. (Pictured)
5. Corrosion on toilet lever
6. Toilet did not flush. Water is turned off at the shut off.
7. Toilet tank is not secured. Movement can result in leaks.
8. Debris inside toilet tank

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

**(H3 - 1.3 ) Bathrooms**

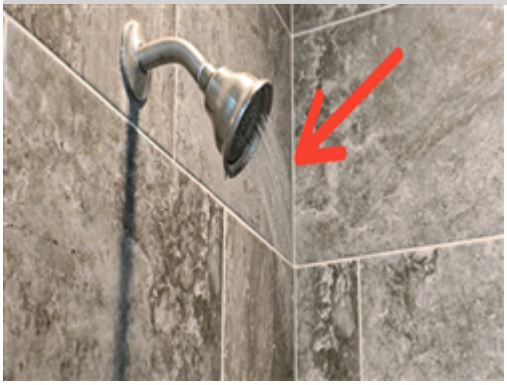


The following was noted at the second floor hallway bathroom:

1. Sink stopper does not hold water in the sink when engaged.
2. Tub spout not secured. Movement can result in leaks.
3. Toilet did not fill after flushing. (Pictured)
4. Toilet tank is not sitting flush on toilet base
5. Corrosion on toilet lever

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

**(H3 - 1.4 ) Bathrooms**



The following was noted at the master bathroom:

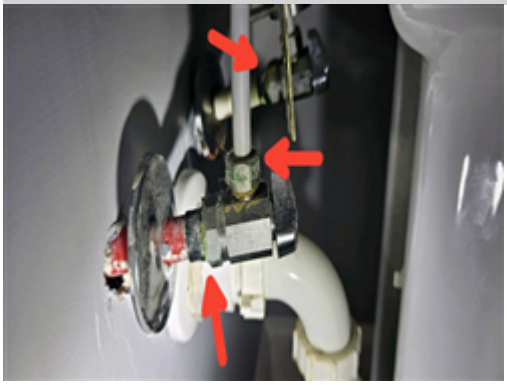
1. Toilet is not secured. Movement can result in leaks.
2. Sink stoppers do not hold water in the sinks when engaged.
3. Right shower water control lever is not secured. Movement can result in leaks.
4. Weak functional flow and no hot water at left shower head. (Pictured)
5. Corrosion on right shower head. Corrosion can result in leaks.
6. Corrosion on toilet handle

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

7. Cracked grout at shower wall corner and ceiling corner, and grout void at rear right corner of the shower. Have the shower evaluated by a qualified contractor and repaired as needed to prevent further damage to the tile system.


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**(H3 - 1.5 ) Bathrooms**



The following was noted at the half bathroom:

1. Sink stopper does not hold water in the sink when engaged.
2. Corrosion on toilet lever.
3. Corrosion on sink fittings. Corrosion can result in leaks. (Pictured)

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

**(H4 - 1 ) Garage**
**Summary - Interiors: Garages (Defects, Comments, and Concerns):**

**(H4 - 1.1 ) Garage**



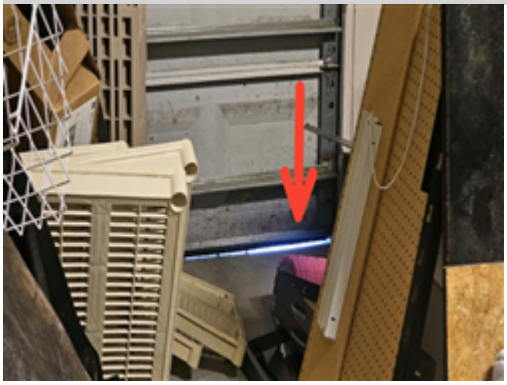
Sheet rock is damaged under the water heater. Staining typical of fungal growth also noted at sheetrock around the water heater. Have evaluated by a licensed general contractor to determine the source of the stain, evaluate for hidden damage, and repair as needed to prevent further damage and moisture related concerns.

**(H4 - 1.3 ) Garage**



Due to the age of the garage doors and both bottom panels being bent, the auto reverse function was not tested in order to prevent potential damage to the doors. Have the doors repaired and the auto reverse safety feature confirmed by a qualified garage door contractor prior to closing.

**(H4 - 1.4 ) Garage**



A section of the weather stripping for the garage door is damaged. Daylight also visible below the door. Please have a garage door company repair to ensure the weather tightness of the door.


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**(H4 - 1.5 ) Garage**



Deteriorated fiber joint noted at garage floor. Have the floor evaluated by a qualified contractor to determine the significance of the concern and repair as needed.

**(H6 - 1 ) Fireplace: Pre-Manufactured: Metal**, *Location: Living Room*
**Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):**

**(H6 - 1.1 ) Fireplace: Pre-Manufactured: Metal**



Gas log unit did not respond to wall switches. Have the appliance repaired by a certified gas technician for proper operation.

**(I1 - 1 ) Attic: All Accessible**
**Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

**(I1 - 1.1 ) Attic: All Accessible**



Due to the age of the home, the dryer vent should be cleaned out. Consult a qualified professional as needed to reduce lint built up.


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**(I1 - 1.2 ) Attic: All Accessible**



Missing bird guard on left side bathroom exhaust vent. It is recommended that a guard is installed to prevent bird access to the vent. Consult with a general repair specialist as needed.

## (J1 - 1 ) Dishwasher, *Location: Kitchen*
## Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

**(J1 - 1.1 ) Dishwasher**




Dishwasher did not fully drain once the cycle was completed. Error message E 24 displayed on the screen. Have repaired by an appliance specialist for proper operation and to prevent moisture related concerns.

## (J1 - 4 ) Refrigerator, *Location: Kitchen*
## Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

**(J1 - 4.2 ) Refrigerator**



The ice maker for the refrigerator did not dispense ice at the time of the inspection. Have an appliance contractor review and repair to ensure proper operation.


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## (J1 - 7 ) Range Hood: Exterior Duct, *Location: Kitchen*
## Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 7.1 ) Range Hood: Exterior Duct



Buttons on range hood are recessed and not able to be pressed. Have the hood repaired by an appliance specialist for proper operation.

repaired

## (J1 - 9 ) Range Top: Gas, *Location: Kitchen*
## Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 9.1 ) Range Top: Gas



Orange flickering noted at the flame at some of the burners during operation. Have repaired by an appliance specialist for proper operation.

## (J1 - 10 ) Ice Maker, *Location: Wet Bar*
## Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 10.1 ) Ice Maker



Ice maker was not on at time of inspection. Have proper operation confirmed by seller prior to closing. Consult an appliance specialist as needed.


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## (J1 - 11 ) Refrigerator, *Location: Basement*
## Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 11.1 ) Refrigerator



Basement Refrigerators/Freezers were not plugged in at time of inspection. Confirm proper operation with sellers prior to closing if the appliances convey.


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## Introduction

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

## Inspection Weather Conditions

*Temperature:* 64 Deg. F

*Weather Conditions:* Partly Cloudy

## Inspection Report Body

### A - Structural Section (General Limitations, Implications, and Directions):

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. Where accessible, 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 foundation inspection was limited because the subject property is constructed on a slab foundation which is not visible for inspection due to construction methods, furniture, and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation, if additional information concerning the slab foundation is desired a professional engineer should be consulted prior to purchase.

