Novy Home Inspection

Home Inspection Report

Report Number:

For The Property Located On:

Durham, North Carolina 27712

Prepared For Exclusive Use By:

First Last

, , ,

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

Inspector Signature: Kevin Novy

Date of Inspection: Friday, January 8, 2016

Time Started: 9:00 AM, Time Completed: 2:00 PM

Novy Home Inspections LLC., 1633 Carriage Dr, Franklinton, North Carolina, 27525
Phone: 919-500-8946, Email: kevin@novyinspections.com, Kevin Novy, Lic.# 3535

Report Sections

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

(A1 - 2.1) Main House

Open cracks were noted in the back porch foundation (left rear) of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance /cause of the cracks and outline any necessary repairs.

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

(A3 - 1.1) Main House

The wood framing components in the crawl space of this home are damaged from decay typical of fungal growths such as wood destroying fungi. The extensive amount of damage identified under the home indicates a long term history of elevated moisture and a wet crawl space environment. It is recommended that a licensed general contractor be consulted to perform an invasive inspection to determine the extent of the damage to the floor framing and to correct crawl space conditions to ensure the stability of the home and prevent additional damage.

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

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

The receptacle located on front porch right is loose. Loose receptacles could result in electrical shock hazard or property damage. 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 - 2) Summary - Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 2.1) Balcony (front); Location: Main House Front

The receptacle(s) located front balcony had no power. This could indicate a damaged receptacle or branch wiring circuit. 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 - 3) Summary - Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 3.1) Glass Enclosed Porch ; Location: Main House Rear

The exterior steps going onto the rear enclosed porch have areas of decay. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to determine the extent of the damage to the siding, trim, and underlying components to ensure the weathertightness of the system.

(B3 - 3.2) Glass Enclosed Porch ; Location: Main House Rear

The enclosed porch window and door have a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the concern and make necessary repairs.

(B3 - 4) Summary - Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 4.1) Balcony (rear); Location: Main House Rear

The receptacle(s) located on rear balcony had no power. This could indicate a damaged receptacle or branch wiring circuit. 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 - 4.2) Balcony (rear); Location: Main House Rear

The wood deck was found to be in poor condition. Areas of soft wood were discovered. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs or replacement as needed.

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

(C4 - 1.1) Main House Left; Location: Chimney: Masonry

The mortar is deteriorated and cracked. When the mortar cap is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

(C4 - 1.2) Main House Left; Location: Chimney: Masonry

The cleanout door is damaged and in need of repair/replacement. 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 - 2) Summary - Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 2.1) Main House Right; Location: Chimney: Masonry

The mortar is deteriorated and cracked. When the mortar cap is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

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

(D1 - 1.1) All Accessible Areas

The water in the toilet tanks, sink and tub was noted to be discolored. The discoloration indicates possible defect with the water supply system or distribution piping. The contamination could affect the quality and quantity of the water source for the home. The plumbing supply lines are original to the home. A licensed plumbing contractor should be consulted for complete evaluation of the water supply and distribution systems.

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

(E2 - 1.1) Main Panel #1; Location: Exterior

Evidence suggests that water has been entering the main electrical service panel. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. The panel cover was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E2 - 2) Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 2.1) Main Panel #2; Location: Exterior

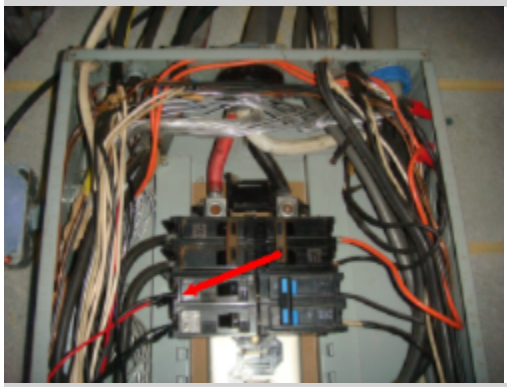
The main electrical service panel was noted to be rusted and deteriorated. The rust indicates deterioration and possible water penetration into the panel service area. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. The electrical panel cover is missing a screw was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E3 - 1) Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel #1; Location: Basement

The electrical service panel cover is missing knock out opening plugs. The covers or plugs prevent direct contact with hot electrical circuits. This condition presents a safety hazard that could result in interrupted service and serious personal injury /death from electrocution. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E3 - 1.2) Distribution Panel #1; Location: Basement

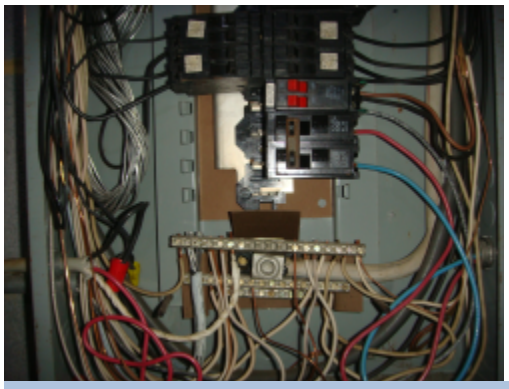


Several breakers in the electrical panel has two conductors attached to the power screw. Typically breakers are not rated for double taps due to possible loose connections and circuit overloads. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for further evaluation and repair.

