



Property Inspection Report

Report Number: 060322CF1

For The Property Located On:

Sample Report
Charlotte, North Carolina 28210



Prepared For Exclusive Use By:

Sample Report
Sample Report, Charlotte, North Carolina 28210

Report Prepared By: Christopher Fowler, NC: 4089

Inspector Signature:

Date of Inspection: Saturday, June 4, 2022

Time Started: 1:30 PM, Time Completed: 5:30 PM

This report was prepared for the exclusive use of the client named above. This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

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) Main House	IN
A2 - Structural: Columns and Piers	IN/NI LT
(A2 - 1) Porch	IN
(A2 - 2) Main House	IN
A3 - Structural: Floor Structure	IN/NI LT
(A3 - 1) Main House	IN
A4 - Structural: Wall Structure	IN/NI LT
(A4 - 1) Attic	IN
A5 - Structural: Ceiling Structure	IN/NI LT
(A5 - 1) Attic	IN
A6 - Structural: Roof Structure	IN/NI LT
(A6 - 1) Main House	IN

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim	IN/NI LT
(B1 - 1) Main House Front	IN
(B1 - 2) Main House Right	IN
(B1 - 3) Main House Rear	IN
(B1 - 4) Main House Left	IN
B2 - Exterior: Windows and Doors	IN/NI LT
(B2 - 1) Windows	IN
(B2 - 2) Doors	IN
(B2 - 3) Doors	IN
(B2 - 4) Doors	IN
B3 - Exterior: Decks, Porches, Stoops, and Balconies	IN/NI LT
(B3 - 1) Porch	IN
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
(B4 - 1) Driveway	IN
(B4 - 2) Walk	IN
(B4 - 3) Patio	IN
B5 - Exterior: Vegetation and Grading	IN/NI LT
(B5 - 1) Vegetation	IN

C - Roofing

C1 - Roofing: Coverings	IN/NI LT
(C1 - 1) Main House	IN
(C1 - 2) Main House Second Story Section	IN
C2 - Roofing: Drainage Systems	IN/NI LT
(C2 - 1) Main House	IN
C3 - Roofing: Flashings, Skylights, and Penetrations	IN/NI LT
(C3 - 1) Main House	IN
(C3 - 2) Main House	IN
C4 - Roofing: Chimneys and Flues	IN/NI LT
(C2 - 1) Main House	IN
D - Plumbing	
D1 - Plumbing: Water Distribution Systems	IN/NI LT
(D1 - 1) Exterior	IN
(D1 - 2) Crawl Space	IN
D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI LT
(D1 - 1) Crawl Space	IN
D3 - Plumbing: Water Heating Equipment	IN/NI LT
(D3 - 1) Unit #1	IN
E - Electrical	
E1 - Electrical: Main Service	IN/NI LT
(E1 - 1) Underground	IN
E2 - Electrical: Main Panels	IN/NI LT
(E1 - 1) Main Panel #1	IN
E3 - Electrical: Distribution Panels	IN/NI LT
(E1 - 1) Distribution Panel #1	IN
(E1 - 2) Distribution Panel #2	IN
E4 - Electrical: Branch Circuits and Wiring	IN/NI LT
(E1 - 1) Area: Main Panel	IN
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI LT
(E1 - 1) Hall	IN
(E1 - 2) Attic	IN
F - Heating	
F1 - Heating: Equipment	IN/NI LT
(F1 - 1) Heating Unit #1	IN
F2 - Heating: Distribution Systems	IN/NI LT
(F2 - 1) Heating Unit #1	IN
F3 - Heating: Gas Piping, Fuel Storage Systems	IN/NI LT
(F3 - 1) Attic	IN
G - Cooling	
G1 - Cooling: Equipment	IN/NI LT
(G1 - 1) Cooling Unit #1	IN
G2 - Cooling: Distribution Systems	IN/NI LT
(G2 - 1) Cooling Unit #1	IN
H - Interiors	
H1 - Interiors: General Rooms	IN/NI LT
(H1 - 1) Foyer	IN

H1 - Interiors: General Rooms		IN/NI	LT
(H1 - 2)	Living Room	IN	
(H1 - 3)	Dining Room	IN	
(H1 - 4)	Hall	IN	
(H1 - 5)	Laundry	IN	
(H1 - 6)	Bedroom: Master	IN	
(H1 - 7)	Stairway	IN	
(H1 - 8)	Hall	IN	
(H1 - 9)	Bedroom #1	IN	
(H1 - 10)	Bedroom #2	IN	
(H1 - 11)	Office	IN	
H2 - Interiors: Kitchens		IN/NI	LT
(H2 - 1)	Kitchen	IN	
H3 - Interiors: Bathrooms		IN/NI	LT
(H3 - 1)	Half Bathroom #1	IN	
(H3 - 2)	Bathroom: Master	IN	
(H3 - 3)	Bathroom #1	IN	
H4 - Interiors: Garages		IN/NI	LT
(H4 - 1)	Garage	IN	LT
H5 - Interiors: Attic, Basement, Rooms, and Areas		IN/NI	LT
(H5 - 1)	Attic: Unfinished	IN	
H6 - Interiors: Fireplaces and Stoves		IN/NI	LT
(H6 - 1)	Fireplace: Masonry	IN	
I - Insulation and Ventilation			
I1 - Insulation and Ventilation: Areas		IN/NI	LT
(I1 - 1)	Crawl Space: All Accessible Areas	IN	
(I1 - 2)	Attic	IN	
J - Built In Appliances			
J1 - Built In Appliances: Equipment		IN/NI	LT
(J1 - 1)	Dishwasher	IN	
(J1 - 2)	Garbage Disposal	IN	
(J1 - 3)	Range Top: Gas	IN	
(J1 - 4)	Microwave: Over Range	IN	
(J1 - 5)	Refrigerator:	IN	LT
(J1 - 6)	Oven: Gas	IN	

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."

(A2 - 1) Porch

Summary - Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.3) Porch



The column located left is not securely fastened at the top plate. Lateral bracing or fastening of the column base reduces the probability of column movement when impacted or exposed to loading. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A2 - 1.4) Porch



The porch columns are weathered and starting to split. Repair and painting is needed to prevent further damage and decay. A general repair person should be consulted.

(A6 - 1) Main House

Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From the attic, a rafters was note to be cracked. Rafters are key components of the roof system and need to be repaired to prevent framing movement and further damage. An engineer should be consulted for further evaluation to determine the significance and cause of the concern and outline necessary repairs to ensure the stability of the structure.

(B1 - 1) Main House Front

Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 1.1) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.2) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.3) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.4) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.5) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.6) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.7) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.8) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.9) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.10) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 3) Main House Rear

Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 3.1) Main House Rear



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 3.2) Main House Rear



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 3.3) Main House Rear



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 4) Main House Left

Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 4.1) Main House Left



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B2 - 1) Windows , Location: Garage

Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 1.1) Windows



The Garage window(s) have soft and decayed wood in the sill, trim, sash area. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be inspected for similar damage as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 1.2) Windows



The Garage window(s) have soft and decayed wood in the sill, trim, sash area. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be inspected for similar damage as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B4 - 1) Driveway , Location: Main House Front

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

(B4 - 1.1) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 3) Patio , Location: Main House Rear

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

(B4 - 3.1) Patio



The brick pavers/tiles on the patio pad are cracked/loose. The loose brick/tile has resulted in an uneven walking surface and created an opening where water could become trapped resulting in additional damage. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and to make necessary repairs.