### A - Structural Section (Foundation and Attic Inspection Methods):

The basement of the home is a finished area and therefore it was not possible to inspect the foundation, floor structure, HVAC ducts, plumbing and other systems that are hidden from view. The homeowner should be asked for more information related to any history of foundation repairs, concerns or water penetration events.
When accessible and safe the inspector entered attic inspection areas with a small probe, a camera, and a standard flash light. Roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct spans, load transfers, 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.


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## (A1 - 1 ) All Accessible Areas
## Structural: Foundation

IN/NI LT
IN LT

***Foundation Type:*** Basement: Daylight: Exterior or Interior Entrance
***Foundation Materials:*** Concrete: Superior Walls
**Limitation(s):** The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during a home inspection. The basement of the home is a finished area and therefore it was not possible to inspect the foundation, floor structure, and other systems that are hidden from view. The inspection of the basement was limited because of storage. The inspection of the basement area is an important part of the home inspection. The inspection should be completed prior to purchase after storage has been removed.

## (A1 - 1 ) All Accessible Areas
## Structural: Foundation (Defects, Comments, and Concerns):

### (A1 - 1.1 ) All Accessible Areas

The following structural concerns were noted:

1. Evidence suggests the rear screen porch/deck/patio may have experienced movement away from the home.
2. Damaged flange on I-joist above furnace in unfinished basement
3. Displaced crack at floor in front of front wall in the unfinished basement. Missing nut also noted on superior wall anchor bolt above this area.
4. Cracked truss and damaged truss at middle rear walk in attic.
5. Cracked truss at front left upper attic.
6. Gaps/separation noted where walk in attic trusses meet upper attic trusses and at 2 ply truss member next to upper attic access
7. Large knot hole void at truss in front of furnace in the attic.
8. Cracked truss walk in attic rear right corner. (Pictured)
9. Damaged left curb in the garage.
10. Displaced control joint at left exterior side of home rear of the electrical meter.
11. Several cracks noted at exterior foundation walls.
12. The front left corner of the front porch appears to be floating.
13. Rear yard needs evaluation due to erosion and slope.
14. The center post between the garage doors is not secured.

Have evaluated by a structural engineer to determine the significance of the concern, effect on the home, and formulate a repair plan as needed. Any needed repairs should be completed by a licensed general contractor.

### (A1 - 1.2 ) All Accessible Areas

Additional photo of displacement at left exterior control joint.

### (A1 - 1.3 ) All Accessible Areas

Additional photo of a cracked truss.

### (A1 - 1.4 ) All Accessible Areas

Additional photo of displaced crack in the basement.

### (A1 - 1.5 ) All Accessible Areas

Additional photo of damaged I joist flange.

### (A1 - 1.6 ) All Accessible Areas

Additional photo of missing nut and washer at superior wall.

### (A1 - 1.7 ) All Accessible Areas

Additional photo of large knot hole void in truss.

### (A1 - 1.8 ) All Accessible Areas

Additional photo of gaps between truss members


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**(A1 - 1.9 ) All Accessible Areas**

Additional photo of a crack.

**(A1 - 1.10 ) All Accessible Areas**

Additional photo of the front porch.

**(A1 - 1.11 ) All Accessible Areas**

The home has a superior wall system. The installation and all components are beyond the scope of the home inspection and it limits the inspection. Recommend having a qualified contractor with experience with superior walls fully evaluate all systems and areas related to the superior walls.

## (A3 - 1 ) All Accessible Areas
## Structural: Floor Structure

IN/NI LT
IN LT

***Sub-Floor Type:*** OSB
***Floor Joist Type:*** Engineered System: I-Joists: Wood
***Girder/Beam Type:*** Not Visible for Inspection
**Limitation(s):** The basement of the home is a finished area and therefore it was not possible to inspect the foundation, floor structure, and other systems that are hidden from view. Floor 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.

## (A4 - 1 ) All Interior Areas
## Structural: Wall Structure

IN/NI LT
IN LT

***Wall Structure Type:*** Finished Areas: Not Accessible
**Limitation(s):** The wall and ceiling structures are not visible for inspection or reporting a structural description.

## (A4 - 1 ) All Interior Areas
## Structural: Wall Structure (Defects, Comments, and Concerns):

**(A4 - 1.1 ) All Interior Areas**

Sill plate is notched more than typically expected at tub waste line in the basement. Have evaluated by a licensed general contractor to determine the significance of the concern and repair as needed to prevent failures.

**(A4 - 1.2 ) All Interior Areas**

Cracks noted in concrete at front left basement wall where waste line passes through the wall. This can result in water penetration. Have a licensed contractor evaluate and repair.

## (A6 - 1 ) Main House
## Structural: Roof Structure

IN/NI LT
IN LT

***Roof Style/Type:*** Gable / Shed
***Roof Sheathing Type:*** OSB
***Rafter & Beam Types:*** Engineered System: Truss: Wood
**Limitation(s):** Due to framing and building components not all attic areas are accessible for inspection. The attic inspection was performed from the central walk board, remote or exterior perimeter areas were not accessible and therefore the inspection was limited.


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## (A6 - 1 ) Main House
## Structural: Roof Structure (Defects, Comments, and Concerns):

### (A6 - 1.1 ) Main House

Moisture stains noted on the roof sheathing/framing in a few areas in the attic including but not limited to:

1. Truss under furnace flue.
2. Stack vent behind water heater flue. (Pictured)
3. Unidentified staining noted at roof sheathing and some trusses at rear walk in attic area.

Please have a qualified roofing contractor evaluate the roof structure, follow all leak paths to determine the source of moisture, if this is from a past or present issue, and repair as needed to prevent further damage.

### (A6 - 1.2 ) Main House

Additional photo of a moisture stain.

## B - Exterior Section
## (General Limitations, Implications, and Directions):

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. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult a specialist in each trade as needed. 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.

## (B1 - 1 ) Main House
## Exterior: Wall Cladding

IN/NI LT
IN LT

***Wall Cladding Type:*** Vinyl / Adhered Stone Veneer
***Trim Type:*** Wood: Metal Clad
**Limitation(s):** Flashings are not visible due to construction methods, siding prevents inspection access of flashings at porch or vertical wall areas. Since flashings are not fully visible, defects related to flashings are only discoverable when indications of direct water penetration or decay are located. The inspection of the exterior of the home was limited due to large bushes and or plantings. The inspection of the exterior of the home was limited due to large bushes and or plantings. Keeping plants trimmed and spaced away from the wall cladding and foundation provides inspection access and air circulation. It is recommended that bushes are trimmed. Once the bushes are trimmed and prior to the purchase, the inspection should be completed. The inspection of the exterior of the home was limited due to the placement on a steep lot. The standard procedure for inspecting the exterior of the home is to view the exterior close up and from a distance. When homes are placed on steep lots, the distance inspection view is not always possible. There was limited access for inspection at the rear of the home.

## (B1 - 1 ) Main House
## Exterior: Wall Cladding (Defects, Comments, and Concerns):

### (B1 - 1.1 ) Main House

Fire pit was not inspected. Gas was turned off. Inspectors are not allowed to turn on shut down systems. Confirm proper operation with sellers prior to closing.