(E3 - 1.3) Distribution Panel #1; Location: Basement

The electrical service panel cover is installed with the wrong or worn out type of fasteners. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

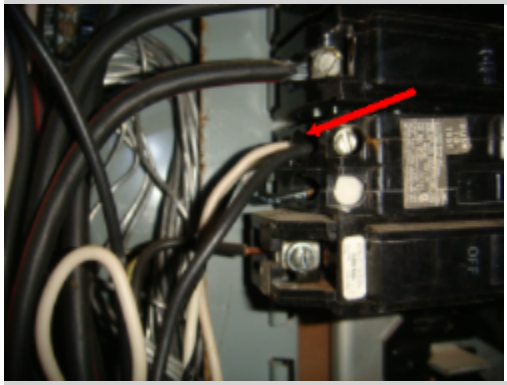
(E3 - 1.5) Distribution Panel #1; Location: Basement



The neutral bus bar of the panel is not isolated from the ground system. 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 repair and a complete evaluation of the electrical system.

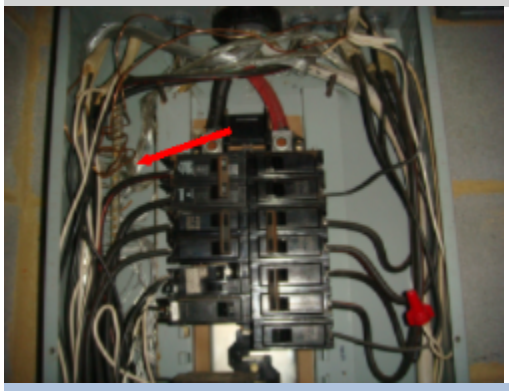
(E3 - 2) Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 2.1) Distribution Panel #2; Location: Basement



The breaker located on the left side of the electrical panel has two conductors attached to the power screw. Typically breakers are not rated for double taps due to possible loose connections and circuit overloads. 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 further evaluation and repair.

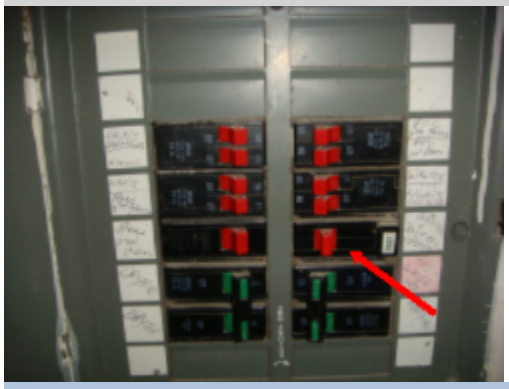
(E3 - 2.3) Distribution Panel #2; Location: Basement



The neutral bus bar located on the left side of the panel is not isolated from the ground system. 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 repair and a complete evaluation of the electrical system.

(E3 - 3) Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 3.1) Distribution Panel #3; Location: Laundry



The breaker labeled for bathrooms in the panel was noted to be in the tripped position at the time of the inspection. A tripped breaker indicates a problem with the branch circuit or the appliance. 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 further evaluation and repair.

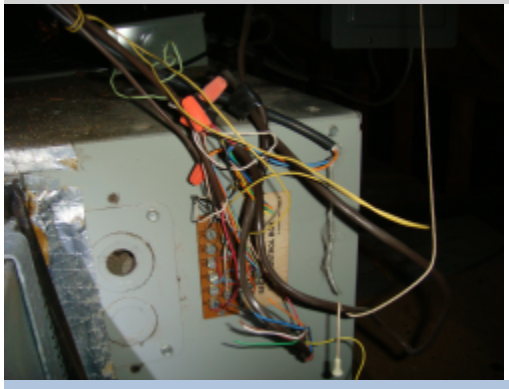
(F1 - 1) Summary - Heating: Equipment

(Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1; Location: Attic

The humidifier system drain pan is in poor condition and in need of replacement. This condition indicates a history of improper drainage of the system condensate water. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system. In addition the connection from the humidifier to the duct was not sealed and it was also noted the water supply pipe for the humidifier was disconnected. Owner disclosure is recommended.

(F1 - 1.2) Heating Unit #1; Location: Attic



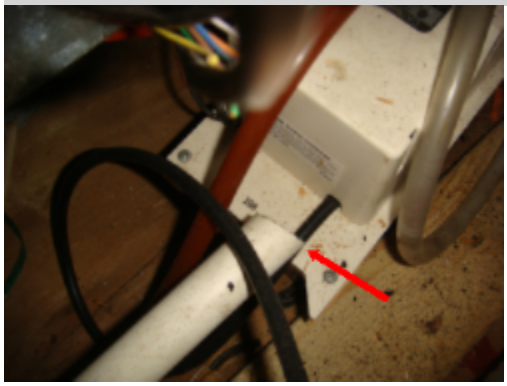
The attic air handler electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor. The following electrical concerns were noted: Junction Boxes no cover; Junctions no boxes; Service cables not supported.