(B5 - 1) Vegetation, Location: Main House Rear

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

(B5 - 1.1) Vegetation



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

(B5 - 1.2) Vegetation



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

(C1 - 1) Main House

Summary - Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House



A raised shingle on the gutter area of the roof surface is in need of repair/replacement. Displaced shingles could indicate an underlying problem with the shingle installation, roof sheathing, or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1 - 1.2) Main House



A raised shingle on the gutter area of the roof surface is in need of repair/replacement. Displaced shingles could indicate an underlying problem with the shingle installation, roof sheathing, or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1 - 2) Main House Second Story Section

Summary - Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 2.1) Main House Second Story Section



The wood panel sheathing for the roofing structure is orientated strand board (OSB). The wood composite panels were noted to be delaminated or damaged in a few areas of the attic. Large wafer wood pieces appear to be loose along the exposed surfaces and a few ceiling areas have significant build up from wafer pieces that has fallen in the insulation. This evidence could indicate a problem with ventilation, moisture exposure and or a manufacturer's defect. A professional engineer should be consulted to evaluate the condition of the structural panels to determine the cause/significance of the concern and outline repairs as needed to ensure stability and durability of the roof system.

(C3 - 2) Main House, System Type: Plumbing Vent

Summary - Roofing: Flashings, Skylights, Penetrations (Defects, Comments, and Concerns):

(C3 - 2.1) Main House



The clearance for main plumbing vent is lower than typically expected. The clearance is important to ensure that the vent does not get blocked by debris or snow. The upper section of the pipe acts as a vent for waste gases, the lower section of the pipe that carries waste water to the main system. If the main pipe does not properly exit to the exterior sewer gases can enter the home. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and to make necessary repairs.

(C3 - 2.2) Main House



From the attic, the plywood sheathing is delaminating. Plywood is made of three or more thin layers of wood bonded together with an adhesive. When the layers separate, the plywood loses stiffness and strength. Delamination can be the result of age, water penetration and or improper ventilation. A licensed contractor should be consulted for further evaluation to determine the cause of the delamination and to make necessary repairs.

(C4 - 1) Main House, Type: Chimney: Masonry

Summary - Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House



A chimney specialist should be consulted to clean and inspect the flue liner, firebox, and the chimney crown to ensure that if the chimney is deemed stable by the engineer, it is also safe to use.

(C4 - 1.2) Main House



The chimney flue liner and masonry crown are not visible during the home inspection. The chimney flue liner contains the fire and exhaust when the chimney is in use. The masonry crown prevents water penetration between the masonry chimney body and the flue liner. Chimneys flues should be cleaned and inspected annually if used for gas or wood burning. Chimney crowns should be maintained and replaced every 5 to 7 year.

(C4 - 1.3) Main House



The fireplace cleanout door is rusted shut and in need of repair/replacement. The cleanout door prevents active or hot embers from entering unprotected areas. The chimney needs a complete evaluation and invasive inspection prior to use. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(D1 - 1) Exterior

Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 1.1) Exterior



The exterior faucet located front is not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets.

(D1 - 1.2) Exterior



The exterior faucet located on the front of the home have a broken handle and was not tested. A licensed plumbing contractor or a general repair specialist should be consulted to make necessary repairs to ensure that the faucet is operational and does not drip or leak in the foundation area.

(D1 - 1.3) Exterior



The exterior faucet located on the front/back side of the home have a broken handle and was not tested. A licensed plumbing contractor or a general repair specialist should be consulted to make necessary repairs to ensure that the faucet is operational and does not drip or leak in the foundation area.

(D1 - 1.4) Exterior



The exterior faucet located front is not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets.

(D1 - 1.5) Exterior



The exterior faucet located rear is not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets.

(D1 - 2) Crawl Space

Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) Crawl Space



The plumbing fixtures in the home have blue stains. Copper can produce blue-green stains on sinks, porcelain bathroom fixtures, and even on laundry. Copper levels in water are typically elevated when the PH level of the water supply approaches acidic levels. Copper in the water can produce a metallic taste, a blue-green color, and a possible odor to the water. A plumber should be consulted to inspect the condition of the copper plumbing and analyze the water source.

(D1 - 2.2) Crawl Space



The plumbing fixtures in the home have blue stains. Copper can produce blue-green stains on sinks, porcelain bathroom fixtures, and even on laundry. Copper levels in water are typically elevated when the PH level of the water supply approaches acidic levels. Copper in the water can produce a metallic taste, a blue-green color, and a possible odor to the water. A plumber should be consulted to inspect the condition of the copper plumbing and analyze the water source.

(D3 - 1) Unit #1 , Location: Garage

Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 1.3) Unit #1



The water heating unit for this home has heavy corrosion at the supply line connections to the tank. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe and reliable hot water supply.

(D3 - 1.4) Unit #1



The water heating unit for this home was found to be in poor condition. The unit has heavy corrosion of the supply line connections. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

(E2 - 1) Main Panel #1, Location: Garage

Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel #1



The ground/neutral bus bar located on the left/right side of the panel has several double taps where two neutral conductors are connected together under one screw. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete evaluation and to make necessary repairs.

(E2 - 1.2) Main Panel #1



The ground/neutral bus bar located on the left/right side of the panel has several double taps where two neutral conductors are connected together under one screw. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete evaluation and to make necessary repairs.

(E5 - 2) Attic

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

(E5 - 2.1) Attic



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

(F1 - 1) Heating Unit #1, Location: Attic

Summary - Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1



All gas appliances should be serviced seasonally and inspected annually. Gas furnaces that are over 7 years old should have a heat exchanger inspection as part of their annual winter service.

(G1 - 1) Cooling Unit #1, Location: Exterior Package Unit (Heating and Cooling)

Summary - Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 1.1) Cooling Unit #1



All AC systems should be serviced seasonally and inspected annually, the service should include cleaning and inspecting the coils.

(G2 - 1) Cooling Unit #1, Access: Attic

Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1

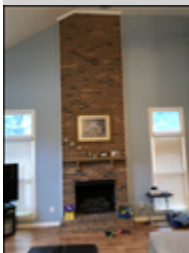


The return air filter in the home was found to be clogged. A clogged filter reduces add load to the system that can result in premature failures. A HVAC contractor should be consulted for a complete evaluation and service of the system to ensure reliable and proper operation.

(H1 - 2) Living Room

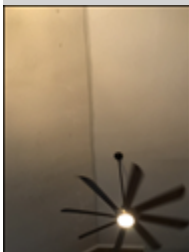
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Living Room



Interior floors were noted to slope toward adjacent walls/rooms. The slope was more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

(H1 - 2.2) Living Room



Evidence suggests that the ceiling has been repaired/painted. The owner should be asked for disclosure related to the extent of any related repairs, leaks or problems and the reason the ceiling was painted. New paint can limit the inspection as all history of defects or concerns are not visible.