### (B1 - 1.2 ) Main House

Deteriorated/missing exterior caulking details noted in several areas around the home. Have a painting contractor review the exterior of the home and seal/reseal voids as needed to prevent water reaching unprotected materials.


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**(B1 - 1.3 ) Main House**

The following was noted at the wall cladding/trim:

1. Front left corner trim damaged
2. Loose siding trim noted above front porch roof (left side). (Pictured)

Have repaired by a siding professional to prevent water penetration.

**(B1 - 1.4 ) Main House**

The following was noted at the stone veneer:

1. Cracked stone at veneer.
2. No vertical weeps and mortar voids at dissimilar materials. (Pictured)

Have the veneer system evaluated by a qualified masonry contractor and repaired where needed to prevent moisture penetration to unprotected materials and failures.

**(B1 - 1.5 ) Main House**

Additional photo of a cracked stone.

**(B1 - 1.6 ) Main House**

Portable grill not inspected. This is beyond the scope of this home inspection.

## (B2 - 1 ) Windows
## Exterior: Windows and Doors

IN/NI LT
IN

***Window/Door Type:*** Windows
***Location:*** Main House

## (B2 - 1 ) Windows
## Exterior: Windows and Doors (Defects, Comments, and Concerns):

**(B2 - 1.1 ) Windows**

Right window in the upstairs left middle bedroom does not stay in the open position. Have a window specialist evaluate and repair.

## (B2 - 2 ) All Doors
## Exterior: Windows and Doors

IN/NI LT
IN

***Window/Door Type:*** Doors
***Location:*** Main House

## (B2 - 2 ) All Doors
## Exterior: Windows and Doors (Defects, Comments, and Concerns):

**(B2 - 2.1 ) All Doors**

Damaged weather stripping noted on the rear door to the screen porch and on the garage man door. Have a general repair specialist replace the stripping to ensure the weather tightness of the doors.

## (B3 - 1 ) Porch
## Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT
IN LT

***Structure Type:*** Masonry (Masonry Surface)
***Location:*** Main House Front
**Limitation(s):** The foundation area of the front porch could not be entered, no access was located.


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## (B3 - 2 ) Screen Porch
## Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT
IN LT

***Structure Type:*** Wood (Tile Surface)
***Location:*** Main House Rear
**Limitation(s):** Wood decks and porches should be securely bolted to the structure of the home or have direct support such as post at all corners. The verification of the deck and porch attachment or support system was beyond the scope of the home inspection, the area was not accessible for inspection due to the finished basement. Unless it can otherwise be proven to be self- supporting, the deck and porch attachment should be verified.

## (B3 - 3 ) Deck
## Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT
IN LT

***Structure Type:*** Wood (Wood Surface)
***Location:*** Main House Rear
**Limitation(s):** Wood decks should be securely bolted to the structure of the home or have direct support such as post at all corners. The verification of the deck attachment or support system was beyond the scope of the home inspection, the area was not accessible for inspection. Unless it can otherwise be proven to be self-supporting, the deck attachment should be verified. Wood decks should be securely bolted to the structure of the home or have direct support such as post at all corners. The verification of the deck attachment or support system was beyond the scope of the home inspection, the area was not accessible for inspection due to the finished basement. Unless it can otherwise be proven to be self- supporting, the deck attachment should be verified. The floor system of the deck/porch was not inspected, there is no access to the foundation area, the area was too low, lattice blocked access, and or storage blocked access. The accessible areas have visible defects that indicate the need for further investigation of the foundation area. Refer to the report statements listed below.

## (B3 - 3 ) Deck
## Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

### (B3 - 3.1 ) Deck

The following was noted at the homes rear deck/patio/screen porch/playhouse/front porch:

1. Missing guard rail play house deck
2. Moisture staining on posts and subfloor under playhouse
3. Playhouse ladder is weathered
4. Playhouse rear band joist is damaged
5. Front right corner screen porch band joist is not fully bearing on the post.
6. Raised edges and cracks noted at rear patio masonry steps.
7. Screen porch grill access doors do not latch and voids noted between them
8. Unsecured panel at screen porch ceiling.
9. Screen porch door binds on floor and does not latch
10. Displaced tiles and cracked grout at screen porch
11. Screen porch floor appears to be sloped toward the hill
12. Soft areas at rear step treads. The steps are also sloped.
13. Corrosion noted on carriage bolt heads that attach the screen porch to the home.
14. Moisture staining at house band and sub flooring under screen porch.
15. Deteriorated sub flooring at screen porch
16. Good wood scabbed on to bad wood under grilling platform
17. Deteriorated trim noted at grill platform.
18. Deteriorated areas at rear deck posts that support the deck and screen porch. (Pictured)
19. Several deteriorated decking boards at rear deck.
20. Rear area of the patio has dropped.
21. Cracked mortar noted at front porch masonry
22. Missing guard rail rear steps. Larger than typically expected gaps also noted between pickets
23. Damaged trim at play house.
24. Playhouse door binds on deck and does not operate properly

Have all components related to the deck/porches/playhouse/patio evaluated by a licensed general contractor to determine the significance of the concern and repair as needed to prevent further failures and safety hazards.


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**(B3 - 3.2 ) Deck**

Additional photo of sunken patio

**(B3 - 3.3 ) Deck**

Additional photo of deteriorated subflooring.

**(B3 - 3.4 ) Deck**

Additional photo of deteriorated decking boards

**(B3 - 3.5 ) Deck**

Additional photo of new wood scabbed on to deteriorated wood.

## (B4 - 1 ) Driveway and Front Walk
## Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT
IN

***Construction Type:*** Concrete
***Location:*** Main House Front

## (B4 - 1 ) Driveway and Front Walk
## Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

**(B4 - 1.1 ) Driveway and Front Walk**

The following was noted at the driveway:

1. Large void noted below rear left corner of driveway (adjacent to house). (Pictured)
2. The driveway is cracked and displaced.
3. Deteriorated fiber joint noted where driveway meets the garage slab.
4. Scaling concrete at left garage door trim board

Have a licensed general contractor further evaluate and make repairs to ensure proper support of the driveway and prevent further failures.

## (B4 - 2 ) Patio
## Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT
IN

***Construction Type:*** Pavers
***Location:*** Main House Rear

## (B4 - 3 ) Retaining Wall
## Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT
IN LT

***Construction Type:*** Brick
***Location:*** Main House Right
**Limitation(s):** Drains and weeps were not visible. Presence not confirmed.

## (B4 - 3 ) Retaining Wall
## Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

**(B4 - 3.1 ) Retaining Wall**

Front right side retaining wall is cracked. Have repaired by a qualified masonry contractor to prevent further failures.

## (B5 - 1 ) Yard
## Exterior: Vegetation and Grading

IN/NI LT
IN

***Location:*** Yard


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## (B5 - 1 ) Yard
## Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

### (B5 - 1.1 ) Yard

Trees are in contact with the rear of the home. Have repaired by a qualified arborist to prevent damage to the home.

## C - Roofing Section
## (General Limitations, Implications, and Directions):

The roof covering, flashings, skylights, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Roofing or a 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 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. 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. Skylights, flashings, and roof gutters system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All skylights, roof drainage, and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

## C - Roofing Section
## (Roof Covering Inspection Methods):

The roof covering was inspected using binoculars and or a zoom camera and from a ladder at the roof eaves. This method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small defects or hidden areas that may only be located or identified by walking on the roof surface which 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.