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

(G1 - 1.1) Cooling Unit #1; Location: Attic

The AC system auxiliary drain pan is in poor condition and in need of replacement. This condition indicates a history of improper drainage of the system condensate water. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

(G1 - 1.2) Cooling Unit #1; Location: Attic



The condensate drain lines are not properly installed with a trap to ensure proper drainage. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G1 - 1.3) Cooling Unit #1; Location: Attic

The drainage of the condensate water from the AC system is controlled by a condensate pump. The condensate pump exit drain is contaminated. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure safe, reliable, and proper operation of the HVAC system.

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

(G1 - 2.1) Cooling Unit #2; Location: Basement

The condensate drain lines are not properly installed with a trap to ensure proper drainage. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

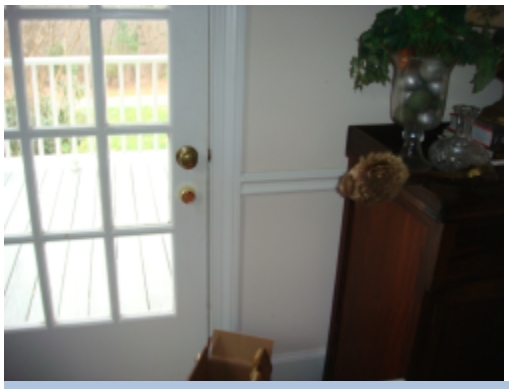
(H1 - 2) Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.2) Living Room

The entrance door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended.

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

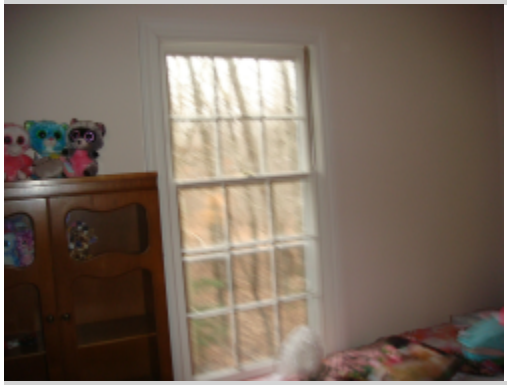
(H1 - 3.1) Library



The entrance door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended.

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

(H1 - 5.1) Bedroom (rear left)



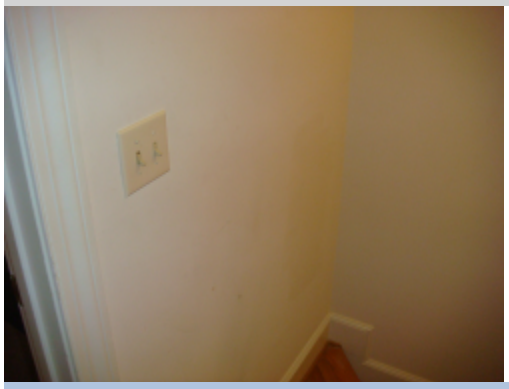
The window in left rear bedroom needs repair to ensure proper operation. The window could not be closed/ latched. A licensed general contractor should be consulted for evaluation and repair.

(H1 - 5.2) Bedroom (rear left)

Stains on the ceilings in the right closet 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 and/or owner disclosure is recommended.

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

(H1 - 7.1) Stairway: Third floor



The 3-way light switch used to control the light fixture located in the third floor stairway was broken and did not operate correctly. 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.

(H1 - 8) Summary - Interiors: General Rooms

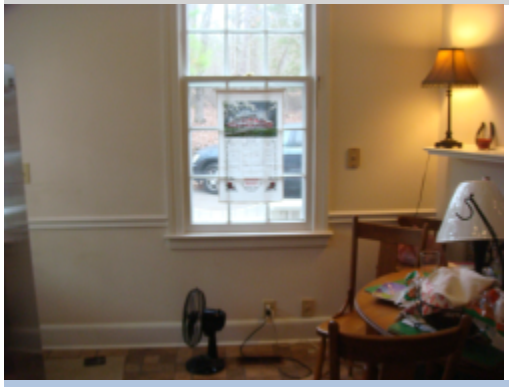
(Defects, Comments, and Concerns):

(H1 - 8.1) Hall closet (third floor)

Stains 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 and owner disclosure is recommended.

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

(H2 - 1.1) Kitchen



The window in the kitchen needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.

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

(H3 - 1.1) Bathroom #1 (first floor)

The receptacle located first floor bathroom is not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

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

The light fixture located in the shower is not a sealed unit. The light fixture should be verified to be rated for installation in a wet environment. A licensed electrical contractor should be consulted for evaluation and repair to ensure safe and proper service.

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

(H3 - 2.2) Bathroom: Master

The toilet did not flush completely. The slow flush could be related to a defective flush valve, clogged toilet, or defective toilet. A licensed plumbing contractor should be consulted for evaluation and repair. In addition the door to the toilet room needs repair to ensure proper operation and privacy. The door did not properly close.