(H1 - 2.3) Living Room



The wall is cracked. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

(H1 - 3) Dining Room

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Dining Room



Interior floors were noted to slope toward adjacent walls/rooms. The slope was more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

(H1 - 4) Hall

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Hall



This transition in the hall between the master Kitchen and Laundry is a trip hazard. A general contractor should be consulted look at to have continuous floor.

(H1 - 6) Bedroom: Master

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 6.1) Bedroom: Master



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

(H1 - 7) Stairway

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 7.1) Stairway

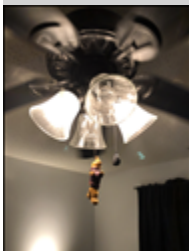


The handrail for the stairway is loose, too low, poor condition. A correct and secure handrail is essential to ensure safe use of the stairway to prevent fall hazards. A licensed general contractor should be consulted for evaluation and repair.

(H1 - 9) Bedroom #1

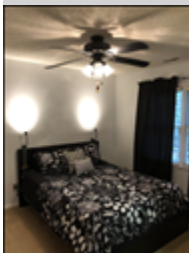
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 9.1) Bedroom #1



The light fixture located was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H1 - 9.2) Bedroom #1



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

(H1 - 10) Bedroom #2

Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 10.1) Bedroom #2

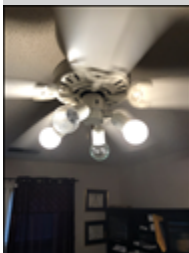


A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. Verification is recommended

(H1 - 11) Office

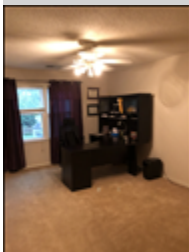
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 11.1) Office



The light fixture located was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H1 - 11.2) Office



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

(H3 - 2) Bathroom: Master

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

(H3 - 2.1) Bathroom: Master



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem, further evaluation is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 2.2) Bathroom: Master



The HVAC registers were rusted and stains suggests a history of condensation. This could indicate improper HVAC system operation, restricted air flow, air leaks and or poor insulation. A HVAC contractor should be consulted for a complete evaluation to determine the cause of the condensation and if related damage is present. Fan for bathroom not strong enough or in wrong spot.

(H3 - 2.3) Bathroom: Master



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem, further evaluation is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 3) Bathroom #1

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

(H3 - 3.1) Bathroom #1



The cabinets are in poor condition and in need of repair/replacement. The following concerns were noted at the time of the inspection:

1. Loose doors

A general repair specialist or licensed general contractor should be consulted to evaluate and repair/replace the cabinets as need to ensure that they are functional and secure.

(H4 - 1) Garage

Summary - Interiors: Garages (Defects, Comments, and Concerns):

Limitation(s): The garage inspection was limited by storage.

(H4 - 1.1) Garage



The garage door needs adjustment and repair. The door did not stop/reverse when the path was interrupted. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.2) Garage



The garage door needs adjustment and repair. The door did not stop/reverse when the path was interrupted. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.3) Garage



The garage floor has cracked in an uncontrolled fashion. The crack is of a measurable width and/or the floor planes separated by the crack are uneven. An engineer should be consulted to evaluate the floor slab and foundation to determine the significance of this concern and if repairs are necessary.

(I1 - 1) Crawl Space: All Accessible Areas

Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 1.1) Crawl Space: All Accessible Areas



A section of insulation in the crawl space is missing. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.2) Crawl Space: All Accessible Areas



A section of insulation in the crawl space is missing. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

(J1 - 2) Garbage Disposal, Location: Kitchen

Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 2.1) Garbage Disposal



The casing of the disposal is corroded and damaged. The corrosion could indicate a history of leaks or exposure to harsh chemicals. Appliances should be repaired and inspected prior to purchase to ensure safe and proper operation. An appliance repair specialist should be consulted for full evaluation to determine the cause of the corrosion and repair/replace as needed.

(J1 - 5) Refrigerator: , Location: Kitchen

Summary - Built In Appliances: Equipment (Confirmation of Limitation):

Limitation(s): This home has a refrigerator. The inspection of refrigerators is beyond the scope of the home inspection. The unit in this home requires specialized service and maintenance. It is recommended that an appliance repair company that specializes in this level of appliance be consulted for a complete evaluation and service prior to purchase.

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: 80 Deg. F

Weather Conditions: Rain - Showers

Inspection Report Body

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

All concerns related to structural items 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 foundations, piers, columns, roof, and 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.

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

When accessible and safe the inspector entered attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and 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 span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) Main House Structural: Foundation

IN/NI LT

IN

Foundation Type: Crawl Space: Exterior Entrance
Foundation Materials: Block: Brick

(A1 - 1) Main House
Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House



Foundation

(A1 - 1.2) Main House



Crawlspace moisture

(A2 - 1) Porch
Structural: Columns and Piers

IN/NI LT

IN

Column/Pier Type: Pier: Exterior

Column/Pier Materials: Wood

(A2 - 1) Porch
Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Porch



Porch

(A2 - 1.2) Porch



Foundation wall

(A2 - 1.3) Porch



The column located left is not securely fastened at the top plate. Lateral bracing or fastening of the column base reduces the probability of column movement when impacted or exposed to loading. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A2 - 1.4) Porch



The porch columns are weathered and starting to split. Repair and painting is needed to prevent further damage and decay. A general repair person should be consulted.

(A2 - 2) Main House
Structural: Columns and Piers

IN/NI LT

IN

Column/Pier Type: Pier: Crawl Space

Column/Pier Materials: Block

(A2 - 2) Main House
Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 2.1) Main House



Piers

(A2 - 2.2) Main House



Piers

(A3 - 1) Main House
Structural: Floor Structure

IN/NI LT

IN

Sub-Floor Type: Plywood

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

(A3 - 1) Main House
Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House



Floor

(A4 - 1) Attic
Structural: Wall Structure

IN/NI LT

IN

Wall Structure Type: Standard Construction: Dimensional Lumber: Wood

(A4 - 1) Attic
Structural: Wall Structure (Defects, Comments, and Concerns):

(A4 - 1.1) Attic



Wall structure

(A5 - 1) Attic
Structural: Ceiling Structure

IN/NI LT

IN

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood

Beam/Girder Type: Dimensional Lumber: Standard Construction: Wood

(A5 - 1) Attic
Structural: Ceiling Structure (Defects, Comments, and Concerns):

(A5 - 1.1) Attic



Ceiling structure

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT

IN

Roof Style/Type: Combination: Gable: Hip: Shed

Roof Sheathing Type: OSB

Rafter & Beam Types: Engineered System: Truss: Wood

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

(A6 - 1.1) Main House



From the attic, a rafters was note to be cracked. Rafters are key components of the roof system and need to be repaired to prevent framing movement and further damage. An engineer should be consulted for further evaluation to determine the significance and cause of the concern and outline necessary repairs to ensure the stability of the structure.

