



# Home Inspection Report

**Report Number: 7715-1**  
**For The Property Located On:**

Prospect Hill, North Carolina 27314



**Prepared For Exclusive Use By:**

First Last

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

**Inspector Signature:** *Kevin Novy*

Date of Inspection: Tuesday, July 7, 2015

Time Started: 11:00 AM, Time Completed: 2:00 PM

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

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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."

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

#### (B2 - 2.1 ) All Doors; Location: All Accessible



The door has the beginnings of decayed wood in the frame area.

Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. All doors should be inspected for similar damage as repairs are made. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

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



The light fixture located by right side 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.

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

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



The gutter on both front and rear of house are filled with debris. Direct drainage from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(C2 - 2 ) Summary - Roofing: Drainage Systems  
(Defects, Comments, and Concerns):**

**(C2 - 2.1 ) Main House rear left and right side; System Type: Gutter**



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

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

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

The hot water temperature in the home is lower than typically recommended for proper service and to prevent viral and bacterial development in the storage tank of the system. The low temperature could be the result of the actual thermostat setting or could indicate improper operation of the water hearing unit. A plumbing contractor should be consulted for a complete evaluation.

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

**(E5 - 1.1 ) Exterior**



The receptacle located porch right side 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.

**(E5 - 1.2 ) Exterior**



The receptacle located left side of house has wasps and was not tested. The nest should be removed to ensure proper and safe operation. A pest exterminator should be consulted.

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

**(G2 - 1.1 ) Cooling Unit #1; Access: Crawl Space**



The insulation cover for the duct branch that supplies first floor is deteriorated. The cover protects the duct structure and holds the insulation in place. 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 duct system has visible condensation. Condensation occurs when the duct surfaces reach the dew point of the surrounding air; this can be related to a wet duct environment, duct air leaks, excessive demand on the HVAC system, and or improper HVAC system operation. A licensed general contractor should be consulted to evaluate the crawl space for moisture related concerns. The HVAC contractor should be consulted for a complete evaluation of the HVAC system to ensure reliable and proper operation of the HVAC system.

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

**(H1 - 1.1 ) Laundry**





The ventilation fan has lint in the grill area and on the exterior exit at the roof surface. The fans needs to be cleaned and inspected to ensure proper operation. A general repair person should be consulted.

**(H1 - 1.2 ) Laundry**



The light fixture located in the laundry room 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 ) Summary - Interiors: General Rooms  
(Defects, Comments, and Concerns):**

**(H1 - 2.1 ) Dining Room**



The light fixture located in the dinning room was not fully 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 - 3 ) Summary - Interiors: General Rooms  
(Defects, Comments, and Concerns):**

**(H1 - 3.1 ) Living Room**



The light fixture located in the living room 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.

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

**(Defects, Comments, and Concerns):**

**(H3 - 1.1 ) Bathroom: Master**



The sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

**(H3 - 2 ) Summary - Interiors: Bathrooms**

**(Defects, Comments, and Concerns):**

**(H3 - 2.1 ) Bathroom #1 first floor half bath**



The ventilation fan is clogged and did not operate properly. The fan needs repair/ replacement to ensure proper ventilation and moisture control. A general repair specialist should be consulted.

**(H3 - 3 ) Summary - Interiors: Bathrooms**

**(Defects, Comments, and Concerns):**

**(H3 - 3.1 ) Bathroom #2**



The shower is in need of further evaluation and repair. The following concerns were noted at the time of the inspection:

1. water flow from shower head.

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.

**(H5 - 1 ) Summary - Interiors: Attic, Basement, Rooms, and Areas**

**(Defects, Comments, and Concerns):**

**(H5 - 1.1 ) Attic: Unfinished**



The light fixture located in the attic access at top landing of stairs was not functional. This could indicate a defective bulb or unable to find correct switch 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.

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

This area /system /component was not inspected due to the limitation(s) described in the body of the report, or disclosed in the contract and or listed below. This means that the inspector did not formulate any conclusions related to the condition or functionality of the area /system /component and therefore cannot provide significant information to the client. Further evaluation and investigation is recommended.

Location: Living Room

**(H6 - 1 ) Summary - Interiors: Fireplaces and Stoves  
(Defects, Comments, and Concerns):**

**(H6 - 1.1 ) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior; Location: Living Room**



The gas log fireplace located in the living room was visually inspected but not operated because the pilot was off. The unit should be serviced and operated prior to closing to ensure safe and proper operation of the HVAC system.