(H3 - 2.3) Bathroom: Master

The receptacle(s) located in the master bathroom by sink had no power. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 2.4) Bathroom: Master

The sink faucet left sink hot faucet leaks at the handle base area when turned on. The leaks could result in damage to the sink and cabinet and should be repaired as soon as possible. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

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

(H3 - 3.1) Bathroom #2 (second floor)

The linkage for the tub drainage stopper is not functioning properly. The stopper needs repair to ensure that the tub can be filled and easily drained. A licensed plumber should be consulted for repair.

(H3 - 3.2) Bathroom #2 (second floor)

The receptacle had no power. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 4) Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 4.1) Bathroom #3 (third floor)

The receptacle had no power or tested as not hot. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 4.2) Bathroom #3 (third floor)

The shower/ diverter valve did not function properly. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H5 - 1) Summary - Interiors: Attic, Basement, Rooms, and Areas (Defects, Comments, and Concerns):

(H5 - 1.1) Attic: Unfinished

Electrical connections have been made in the top attic area 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.

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: 45 Deg. F

Weather Conditions: Rain - Light

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: Basement

Foundation Materials: Block

(A1 - 2) Main House Structural: Foundation (Descriptions):

Foundation Type: Crawl Space:

Foundation Materials: Block

(A1 - 2) Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 2.1) Main House

Open cracks were noted in the back porch foundation (left rear) of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance /cause of the cracks and outline any 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 - 2) Main House
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

(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

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

(A3 - 1.1) Main House

The wood framing components in the crawl space of this home are damaged from decay typical of fungal growths such as wood destroying fungi. The extensive amount of damage identified under the home indicates a long term history of elevated moisture and a wet crawl space environment. It is recommended that a licensed general contractor be consulted to perform an invasive inspection to determine the extent of the damage to the floor framing and to correct crawl space conditions to ensure the stability of the home and prevent additional damage.

(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 Attic Areas
Structural: Ceiling Structure (Descriptions):

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood

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

(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: Wood Boards Horizontal

Trim Type: Wood Paint

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

(B1 - 1.1) Main House

The soft section of siding left side by front porch is decayed. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to determine the extent of the damage to the siding, trim, and underlying components to ensure the weathertightness of the system.

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

Window/Door Type: Window: Single

Location: All Accessible

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

Window/Door Type: Door: Single

Location: All Accessible

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

Structure Type: Wood (Wood Surface)

Location: Main House Front

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

(B3 - 1.1) Porch

The receptacle located on front porch right is loose. Loose receptacles could result in electrical shock hazard or property damage. 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 - 1.2) Porch

The light fixture located on front porch ceiling and by front door 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 - 1.3) Porch

The band on the front porch has a area of decay, soft wood. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home.

(B3 - 2) Balcony (front)
Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Wood (Wood Surface)

Location: Main House Front

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

(B3 - 2.1) Balcony (front)

The receptacle(s) located front balcony had no power. This could indicate a damaged receptacle or branch wiring circuit. 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 - 2.2) Balcony (front)

The ceiling light fixture located on front balcony 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.

(B3 - 2.3) Balcony (front)

The screen door needs repair to ensure proper operation. The door did not properly close.

(B3 - 3) Glass Enclosed Porch
Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Wood (Wood Surface)

Location: Main House Rear

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

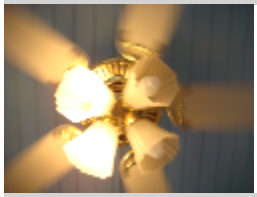
(B3 - 3.1) Glass Enclosed Porch

The exterior steps going onto the rear enclosed porch have areas of decay. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to determine the extent of the damage to the siding, trim, and underlying components to ensure the weathertightness of the system.

(B3 - 3.2) Glass Enclosed Porch

The enclosed porch window and door have a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the concern and make necessary repairs.

(B3 - 3.3) Glass Enclosed Porch



Both fans light fixtures located on enclosed porch 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 - 3.4) Glass Enclosed Porch

The receptacle(s) located in the floor of the enclosed porch are loose. Loose receptacles could result in electrical shock hazard or property damage. 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 - 3.5) Glass Enclosed Porch

The base of the cabinet left side has decay at the floor level. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

(B3 - 4) Balcony (rear) Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Wood (Wood Surface)

Location: Main House Rear

(B3 - 4) Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 4.1) Balcony (rear)

The receptacle(s) located on rear balcony had no power. This could indicate a damaged receptacle or branch wiring circuit. 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 - 4.2) Balcony (rear)

The wood deck was found to be in poor condition. Areas of soft wood were discovered. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs or replacement as needed.

(B3 - 5) Porch (rear right)
Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Wood (Wood Surface)

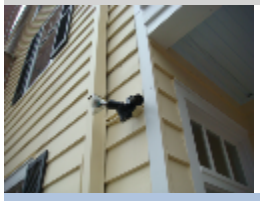
Location: Main House Rear

(B3 - 5) Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 5.1) Porch (rear right)

The rear porch vents are painted over. Improper ventilation could result in condensation, over heating of the building components, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(B3 - 5.2) Porch (rear right)



The light fixture located of right rear porch 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.

(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: Gravel

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. 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

(C2 - 1) Main House
Roofing: Drainage Systems (Descriptions):

System Type: None

(C4 - 1) Main House Left
Roofing: Chimneys and Flues
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The chimney inspection does not include the inspection of the flue. All chimneys should have a complete inspection that includes the flue liner prior to use especially for wood burning. A chimney sweep or specialist should be consulted prior to purchase.