(A6 - 1.2) Main House



roof

(A6 - 1.3) Main House



Roof structure

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 Front Exterior: Wall Cladding

IN/NI LT

IN

Wall Cladding Type: Hardboard Horizontal
Trim Type: Wood Paint

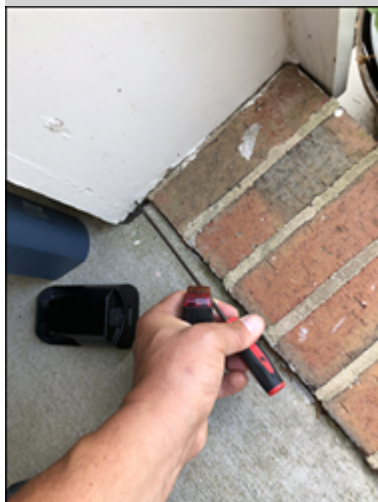
(B1 - 1) Main House Front Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 1.1) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.2) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.3) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.4) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.5) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.6) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.7) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.8) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.9) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.10) Main House Front



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 1.11) Main House Front



Front

(B1 - 1.12) Main House Front



Front

**(B1 - 2) Main House Right
Exterior: Wall Cladding**

IN/NI LT

IN

Wall Cladding Type: Hardboard Horizontal

Trim Type: Wood Paint

**(B1 - 2) Main House Right
Exterior: Wall Cladding (Defects, Comments, and Concerns):**

(B1 - 2.1) Main House Right



Right

(B1 - 2.2) Main House Right



Where the old AC was located

(B1 - 2.3) Main House Right



Right rear

(B1 - 3) Main House Rear
Exterior: Wall Cladding

IN/NI LT

IN

Wall Cladding Type: Hardboard Horizontal
Trim Type: Wood Paint

(B1 - 3) Main House Rear
Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 3.1) Main House Rear



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 3.2) Main House Rear



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 3.3) Main House Rear



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 3.4) Main House Rear



Rear

(B1 - 3.5) Main House Rear



Rear

**(B1 - 4) Main House Left
Exterior: Wall Cladding**

IN/NI LT

IN

Wall Cladding Type: Hardboard Horizontal

Trim Type: Wood Paint

**(B1 - 4) Main House Left
Exterior: Wall Cladding (Defects, Comments, and Concerns):**

(B1 - 4.1) Main House Left



The wood trim pieces for the siding system are decayed at the corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(B1 - 4.2) Main House Left



Left

(B2 - 1) Windows
Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Window:

Location: Garage

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

(B2 - 1.1) Windows



The Garage window(s) have soft and decayed wood in the sill, trim, sash area. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be inspected for similar damage as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 1.2) Windows



The Garage window(s) have soft and decayed wood in the sill, trim, sash area. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be inspected for similar damage as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 2) Doors
Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Door: Main Entrance

Location: Main House Front

(B2 - 2) Doors

Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) Doors



Front

(B2 - 2.2) Doors



Inside

(B2 - 3) Doors

Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Door: Porch

Location: Main House Rear

(B2 - 3) Doors

Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Doors



Door

(B2 - 4) Doors

Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Door: Single

Location: Garage

(B2 - 4) Doors

Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 4.1) Doors



Garage door to outside

(B3 - 1) Porch

Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT

IN

Structure Type: Wood (Wood Surface)

Location: Main House Rear

(B3 - 1) Porch
Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 1.1) Porch



Porch

(B3 - 1.2) Porch



Porch

(B3 - 1.3) Porch



Porch

(B3 - 1.4) Porch



Porch

(B4 - 1) Driveway

IN/NI LT

Exterior: Driveways, Patios, Walks, and Retaining Walls

IN

Constriction Type: Concrete

Location: Main House Front

(B4 - 1) Driveway

Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 1.1) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 2) Walk

IN/NI LT

Exterior: Driveways, Patios, Walks, and Retaining Walls

IN

Constriction Type: Flat Stones/Tiles/Pavers

Location: Main House Front

(B4 - 2) Walk

Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 2.1) Walk



Walk

(B4 - 3) Patio

Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT

IN

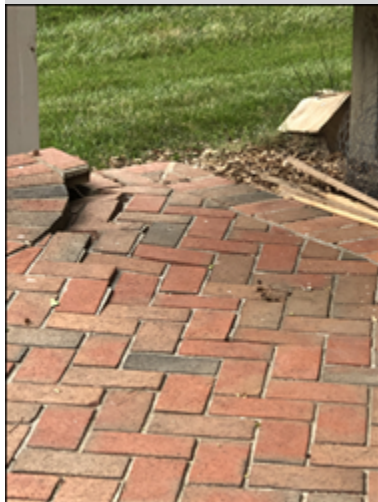
Constriction Type: Brick

Location: Main House Rear

(B4 - 3) Patio

Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 3.1) Patio



The brick pavers/tiles on the patio pad are cracked/loose. The loose brick/tile has resulted in an uneven walking surface and created an opening where water could become trapped resulting in additional damage. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and to make necessary repairs.

(B4 - 3.2) Patio



Patio

(B5 - 1) Vegetation

IN/NI LT

Exterior: Vegetation and Grading

IN

Location: Main House Rear

(B5 - 1) Vegetation

Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Vegetation



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

(B5 - 1.2) Vegetation



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

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

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by 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 nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify 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) Main House Roofing: Coverings

IN/NI LT

IN

Roof Covering Type: Shingles/Composite/Fiberglass

(C1 - 1) Main House
Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House



A raised shingle on the gutter area of the roof surface is in need of repair/replacement. Displaced shingles could indicate an underlying problem with the shingle installation, roof sheathing, or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1 - 1.2) Main House



A raised shingle on the gutter area of the roof surface is in need of repair/replacement. Displaced shingles could indicate an underlying problem with the shingle installation, roof sheathing, or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1 - 2) Main House Second Story Section
Roofing: Coverings

IN/NI LT

IN

Roof Covering Type: Shingles/Composite/Fiberglass

(C1 - 2) Main House Second Story Section Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 2.1) Main House Second Story Section



The wood panel sheathing for the roofing structure is orientated strand board (OSB). The wood composite panels were noted to be delaminated or damaged in a few areas of the attic. Large wafer wood pieces appear to be loose along the exposed surfaces and a few ceiling areas have significant build up from wafer pieces that has fallen in the insulation. This evidence could indicate a problem with ventilation, moisture exposure and or a manufacturer's defect. A professional engineer should be consulted to evaluate the condition of the structural panels to determine the cause/significance of the concern and outline repairs as needed to ensure stability and durability of the roof system.

(C1 - 2.2) Main House Second Story Section



Section above garage

(C2 - 1) Main House Roofing: Drainage Systems

IN/NI LT

IN

System Type: Gutter

(C2 - 1) Main House
Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House



Gutter

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

IN/NI LT

IN

System Type: TV Dish Mount

(C3 - 1) Main House
Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):

(C3 - 1.1) Main House



Dish

(C3 - 2) Main House
Roofing: Flashings, Skylights, and Penetrations

IN/NI LT

IN

System Type: Plumbing Vent

(C3 - 2) Main House
Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):

(C3 - 2.1) Main House



The clearance for main plumbing vent is lower than typically expected. The clearance is important to ensure that the vent does not get blocked by debris or snow. The upper section of the pipe acts as a vent for waste gases, the lower section of the pipe that carries waste water to the main system. If the main pipe does not properly exit to the exterior sewer gases can enter the home. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and to make necessary repairs.