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

**(I1 - 2.1 ) Crawl Space: All Accessible Areas**



The vapor barrier for the crawl space insulation was not covering all areas. Improper installation could result in condensation, A licensed general contractor should be consulted for repair/ replacement.

**(I1 - 2.2 ) Crawl Space: All Accessible Areas**





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

**(I1 - 2.3 ) Crawl Space: All Accessible Areas**



spiders and nest were noted in the crawl space. While not uncommon, pests can cause damage to building components and unsanitary/ unsafe 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.

**(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.

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

**(J1 - 4.1 ) Vent: Dryer; Location:**



The exit for the dryer exhaust is restricted. This can result in trapped lint and create a fire hazard. A licensed general contractor or general repair specialist should be consulted for further evaluation to make sure the duct is properly installed, not clogged, and to make necessary repairs.

## 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:* 88 Deg. F

*Weather Conditions:* Clear - Sunny

## Home Inspection Report Body

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

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance / cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

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

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

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

*Foundation Type:* Crawl Space: Exterior Entrance

*Foundation Materials:* Block: Brick

### (A2 - 1 ) Porch Structural: Columns and Piers (Descriptions):

*Column/Pier Type:* Column: Exterior

*Column/Pier Materials:* Undetermined: Round

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

*Sub-Floor Type:*

*Floor Joist Type:* Dimensional Lumber: Standard Construction

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

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

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

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

*Ceiling Joist Type:* Dimensional Lumber: Standard Construction: Wood

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

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

*Roof Style/Type:* Gable

*Roof Sheathing Type:* OSB

*Rafter & Beam Types:* Dimensional Lumber: Standard Construction

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

All concerns related to exterior systems listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult specialist in each trade as needed. If the Contractor discovers that exterior defects extend to the structure of the home, an Engineer should be consulted to outline necessary repairs. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

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

*Wall Cladding Type:* Vinyl Horizontal

*Trim Type:* Vinyl Solid

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

*Window/Door Type:* Window: Single

*Location:* All Accessible

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

*Window/Door Type:* Door: Single

*Location:* All Accessible

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

#### **(B2 - 2.1 ) All Doors**



The door has the beginnings of decayed wood in the frame area. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. All doors should be inspected for similar damage as repairs are made. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

Prospect Hill, North Carolina

*Structure Type:* Wood (Wood Surface)

*Location:* Main House Front

**(B3 - 2 ) Deck**

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

*Structure Type:* Wood (Wood Surface)

*Location:* Main House Rear/ right

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

**(B3 - 2.1 ) Deck**



The light fixture located by right side 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.

**(B4 - 1 ) Driveway**

**Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):**

*Construction Type:* Gravel

*Location:* Main House Right

**C - Roofing Section**

**(General Limitations, Implications, and Directions):**

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and Roof gutters system inspections are limited to evidence of past problems unless the inspection is performed on during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections.

**C - Roofing Section**

**(Roof Covering Inspection Methods):**

The roof covering was inspected using binoculars / zoom camera and from a ladder at the roof eaves. Walking on the roof surface is beyond the scope of the home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

**(C1 - 1 ) Main House**

**Roofing: Coverings (Descriptions):**

*Roof Covering Type:* Shingles/Composite/Fiberglass

**(C2 - 1 ) Main House**

**Roofing: Drainage Systems (Descriptions):**

*System Type:* Gutter

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

**(C2 - 1.1 ) Main House**

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The gutter on both front and rear of house are filled with debris. Direct drainage from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(C2 - 2 ) Main House rear left and right side  
Roofing: Drainage Systems (Descriptions):**

System Type: Gutter

**(C2 - 2 ) Roofing: Drainage Systems  
(Defects, Comments, and Concerns):**

**(C2 - 2.1 ) Main House rear left and right side**



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

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

System Type: Plumbing Vent

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

System Type: Bathroom Fan Exit

## 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. This home has a private well for potable water supply and a private septic system for waste disposal. Determining the adequacy of these systems is beyond the scope of the home inspection. Wells and septic systems require regular maintenance and inspection. Wells can become contaminated with bacteria or other contaminants and septic systems can fail resulting in expensive repairs. It is recommended that the buyer consult the local health department or a licensed well /septic contractor for system evaluation and testing. 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:* Private Well

*Supply Piping Materials:* [PEX] [PVC]

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

*Piping Materials:* [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:* 47 Gallons

*Energy Source:* Electric

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

#### (D3 - 1.1 ) Unit #1

The hot water temperature in the home is lower than typically recommended for proper service and to prevent viral and bacterial development in the storage tank of the system. The low temperature could be the result of the actual thermostat setting or could indicate improper operation of the water heating unit. A plumbing contractor should be consulted for a complete evaluation.

