



Home Inspection Report

Report Number: 73115-1
For The Property Located On:

Hillsborough, North Carolina 27278



Prepared For Exclusive Use By:

, , ,

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

Inspector Signature: *Kevin Novy*

Date of Inspection: Friday, July 31, 2015

Time Started: 9:00 AM, Time Completed: 12:00 PM

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Report Sections

Summary

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

Report Introduction

Weather Conditions

Inspection Report Body

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

Summary

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

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

(A1 - 1.1) Main House



Access to the crawl space under the back deck is not secure, and can allow unwanted animals access. A general contractor should be consulted for further evaluation and to make necessary repairs.

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

(A2 - 1.1) Main House rear, left



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

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

(A2 - 2.1) Main House



The foundation and pier system are in need of repair. This foundation was constructed without a concrete footing, over time the soil under the foundation area has eroded and degraded leaving the foundation poorly supported. A licensed general contractor should be consulted for further evaluation and repair. If the repair is beyond the scope of the Building code, a professional engineer should be consulted to outline the repair.

(A2 - 2.2) Main House



Additional Photograph: This a photograph of crawl space column

**(A6 - 2) Summary - Structural: Roof Structure
(Defects, Comments, and Concerns):**

(A6 - 2.1) addition



The additions roof slopes to one side and the roof sheathing edges are not supported parallel to the rafter in the roof valley area. The edges of the roof sheathing need to be supported along the long seams parallel to the rafters and beams to prevent movement and damage to the roof covering. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A6 - 2.2) addition



Additional Photograph: This is a photograph of addition roof

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

(B1 - 1.1) Main House



The siding for this home is a vinyl material. The siding on this home has several visible areas of damaged pieces. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

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

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



The front porch surface boards are cupped and splintered. Splintering boards can result in injury such as puncture wounds and should be considered hazardous for children. A licensed general contractor should be consulted for evaluation and to make necessary repairs.

(B3 - 1.2) Porch ; Location: Main House Front



Incorrect baluster spacing and several balusters were noted to be loose or damaged and in need of repair or replacement to ensure safe and functional use of the deck/porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

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

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



The deck steps do not have handrails to prevent accidentally falling or stepping off the floor surface. It is recommended that handrails be installed to ensure safe and functional use of the deck. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 2.2) Deck ; Location: Main House Rear



The wood steps for the rear deck are in need of repair. The steps should be repaired to ensure safe entry and egress for the home. The following concerns were noted at the time of the inspection: Step stringer base is not properly supported; A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 2.3) Deck ; Location: Main House Rear



The deck bracing was loose. Loose bracing can cause lateral movement of the deck. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.

(B3 - 2.4) Deck ; Location: Main House Rear



The deck surface boards are cupped and splintered. Splintering boards can result in injury such as puncture wounds and should be considered hazardous for children. A licensed general contractor should be consulted for evaluation and to make necessary repairs.

(B3 - 2.5) Deck ; Location: Main House Rear



The light fixture located on the rear deck 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.

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

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



The gutter trays and downspouts in various locations around the house are loose and not properly secured. Loose gutter trays can be the result of physical damage or improper support spacing. It is very important to keep gutter functioning properly to reduce direct drainage to the foundation and wall cladding systems. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.2) Main House; System Type: Gutter



Additional Photograph: This is a photograph of gutters

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

(D3 - 1.1) Unit #1 ; Location: Crawl Space



The hot water temperature for the home was noted to be too high.

The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.

The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV is located at the top of the hot water unit and to prevent burn injury in the event of a discharge, the TRPV requires a piped extension down to the floor area. The TPRV for this unit is not properly extended to ensure proper valve operation or prevent personal injury, this is a safety issue that needs to be corrected to prevent personal injury or property damage. A plumbing contractor should be consulted for further evaluation and repair.

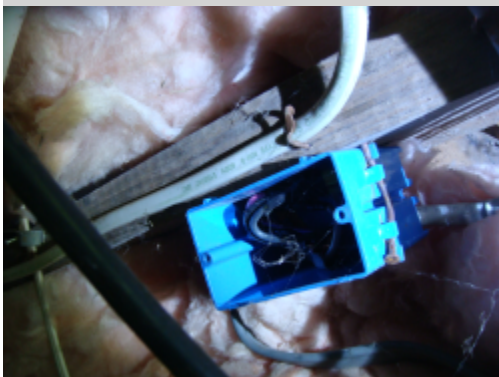
(E4 - 1) Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):

(E4 - 1.1) Crawl Space



Disconnected wires were noted in the crawl space. Disconnected wires should be removed or properly terminated. The disconnected wires leave 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.