(C3 - 2.2) Main House



From the attic, the plywood sheathing is delaminating. Plywood is made of three or more thin layers of wood bonded together with an adhesive. When the layers separate, the plywood loses stiffness and strength. Delamination can be the result of age, water penetration and or improper ventilation. A licensed contractor should be consulted for further evaluation to determine the cause of the delamination and to make necessary repairs.

(C4 - 1) Main House
Roofing: Chimneys and Flues

IN/NI LT

IN

Type: Chimney: Masonry

(C4 - 1) Main House Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House



A chimney specialist should be consulted to clean and inspect the flue liner, firebox, and the chimney crown to ensure that if the chimney is deemed stable by the engineer, it is also safe to use.

(C4 - 1.2) Main House



The chimney flue liner and masonry crown are not visible during the home inspection. The chimney flue liner contains the fire and exhaust when the chimney is in use. The masonry crown prevents water penetration between the masonry chimney body and the flue liner. Chimneys flues should be cleaned and inspected annually if used for gas or wood burning. Chimney crowns should be maintained and replaced every 5 to 7 year.

(C4 - 1.3) Main House



The fireplace cleanout door is rusted shut and in need of repair/replacement. The cleanout door prevents active or hot embers from entering unprotected areas. The chimney needs a complete evaluation and invasive inspection prior to use. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(C4 - 1.4) Main House



Chimney

**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: [Copper/Brass]

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 specialist in each trade as needed. The majority of the plumbing components 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. The plumbing distribution and waste lines for this home are the original galvanized and cast iron systems. These systems corrode from the inside over time and the results are slow drains, low water pressure, and possible leaks. The plumbing fixtures were also noted to be original or historical. The buyer should budget for plumbing upgrades and replacement. 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) Exterior
Plumbing: Water Distribution Systems**

IN/NI LT

IN

Piping Materials: [Not Visible]

**(D1 - 1) Exterior
Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):**

(D1 - 1.1) Exterior



The exterior faucet located front is not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets.

(D1 - 1.2) Exterior



The exterior faucet located on the front of the home have a broken handle and was not tested. A licensed plumbing contractor or a general repair specialist should be consulted to make necessary repairs to ensure that the faucet is operational and does not drip or leak in the foundation area.

(D1 - 1.3) Exterior



The exterior faucet located on the front/back side of the home have a broken handle and was not tested. A licensed plumbing contractor or a general repair specialist should be consulted to make necessary repairs to ensure that the faucet is operational and does not drip or leak in the foundation area.

(D1 - 1.4) Exterior



The exterior faucet located front is not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets.

(D1 - 1.5) Exterior



The exterior faucet located rear is not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets.

**(D1 - 2) Crawl Space
Plumbing: Water Distribution Systems**

IN/NI LT

IN

Piping Materials: [Copper/Brass]

(D1 - 2) Crawl Space Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) Crawl Space



The plumbing fixtures in the home have blue stains. Copper can produce blue-green stains on sinks, porcelain bathroom fixtures, and even on laundry. Copper levels in water are typically elevated when the PH level of the water supply approaches acidic levels. Copper in the water can produce a metallic taste, a blue-green color, and a possible odor to the water. A plumber should be consulted to inspect the condition of the copper plumbing and analyze the water source.

(D1 - 2.2) Crawl Space



The plumbing fixtures in the home have blue stains. Copper can produce blue-green stains on sinks, porcelain bathroom fixtures, and even on laundry. Copper levels in water are typically elevated when the PH level of the water supply approaches acidic levels. Copper in the water can produce a metallic taste, a blue-green color, and a possible odor to the water. A plumber should be consulted to inspect the condition of the copper plumbing and analyze the water source.

(D2 - 1) Crawl Space Plumbing: Drain, Waste, and Vent Systems

IN/NI LT

IN

Piping Materials: [PVC]

(D2 - 1) Crawl Space

Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

(D2 - 1.1) Crawl Space



Drain lines

(D3 - 1) Unit #1

Plumbing: Water Heating Equipment

IN/NI LT

IN

Location: Garage
Capacity: 80 Gallons
Energy Source: Electric

(D3 - 1) Unit #1

Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 1.1) Unit #1



Hot water

(D3 - 1.2) Unit #1



Cold water

(D3 - 1.3) Unit #1



The water heating unit for this home has heavy corrosion at the supply line connections to the tank. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe and reliable hot water supply.

(D3 - 1.4) Unit #1



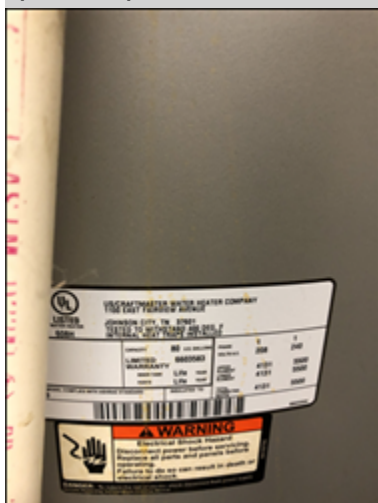
The water heating unit for this home was found to be in poor condition. The unit has heavy corrosion of the supply line connections. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

(D3 - 1.5) Unit #1



Water heater

(D3 - 1.6) Unit #1



Manufacturer: Craftmaster
Serial Number:
Model Number: 6603304
Date:

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

(E1 - 1) Underground Electrical: Main Service

IN/NI LT

IN

Grounding Electrode: Driven Rod

(E1 - 1) Underground Electrical: Main Service (Defects, Comments, and Concerns):

(E1 - 1.1) Underground



Main service

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

IN/NI LT

IN

Location: Garage

Amperage Rating: 150 Amps

Voltage Rating: 120/240 Volts, 1 Phase

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

(E2 - 1.1) Main Panel #1



The ground/neutral bus bar located on the left/right side of the panel has several double taps where two neutral conductors are connected together under one screw. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete evaluation and to make necessary repairs.

(E2 - 1.2) Main Panel #1



The ground/neutral bus bar located on the left/right side of the panel has several double taps where two neutral conductors are connected together under one screw. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete evaluation and to make necessary repairs.