Type: Chimney: Masonry

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

(C4 - 1.1) Main House Left

The mortar is deteriorated and cracked. When the mortar cap is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

(C4 - 1.2) Main House Left

The cleanout door is damaged and in need of repair/replacement. 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 - 2) Main House Right
Roofing: Chimneys and Flues
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The chimney inspection does not include the inspection of the flue. All chimneys should have a complete inspection that includes the flue liner prior to use especially for wood burning. A chimney sweep or specialist should be consulted prior to purchase.

Type: Chimney: Masonry

(C4 - 2) Roofing: Chimneys and Flues
(Defects, Comments, and Concerns):

(C4 - 2.1) Main House Right

The mortar is deteriorated and cracked. When the mortar cap is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

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 pluming 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: Basement *Water Supply Type:* Private Well

Supply Piping Materials: [Copper/Brass]

(D1 - 1) All Accessible Areas 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: [Copper/Brass]

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

(D1 - 1.1) All Accessible Areas

The water in the toilet tanks, sink and tub was noted to be discolored. The discoloration indicates possible defect with the water supply system or distribution piping. The contamination could affect the quality and quantity of the water source for the home. The plumbing supply lines are original to the home. A licensed plumbing contractor should be consulted for complete evaluation of the water supply and distribution systems.

(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: [ABS]

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: Attic

Capacity: 80 Gallons *Energy Source:* Electric

(D3 - 2) Unit #2
Plumbing: Water Heating Equipment (Descriptions):

Location: Basement

Capacity: 40 Gallons *Energy Source:* Electric

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 Carbon Monoxide Detectors are Not 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:* Undetermined

Service Cable Material: Aluminum *Voltage Rating:* 120/240 Volts, 1 Phase

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

(E2 - 1.1) Main Panel #1

Evidence suggests that water has been entering the main electrical service panel. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. The panel cover was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E2 - 2) Main Panel #2
Electrical: Main Panels (Descriptions):

Location: Exterior *Amperage Rating:* undetermined

Service Cable Material: Aluminum *Voltage Rating:* 120/240 Volts, 1 Phase

(E2 - 2) Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 2.1) Main Panel #2

The main electrical service panel was noted to be rusted and deteriorated. The rust indicates deterioration and possible water penetration into the panel service area. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. The electrical panel cover is missing a screw was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

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

Location: Basement *Amperage Rating:* Undetermined

Service Cable Material: Aluminum *Voltage Rating:* 120/240 Volts, 1 Phase

(E3 - 1) Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel #1

The electrical service panel cover is missing knock out opening plugs. The covers or plugs prevent direct contact with hot electrical circuits. This condition presents a safety hazard that could result in interrupted service and serious personal injury /death from electrocution. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E3 - 1.2) Distribution Panel #1

Several breakers in the electrical panel has two conductors attached to the power screw. Typically breakers are not rated for double taps due to possible loose connections and circuit overloads. 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 further evaluation and repair.

(E3 - 1.3) Distribution Panel #1

The electrical service panel cover is installed with the wrong or worn out type of fasteners. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E3 - 1.4) Distribution Panel #1

The electrical service panel was noted to be rusted and deteriorated. The rust indicates deterioration and possible water penetration into the panel service area. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. The electrical panel cover was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E3 - 1.5) Distribution Panel #1

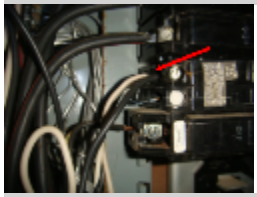
The neutral bus bar of the panel is not isolated from the ground system. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E3 - 2) Distribution Panel #2
Electrical: Distribution Panels (Descriptions):

Location:	Basement	*Amperage Rating:*	Undetermined
Service Cable Material:	Aluminum	*Voltage Rating:*	120/240 Volts, 1 Phase

(E3 - 2) Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 2.1) Distribution Panel #2

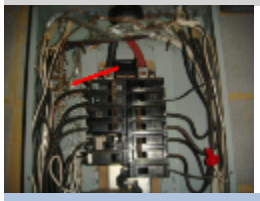


The breaker located on the left side of the electrical panel has two conductors attached to the power screw. Typically breakers are not rated for double taps due to possible loose connections and circuit overloads. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for further evaluation and repair.

(E3 - 2.2) Distribution Panel #2

The electrical service panel was noted to be rusted and deteriorated. The rust indicates deterioration and possible water penetration into the panel service area. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. The electrical panel cover was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E3 - 2.3) Distribution Panel #2



The neutral bus bar located on the left side of the panel is not isolated from the ground system. 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 repair and a complete evaluation of the electrical system.

(E3 - 3) Distribution Panel #3
Electrical: Distribution Panels (Descriptions):

Location:	Laundry	*Amperage Rating:*	100 Amps
Service Cable Material:	Aluminum	*Voltage Rating:*	120/240 Volts, 1 Phase

(E3 - 3) Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 3.1) Distribution Panel #3

The breaker labeled for bathrooms in the panel was noted to be in the tripped position at the time of the inspection. A tripped breaker indicates a problem with the branch circuit or the appliance. 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 further evaluation and repair.