(E4 - 1.2) Crawl Space



Electrical connections have been made in the crawl space 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.

(E4 - 2) Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):

(E4 - 2.1) Interior Spaces



The receptacles located in various rooms throughout the house tested as open ground, even though receptacles are three prongs. An equipment ground provides an extra safety feature to prevent electrical shock hazards and 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.

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

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



The gas furnace unit has visible rust in the burner chamber area. The rust indicates deterioration of the exchanger. Deterioration of the heat exchanger is a serious concern that can result in improper combustion and carbon monoxide poisoning. The furnace needs a complete evaluation which should include a heat exchanger inspection to ensure safe, reliable, and proper operation of the HVAC system. A licensed HVAC contractor should be consulted for repair.

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



The air handler cabinet is dirty and in poor condition. The condition of the cabinet ensures protection of the coil/fan and clean air supply. 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.

(F1 - 1.3) Heating Unit #1; Location: Crawl Space



The gas furnace has a natural draft exhaust system. The flue exits directly to the side wall without the require height of vertical rise. This configuration creates a hazard that could result in exhaust entering the living spaces of the home and possible carbon monoxide poisoning. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure safe and proper operation of the HVAC system.

**(F3 - 2) Summary - Heating: Gas Piping, Fuel Storage Systems
(Defects, Comments, and Concerns):****(F3 - 2.1) Hall**

This home has corrugated stainless steel gas lines. This gas line has specific installation requirements related to required bending allowances, support, protection, and electrical bonding to ensure safe conditions. A section of the CSST gas line located in main hallway is not in use and should have a permanent sealing cap installed.

Improper termination could result in leaking and hazardous conditions. A plumbing or HVAC contractor should be consulted for a complete evaluation of the CSST installation and to verify the presence of electrical bonding.

**(G1 - 1) Summary - Cooling: Equipment
(Defects, Comments, and Concerns):****(G1 - 1.1) Cooling Unit #1; Location: Crawl Space**

The outside compressor/coil unit for the AC system has visible damage to the coil fins. A damaged coil can result in leaking refrigerant and poor system performance. 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) Summary - Cooling: Distribution Systems
(Defects, Comments, and Concerns):****(G2 - 1.1) Cooling Unit #1; Access: Crawl Space**

The insulation for the duct branches is not fully insulated to the registers. The insulation prevents condensation from building and causing the floor to deteriorate at the register. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(G2 - 1.2) Cooling Unit #1; Access: Crawl Space



The insulation on the duct trunk line was noted to be wet. The source of the moisture and any related concerns need to be addressed to ensure proper air flow and prevent contamination of the air supply. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

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

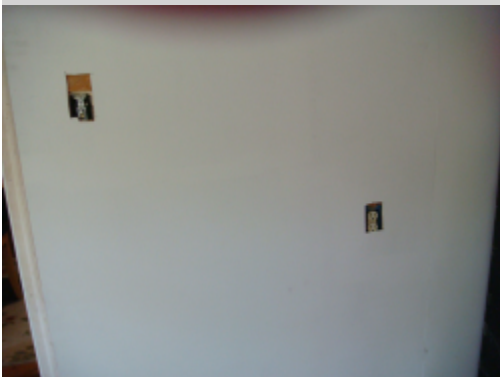
(H1 - 1.1) Living Room



The sash spring were noted to be disconnected on several windows during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

(H1 - 2.1) Addition



The receptacle is missing the cover plate. Exposed uncovered receptacles and junction boxes are fire hazards. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct and prevent safety hazards.

(H1 - 2.2) Addition

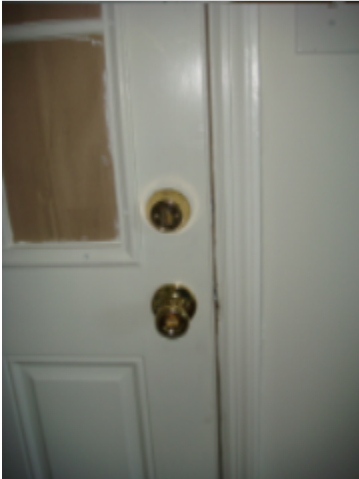


The window in the addition needs repair to ensure proper operation. The window did not properly lock. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1 - 3) Summary - Interiors: General Rooms