## (C1 - 1 ) All Accessible Areas
## Roofing: Coverings

IN/NI LT
IN LT

***Roof Covering Type:*** Shingles Composite or Fiberglass / Metal
**Limitation(s):** 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 flashings are 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 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. Rear roof surfaces were not visible for inspection due to lot placement and elevation. No conclusions can be made at areas that are not visible for inspection

## (C1 - 1 ) All Accessible Areas
## Roofing: Coverings (Defects, Comments, and Concerns):

### (C1 - 1.1 ) All Accessible Areas

A shingle is in contact with the water heater flue. Have repaired by a qualified contractor to prevent fire hazards.


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**(C1 - 1.2 ) All Accessible Areas**

The following was noted at the roof surface:

1. Raised shingles at right side of front left cross gable. Have repaired by a qualified roofing contractor to prevent wind damage and leaks.

2. Dimples noted in front porch metal roof. The dimples are typical of hail damage. Seek seller disclosure. Have a roofing contractor evaluate the roof to determine the significance of the concern and repair as needed.

3. Rear roof surfaces were not visible for inspection due to lot placement and elevation. While onsite, have the roof surface including coverings, flashings, and penetrations evaluated by this qualified roofing contractor and repaired as needed.

**(C1 - 1.3 ) All Accessible Areas**

Additional photo of metal roof dimples.

## (C2 - 1 ) All Accessible Areas
## Roofing: Drainage Systems

IN/NI LT
IN LT

***System Type:*** Gutters
**Limitation(s):** Gutter systems are not inspected for design or sizing. Gutter systems are inspected for damage or evidence that they are not functioning. Gutters should be cleaned and maintained over the life of the home to protect the foundation and wall cladding systems. Piped extensions for gutter downspouts are not verified to be free flowing or exiting.

## (C2 - 1 ) All Accessible Areas
## Roofing: Drainage Systems (Defects, Comments, and Concerns):

**(C2 - 1.1 ) All Accessible Areas**

Evidence suggests front porch gutter downspout leaks at porch foundation. Have evaluated by a qualified contractor to determine the significance of the concern and repaired as needed to prevent moisture related concerns and damage to the porch foundation wall.

**(C2 - 1.2 ) All Accessible Areas**

Missing splash pan/extension noted on rear screen porch downspout. Please have a qualified professional install a splash pan or extension to help shed water away from the foundation.

## (C3 - 1 ) Main House
## Roofing: Flashings, Skylights, and Penetrations

IN/NI LT
IN LT

***System Type:*** Plumbing Vents / Flues / Skylights
**Limitation(s):** Flashings and Roof gutters system inspections are limited to evidence of past problems unless the inspection is performed on 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. Roof penetrations such as boots for plumbing pipes have a high probability of leaking over the life of the roof covering. Roof surfaces and attic areas should be inspected annually. Skylights have a high probability of leaking due to high drainage exposure at their intersection with the roof line and need to be inspected and maintained annually. A licensed roofing contractor should be consulted to evaluate window unit, the installation, and flashing of the skylight.


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## D - Plumbing Section (General Information, General Limitations, Implications, and Directions):

***Main Water Shut-Off Location:*** Not Located
***Water Supply Type:*** Public
***Water Supply Piping Materials:*** Not Visible / PEX
**General Limitations, Implications, and Directions:** All plumbing and water heating items listed or identified below were found to be in need of further evaluation and repair by a Licensed Plumbing Contractor. 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. The majority of the plumbing components installed under the slab and are concealed from inspection and the overall general condition cannot be fully 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 as the system cannot be put under full load. The inspection does not guarantee that the plumbing systems and components will meet the demands of your family. 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. Functional drainage is not reported as defective unless drainage flow is less than the supply water flow. The inspection of the water heater does not include evaluating the unit capacity for functional use. The hot water requirement for daily use varies for each family and the home inspector does not determine if the hot water supply is adequate. The inspection does not include verification of anti-scald fixtures and the client should verify water temperature settings prior to use. The plumbing inspection does not include determining the quantity/quality of the water supply, including potability, purity, clarity, hardness, or pH level. The plumbing inspection does not include; operation of the main or fixture turn-off valves, reporting fixture surface defects (including mineral deposits, cracks, chips and discolorations), condition of pipe interiors, determining the absence or presence of thermal expansion or backflow protection devices, verification of the washing machine drains, and or effectiveness of the toilet flush. The plumbing inspection is a limited functional evaluation made without full system load. Annual service and inspection of the main waste line will prevent system clogging and backup. If the buyer would like a complete invasive inspection of the plumbing system, the buyer should consult a Licensed Plumbing Contractor prior to purchase.

## (D1 - 1 ) Main
## Plumbing: Water Distribution Systems

IN/NI LT
IN LT

***Piping Materials:*** Not Visible / PEX
**Limitation(s):** The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes 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. Specialty fixtures such as pot fill faucets, steam showers, sprinklers systems and water softening system are beyond the scope of the home inspection and therefore were not inspected.

## (D1 - 1 ) Main
## Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

### (D1 - 1.1 ) Main

Main water shut off not located. Seek seller disclosure on location. Have located by a licensed plumber as needed.

### (D1 - 1.2 ) Main

Both exterior hose bibs leak at the handle during operation. Please have a licensed plumber review and repair to prevent leaks.

## (D2 - 1 ) All Accessible Areas
## Plumbing: Drain, Waste, and Vent Systems

IN/NI LT
IN

***Piping Materials:*** Not Visible / PVC, Traps- Plastic


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## (D2 - 1 ) All Accessible Areas
## Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

### (D2 - 1.1 ) All Accessible Areas

Sewage ejector pump did not activate at time of inspection after running water in the basement. Have proper operation confirmed by a licensed plumber and repaired if needed.

### (D2 - 1.2 ) All Accessible Areas

Exposed drain line noted at the left exterior of the home. Have repaired by a licensed plumber to prevent damage to the pipe.

### (D2 - 1.3 ) All Accessible Areas

Vent pipe in rear walk in attic terminates in the attic. It was not determined if this was a roughed in radon mitigation pipe or a stack vent. Have evaluated by a licensed plumber and repaired as needed.

## (D3 - 1 ) Unit 1
## Plumbing: Water Heating Equipment

IN/NI LT
IN LT

***Location:*** Garage
***Capacity:*** 50 Gallons
***Energy Source:*** Gas-Natural

**Limitation(s):** 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 supply and distribution lines for the water heater were covered by insulation and could not be identified or inspected. Thermal expansion tank was not accessible for testing.

## (D3 - 1 ) Unit 1
## Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

### (D3 - 1.1 ) Unit 1

The inspection of the water heater was limited due to storage blocking access. However, the following was noted:

1. The hot water temperature for the home was noted to be too high. The recommended temperature to prevent personal injury and burns is 120 degrees F.
2. Flue not sealed at garage ceiling penetration. (Pictured)
3. Corrosion inside drain fitting.
4. Missing drain pan under the water heater.

A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.

## E - Electrical Section
## (General Limitations, Implications, and Directions):

All Electrical items listed below were found to be of concern and are 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.