(E2 - 1.3) Main Panel #1



Panel Label

(E2 - 1.4) Main Panel #1



panel

(E3 - 1) Distribution Panel #1
Electrical: Distribution Panels

IN/NI LT

IN

Location: Exterior (HVAC)

Amperage Rating: Undetermined: Not Accessible

Voltage Rating: Undetermined: Not Accessible

Service Cable Material: Undetermined: Not Accessible

(E3 - 1) Distribution Panel #1

Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel #1



Old AC

(E3 - 2) Distribution Panel #2

IN/NI LT

Electrical: Distribution Panels

IN

Location: Exterior (HVAC)

Amperage Rating: Undetermined: Not Accessible

Voltage Rating: 120/240 Volts, 1 Phase

Service Cable Material: Undetermined: Not Accessible

(E3 - 2) Distribution Panel #2

Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 2.1) Distribution Panel #2



HVAC

(E4 - 1) Area: Main Panel

IN/NI LT

Electrical: Branch Circuits

IN

Observed Wiring Materials: [Non Metallic Sheathed Cable-Plastic]

(E4 - 1) Area: Main Panel
Electrical: Branch Circuits (Defects, Comments, and Concerns):

(E4- 1.1) Area: Main Panel



wiring

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

IN/NI LT

IN

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

(E5 - 1.1) Hall



CO2 detector

(E5 - 2) Attic
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT

IN

(E5 - 2) Attic

Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 2.1) Attic



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

F - Heating Section

(General Limitations, Implications, Directions, and Inspection Methods):

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). The purpose of a home inspection is to determine if a system or component is functioning as intended. During a summer inspection when outside temperatures are above 65 degrees Fahrenheit (F) it is not possible to evaluate if the system(s) will properly heat the home, therefore, the heating system(s) are operated only for a short cycle to visually inspect the burner flames. It is not possible for the home inspector to draw a conclusion regarding the functionality of the system(s) during a summer inspection. Unless otherwise noted, the cooling system(s) were the main focus and operated for the duration of the inspection. If the buyer would like more information concerning the functionality and general condition of the system(s), an invasive inspection by a Licensed HVAC Contractor should be requested prior to purchase. 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

Location: Attic

Equipment Type: Heat Pump: Split System

Energy Source: Natural Gas

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

(F1 - 1.1) Heating Unit #1



All gas appliances should be serviced seasonally and inspected annually. Gas furnaces that are over 7 years old should have a heat exchanger inspection as part of their annual winter service.

(F1 - 1.2) Heating Unit #1



Pan

(F2 - 1) Heating Unit #1
Heating: Distribution Systems

IN/NI LT

IN

Location Observed/Access: Attic

Distribution System Type: Forced Air: Fiber Box: Flexible Branch

(F2 - 1) Heating Unit #1
Heating: Distribution Systems (Defects, Comments, and Concerns):

(F2 - 1.1) Heating Unit #1



Duct work

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

IN/NI LT

IN

Gas Piping Materials: Black Steel
Fuel Turn Off Location: At Furnace

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

(F3 - 1.1) Attic



Furnace

G - Cooling Section

(General Limitations, Implications, Directions, and Inspection Methods):

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. 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. 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. 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 heating and cooling performance, service, and maintenance history of the HVAC system(s).

(G1 - 1) Cooling Unit #1

Cooling: Equipment

IN/NI LT

IN

Location: Exterior Package Unit (Heating and Cooling)

Equipment Type: Heat Pump: Split System

Energy Source: Electric

(G1 - 1) Cooling Unit #1

Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 1.1) Cooling Unit #1



All AC systems should be serviced seasonally and inspected annually, the service should include cleaning and inspecting the coils.

(G1 - 1.2) Cooling Unit #1



Manufacturer: Rheem
Serial Number: W322006450
Model Number: RA1648AJ1NB
Date:

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

IN/NI LT

IN

Location Observed/Access: Attic

Distribution System Type: Forced Air: Fiber Box: Flexible Branch

(G2 - 1) Cooling Unit #1 Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1



The return air filter in the home was found to be clogged. A clogged filter reduces add load to the system that can result in premature failures. A HVAC contractor should be consulted for a complete evaluation and service of the system to ensure reliable and proper operation.

(G2 - 1.2) Cooling Unit #1



return air

(G2 - 1.3) Cooling Unit #1



cold air

(G2 - 1.4) Cooling Unit #1



cold air

(G2 - 1.5) Cooling Unit #1



Cold air second floor

(G2 - 1.6) Cooling Unit #1



Ducts

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, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. 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.

(H1 - 1) Foyer Interiors: General Rooms

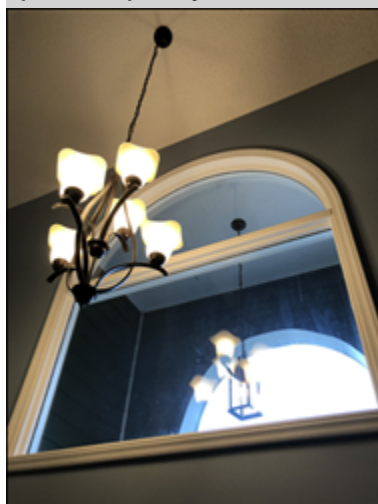
IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]

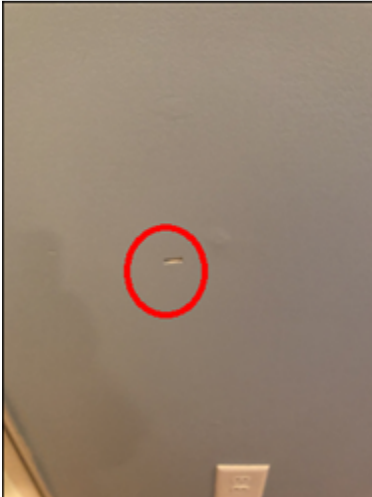
(H1 - 1) Foyer Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) Foyer



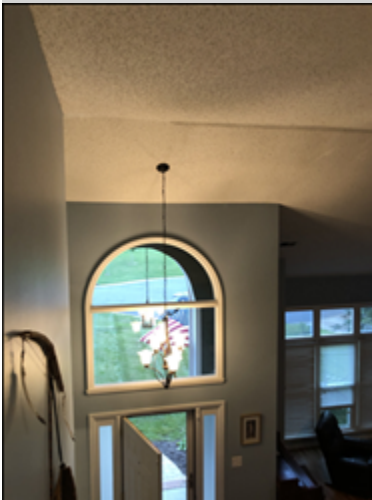
Foyer

(H1 - 1.2) Foyer



cosmetic

(H1 - 1.3) Foyer



Foyer

(H1 - 2) Living Room
Interiors: General Rooms

IN/NI LT

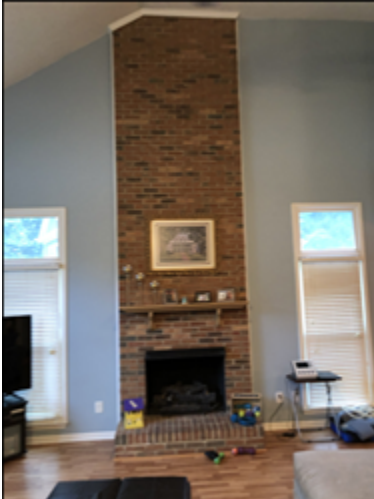
IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 2) Living Room

Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Living Room



Interior floors were noted to slope toward adjacent walls/rooms. The slope was more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

(H1 - 2.2) Living Room



Evidence suggests that the ceiling has been repaired/painted. The owner should be asked for disclosure related to the extent of any related repairs, leaks or problems and the reason the ceiling was painted. New paint can limit the inspection as all history of defects or concerns are not visible.

