



Home Inspection Report

Report Number: 121015-1
For The Property Located On:

Cary, North Carolina 27519



Prepared For Exclusive Use By:

First Last

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Report Prepared By: Kevin Novy; License No.: 3535

Inspector Signature: *Kevin Novy*

Date of Inspection: Thursday, December 10, 2015

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

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Report Sections

Summary

- A Structural
- B Exterior
- C Roofing
- D Plumbing
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Weather Conditions

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- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

Summary

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

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

(A1 - 1.1) Main House



Stains and water lines indicate a history of water in the crawl space, right front corner under porch (see gutter section c2-1.1). Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect, fungal growth such as mold/mildew. Repairs are needed to prevent water penetration. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system.

Repairs are needed to prevent water penetration. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

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

(A2 - 1.1) Porch



The Column located front porch right side has visible areas of decay at the base. The damage could jeopardize the strength of the column. The decay indicates a history of elevated moisture and or direct water penetration in or around the column area. A licensed general contractor should be consulted for further evaluation, to make necessary repairs, and determine the cause of the deterioration.

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

(B2 - 2.1) Windows ; Location: All Accessible



The front bedroom and master bathroom window(s) have soft and decayed wood in the trim 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.

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

(B3 - 1.1) Porch ; Location: Main House Front



The handrails to the front porch are loose, and present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the handrail system and to make necessary repairs.

**(B3 - 2) Summary - Exterior: Decks, Porches, Stoops, and Balconies
(Defects, Comments, and Concerns):**

(B3 - 2.1) Deck ; Location: Main House Rear



The ventilation fan hood located above rear deck is not operable due to mud dauber tubes. The vent hood needs to be cleaned and inspected to ensure proper operation. A general repair person should be consulted. Owners disclosure is also recommended to identify the fan to which it is connected and proper operation is verified.

**(C2 - 1) Summary - Roofing: Drainage Systems
(Defects, Comments, and Concerns):**

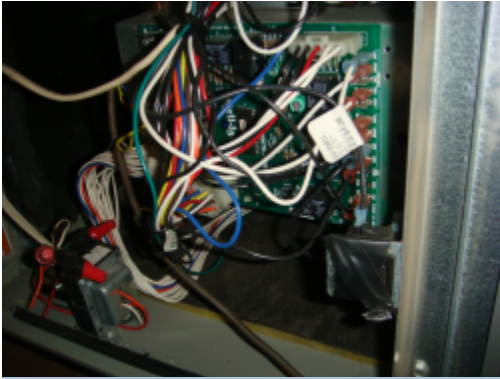
(C2 - 1.1) Main House; System Type: Gutter



The gutter downspouts are not extended or piped to direct roof drainage away from the foundation. Direct drainage from the gutter system can result in direct water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(F1 - 2) Summary - Heating: Equipment
(Defects, Comments, and Concerns):**

(F1 - 2.2) Heating Unit #2; Location: Exterior: Attic



The safety interlock switch located in the attic air handler has been bypassed. The switch is needed to prevent a safety hazards. A HVAC contractor should be consulted to evaluate the system and repair/replace as needed to ensure proper operation and safe installation.

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

(H2 - 1.1) Kitchen



The sink cabinet has visible areas of water damage. The seller should be asked for disclosure related to the damage and history of flooding or leaks. The cabinet needs to be repaired/ replaced and the adjacent plumbing systems evaluated. A general repair specialist should be consulted for evaluation and repair. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H2 - 1.3) Kitchen



The cabinet hinge was note to be loose/ damaged and in need of repair to ensure proper operation of the cabinet doors. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H3 - 3) Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 3.2) Bathroom: Master

The master bathroom toilet flush valve is not operating properly. This could result in improper functioning, flooding and waste of water. A licensed plumbing contractor should be consulted for evaluation and repair.

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

(I1 - 2.1) Crawl Space



The crawl space door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(I1 - 2.2) Crawl Space



The vapor barrier in the crawl space does not cover the ground completely. Improper installation could result in condensation and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

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

(J1 - 1.1) Dishwasher; Location: Kitchen



The dishwasher is not secure to the cabinet and it moves forward when the door is opened. The appliance needs to be secured to the cabinet to prevent damage to the unit or personal injury. An appliance repair person or general contractor should be consulted for repair.