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

All heating system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. The removal of the unit covers provided for service by a qualified service technician is beyond the scope of the home inspection. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. Both heating and cooling systems are visually inspected at the time of the home inspection. The visual inspection is supplement by evaluating the operating function of the system that is seasonally indicated. Unless otherwise noted, the heating system was operated during the inspection. Heating systems are evaluated based on typical HVAC systems design specifications of 65 degree F interior temperatures on 40 degree F days. Determining system performance for extreme weather days or consumer demand above 65 degree F is beyond the scope of the home inspection. Comfort levels vary from person to person and therefore are not the focus of a home inspection. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems.

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

The system operated and met the requested thermostat settings for the heating cycle; the unit was not operated in the cooling mode due to winter weather conditions. The temperature variance for room closest to the unit and the outermost room from the unit was thought to be within an acceptable range. This variance was more than typically expected, a complete evaluation by a HVAC contractor is needed.

Location: Attic

Equipment Type: Heat Pump: Split System *Energy Source:* Electric

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

(F1 - 1.1) Heating Unit #1

The humidifier system drain pan is in poor condition and in need of replacement. This condition indicates a history of improper drainage of the system condensate water. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system. In addition the connection from the humidifier to the duct was not sealed and it was also noted the water supply pipe for the humidifier was disconnected. Owner disclosure is recommended.

(F1 - 1.2) Heating Unit #1

The attic air handler electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor. The following electrical concerns were noted: Junction Boxes no cover; Junctions no boxes; Service cables not supported.

(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: Basement

Equipment Type: Heat Pump: Split System *Energy Source:* Electric

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

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

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

Location: Basement

System Type: Forced Air: Metal Box: Metal Branch

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

It is recommended that all homes with gas appliances have carbon monoxide detector installed. This home does not have carbon monoxide detectors. Installation is recommended.

Gas Piping Materials: Copper

Fuel Turn Off Location: At Propane Tank

Fuel Storage: [Propane Storage Tank Present]

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

All cooling system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. The removal of the unit covers to view coils and fans provided for service by a qualified service technician is beyond the scope of the home inspection. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a winter inspection when outside temperatures are below 60 degrees F, it is not possible to evaluate if the system will properly cool the home, therefore, the air conditioning system is visually inspected but not operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the system during a winter inspection. 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. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems.

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

Location: Attic

Equipment Type: Heat Pump: Split System *Energy Source:* Electric

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

(G1 - 1.1) Cooling Unit #1

The AC system auxiliary drain pan is in poor condition and in need of replacement. This condition indicates a history of improper drainage of the system condensate water. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

(G1 - 1.2) Cooling Unit #1

The condensate drain lines are not properly installed with a trap to ensure proper drainage. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G1 - 1.3) Cooling Unit #1

The drainage of the condensate water from the AC system is controlled by a condensate pump. The condensate pump exit drain is contaminated. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure safe, reliable, and proper operation of the HVAC system.

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

Location: Basement

Equipment Type: Heat Pump: Split System *Energy Source:* Electric

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

(G1 - 2.1) Cooling Unit #2

The condensate drain lines are not properly installed with a trap to ensure proper drainage. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

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

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

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

Location: Basement

System Type: Forced Air: Metal Box: Metal 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, 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. The inspection of the garage does not include moving personal properly 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) Foyer Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

(H1 - 1.1) Foyer

The light switches located in the foyer by the front door were noted to be worn. 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.

(H1 - 1.2) Foyer

The light fixture located by front door 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 - 2) Living Room 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) Living Room

The receptacle located in living room front wall is worn and will not hold appliance or lamp cords or ends in place. A hanging or loose fitting plug in could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation. ALL receptacles should be checked and replaced as needed.

(H1 - 2.2) Living Room

The entrance door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended.

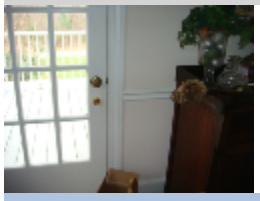
(H1 - 3) Library
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

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

(H1 - 3.1) Library



The entrance door to the home has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended.

(H1 - 4) Bedroom (front left)
Interiors: General Rooms (Descriptions):

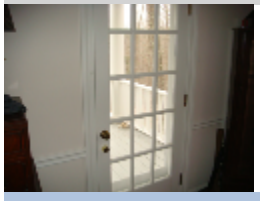
Additional Information: [Finished Area]

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

(H1 - 4.1) Bedroom (front left)

The door needs repair to ensure proper operation and privacy. The door did not properly close.

(H1 - 4.2) Bedroom (front left)



The door has a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended.