(H1 - 2.3) Living Room



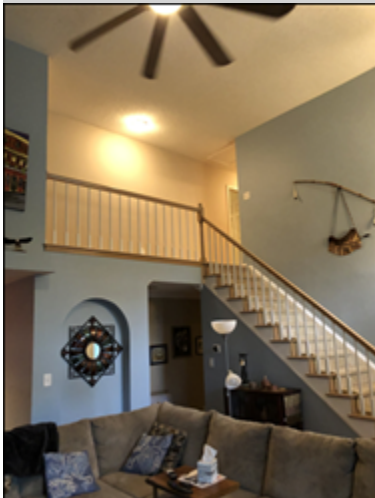
The wall is cracked. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

(H1 - 2.4) Living Room



Livingroom

(H1 - 2.5) Living Room



Living room

(H1 - 2.6) Living Room



Livingroom

(H1 - 3) Dining Room
Interiors: General Rooms

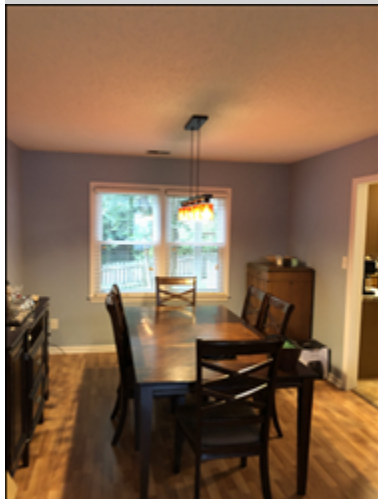
IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 3) Dining Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Dining Room



Interior floors were noted to slope toward adjacent walls/rooms. The slope was more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

(H1 - 3.2) Dining Room



Dining room

(H1 - 4) Hall
Interiors: General Rooms

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]

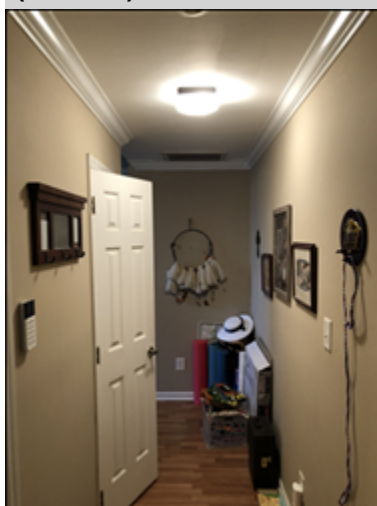
(H1 - 4) Hall
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Hall



This transition in the hall between the master Kitchen and Laundry is a trip hazard. A general contractor should be consulted look at to have continuous floor.

(H1 - 4.2) Hall



Hall first floor

(H1 - 5) Laundry
Interiors: General Rooms

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]

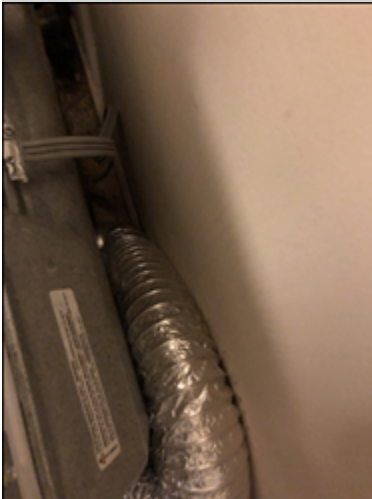
(H1 - 5) Laundry
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Laundry



Laundry

(H1 - 5.2) Laundry



Washer dryer hookup

(H1 - 6) Bedroom: Master
Interiors: General Rooms

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 6) Bedroom: Master
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 6.1) Bedroom: Master



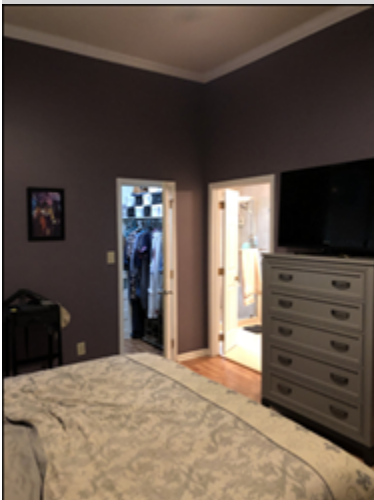
A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. Verification is recommended

(H1 - 6.2) Bedroom: Master



Cold air reading

(H1 - 6.3) Bedroom: Master



Master closet

(H1 - 6.4) Bedroom: Master



cosmetic

(H1 - 7) Stairway
Interiors: General Rooms

IN/NI LT

IN

(H1 - 7) Stairway
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 7.1) Stairway



The handrailing for the stairway is loose, too low, poor condition. A correct and secure handrail is essential to ensure safe use of the stairway to prevent fall hazards. A licensed general contractor should be consulted for evaluation and repair.

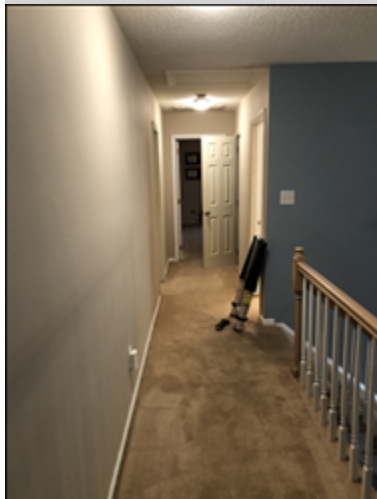
(H1 - 8) Hall
Interiors: General Rooms

IN/NI LT

IN

(H1 - 8) Hall
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 8.1) Hall



Hall

(H1 - 9) Bedroom #1
Interiors: General Rooms

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

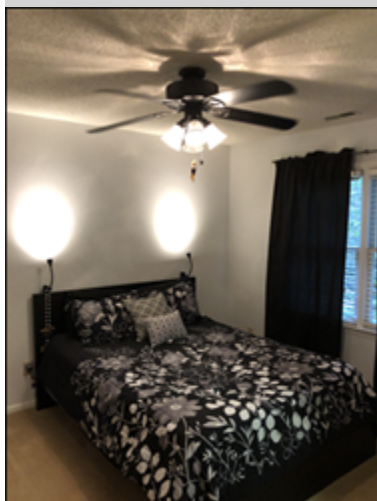
(H1 - 9) Bedroom #1
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 9.1) Bedroom #1



The light fixture located was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H1 - 9.2) Bedroom #1



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

(H1 - 10) Bedroom #2
Interiors: General Rooms

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 10) Bedroom #2
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 10.1) Bedroom #2



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

(H1 - 11) Office
Interiors: General Rooms

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 11) Office Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 11.1) Office



The light fixture located was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H1 - 11.2) Office



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

(H1 - 11.3) Office



Storage of office

(H2 - 1) Kitchen
Interiors: Kitchens

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H2 - 1) Kitchen
Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen



Pantry

(H2 - 1.2) Kitchen



Cabinet check

(H2 - 1.3) Kitchen



Cabinet check

(H2 - 1.4) Kitchen



Under sink

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

IN/NI LT

IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 1.1) Half Bathroom #1



first floor

(H3 - 1.2) Half Bathroom #1



under sink

(H3 - 1.3) Half Bathroom #1



Toilet

(H3 - 2) Bathroom: Master
Interiors: Bathrooms

IN/NI LT

IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 2) Bathroom: Master
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom: Master



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem, further evaluation is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 2.2) Bathroom: Master



The HVAC registers were rusted and stains suggests a history of condensation. This could indicate improper HVAC system operation, restricted air flow, air leaks and or poor insulation. A HVAC contractor should be consulted for a complete evaluation to determine the cause of the condensation and if related damage is present. Fan for bathroom not strong enough or in wrong spot.