(Defects, Comments, and Concerns):**(H1 - 3.1) Bedroom #2 right side rear**

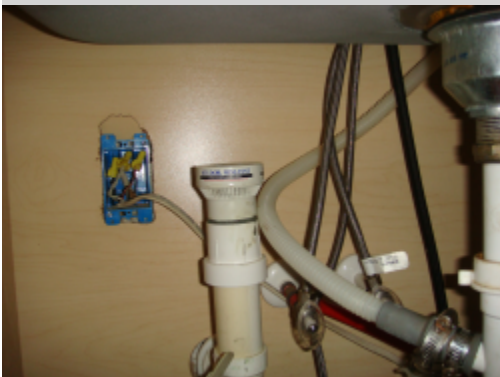
The sash spring were noted to be disconnected on several windows during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 3.3) Bedroom #2 right side rear

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) Summary - Interiors: General Rooms
(Defects, Comments, and Concerns):****(H1 - 4.1) Hall**

Interior floors were noted to slope in the hallway. Refer to the structural section of the report for related concerns.

**(H2 - 1) Summary - Interiors: Kitchens
(Defects, Comments, and Concerns):****(H2 - 1.1) Kitchen**

An electrical receptacle was noted in the cabinet behind the storage. The receptacle is missing the cover plate. Exposed uncovered receptacles and junction boxes are fire hazards. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct and prevent safety hazards.

(H2 - 1.2) Kitchen



The kitchen sink hot water supply water flow is low and fills less than half of the faucet opening. Low water flow in the kitchen can indicate an underlying problem with the plumbing systems/components and reduce the effectiveness and function of the fixtures. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

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

(H3 - 1.1) Bathrooms



The receptacles located in both bathrooms are 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.

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

(I1 - 2.1) Crawl Space: All Accessible Areas



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

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

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

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



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.

The knob for the warming is broken

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: 86 Deg. F

Weather Conditions: Partly Cloudy

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

The crawl space area under the right side of house was not inspected, the inspector could not enter the area due to a locked door. It is very important to have a complete crawl space inspection prior to purchasing a home. Not having access to key structural areas such as the crawl space or foundation of a home also prevents proper maintenance, plumbing, electrical, HVAC, and termite inspection which is crucial to properly care for a home. Evaluation and repair is needed to create a safe and accessible area for inspection prior to purchase.

Foundation Type: Crawl Space:

Foundation Materials: Block

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

(A1 - 1.1) Main House



Access to the crawl space under the back deck is not secure, and can allow unwanted animals access. A general contractor should be consulted for further evaluation and to make necessary repairs.

(A1 - 2) Addition Structural: Foundation (Descriptions):

Foundation Type: Post

Foundation Materials: Wood

(A2 - 1) Main House rear, left Structural: Columns and Piers (Descriptions):

Column/Pier Type: Column: Exterior

Column/Pier Materials: Wood

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

(A2 - 1.1) Main House rear, left



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

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

Column/Pier Type: Column: Crawl Space

Column/Pier Materials: Block

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

(A2 - 2.1) Main House



The foundation and pier system are in need of repair. This foundation was constructed without a concrete footing, over time the soil under the foundation area has eroded and degraded leaving the foundation poorly supported. A licensed general contractor should be consulted for further evaluation and repair. If the repair is beyond the scope of the Building code, a professional engineer should be consulted to outline the repair.

(A2 - 2.2) Main House



Additional Photograph: This a photograph of crawl space column

(A3 - 1) Main House Structural: Floor Structure (Descriptions):

Sub-Floor Type: Dimensional Lumber

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

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

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

**(A5 - 1) All Accessible Interior Areas
 Structural: Ceiling Structure (Descriptions):**

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

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

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

The attic area could not be entered, access door painted shut

Roof Style/Type: Gable

Roof Sheathing Type: Not Visible For Inspection or Description

Rafter & Beam Types: Not Visible For Inspection or Description

**(A6 - 2) addition
 Structural: Roof Structure (Descriptions):**

Roof Style/Type: Flat

Roof Sheathing Type: Not Visible For Inspection or Description

Rafter & Beam Types: Not Visible For Inspection or Description

**(A6 - 2) Structural: Roof Structure
 (Defects, Comments, and Concerns):**

(A6 - 2.1) addition



The additions roof slopes to one side and the roof sheathing edges are not supported parallel to the rafter in the roof valley area. The edges of the roof sheathing need to be supported along the long seams parallel to the rafters and beams to prevent movement and damage to the roof covering. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A6 - 2.2) addition



Additional Photograph: This is a photograph of addition roof

**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: Vinyl Horizontal
Trim Type: Vinyl Solid

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

(B1 - 1.1) Main House



The siding for this home is a vinyl material. The siding on this home has several visible areas of damaged pieces. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

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

Window/Door Type: Window: 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 front porch surface boards are cupped and splintered. Splintering boards can result in injury such as puncture wounds and should be considered hazardous for children. A licensed general contractor should be consulted for evaluation and to make necessary repairs.