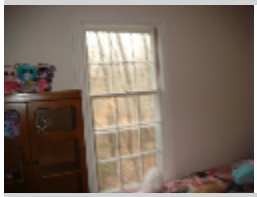
(H1 - 5) Bedroom (rear left)
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

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

(H1 - 5.1) Bedroom (rear left)

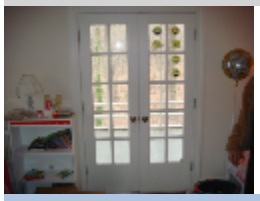


The window in left rear bedroom needs repair to ensure proper operation. The window could not be closed/ latched. A licensed general contractor should be consulted for evaluation and repair.

(H1 - 5.2) Bedroom (rear left)

Stains on the ceilings in the right closet 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 and/or owner disclosure is recommended.

(H1 - 5.3) Bedroom (rear left)



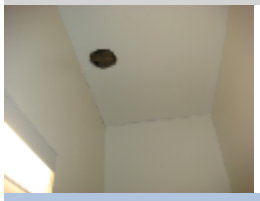
The door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for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

(H1 - 6) Laundry
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

(H1 - 6.1) Laundry



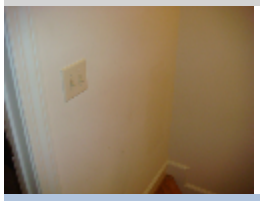
This is a photograph of unused hole in ceiling of laundry room

(H1 - 7) Stairway: Third floor
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

(H1 - 7.1) Stairway: Third floor



The 3-way light switch used to control the light fixture located in the third floor stairway was broken and did not operate correctly. 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.

(H1 - 8) Hall closet (third floor)
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

(H1 - 8.1) Hall closet (third floor)

Stains 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 and owner disclosure is recommended.

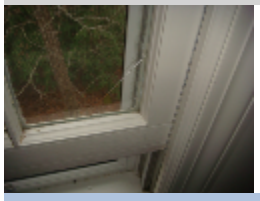
(H1 - 9) Media Room (third floor)
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

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

(H1 - 9.1) Media Room (third floor)



The media room window has a cracked pane. The broken glass should be repaired to prevent accidental injury and weather intrusion. A licensed general contractor should be consulted to make necessary repairs.

(H1 - 10) Office
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

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

(H1 - 10.1) Office

The office window cracked pane. The broken glass should be repaired to prevent accidental injury and weather intrusion. A licensed general contractor should be consulted to make necessary repairs.

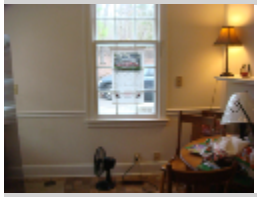
(H2 - 1) Kitchen
Interiors: Kitchens (Descriptions):

Additional Information: [Finished Area]

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

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

(H2 - 1.1) Kitchen



The window in the kitchen needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.

(H2 - 1.2) Kitchen

Although not required at the time of construction the receptacle(s) located kitchen are not GFCI protected. It is recommended that receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further 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 receptacle located first floor bathroom is not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

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

The light fixture located in the shower is not a sealed unit. The light fixture should be verified to be rated for installation in a wet environment. A licensed electrical contractor should be consulted for evaluation and repair to ensure safe and proper service.

(H3 - 2) Bathroom: Master
Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

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

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

(H3 - 2.1) Bathroom: Master

The window for the bathroom needs repair to ensure proper operation. The window did not properly latch. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

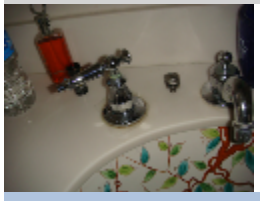
(H3 - 2.2) Bathroom: Master

The toilet did not flush completely. The slow flush could be related to a defective flush valve, clogged toilet, or defective toilet. A licensed plumbing contractor should be consulted for evaluation and repair. In addition the door to the toilet room needs repair to ensure proper operation and privacy. The door did not properly close.

(H3 - 2.3) Bathroom: Master

The receptacle(s) located in the master bathroom by sink had no power. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 2.4) Bathroom: Master



The sink faucet left sink hot faucet leaks at the handle base area when turned on. The leaks could result in damage to the sink and cabinet and should be repaired as soon as possible. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(H3 - 3) Bathroom #2 (second floor) Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

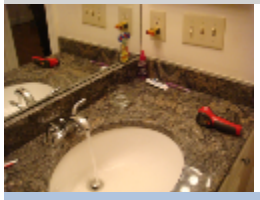
Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 3.1) Bathroom #2 (second floor)

The linkage for the tub drainage stopper is not functioning properly. The stopper needs repair to ensure that the tub can be filled and easily drained. A licensed plumber should be consulted for repair.

(H3 - 3.2) Bathroom #2 (second floor)



The receptacle had no power. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 4) Bathroom #3 (third floor) Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

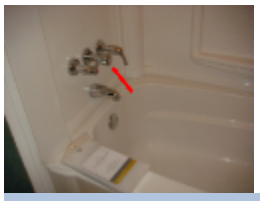
Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 4) Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 4.1) Bathroom #3 (third floor)

The receptacle had no power or tested as not hot. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 4.2) Bathroom #3 (third floor)



The shower/ diverter valve did not function properly. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

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

Additional Information: [Finished Area]

(H5 - 1) Interiors: Attics. Basements, Areas, Rooms (Defects, Comments, and Concerns):

(H5 - 1.1) Attic: Unfinished

Electrical connections have been made in the top attic area 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.