## E - Electrical Section
## (Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):

Smoke Detectors are Present in this Home
Carbon Monoxide Detectors are Present in this Home


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## (E1 - 1 ) Underground
## Electrical: Main Service

IN/NI LT
IN

***Grounding Electrode:*** Driven Rod

## (E2 - 1 ) Main Panel 1
## Electrical: Main Panels

IN/NI LT
IN

***Location:*** Garage
***Amperage Rating:*** 200 Amps
***Voltage Rating:*** 120-240 Volts: 1 Phase
***Service Cable Material:*** Aluminum

## (E2 - 1 ) Main Panel 1
## Electrical: Main Panels (Defects, Comments, and Concerns):

### (E2 - 1.1 ) Main Panel 1

The following was noted at the main panel:

1. Two breakers did not trip when tested. (Pictured)
2. Breaker labeling is not consistent.
3. Not all breakers labeled.
4. In the panel, the multi-wired circuits were not installed with handle ties to ensure safe repair/ service to the branch circuits by forcing simultaneous disconnect. This condition presents a safety hazard.

Have the main panel evaluated by a licensed electrician and repaired as needed to ensure proper operation.

## (E5 - 1 ) Electrical
## Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT
IN LT

**Limitation(s):** A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. Verification is recommended The smoke detectors that were thought to be a part of the central alarm system of home were not tested. It is recommended that the smoke detection and alarm system be inspected prior to purchase. Smoke detectors should be inspected annually to ensure safe and properly operation. Testing prior to purchase is recommended.


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## (E5 - 1 ) Electrical
## Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

### (E5 - 1.1 ) Electrical

The following was noted at the homes electrical system:

1. Two bulbs in front left first floor flex room did not respond to the switch. The bulbs could be burnt. Change bulbs first. Consult a licensed electrician if the new bulbs do not operate.
2. Screen porch fan remotes were not located. Light kits did not respond to the switch. Seek seller disclosure on location. Consult a licensed electrician as needed.
3. Bulb flickering in master bedroom ceiling fan light kit. The bulb could be defective. Change bulb first. Consult a licensed electrician if the new bulb does not operate.
4. Missing receptacle cover at master bathroom receptacle and basement utility closet receptacle.
5. Globe not secured at second floor front right bedroom ceiling fan light kit
6. Front left second floor bedroom ceiling fan pull chain for fan speed is missing.
7. Sconce in theater room did not respond to the switch. The bulb could be defective. Change bulb first. Consult a licensed electrician if the new bulb does not operate.
8. Several can lights flickering and not operational in the theater room. The bulbs could be defective. Change bulbs first. Consult a licensed electrician if the new bulbs do not operate.
9. Bulbs did not respond to the switch in basement flex room ceiling fan and track light fixture. The bulbs could be defective. Change bulbs first. Consult a licensed electrician if the new bulbs do not operate.
10. Missing bulb and broken Bulb on floor in front unfinished basement area.
11. Rear exterior coach light did not respond to the switch
12. Some bulbs in rear deck ceiling fan light kits did not respond to the switch.
13. Ceiling fans did not respond to the remotes in the basement. The batteries could be dead. Change batteries first. Consult a licensed electrician if new batteries do not operate.
14. Receptacles in play house tested as not hot.
15. Purpose of switch in play house not determined. Seek seller disclosure. Consult a licensed electrician as needed.
16. Garage coach light is not sealed where the base of the fixture meets the wall.
17. Left post receptacle at screen porch did not trip when tested.
18. Rear flood lights did not respond to the switch.
19. Corrosion on ground bar at both exterior HVAC disconnects and scorching on ground at left HVAC disconnect
20. Garage door opener receptacles did not trip when garage receptacle circuit was tripped.
21. Upper attic bulb did not respond to the switch.
22. Master bathroom towel warmers were not plugged in and not tested. Inspectors are not allowed to plug in appliances. Confirm proper operation with sellers prior to closing.
23. Exhaust fan in theater closet did not respond to thermostat. This fan is also not ducted to the exterior. (Pictured)
24. Loose receptacles at left wall in upstairs front left bedroom, first floor main hall left side, rear living room wall

Have the homes electrical system evaluated by a licensed electrician and repaired as needed to ensure proper operation and prevent shock/fire safety hazards.

### (E5 - 1.2 ) Electrical

Floor receptacles were not tested. Tester did not fit in the receptacles. Confirm proper operation with sellers prior to closing. Consult a licensed electrician as needed.

### (E5 - 1.3 ) Electrical

Theater equipment and low voltage were not tested. This is beyond the scope of this home inspection. Confirm proper operation with sellers prior to closing. Consult a licensed electrician as needed.

### (E5 - 1.4 ) Electrical

Receptacle under wet bar not accessible for testing. Have proper function confirmed by a licensed electrician.

### (E5 - 1.5 ) Electrical

Due to furniture and other storage, only accessible receptacles and fixtures are tested. Inspectors are not allowed to move furniture/storage. Once storage/furniture has been removed, its recommended that a reinspection is performed.


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## F - Heating Section (General Limitations, Implications, Directions, and Inspection Methods):

The HVAC system(s) were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where only basic maintenance covers were removed. This type of inspection will not reveal internal problems with the system(s). If a complete invasive inspection is desired a Licensed HVAC Contractor should be consulted prior to purchase. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

### (F1 - 1 ) Heating Unit 1 Heating: Equipment

IN/NI LT
IN LT

***Location:*** Attic
***Equipment Type:*** Gas: Furnace
***Energy Source:*** Natural Gas
**Inspection Methods and Limitations:** Inspection Method: Operated (Cover(s) Removed)
Limitations: The inspection of the heating system was limited to a visual inspection of the accessible components and operation with normal controls. Note: only a licensed Heating contractor with specialized equipment can determine if a system is sized properly and functioning within the manufacturer's specifications.

### (F1 - 1 ) Heating Unit 1 Heating: Equipment (Defects, Comments, and Concerns):

#### (F1 - 1.1 ) Heating Unit 1

Lennox
2006
137/77

#### (F1 - 1.2 ) Heating Unit 1

The following was noted at the furnace in the attic:

1. Heavy rust in emergency drain pan. (Pictured)
2.Moisture staining on inducer motor. This suggests potential exhaust leaks and carbon monoxide concerns.

Have the attic HVAC system and related components evaluated by a licensed HVAC contractor and repaired as needed to ensure proper safe operation and prevent moisture related concerns.

### (F1 - 2 ) Heating Unit 2 Heating: Equipment

IN/NI LT
IN LT

***Location:*** Basement
***Equipment Type:*** Gas: Furnace
***Energy Source:*** Natural Gas
**Inspection Methods and Limitations:** Inspection Method: Operated (Cover(s) Removed)
Limitations: The inspection of the heating system was limited to a visual inspection of the accessible components and operation with normal controls. Note: only a licensed Heating contractor with specialized equipment can determine if a system is sized properly and functioning within the manufacturer's specifications.


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## (F1 - 2 ) Heating Unit 2
## Heating: Equipment (Defects, Comments, and Concerns):

### (F1 - 2.1 ) Heating Unit 2

The following was noted at the basement furnace:

1. The furnace turned off on its own during testing before meeting the desired heat temperature.
2. Heavy rust inside furnace.
3. Flue actively leaking condensate inside furnace. (Pictured) This could present carbon monoxide safety hazards.
4. Rust in emergency drain pan
5. Have proper combustion air confirmed.