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

(J1 - 3.1) Range: Electric; Location: Kitchen



Electrical connections for the counter range top have been made in the cabinet without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

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

(Defects, Comments, and Concerns):

(J1 - 5.1) Microwave: Built In; Location: Kitchen



The microwave door did not operate. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word "inspect" per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be repaired or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 63 Deg. F

Weather Conditions: Clear - Sunny

Home 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 inspection areas with small probe, camera, and a standard flash light. Where visible and accessible floor and roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

(A1 - 1) Main House Structural: Foundation (Descriptions):

Foundation Type: Crawl Space: Exterior Entrance

Foundation Materials: Block: Brick

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

(A1 - 1.1) Main House



Stains and water lines indicate a history of water in the crawl space, right front corner under porch (see gutter section c2-1.1). Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect, fungal growth such as mold/mildew. Repairs are needed to prevent water penetration. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system. Repairs are needed to prevent water penetration. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(A2 - 1) Porch**Structural: Columns and Piers****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

Column/Pier Type: Column: Exterior

Column/Pier Materials: Wood

(A2 - 1) Structural: Columns and Piers**(Defects, Comments, and Concerns):****(A2 - 1.1) Porch**

The Column located front porch right side has visible areas of decay at the base. The damage could jeopardize the strength of the column. The decay indicates a history of elevated moisture and or direct water penetration in or around the column area. A licensed general contractor should be consulted for further evaluation, to make necessary repairs, and determine the cause of the deterioration.

(A2 - 2) Crawl Space**Structural: Columns and Piers****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

Column/Pier Type: Pier: Crawl Space

Column/Pier Materials: Block: Brick

(A3 - 1) Main House**Structural: Floor Structure****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

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.

Sub-Floor Type: Plywood

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

(A4 - 1) All Interior Areas**Structural: Wall Structure****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The wall structures are not visible for inspection or reporting a structural description.

Wall Structure Type: Finished Areas: Not Accessible for Inspection or Description

(A5 - 1) All Accessible Interior Areas**Structural: Ceiling Structure****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The ceiling structures are not visible for inspection or reporting a structural description.

Ceiling Joist Type: Not Visible: Not Accessible For Inspection or Description

Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description

(A6 - 1) Main House**Structural: Roof Structure****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

Roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members, however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

Roof Style/Type: Gable

Roof Sheathing Type: Plywood

Rafter & Beam Types: Dimensional Lumber: Standard Construction

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. 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. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. 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.

(B1 - 1) Main House**Exterior: Wall Cladding (Descriptions):**

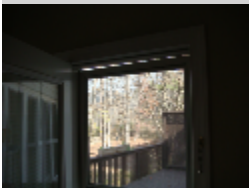
Wall Cladding Type: Fiber Cement Horizontal

Trim Type: Wood Paint

(B2 - 1) Doors**Exterior: Windows and Doors (Descriptions):**

Window/Door Type: Door: Single

Location: All Accessible

**(B2 - 1) Exterior: Windows and Doors
(Defects, Comments, and Concerns):****(B2 - 1.1) Doors**

The storm door does not close with a tight seal. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A licensed general contractor should be consulted for evaluation and repair.

(B2 - 2) Windows**Exterior: Windows and Doors (Descriptions):**

Window/Door Type: Window: Double Hung

Location: All Accessible

**(B2 - 2) Exterior: Windows and Doors
(Defects, Comments, and Concerns):****(B2 - 2.1) Windows**



The front bedroom and master bathroom window(s) have soft and decayed wood in the trim 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.

(B3 - 1) Porch

Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Masonry (Masonry Surface)

Location: Main House Front

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

(B3 - 1.1) Porch



The handrails to the front porch are loose, and present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the handrail system and to make necessary repairs.

(B3 - 1.2) Porch



The blades for the ceiling fan located on front porch are warped. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(B3 - 1.3) Porch



The light fixtures located on front porch right side were 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.

(B3 - 2) Deck

Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Wood (Wood Surface)

Location: Main House Rear

(B3 - 2) Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 2.1) Deck



The ventilation fan hood located above rear deck is not operable due to mud dauber tubes. The vent hood needs to be cleaned and inspected to ensure proper operation. A general repair person should be consulted. Owners disclosure is also recommended to identify the fan to which it is connected and proper operation is verified.

(B4 - 1) Driveway

Exterior: Driveways, Patios, Walks, and Retaining Walls

(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The driveway of the home was inspected related to slope and drainage concerns related to conditions that adversely affect home. Driveways surface imperfections are considered cosmetic and not reported as defects.