(B3 - 1.2) Porch



Incorrect baluster spacing and several balusters were noted to be loose or damaged and in need of repair or replacement to ensure safe and functional use of the deck/porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

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

Structure Type: Wood (Wood Surface)
Location: Main House Rear

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

(B3 - 2.1) Deck



The deck steps do not have handrails to prevent accidentally falling or stepping off the floor surface. It is recommended that handrails be installed to ensure safe and functional use of the deck. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 2.2) Deck



The wood steps for the rear deck are in need of repair. The steps should be repaired to ensure safe entry and egress for the home. The following concerns were noted at the time of the inspection: Step stringer base is not properly supported; A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 2.3) Deck



The deck bracing was loose. Loose bracing can cause lateral movement of the deck. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.

(B3 - 2.4) Deck



The deck surface boards are cupped and splintered. Splintering boards can result in injury such as puncture wounds and should be considered hazardous for children. A licensed general contractor should be consulted for evaluation and to make necessary repairs.

(B3 - 2.5) Deck



The light fixture located on the rear deck 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 - 3) Stoop left side

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

Structure Type: Concrete (Concrete Surface)

Location: Main House Left

(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: Asphalt

Location: Main House Front

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

The roof covering, chimney, 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. Chimney related Items listed or identified were found to be of concern and in need of further evaluation and repair by a General Contractor and or Engineer. 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 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. Chimney inspections are limited to the visible surfaces only, flue liners, chimney caps, chimney crowns are not visible and therefore beyond the scope of the home inspection. Chimneys should have complete inspections by a specialist annually and prior to use.

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

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

System Type: Gutter

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

(C2 - 1.1) Main House



The gutter trays and downspouts in various locations around the house are loose and not properly secured. Loose gutter trays can be the result of physical damage or improper support spacing. It is very important to keep gutter functioning properly to reduce direct drainage to the foundation and wall cladding systems. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.2) Main House



Additional Photograph: This is a photograph of gutters

(C3 - 1) Main House**Roofing: Flashings, Skylights, and Penetrations****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

Roof penetrations such as boots for plumbing pipes have a high probability of leaking over the life of the roof covering. Roof surfaces and attic areas should be inspected annually.

System Type: Plumbing Vent

(C4 - 1) Main House**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

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

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

D - Plumbing Section**(Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):**

Main Shut-Off Location: Not Located

Water Supply Type:

Supply Piping Materials: [Polyethylene - Black Color]

(D1 - 1) All Accessible Areas**Plumbing: Water Distribution Systems (Descriptions):**

Piping Materials: [Copper/Brass] [PEX]

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

Piping Materials: [PVC]

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

Location: Crawl Space
Capacity: 38 Gallons *Energy Source:* Electric

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

(D3 - 1.1) Unit #1



The hot water temperature for the home was noted to be too high. The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.

The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV is located at the top of the hot water unit and to prevent burn injury in the event of a discharge, the TRPV requires a piped extension down to the floor area. The TPRV for this unit is not properly extended to ensure proper valve operation or prevent personal injury, this is a safety issue that needs to be corrected to prevent personal injury or property damage. A plumbing contractor should be consulted for further evaluation and repair.

**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. The electrical system of this home is based on historical components that were manufactured prior to the installation of the equipment ground and the three prong receptacle. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades. All homes with gas appliance should have a carbon monoxide detector. A properly functioning CO detector is vital to the safety of a home with gas appliances.

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

Smoke Detectors are Not Present in this Home Carbon Monoxide Detectors are Not Present in this Home

**(E1 - 1) Type: Overhead
 Electrical: Main Service (Descriptions):**

Grounding Electrode: Undetermined

**(E2 - 1) Main Panel #1
 Electrical: Main Panels
 (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The electrical inspection was not completed because the dead front cover could not be removed because removal will cause wall damage A licensed electrical contractor should be consulted for a complete inspection of the electrical system and to make necessary repairs to ensure that the system is safe and functional.