Have the basement HVAC system and related components evaluated by a licensed HVAC contractor and repaired as needed to ensure proper safe operation and prevent moisture related concerns.

### (F1 - 2.2 ) Heating Unit 2

Additional photo of rust inside furnace.

### (F1 - 2.3 ) Heating Unit 2

Trane
2022

## (F3 - 1 ) Basement
## Heating: Gas Piping and Fuel Storage Systems

IN/NI LT
IN

## (F3 - 1 ) Basement
## Heating: Gas Piping and Fuel Storage Systems (Defects, Comments, and Concerns):

### (F3 - 1.1 ) Basement

Drip leg does not change direction on manifold in hvac closet in basement. Have repaired by a licensed hvac contractor for proper operation.

## G - Cooling Section
## (General Limitations, Implications, Directions, and Inspection Methods):

The air conditioning/heat pump system(s) were visually inspected and unless otherwise noted operated only in the heating cycle(s). All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. During a winter inspection when outside temperatures are below 65 degrees Fahrenheit (F), it is not possible to determine if the system(s) will operate in the cooling cycle or properly cool the home on a hot day, therefore, the air conditioning system(s) are visually inspected but not operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the air conditioning system(s) during a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).


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## (G1 - 1 ) Cooling Unit 1
## Cooling: Equipment

IN/NI LT
IN LT

***Location:*** Exterior: Attic
***Equipment Type:*** Electric: Split System
***Energy Source:*** Electric
**Inspection Methods and Limitations:** Inspection Method: Not Operated (Cover(s) Not Removed) Limitations: The air conditioning system and components were visually inspected, but not operated due to low exterior temperatures. Winter inspections only include a visual inspection of the air condition system(s). The home inspector cannot determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the AC systems. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation.

## (G1 - 1 ) Cooling Unit 1
## Cooling: Equipment (Defects, Comments, and Concerns):

### (G1 - 1.1 ) Cooling Unit 1

The air conditioning systems and components were visually inspected, but not operated due to low exterior temperatures. Winter inspections only include a visual inspection of the air condition system(s). The home inspector cannot determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the AC systems. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation.

### (G1 - 1.2 ) Cooling Unit 1

Lennox
2019
3 Ton

## (G1 - 2 ) Cooling Unit 2
## Cooling: Equipment

IN/NI LT
IN LT

***Location:*** Exterior: Basement
***Equipment Type:*** Electric: Split System
***Energy Source:*** Electric
**Inspection Methods and Limitations:** Inspection Method: Not Operated (Cover(s) Not Removed) Limitations: The air conditioning system and components were visually inspected, but not operated due to low exterior temperatures. Winter inspections only include a visual inspection of the air condition system(s). The home inspector cannot determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the AC systems. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation.

## (G1 - 2 ) Cooling Unit 2
## Cooling: Equipment (Defects, Comments, and Concerns):

### (G1 - 2.1 ) Cooling Unit 2

Trane
2017
4 Ton


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### (G1 - 2.2 ) Cooling Unit 2

The air conditioning system and components were visually inspected, but not operated due to low exterior temperatures. Winter inspections only include a visual inspection of the air condition system(s). The home inspector cannot determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the AC systems. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation.

### (G2 - 1 ) Cooling Unit 1
### Cooling: Distribution Systems

IN/NI LT
IN

***Location Observed/Access:*** Attic
***Distribution System Type:*** Forced Air: Metal Box: Flexible Branch

### (G2 - 2 ) Cooling Unit 2
### Cooling: Distribution Systems

IN/NI LT
IN

***Location Observed/Access:*** Basement
***Distribution System Type:*** Forced Air: Metal Box: Flexible Branch

## H - Interiors Section
## (General Limitations, Implications, and Directions):

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. 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, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, 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 inspection of the garage does not include moving personal property and or storage. The verification of fire separation systems between the house and the garage (such as doors and ceilings) is beyond the scope of the home inspection. 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 inspector does not identify if the dryer power service is gas or electric or if the duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. The washing machine drain, electrical power, or gas service were not verified, 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.


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## (H1 - 1 ) All Rooms
## Interiors: General Rooms

IN/NI LT
IN LT

***Additional Area Conditions/Limitations:*** [Furniture/Storage Present In Area]
***Heating/Cooling:*** [Heating Source Noted] [Cooling Source Noted]
**Limitation(s):** The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery. The presence of the washer and dryer greatly limited the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for indications of water penetration, damage or other concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles. The interior inspection of the floors was limited by large rugs. The buyer should view the home when all furniture has been removed prior to purchase. The interior inspection of the walls was limited by wall hangings, mirrors and photographs. The buyer should view the home when all furniture has been removed prior to purchase. The inspection was limited by storage.

## (H1 - 1 ) All Rooms
## Interiors: General Rooms (Defects, Comments, and Concerns):

### (H1 - 1.1 ) All Rooms

Fresh paint limits the inspection. It can mask potential defects that are not visible during the inspection. I recommend consulting with sellers to determine if repairs were made prior to painting.

### (H1 - 1.2 ) All Rooms

The home was vacant at the time of inspection. A vacant home can mask potential defects that are not present until everyday loads are applied. The buyer should budget for possible defects that may arise after closing and when everyday loads are applied.

### (H1 - 1.3 ) All Rooms

Third drawer and bottom drawer at basement wet bar four drawer bank bind on the window trim. Have repaired by a general repair specialist for proper operation.

### (H1 - 1.4 ) All Rooms

The following was noted at the interior doors:

1. Basement mechanical closet door binds on thermostat cables. Have repaired by a general repair specialist to prevent damage to the thermostat cables. (Pictured)

2. Missing weatherproof door in the basement from the theater closet to the unfinished basement area. Currently installed interior door also binds. There is a furnace that draws combustion air from this area. Have repaired by a qualified contractor to prevent safety hazards.

3. Upstairs front middle bedroom door does not latch to the striker plate. Have adjusted by a general repair specialist for proper operation.

### (H1 - 1.5 ) All Rooms

Stains noted in the following areas:

1. Basement bedroom ceiling
2. Garage ceiling and walls
3. Rear left second floor bedroom ceiling.
4. Master bedroom ceiling
5. Staining typical of fungal growth at basement baseboards in rear left bedroom and basement flex room and at left garage wall. Health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted. (Pictured)

Seek seller disclosure to determine the cause of the stains in these areas. Have a licensed general contractor further investigate to determine the significance of the concern, source of the staining, evaluate for hidden damage, and repair as needed.


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**(H1 - 1.6 ) All Rooms**

Additional photo of a stain.

**(H1 - 1.7 ) All Rooms**

Large repair noted at garage ceiling. Seek seller disclosure. Have evaluated by a qualified contractor as needed to determine the significance of the concern.

**(H1 - 1.8 ) All Rooms**

Staining in multiple areas on multiple building components around the furnace in the basement. Have evaluated by a licensed general contractor to determine the source of the staining, significance of the concern,and evaluate for hidden damage.