Construction Type: Concrete

Location: Main House Front

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 Licensed Roofing or General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as 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 gutters system inspections are limited to evidence of past problems unless the inspection is performed on during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections.

C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected using binoculars / zoom camera and from a ladder at the roof eaves. Walking on the roof surface is beyond the scope of the 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 (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy.

Roof Covering Type: Shingles/Composite/Fiberglass

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

(C1 - 1.1) Main House



The shingles have visible signs of deterioration such as low ballast. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(C2 - 1) Main House Roofing: Drainage Systems (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

Gutter systems are not inspected for design or sizing. Gutter systems are inspected for damage or evidence that they are not functioning.

System Type: Gutter

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

(C2 - 1.1) Main House



The gutter downspouts are not extended or piped to direct roof drainage away from the foundation. Direct drainage from the gutter system can result in direct water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.2) Main House



The gutters at various point around the house filled with leaves/debris. It is very important to keep drainage systems functioning properly to prevent leaking and standing water on the flat roof systems. A licensed roofing contractor should be consulted for a complete evaluation and repair of the drainage system.

D - Plumbing Section

(General Limitations, Implications, and Directions):

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

D - Plumbing Section

(Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):

Main Shut-Off Location: Closet

Water Supply Type: Public

Supply Piping Materials: [PVC]

(D1 - 1) Crawl Space

Plumbing: Water Distribution Systems

(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.

Piping Materials: [PVC]

(D2 - 1) Crawl Space

Plumbing: Drain, Waste, and Vent Systems

(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family.

Piping Materials: [PVC]

Trap Materials: [Plastic]

(D3 - 1) Unit #1

Plumbing: Water Heating Equipment

(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate.

Location: Garage

Capacity: 50 Gallons

Energy Source: Gas

E - Electrical Section

(General Limitations, Implications, and Directions):

All Electrical items listed below that were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system.

The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

E - Electrical Section

(Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):

Smoke Detectors are Present in this Home

(E1 - 1) Type: Underground

Electrical: Main Service (Descriptions):

Grounding Electrode: Driven Rod

(E2 - 1) Main Panel #1

Electrical: Main Panels (Descriptions):

Location: Exterior

Amperage Rating: 200 Amps

Service Cable Material: Direct Feed

Voltage Rating: 120/240 Volts, 1 Phase

(E3 - 1) Distribution Panel #1

Electrical: Distribution Panels (Descriptions):

Location: Laundry

Amperage Rating: 200 Amps

Service Cable Material: Aluminum

Voltage Rating: 120/240 Volts, 1 Phase

(E4 - 1) Area: Distribution Panel

Electrical: Branch Circuits and Wiring (Descriptions):

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

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

All concerns related to the Heating System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, and / or are a safety concern to the occupants of this home. The seasonal inspection of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems. If an complete invasive inspection is desired a HVAC contractor should be consulted prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

(F1 - 1) Heating Unit #1 Heating: Equipment (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The inspection of the heating system was limited to a visual inspection of the accessible components and operation with normal controls. Note: only a licensed Heating contractor with specialized equipment can determine if a system is sized properly and functioning within the manufacturer's specifications.

Location: Exterior: Package Unit (Heating and Cooling)

Equipment Type: Gas: Furnace: Package Unit *Energy Source:* Gas

(F1 - 2) Heating Unit #2 Heating: Equipment (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The inspection of the heating system was limited to a visual inspection of the accessible components and operation with normal controls. Note: only a licensed Heating contractor with specialized equipment can determine if a system is sized properly and functioning within the manufacturer's specifications.

Location: Exterior: Attic

Equipment Type: Gas: Furnace *Energy Source:* Gas

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

(F1 - 2.1) Heating Unit #2



From the attic, the wood flooring around the air handler is discolored. This indicates a history of a leak that could involve hidden areas of damage, the flashing, and the roof covering systems. Owners disclosure is recommended.

(F1 - 2.2) Heating Unit #2



The safety interlock switch located in the attic air handler has been bypassed. The switch is needed to prevent a safety hazards. A HVAC contractor should be consulted to evaluate the system and repair/ replace as needed to ensure proper operation and safe installation.

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

Location: Crawl Space

System Type: Forced Air: Metal Box: Flexible Branch

(F2 - 2) Heating Unit Served: Heating Unit #2 Heating: Distribution Systems (Descriptions):

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

**(F3 - 1) Crawl Space
Heating: Gas Piping and Fuel Storage Systems
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The home has a gas furnace and a gas log unit. It is recommended that all homes with gas appliances have carbon monoxide detector installed.