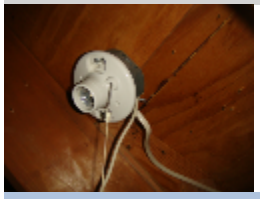
(H5 - 1.2) Attic: Unfinished

Additional Photograph: This is a photograph of open junction boxes in top attic

(H5 - 1.3) Attic: Unfinished

The bathroom ventilation fan exhaust duct does not make a proper connection to the vent hood. The fan exits to the attic space which will add undesirable moisture to the area. A licensed general contractor should be consulted for repair/ replacement.

(H5 - 1.4) Attic: Unfinished



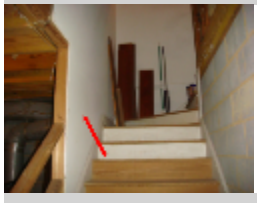
The light fixture located in attic of media room was not tested because no bulbs were present. The bulbs should be installed and the fixture verified to operate properly. A general repair specialist should be consulted.

(H5 - 2) Basement: Unfinished Area
Interiors: Attics. Basements, Areas, Rooms (Descriptions):

Additional Information: [Finished Area]

(H5 - 2) Interiors: Attics. Basements, Areas, Rooms (Defects, Comments, and Concerns):

(H5 - 2.1) Basement: Unfinished Area



The handrailing for the stairway is not installed the entire run of the staircase. 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.

(H5 - 2.2) Basement: Unfinished Area

The light fixture located by water heater 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.

(H5 - 2.3) Basement: Unfinished Area

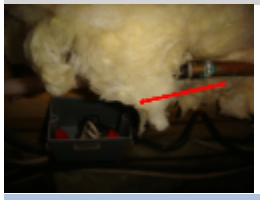
Electrical connections have been made in the basement stairwell area without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as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

(H5 - 3) Crawl Space
Interiors: Attics. Basements, Areas, Rooms (Descriptions):

Additional Information: [Finished Area]

(H5 - 3) Interiors: Attics. Basements, Areas, Rooms
(Defects, Comments, and Concerns):

(H5 - 3.1) Crawl Space



Electrical connections have been made in the crawl space area near the well pressure tank without being properly protected in a covered junction box. The damage 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 are in need of a complete evaluation and repair by a licensed electrical contractor.

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

Location: Living Room

Energy Source: Wood

Exhaust Flue Type: Masonry: Clay Tile Liner

(H6 - 2) Fireplace: Masonry (kitchen)
Interiors: Fireplaces and Stoves (Descriptions):

Location: Kitchen

Energy Source: Wood

Exhaust Flue Type: Masonry: Clay Tile Liner

(H6 - 3) Fireplace: Masonry (library)
Interiors: Fireplaces and Stoves (Descriptions):

Location: Library

Energy Source: Wood

Exhaust Flue Type: Masonry: Clay Tile Liner

(H6 - 3) Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):

(H6 - 3.1) Fireplace: Masonry (library)

The fireplace flue was noted to have soot built up in the flues. It is recommended that the flue be swept. A chimney sweep should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(H6 - 4) Fireplace: Pre-Manufactured: Masonry: Masonry Exterior
Interiors: Fireplaces and Stoves (Descriptions):

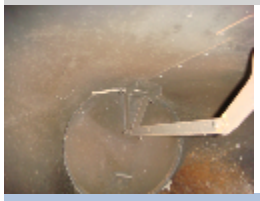
Location: Bedroom (front left)

Energy Source: Wood

Exhaust Flue Type: Metal

(H6 - 4) Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):

(H6 - 4.1) Fireplace: Pre-Manufactured: Masonry: Masonry Exterior



The fireplace is damper is difficult to operate. This is a hazardous condition that needs correction. A licensed general contractor should be consulted for a complete evaluation and repair.

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: All Accessible
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: Gable

(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: Unfaced

Ventilation Type: Foundation Vents

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

(I1 - 2.1) Crawl Space

Holes and burrowed tunnels were noted in the crawl space insulation. This could be evidence of rodents. While not uncommon, rodent can cause damage to building components and unsanitary conditions. A general contractor or pest management company should be consulted to locate and correct the points of entry and determine the extent of the contamination.

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 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 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 (Descriptions):

Location: Kitchen

Inspection Method: Not Operated (buyer informed was in good working condition)

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

(J1 - 1.1) Dishwasher

The dishwasher handle was noted to be loose. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.

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

Location: Kitchen

Inspection Method: The sink disposal was operated by turning the switch to the one 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: Gas Built In Appliances: Equipment (Descriptions):

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

(J1 - 3.1) Range: Gas

The oven/range moves forward when the door is opened. The oven needs to be secured anchored with an anti-tip bracket to prevent the unit was turning over when weight is applied to the door. An appliance repair person or general contractor should be consulted for repair.

(J1 - 4) Microwave: Built In
Built In Appliances: Equipment (Descriptions):

Location: Kitchen

Inspection Method: The microwave was operated on HIGH for 1 minute or to the point that steam is created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.