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

All Electrical items listed below that were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

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

Smoke Detectors are Present in this Home

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

*Grounding Electrode:* Driven Rod

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

<i>Location:</i>	Exterior	<i>Amperage Rating:</i>	200 Amps
<i>Service Cable Material:</i>	Aluminum	<i>Voltage Rating:</i>	120/240 Volts, 1 Phase

### **(E4 - 1 ) Area: Main Panel Electrical: Branch Circuits and Wiring (Descriptions):**

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

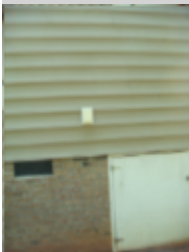
### **(E5 - 1 ) Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):**

#### **(E5 - 1.1 ) Exterior**



The receptacle located porch right side 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.

#### **(E5 - 1.2 ) Exterior**



The receptacle located left side of house has wasps and was not tested. The nest should be removed to ensure proper and safe operation. A pest exterminator should be consulted.

### **(E5 - 2 ) interior Electrical: Light Fixtures, Receptacles, Smoke Detectors (Confirmation of Limitations, Reasons for Not Inspecting):**

The smoke detector was not tested because it was thought to be a part of the central alarm system of home. It is recommended that the smoke detection and alarm system be inspected prior to purchase. Smoke detectors should be inspected annually to ensure safe and properly operation. Testing prior to purchase is recommended. Carbon Detector was not Identified.

## **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:* Exterior: Package Unit (Heating and Cooling)

*Equipment Type:* Heat Pump: Package Unit

*Energy Source:* Electric

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

*Location:* Attic

*Equipment Type:* Heat Pump: Split System

*Energy Source:* Electric

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

*Location:* Crawl Space

*System Type:* Forced Air: Metal Box: Flexible Branch

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

*Location:* Attic

*System Type:* Forced Air: Metal Box: Flexible Branch

### **(F3 - 1 ) Exterior Heating: Gas Piping and Fuel Storage Systems (Descriptions):**

*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. 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:* Exterior Package Unit (Heating and Cooling)

*Equipment Type:* Heat Pump: Package Unit

*Energy Source:* Electric

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

*Location:* Attic

*Equipment Type:* Heat Pump: Split System

*Energy Source:* Electric

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

*Location:* Crawl Space

*System Type:* Forced Air: Metal Box: Flexible Branch

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

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



The insulation cover for the duct branch that supplies first floor is deteriorated. The cover protects the duct structure and holds the insulation in place. 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 duct system has visible condensation. Condensation occurs when the duct surfaces reach the dew point of the surrounding air; this can be related to a wet duct environment, duct air leaks, excessive demand on the HVAC system, and or improper HVAC system operation. A licensed general contractor should be consulted to evaluate the crawl space for moisture related concerns. The HVAC contractor should be consulted for a complete evaluation of the HVAC system to ensure reliable and proper operation of the HVAC system.

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

*Location:* Attic

*System Type:* Forced Air: Metal Box: Flexible Branch



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

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Homeowners should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, 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 ) Laundry Interiors: General Rooms (Descriptions):

*Additional Information:* [Finished Area]

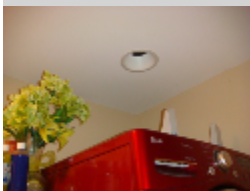
### (H1 - 1 ) Interiors: General Rooms (Defects, Comments, and Concerns):

#### (H1 - 1.1 ) Laundry



The ventilation fan has lint in the grill area and on the exterior exit at the roof surface. The fans needs to be cleaned and inspected to ensure proper operation. A general repair person should be consulted.

#### (H1 - 1.2 ) Laundry



The light fixture located in the laundry room 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 ) Dining 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 ) Dining Room



The light fixture located in the dining room was not fully 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 - 3 ) Living Room

#### 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 ) Living Room



The light fixture located in the living room 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 - 4 ) Bedroom: Master closet

#### Interiors: General Rooms

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

The Master Bedroom Closet was not entered for inspection, the room was occupied by a dog. The inspection should be completed when the dog removed and prior to purchase.