Gas Piping Materials: CSST (Corrugated Stainless Steel)

Fuel Turn Off Location: At Furnace

**G - Cooling Section
(General Limitations, Implications, and Directions):**

All concerns related to the Air Conditioning System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, create possible environmental concerns due to high humidity levels or condensate leakage, and / or are a safety concern to the occupants of this home. Winter inspections do not include the operation of the system. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

**(G1 - 1) Cooling Unit #1
Cooling: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

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

Location: Exterior Package Unit (Heating and Cooling)

Equipment Type: Electric: Split System

Energy Source: Electric

**(G1 - 2) Cooling Unit #2
Cooling: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

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

Location: Exterior: Attic

Equipment Type: Electric: Split System

Energy Source: Electric

**(G2 - 1) Cooling Unit Served: Cooling Unit #1
Cooling: Distribution Systems (Descriptions):**

Location: Crawl Space

System Type: Forced Air: Metal Box: Flexible Branch

**(G2 - 2) Cooling Unit Served: Cooling Unit #2
Cooling: Distribution Systems (Descriptions):**

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

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

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying 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. Homeowners should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, 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. The inspection of the garage does not include moving personal property and or storage. The verification of fire separation systems between the house and the garage such as doors and ceilings is beyond the scope of the home inspection. The washing machine and 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 and Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

(H1 - 1) Hall (outside of laundry room) Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

(H1 - 1.1) Hall (outside of laundry room)



The ceiling is cracked. No related concerns were noted throughout the adjacent inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. A general repair specialist should be consulted for evaluation and repair.

(H1 - 2) Bedroom: Master Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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

(H1 - 2.1) Bedroom: Master



The master bedroom floor squeaks more than typical when walking. If this is a concern a flooring installation/ repair company should be consulted for further evaluation to determine the significance and source of the concern.

(H1 - 3) Bedroom (front left and middle)
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

(H1 - 3) Interiors: General Rooms
(Defects, Comments, and Concerns):**(H1 - 3.1) Bedroom (front left and middle)**

Fungal growths such as mold were noted on the registers for both front bedrooms. This indicates a history of water penetration and or condensation. A licensed general contractor should be consulted for a complete evaluation to determine the source of the moisture and the extent of the damage. Health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

(H1 - 3.2) Bedroom (front left and middle)

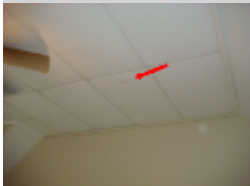
The closet door in the front middle bedroom needs repair to ensure proper operation. The door did not operate properly.

(H1 - 4) Bonus Rooms (third floor)
Interiors: General Rooms (Descriptions):

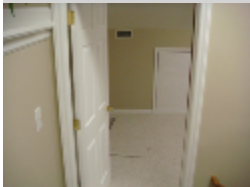
Additional Information: [Finished Area]

(H1 - 4) Interiors: General Rooms
(Defects, Comments, and Concerns):**(H1 - 4.1) Bonus Rooms (third floor)**

Stains on the carpet were noted. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Owner disclosure is recommended. Refer to the Attic section of the report.

(H1 - 4.2) Bonus Rooms (third floor)

Stain on the ceilings indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist or owner disclosure is recommended.

(H1 - 4.3) Bonus Rooms (third floor)

The door to the third floor room at the top of the stairs drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

Additional Information: [Finished Area]

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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

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(H2 - 1.1) Kitchen

The sink cabinet has visible areas of water damage. The seller should be asked for disclosure related to the damage and history of flooding or leaks. The cabinet needs to be repaired/ replaced and the adjacent plumbing systems evaluated. A general repair specialist should be consulted for evaluation and repair. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H2 - 1.2) Kitchen

The hardwood floor in the kitchen has an stain. No problem was noted in crawl space, owner disclosure is recommended.

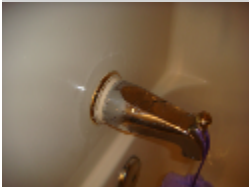
(H2 - 1.3) Kitchen

The cabinet hinge was note to be loose/ damaged and in need of repair to ensure proper operation of the cabinet doors. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

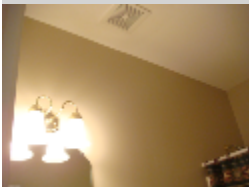
(H3 - 1) Bathroom #1 (first floor)**Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 1) Interiors: Bathrooms**(Defects, Comments, and Concerns):****(H3 - 1.1) Bathroom #1 (first floor)**

The shower faucet assembly is heavily caulked. No problems were noted in crawl space. A licensed plumbing contractor should be consulted for evaluation.