**(H1 - 1.9 ) All Rooms**

The following was noted at the wet bar sink:

1. Faucet only operates in sprayer mode. Sprayer extension hose is wrapped around pex line and strains the PEX when extended. Have repaired by a licensed plumber for proper operation and to prevent damage to the supply line and leaks. (Pictured)

2. Sink drain resembles an S trap. Have evaluated by a licensed plumber and repaired if needed.

**(H1 - 1.10 ) All Rooms**

Moisture stains and fungal growth noted on stud adjacent to pex water supply line behind basement shower in unfinished closet. Have evaluated by a licensed general contractor to determine source of the staining, follow all leak paths, evaluate for hidden damage, and repair as needed.

**(H1 - 1.11 ) All Rooms**

Crack noted at front left bedroom second floor ceiling sheetrock. Have evaluated by a qualified contractor to determine the significance of the concern and repair as needed.

**(H1 - 1.12 ) All Rooms**

The following was noted at the laundry sink:

1. Lower than expected cold water flow (pictured)
2. Bucket under laundry sink could suggest leaks. No leaks noted at time of inspection. Seek seller disclosure.

Have repaired by a licensed plumber to ensure proper operation and prevent leaks.

**(H1 - 1.13 ) All Rooms**

Loose shelf bracket at rear wall in master closet. Have repaired by a general repair specialist to prevent failures.

## (H2 - 1 ) Kitchen
## Interiors: Kitchens

IN/NI LT
IN LT

***Heating/Cooling:*** [Heating Source Noted] [Cooling Source Noted]
***GFCI Protection Present:***
**Limitation(s):** Cabinets and appliances block visual inspection of floors and walls where installed.

## (H3 - 1 ) Bathrooms
## Interiors: Bathrooms

IN/NI LT
IN

***Bathroom Ventilation:*** [Ventilation Exhaust Fan]
***GFCI Protection Present:***


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## (H3 - 1 ) Bathrooms
## Interiors: Bathrooms (Defects, Comments, and Concerns):

### (H3 - 1.1 ) Bathrooms

The following was noted at the basement bathroom:

1. Sink stopper does not hold water in the sink when engaged.
2. No hot water at shower
3. Tub spout is loose. Movement can result in leaks.
4. Shower head leaks during operation.
5. Active leak noted on waste line under tub drain. (Accessible from adjacent unfinished closet) (pictured)
6. Corrosion on toilet handle

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

### (H3 - 1.2 ) Bathrooms

The following was noted at the second floor shared bathroom:

1. Missing tub stopper
2. Sink stoppers do not hold water in the sinks when engaged.
3. Tub spout is not secured. Movement can result in leaks.
4. Shower did not operate properly. Diverter also leaks during shower mode. (Pictured)
5. Corrosion on toilet lever
6. Toilet did not flush. Water is turned off at the shut off.
7. Toilet tank is not secured. Movement can result in leaks.
8. Debris inside toilet tank

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

### (H3 - 1.3 ) Bathrooms

The following was noted at the second floor hallway bathroom:

1. Sink stopper does not hold water in the sink when engaged.
2. Tub spout not secured. Movement can result in leaks.
3. Toilet did not fill after flushing. (Pictured)
4. Toilet tank is not sitting flush on toilet base
5. Corrosion on toilet lever

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

### (H3 - 1.4 ) Bathrooms

The following was noted at the master bathroom:

1. Toilet is not secured. Movement can result in leaks.
2. Sink stoppers do not hold water in the sinks when engaged.
3. Right shower water control lever is not secured. Movement can result in leaks.
4. Weak functional flow and no hot water at left shower head. (Pictured)
5. Corrosion on right shower head. Corrosion can result in leaks.
6. Corrosion on toilet handle

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

7. Cracked grout at shower wall corner and ceiling corner, and grout void at rear right corner of the shower. Have the shower evaluated by a qualified contractor and repaired as needed to prevent further damage to the tile system.


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**(H3 - 1.5 ) Bathrooms**

The following was noted at the half bathroom:

1. Sink stopper does not hold water in the sink when engaged.
2. Corrosion on toilet lever.
3. Corrosion on sink fittings. Corrosion can result in leaks. (Pictured)

Have evaluated by a licensed plumber and repaired as needed to prevent leaks and ensure proper operation.

**(H3 - 1.6 ) Bathrooms**

Shower pans were not tested in order to prevent damage incase of leaks.

## (H4 - 1 ) Garage
## Interiors: Garage(s)

IN/NI LT
IN LT

***GFCI Protection Present:***
***Garage Door Safety Switch Present:***
***Door Inspection Methods:*** The Garage door automatically stops and reverses when electric eye path is interrupted during operation. Note remote control transmitter are not inspected or operated.
**Limitation(s):** Storage and other items block access to most floor and wall areas and limited the inspection. It is recommended that a re-inspection is performed once the storage is moved.

## (H4 - 1 ) Garage
## Interiors: Garage(s) (Defects, Comments, and Concerns):

**(H4 - 1.1 ) Garage**

Sheet rock is damaged under the water heater. Staining typical of fungal growth also noted at sheetrock around the water heater. Have evaluated by a licensed general contractor to determine the source of the stain, evaluate for hidden damage, and repair as needed to prevent further damage and moisture related concerns.

**(H4 - 1.2 ) Garage**

Due to the age of the home. It is recommended that a garage door company is consulted to perform general maintenance.

**(H4 - 1.3 ) Garage**

Due to the age of the garage doors and both bottom panels being bent, the auto reverse function was not tested in order to prevent potential damage to the doors. Have the doors repaired and the auto reverse safety feature confirmed by a qualified garage door contractor prior to closing.

**(H4 - 1.4 ) Garage**

A section of the weather stripping for the garage door is damaged. Daylight also visible below the door. Please have a garage door company repair to ensure the weather tightness of the door.

**(H4 - 1.5 ) Garage**

Deteriorated fiber joint noted at garage floor. Have the floor evaluated by a qualified contractor to determine the significance of the concern and repair as needed.

## (H6 - 1 ) Fireplace: Pre-Manufactured: Metal
## Interiors: Fireplaces and Stoves

IN/NI LT
IN

***Location:*** Living Room
***Energy Source:*** Natural Gas
***Exhaust Flue Type:*** Metal

## (H6 - 1 ) Fireplace: Pre-Manufactured: Metal
## Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

**(H6 - 1.1 ) Fireplace: Pre-Manufactured: Metal**

Gas log unit did not respond to wall switches. Have the appliance repaired by a certified gas technician for proper operation.


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## (H6 - 2 ) Fireplace: Pre-Manufactured: Metal
## Interiors: Fireplaces and Stoves

IN/NI LT
IN

***Location:*** Screen Porch
***Energy Source:*** Natural Gas
***Exhaust Flue Type:*** None

## (H6 - 2 ) Fireplace: Pre-Manufactured: Metal
## Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

### (H6 - 2.1 ) Fireplace: Pre-Manufactured: Metal

Logs operated at time of inspection.

## I - Insulation and Ventilation Section
## (General Limitations, Implications, and Directions):

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult a specialist in each trade as needed. Missing, poor, or inadequate insulation can lead to air infiltration and higher heating and cooling system operational costs. Air infiltration in humid climates can lead to undesirable environmental conditions. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

## (I1 - 1 ) Attic: All Accessible
## Insulation and Ventilation: Areas

IN/NI LT
IN LT

***Insulation Type:*** Loose: Cellulose
***Ventilation Type:*** Soffit: Ridge
**Limitation(s):** The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. The ventilation systems inspection was limited to a visual inspection of the observed components. The effectiveness of the installed systems was not determined. The inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

## (I1 - 1 ) Attic: All Accessible
## Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

### (I1 - 1.1 ) Attic: All Accessible

Due to the age of the home, the dryer vent should be cleaned out. Consult a qualified professional as needed to reduce lint built up.