Location: Bedroom *Amperage Rating:* 125 Amps
Service Cable Material: undetermined *Voltage Rating:* 120/240 Volts, 1 Phase

**(E3 - 1) Distribution Panel #1
 Electrical: Distribution Panels
 (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The electrical inspection was not completed because the dead front cover could not be removed because removal will cause wall damage. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and to make necessary repairs to ensure that the system is safe and functional.

Location: Bedroom *Amperage Rating:* 30 Amps

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

**(E4 - 1) Crawl Space
 Electrical: Branch Circuits and Wiring (Descriptions):**

Observed Wiring Materials: [Non Metallic Sheathed Cable-Plastic] [Non Metallic Sheathed Cable-Rag] [Ac/Bx Type Cables]

**(E4 - 1) Electrical: Branch Circuits and Wiring
 (Defects, Comments, and Concerns):**

(E4 - 1.1) Crawl Space



Disconnected wires were noted in the crawl space. Disconnected wires should be removed or properly terminated. The disconnected wires leave 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.

(E4 - 1.2) Crawl Space



Electrical connections have been made in the crawl space 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.

**(E4 - 2) Interior Spaces
 Electrical: Branch Circuits and Wiring (Descriptions):**

Observed Wiring Materials:

**(E4 - 2) Electrical: Branch Circuits and Wiring
 (Defects, Comments, and Concerns):**

(E4 - 2.1) Interior Spaces



The receptacles located in various rooms throughout the house tested as open ground, even though receptacles are three prongs. An equipment ground provides an extra safety feature to prevent electrical shock hazards and 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.

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 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 summer inspection when outside temperatures are above 60 degrees F, it is not possible to evaluate if the system will properly heat the home, therefore, the heat pump system is visually inspected but not operated in the heating mode. Unless otherwise noted the backup or emergency heat systems are operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the heat pump system in heating mode during a summer 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.

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

Location: Crawl Space

Equipment Type: Gas: Furnace

Energy Source: Natural Gas

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

(F1 - 1.1) Heating Unit #1



The gas furnace unit has visible rust in the burner chamber area. The rust indicates deterioration of the exchanger. Deterioration of the heat exchanger is a serious concern that can result in improper combustion and carbon monoxide poisoning. The furnace needs a complete evaluation which should include a heat exchanger inspection to ensure safe, reliable, and proper operation of the HVAC system. A licensed HVAC contractor should be consulted for repair.

(F1 - 1.2) Heating Unit #1



The air handler cabinet is dirty and in poor condition. The condition of the cabinet ensures protection of the coil/fan and clean air supply. 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.

(F1 - 1.3) Heating Unit #1



The gas furnace has a natural draft exhaust system. The flue exits directly to the side wall without the required height of vertical rise. This configuration creates a hazard that could result in exhaust entering the living spaces of the home and possible carbon monoxide poisoning. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure safe and proper operation of the HVAC system.

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

Location: Crawl Space

System Type: Forced Air: Metal Box: Flexible Branch

(F3 - 1) Crawl Space Heating: Gas Piping and Fuel Storage Systems (Descriptions):

Gas Piping Materials: Black Steel

Fuel Turn Off Location: At Meter

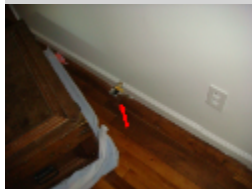
**(F3 - 2) Hall
 Heating: Gas Piping and Fuel Storage Systems (Descriptions):**

Gas Piping Materials: CSST (Corrugated Stainless Steel)

Fuel Turn Off Location: At Furnace

**(F3 - 2) Heating: Gas Piping and Fuel Storage Systems
 (Defects, Comments, and Concerns):**

(F3 - 2.1) Hall



This home has corrugated stainless steel gas lines. This gas line has specific installation requirements related to required bending allowances, support, protection, and electrical bonding to ensure safe conditions. A section of the CSST gas line located in main hallway is not in use and should have a permanent sealing cap installed. Improper termination could result in leaking and hazardous conditions. A plumbing or HVAC contractor should be consulted for a complete evaluation of the CSST installation and to verify the presence of electrical bonding.

**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. 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. Unless otherwise noted, the air conditioning system was operated during the inspection. The system outputs are evaluated based on typical HVAC systems design specifications of 75 °F interior temperatures on 90°F days. Determining system performance for extreme weather days or consumer desire for room temperature below 75 °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.