(H3 - 1.2) Bathroom #1 (first floor)

The ventilation fan exit hood was not identified during the inspection, to insure proper operation. Owner disclosure is recommended

(H3 - 2) Bathroom #2 (second floor)**Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

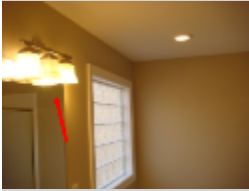
Bathroom Ventilation: [Ventilation Exhaust Fan] [Operable Window]

(H3 - 3) Bathroom: Master**Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 3) Interiors: Bathrooms

(Defects, Comments, and Concerns):**(H3 - 3.1) Bathroom: Master**

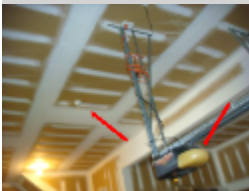
The middle light fixture located in the master bathroom was not functional when tested. This could indicate a defective bulb or other more serious problem, further evaluation is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 3.2) Bathroom: Master

The master bathroom toilet flush valve is not operating properly. This could result in improper functioning, flooding and waste of water. A licensed plumbing contractor should be consulted for evaluation and repair.

(H4 - 1) Garage**Interiors: Garages (Descriptions):**

Door Inspection Method: The Garage Door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter are not inspected or operated.

(H4 - 1) Interiors: Garages**(Defects, Comments, and Concerns):****(H4 - 1.1) Garage**

The left side garage door opener light , the garage ceiling light fixtures and side door external light 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.

(H5 - 1) Attic: Unfinished**Interiors: Attics. Basements, Areas, Rooms (Descriptions):**

Additional Information: [Finished Area]

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box:**Interiors: Fireplaces and Stoves****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

All homes with gas appliance should have a carbon monoxide detector. A properly functioning CO detector is vital to the safety of a home with gas appliances.

Location: Family Room

Energy Source: Gas

Exhaust Flue Type: Metal

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

**(I1 - 1) Attic
Insulation and Ventilation: Areas
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered.

Insulation Type: Batt:

Ventilation Type: Soffit: Ridge

**(I1 - 2) Crawl Space
Insulation and Ventilation: Areas
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The ventilation systems inspection was limited to a visual inspection of the observed components. The effectiveness of the installed systems was not determined.

Insulation Type: Batt:

Ventilation Type: Foundation Vents

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

(I1 - 2.1) Crawl Space



The crawl space door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(I1 - 2.2) Crawl Space



The vapor barrier in the crawl space does not cover the ground completely. Improper installation could result in condensation and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

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

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

**(J1 - 1) Dishwasher
Built In Appliances: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The dishwasher was operated through one normal cycle and found to be functional, however, the determination of the cleaning effectiveness of the unit is beyond the scope of the home inspection. Advanced cycles or features are not evaluated.

Location: Kitchen

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

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

(J1 - 1.1) Dishwasher



The dishwasher is not secure to the cabinet and it moves forward when the door is opened. The appliance needs to be secured to the cabinet to prevent damage to the unit or personal injury. An appliance repair person or general contractor should be consulted for repair.

**(J1 - 2) Garbage Disposal
Built In Appliances: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The garbage disposal was operated by turning the service switch to the on position, however, the determination of the grinding effectiveness is beyond the scope of the home inspection.

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 is discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.

**(J1 - 3) Range: Electric
Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

Inspection Method: The range elements were operated with indicator set to HIGH until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

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

(J1 - 3.1) Range: Electric



Electrical connections for the counter range top have been made in the cabinet without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

**(J1 - 4) Oven: Electric
Built In Appliances: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The oven/range was tested to be functional, however, the verification of the calibration and set up of the unit is beyond the scope of the home inspection. An appliance specialist should be consulted if additional information concerning calibration is required.

Location: Kitchen

Inspection Method: The oven elements were operated with indicator set to HIGH until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

**(J1 - 5) Microwave: Built In
Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

Inspection Method: Not Inspected

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

(J1 - 5.1) Microwave: Built In



The microwave door did not operate. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.