### (I1 - 1.2 ) Attic: All Accessible

Missing bird guard on left side bathroom exhaust vent. It is recommended that a guard is installed to prevent bird access to the vent. Consult with a general repair specialist as needed.


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## (I1 - 2 ) Basement: Unfinished Areas
## Insulation and Ventilation: Areas

IN/NI LT
IN LT

***Insulation Type:*** Foam / Batt
***Ventilation Type:*** Closed Space: Ventilation Undetermined
**Limitation(s):** The presence of insulation prevents the inspection of the ceiling, wall, floor, and roofing components that are concealed or covered. The ventilation systems inspection was limited to a visual inspection of the observed components. The effectiveness of the installed systems was not determined. The inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

## J - Built In Appliance Section
## (General Limitations, Implications, and Directions):

The installed appliances were visually inspected and operated per the home inspector's standard of practice and or contract, unless otherwise noted as a limitation. Built in appliances are operated to determine if the units respond to and operate using normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as the cleaning ability of the dishwasher, the grinding efficiency of the disposal, or the calibration of the oven is beyond the scope of the home inspection. Refrigeration units, ice makers, wine coolers, countertop appliances, washing machines, and dryers are beyond the scope of the home inspection. All appliances listed as not operational, identified to be of concern are in need of a full evaluation and or repair by a certified appliance repair technician prior to purchase. If additional concerns are discovered during the process of evaluation and repair, a Licensed General Contractor should be consulted to contact a specialist in each trade as needed.

## (J1 - 1 ) Dishwasher
## Built In Appliances: Equipment

IN/NI LT
IN LT

***Location:*** Kitchen
***Inspection Method:*** The dishwasher was operated through the "Normal Cycle" or until a defect was discovered. The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.
**Limitation(s):** 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.

## (J1 - 1 ) Dishwasher
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 1.1 ) Dishwasher

Dishwasher did not fully drain once the cycle was completed. Error message E 24 displayed on the screen. Have repaired by an appliance specialist for proper operation and to prevent moisture related concerns.

## (J1 - 2 ) Washer
## Built In Appliances: Equipment

IN/NI LT
IN

***Location:*** Laundry
***Inspection Method:*** Operated

## (J1 - 2 ) Washer
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 2.1 ) Washer

Washer filled and drained.

## (J1 - 3 ) Dryer
## Built In Appliances: Equipment

IN/NI LT
IN

***Location:*** Laundry
***Inspection Method:*** Operated


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## (J1 - 3 ) Dryer
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 3.1 ) Dryer

Dryer got hot at time of inspection.

## (J1 - 4 ) Refrigerator
## Built In Appliances: Equipment

IN/NI LT
IN

***Location:*** Kitchen
***Inspection Method:*** Operated

## (J1 - 4 ) Refrigerator
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 4.1 ) Refrigerator

Water dispensed at time of inspection

### (J1 - 4.2 ) Refrigerator

The ice maker for the refrigerator did not dispense ice at the time of the inspection. Have an appliance contractor review and repair to ensure proper operation.

## (J1 - 5 ) Oven: Electric: Combo
## Built In Appliances: Equipment

IN/NI LT
IN LT

***Location:*** Kitchen
***Inspection Method:*** Oven: Electric: Operated
**Limitation(s):** The oven/range was tested to be functional, however, the verification of the calibration and set up of the unit is beyond the scope of the home inspection. An appliance specialist should be consulted if additional information concerning calibration is required.

## (J1 - 5 ) Oven: Electric: Combo
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 5.1 ) Oven: Electric: Combo

Bake and broil operated in lower oven at time of inspection. Bake operated in upper oven at time of inspection.

## (J1 - 6 ) Microwave: Built In
## Built In Appliances: Equipment

IN/NI LT
IN LT

***Location:*** Kitchen
***Inspection Method:*** The microwave was operated on HIGH for 1 minute or to the point that steam was created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.
**Limitation(s):** The microwave was tested to be functional by heating a wet paper towel to the point of steam production, however, the determination of effectiveness of the cooking or required heating times is beyond the scope of the home inspection.

## (J1 - 6 ) Microwave: Built In
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 6.1 ) Microwave: Built In

Microwave operated at time of inspection

## (J1 - 7 ) Range Hood: Exterior Duct
## Built In Appliances: Equipment

IN/NI LT
IN

***Location:*** Kitchen
***Inspection Method:*** The range hood/downdraft fan was operated until a light suction was created. The effectiveness of the exhaust was not determined.


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## (J1 - 7 ) Range Hood: Exterior Duct
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 7.1 ) Range Hood: Exterior Duct

Buttons on range hood are recessed and not able to be pressed. Have the hood repaired by an appliance specialist for proper operation.

## (J1 - 8 ) Garbage Disposal
## Built In Appliances: Equipment

IN/NI LT
IN LT

***Location:*** Kitchen
***Inspection Method:*** The sink disposal was operated by turning the switch to the on position and allowing the grinder to operate for 10 seconds or until a defect was discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.
**Limitation(s):** The garbage disposal was operated by turning the service switch to the on position, however, the determination of the grinding effectiveness is beyond the scope of the home inspection.

## (J1 - 8 ) Garbage Disposal
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 8.1 ) Garbage Disposal

Disposal operated at time of inspection.

## (J1 - 9 ) Range Top: Gas
## Built In Appliances: Equipment

IN/NI LT
IN LT

***Location:*** Kitchen
***Inspection Method:*** Range Top: Gas: Operated
**Limitation(s):** This home has professional level appliances that require specialized service, calibration, and maintenance. The appliances were inspected for basic operation, however, it is recommended that an appliance specialist company that specializes in this level of appliance be consulted for a complete evaluation and service prior to purchase. Gas appliances should be serviced annually to ensure safe and proper operation. Gas appliances have the potential to produce deadly carbon monoxide gas when not operating properly. All homes with gas appliances should have a carbon monoxide detector installed.

## (J1 - 9 ) Range Top: Gas
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 9.1 ) Range Top: Gas

Orange flickering noted at the flame at some of the burners during operation. Have repaired by an appliance specialist for proper operation.

## (J1 - 10 ) Ice Maker
## Built In Appliances: Equipment

IN/NI LT
IN

***Location:*** Wet Bar
***Inspection Method:*** Appliance Not Inspected because:

## (J1 - 10 ) Ice Maker
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 10.1 ) Ice Maker

Ice maker was not on at time of inspection. Have proper operation confirmed by seller prior to closing. Consult an appliance specialist as needed.

## (J1 - 11 ) Refrigerator
## Built In Appliances: Equipment

IN/NI LT
IN

***Location:*** Basement
***Inspection Method:*** Appliance Not Inspected because:


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## (J1 - 11 ) Refrigerator
## Built In Appliances: Equipment (Defects, Comments, and Concerns):

### (J1 - 11.1 ) Refrigerator

Basement Refrigerators/Freezers were not plugged in at time of inspection. Confirm proper operation with sellers prior to closing if the appliances convey.


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