*Additional Information:* [Finished Area]

### (H2 - 1 ) Kitchen

#### Interiors: Kitchens (Descriptions):

*Additional Information:* [Finished Area]

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

### (H3 - 1 ) Bathroom: Master

#### Interiors: Bathrooms (Descriptions):

*Electrical Receptacle:* Electrical Receptacle Present in Bathroom

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

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

#### (H3 - 1.1 ) Bathroom: Master



The sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

### (H3 - 2 ) Bathroom #1 first floor half bath

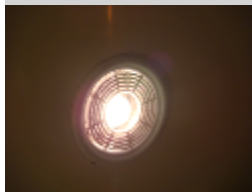
#### Interiors: Bathrooms (Descriptions):

*Electrical Receptacle:* Electrical Receptacle Present in Bathroom

*Bathroom Ventilation:* [Ventilation Exhaust Fan]

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

**(H3 - 2.1 ) Bathroom #1 first floor half bath**



The ventilation fan is clogged and did not operate properly. The fan needs repair/ replacement to ensure proper ventilation and moisture control. A general repair specialist should be consulted.

**(H3 - 3 ) Bathroom #2**

**Interiors: Bathrooms (Descriptions):**

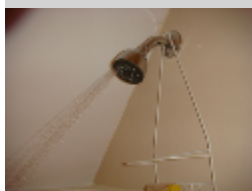
*Electrical Receptacle:* Electrical Receptacle Present in Bathroom

*Bathroom Ventilation:* [Ventilation Exhaust Fan]

**(H3 - 3 ) Interiors: Bathrooms**

**(Defects, Comments, and Concerns):**

**(H3 - 3.1 ) Bathroom #2**



The shower is in need of further evaluation and repair. The following concerns were noted at the time of the inspection:

- 1. water flow from shower head.

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.

**(H5 - 1 ) Attic: Unfinished**

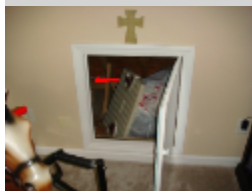
**Interiors: Attics. Basements, Areas, Rooms (Descriptions):**

*Additional Information:* [Unfinished Area]

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

**(Defects, Comments, and Concerns):**

**(H5 - 1.1 ) Attic: Unfinished**



The light fixture located in the attic access at top landing of stairs was not functional. This could indicate a defective bulb or unable to find correct switch 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.

**(H6 - 1 ) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior**

**Interiors: Fireplaces and Stoves**

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

This area /system /component was not inspected due to the limitation(s) described in the body of the report, or disclosed in the contract and or listed below. This means that the inspector did not formulate any conclusions related to the condition or functionality of the area /system /component and therefore cannot provide significant information to the client. Further evaluation and investigation is recommended.

*Location:* Living Room

*Energy Source:* Propane

*Exhaust Flue Type:* Undetermined

**(H6 - 1 ) Interiors: Fireplaces and Stoves**

**(Defects, Comments, and Concerns):**

**(H6 - 1.1 ) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior**



The gas log fireplace located in the living room was visually inspected but not operated because the pilot was off. The unit should be serviced and operated prior to closing to ensure safe and proper operation of the HVAC system.

### **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. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of this home. Missing, Poor, or inadequate insulation can lead to air infiltration and higher heating and cooling system operational costs. Air infiltration in humid climates can lead to undesirable environmental conditions

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

*Insulation Type:* Loose: Cellulose

*Ventilation Type:* Soffit: Ridge

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

*Insulation Type:* Batt: Faced Kraft Paper

*Ventilation Type:* Foundation Vents

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

##### **(I1 - 2.1 ) Crawl Space: All Accessible Areas**



The vapor barrier for the crawl space insulation was not covering all areas. Improper installation could result in condensation, A licensed general contractor should be consulted for repair/ replacement.

##### **(I1 - 2.2 ) Crawl Space: All Accessible Areas**



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

##### **(I1 - 2.3 ) Crawl Space: All Accessible Areas**



spiders and nest were noted in the crawl space. While not uncommon, pests can cause damage to building components and unsanitary/ unsafe 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 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 (Descriptions):

*Location:* Kitchen

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

### (J1 - 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.

### (J1 - 4 ) Vent: Dryer

#### Built In Appliances: Equipment (Descriptions):

*Location:*

*Inspection Method:*

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

#### (J1 - 4.1 ) Vent: Dryer





The exit for the dryer exhaust is restricted. This can result in trapped lint and create a fire hazard. A licensed general contractor or general repair specialist should be consulted for further evaluation to make sure the duct is properly installed, not clogged, and to make necessary repairs.