(H3 - 2.3) Bathroom: Master



The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem, further evaluation is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 2.4) Bathroom: Master



Master bathroom

(H3 - 2.5) Bathroom: Master



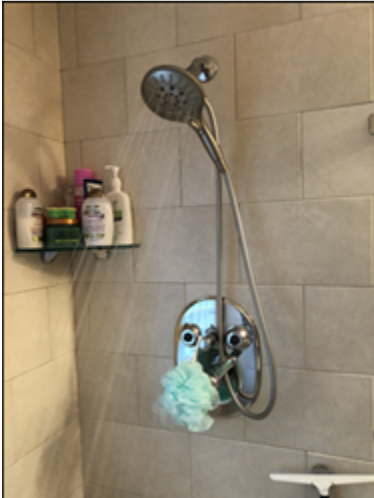
Under sink

(H3 - 2.6) Bathroom: Master



Under sink

(H3 - 2.7) Bathroom: Master



Shower

(H3 - 2.8) Bathroom: Master



Shower

(H3 - 2.9) Bathroom: Master



Toilet

(H3 - 3) Bathroom #1
Interiors: Bathrooms

IN/NI LT

IN

Bathroom Ventilation: [Operable Window]

(H3 - 3) Bathroom #1
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 3.1) Bathroom #1



The cabinets are in poor condition and in need of repair/replacement. The following concerns were noted at the time of the inspection:

1. Loose doors

A general repair specialist or licensed general contractor should be consulted to evaluate and repair/replace the cabinets as need to ensure that they are functional and secure.

(H3 - 3.2) Bathroom #1



Cabinet check

(H3 - 3.3) Bathroom #1



Under

(H3 - 3.4) Bathroom #1



Under

(H3 - 3.5) Bathroom #1



Toilet

(H3 - 3.6) Bathroom #1



Tub

(H3 - 3.7) Bathroom #1



Shower

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

IN/NI LT

IN LT

Door Inspection Methods: Garage door does not automatically reverse or stop when meeting a reasonable resistance during closing. A garage door repair specialist should be consulted for evaluation and repair to ensure proper and safe operation of the unit.

Limitation(s): The garage inspection was limited by storage.

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

(H4 - 1.1) Garage



The garage door needs adjustment and repair. The door did not stop/reverse when the path was interrupted. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.2) Garage



The garage door needs adjustment and repair. The door did not stop/reverse when the path was interrupted. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.3) Garage



The garage floor has cracked in an uncontrolled fashion. The crack is of a measurable width and/or the floor planes separated by the crack are uneven. An engineer should be consulted to evaluate the floor slab and foundation to determine the significance of this concern and if repairs are necessary.

(H4 - 1.4) Garage



Storage

(H5 - 1) Attic: Unfinished
Interiors: Attics, Basements, Areas, Other

IN/NI LT

IN

(H5 - 1) Attic: Unfinished

Interiors: Attics, Basements, Areas, Other (Defects, Comments, and Concerns):

(H5 - 1.1) Attic: Unfinished



Attic

(H6 - 1) Fireplace: Masonry
Interiors: Fireplaces and Stoves

IN/NI LT

IN

Location: Living Room

Energy Source: Natural Gas

Exhaust Flue Type: Metal

(H6 - 1) Fireplace: Masonry

Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry



Fireplace

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) Crawl Space: All Accessible Areas Insulation and Ventilation: Areas

IN/NI LT

IN

Insulation Type: Batt: Faced Kraft Paper

Ventilation Type: Foundation Vents

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

(I1 - 1.1) Crawl Space: All Accessible Areas



A section of insulation in the crawl space is missing. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.2) Crawl Space: All Accessible Areas



A section of insulation in the crawl space is missing. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

**(I1 - 2) Attic
Insulation and Ventilation: Areas**

IN/NI LT

IN

Insulation Type: Batt: Faced Kraft Paper

Ventilation Type: Soffit: Ridge: Gable

**(I1 - 2) Attic
Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

(I1 - 2.1) Attic



Wall insulation

(I1 - 2.2) Attic



Gable vent

(I1 - 2.3) Attic



Insulation

**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

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.

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

(J1 - 1.1) Dishwasher



Dishwasher

(J1 - 1.2) Dishwasher



inside

(J1 - 1.3) Dishwasher



Manufacturer: GE
Serial Number: AS557121B
Model Number: GBT636PMGF
Date:

(J1 - 2) Garbage Disposal
Built In Appliances: Equipment

IN/NI LT

IN

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.

(J1 - 2) Garbage Disposal
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 2.1) Garbage Disposal



The casing of the disposal is corroded and damaged. The corrosion could indicate a history of leaks or exposure to harsh chemicals. Appliances should be repaired and inspected prior to purchase to ensure safe and proper operation. An appliance repair specialist should be consulted for full evaluation to determine the cause of the corrosion and repair/replace as needed.

(J1 - 3) Range Top: Gas
Built In Appliances: Equipment

IN/NI LT

IN

Location: Kitchen

Inspection Method: The range/oven burners were operated with indicator set to HIGH until the burner was noted to be burning stable or until a defect is noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

(J1 - 3) Range Top: Gas
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 3.1) Range Top: Gas



Stove top

(J1 - 4) Microwave: Over Range
Built In Appliances: Equipment

IN/NI LT

IN

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.

(J1 - 4) Microwave: Over Range
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 4.1) Microwave: Over Range



Microwave

(J1 - 4.2) Microwave: Over Range



Manufacturer: GE
Serial Number: MR205690A
Model Number: JVM3160RF6SS
Date: 7/20

(J1 - 5) Refrigerator:
Built In Appliances: Equipment

IN/NI LT

IN LT

Location: Kitchen

Limitation(s): This home has a refrigerator. The inspection of refrigerators is beyond the scope of the home inspection. The unit in this home requires specialized service and maintenance. It is recommended that an appliance repair company that specializes in this level of appliance be consulted for a complete evaluation and service prior to purchase.

(J1 - 5) Refrigerator:
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 5.1) Refrigerator:



Fridge

(J1 - 5.2) Refrigerator:



Ice and water

(J1 - 5.3) Refrigerator:



inside

(J1 - 5.4) Refrigerator:



Manufacturer: LG
Serial Number: 502MRSS0D062
Model Number: LSXS26386S
Date:

(J1 - 6) Oven: Gas

IN/NI LT

Built In Appliances: Equipment

IN

Location: Kitchen

Inspection Method: The range was operated in the convection mode to verify that the fan was operational. The effectiveness of the convection accessory was not determined.

(J1 - 6) Oven: Gas

Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 6.1) Oven: Gas



Oven