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

Location: Crawl Space

Equipment Type: Electric: Split System

Energy Source: Electric

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

(G1 - 1.1) Cooling Unit #1



The outside compressor/coil unit for the AC system has visible damage to the coil fins. A damaged coil can result in leaking refrigerant and poor system performance. 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: Crawl Space

System Type: Forced Air: Metal Box: Flexible Branch

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

(G2 - 1.1) Cooling Unit Served: Cooling Unit #1



The insulation for the duct branches is not fully insulated to the registers. The insulation prevents condensation from building and causing the floor to deteriorate at the register. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(G2 - 1.2) Cooling Unit Served: Cooling Unit #1



The insulation on the duct trunk line was noted to be wet. The source of the moisture and any related concerns need to be addressed to ensure proper air flow and prevent contamination of the air supply. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

**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 property and or storage. The verification of fire separation systems between the house and the garage such as doors and ceilings is beyond the scope of the home inspection. The washing machine and dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector and Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

**(H1 - 1) Living Room
 Interiors: General Rooms (Descriptions):**

Additional Information: [Finished Area]

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

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

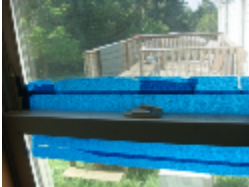
(H1 - 1.1) Living Room



The sash spring were noted to be disconnected on several windows during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 2) Addition
Interiors: General Rooms (Descriptions):*Additional Information:* [Finished Area]**(H1 - 2) Interiors: General Rooms**
(Defects, Comments, and Concerns):**(H1 - 2.1) Addition**

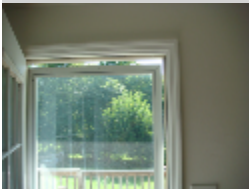
The receptacle is missing the cover plate. Exposed uncovered receptacles and junction boxes are fire hazards. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct and prevent safety hazards.

(H1 - 2.2) Addition

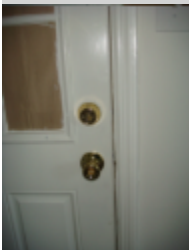
The window in the addition needs repair to ensure proper operation. The window did not properly lock. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1 - 3) Bedroom #2 right side rear
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) Bedroom #2 right side rear**

The sash spring were noted to be disconnected on several windows during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 3.2) Bedroom #2 right side rear

The storm door is the wrong size for the opening., which can allow unwanted insect access. The door is in need of repair / replacement to ensure that the door functions as intended. A general repair specialist or general contractor should be consulted for evaluation and repair.

(H1 - 3.3) Bedroom #2 right side rear

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) Hall
Interiors: General Rooms (Descriptions):*Additional Information:* [Finished Area]

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

(H1 - 4.1) Hall

Interior floors were noted to slope in the hallway. Refer to the structural section of the report for related concerns.

**(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



An electrical receptacle was noted in the cabinet behind the storage. The receptacle is missing the cover plate. Exposed uncovered receptacles and junction boxes are fire hazards. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct and prevent safety hazards.

(H2 - 1.2) Kitchen



The kitchen sink hot water supply water flow is low and fills less than half of the faucet opening. Low water flow in the kitchen can indicate an underlying problem with the plumbing systems/components and reduce the effectiveness and function of the fixtures. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

**(H3 - 1) Bathrooms
 Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: No Electrical Receptacle Found In Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 1.1) Bathrooms



The receptacles located in both bathrooms are 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.

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

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

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

The attic area could not be entered because the access opening was painted shut.

Insulation Type: Undetermined

Ventilation Type: Soffit: Ridge

(I1 - 2) Crawl Space: All Accessible Areas Insulation and Ventilation: Areas (Descriptions):

Insulation Type: No Insulation Present

Ventilation Type: Foundation Vents

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

(I1 - 2.1) Crawl Space: All Accessible Areas



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

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

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

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

(J1 - 1) Dishwasher

Built In Appliances: Equipment

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

The dishwasher was filled with dishes and not ready for inspection. The inspection of the dishwasher was not completed because the unit was not operated through one normal cycle. It is recommended that the dishwasher is completed prior to the purchase of the home.

Location: Kitchen

Inspection Method: visual

(J1 - 2) Microwave: Over Range

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.

(J1 - 3) Range: Electric

Built In Appliances: Equipment (Descriptions):

Location: Kitchen

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

(J1 - 3) Built In Appliances: Equipment

(Defects, Comments, and Concerns):

(J1 - 3.1) Range: Electric



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 from turning over when weight is applied to the door. An appliance repair person or general contractor should be consulted for repair.

The knob for the warming is broken

(J1 - 4) Vent: Dryer

Built In Appliances: Equipment (Descriptions):

Location: addition

Inspection Method: Not Inspected, vent opening cover with grill