



Home Inspection Report

Report Number: 20116-1
For The Property Located On:

Raleigh, North Carolina 27613



Prepared For Exclusive Use By:

First Last

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Inspector Signature: *Kevin Novy*

Date of Inspection: Monday, February 1, 2016

Time Started: 9:00 AM, Time Completed: 11:15 AM

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Report Sections

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- B Exterior
- C Roofing
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Inspection Report Body

- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
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- 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."

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

(B1 - 1.1) Main House



Cracks were noted in the brick veneer left front corner, left rear corner, rear right above basement door and between package unit and window right side. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home were closed at the time of the inspection and presented no visible evidence of progression to the foundation areas, however, the cracks could open or change seasonally. The owners should be asked for disclosure related to progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumers or buyers concerns at the time of resell. The buyer should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, repaired, and monitored to establish a history of stability. If additional information is needed an engineer should be consulted.

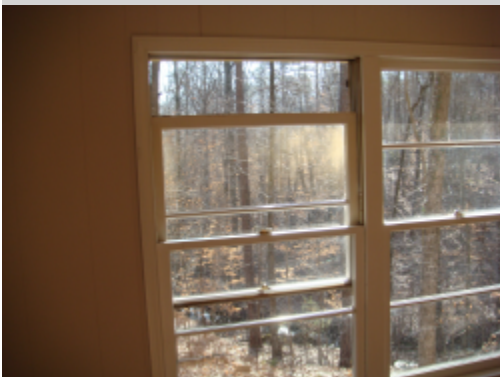
(B2 - 3) Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Windows ; Location: All Accessible



Window glazing is installed in the window frame to secure the glass panes. The glazing on many of the windows for this home is loose, cracking and missing. The windows need repairs and painting to secure window panes, prevent decay and leaking. A licensed general contractor should be consulted to make necessary repairs.

(B2 - 3.2) Windows ; Location: All Accessible



Many window throughout the house are either hard to open or the top will not stay in position. and need repair to ensure proper operation. In the case of bedroom windows It is very important to have a proper method of egress from every sleeping area in case of an emergency such as a fire. A licensed general contractor should be consulted for evaluation and repair.

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

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



Some of the deck surface boards are cupped, splintered decayed. 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.

**(B4 - 2) Summary - Exterior: Driveways, Patios, Walks, and Retaining Walls
(Defects, Comments, and Concerns):**

(B4 - 2.1) Retaining Wall ; Location: Main House Rear



The front section of the lot for this home is a steep grade that is currently retained by a wood timber wall. Retaining this section of the lot will be very important over the life of this home. An engineer should be consulted for a complete inspection of the retaining system prior to purchase.

**(B4 - 3) Summary - Exterior: Driveways, Patios, Walks, and Retaining Walls
(Defects, Comments, and Concerns):**

(B4 - 3.1) Walk ; Location: Main House Rear



The wood deck walk/ steps in the left rear was found to be in poor condition. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs or replacement as needed.

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

(C1 - 1.1) Main House



The shingles for the home are covered with a heavy build- up of leaves/pine needles/debris. This limited the inspection of the roof surface. Debris on the roof surface can trap moisture allow water and debris to travel under the shingle tabs resulting in material failure and leaks. A roofing contractor should be consulted to remove the debris and inspect the shingles / adjacent component for evidence of damage and make necessary repairs.

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

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



The gutter in the front of the house is clogged. Clogged gutters can lead to unwanted water penetration . A licensed general contractor should be consulted to make necessary repairs.

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

(C4 - 1.1) Main House Rear; Location: Metal



The metal chimney was found to be in poor condition (rusted) and the wrong type for a wood stove application (not UL listed class A). A chimney specialist should be consulted to ensure that if the chimney is also safe to use.

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

(D3 - 1.1) Unit #1 ; Location: Basement



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.

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

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

The home was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

(E2 - 1.2) Main Panel #1; Location: Basement



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

(E2 - 1.3) Main Panel #1; Location: Basement



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

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

(E4 - 1.1) Exterior Shed



The detached building is not part of the standard home inspection, however, the electrical for building was inspected and found to be not operational. A licensed electrical contractor should be consulted for further evaluation and repair.

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

(E5 - 1.1) Exterior



This house has three external spot light fixtures none were tested because no bulbs were present. The bulbs should be installed and the fixture verified to operate properly. A general repair specialist should be consulted.

(E5 - 1.2) Exterior



The light fixture located out side sliding basement 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.

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

(G1 - 1.1) Cooling Unit #1; Location: Exterior Package Unit (Heating and Cooling)



The condensate drain lines are not properly attached to the inside coil. The drain lines are attached to the line openings provided for horizontal / vertical installation and the unit is installed in the vertical / horizontal location. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(H1 - 1) Summary - Interiors: General Rooms

(Defects, Comments, and Concerns):

(H1 - 1.1) Bedroom #1 (right front)



The right front bedroom window needs further evaluation and repair. The window was cracked. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted. Refer to the exterior section of the report.

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

(H1 - 2.1) Dining Room



In the dining room, and hallway The junction of the wall and ceiling has a gap. No related concerns were noted throughout the adjacent inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. A general repair specialist should be consulted for evaluation and repair.

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

(H1 - 3.1) Bedroom: Master



The window for the master bedroom 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 - 3.2) Bedroom: Master



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

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

(H3 - 1.1) Bathroom #1



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

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

(H5 - 1.1) Basement: Finished Room



Two receptacle(s) located finished part of the basement tested as reversed polarity. Polarization 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.

(H5 - 1.2) Basement: Finished Room



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

(H5 - 2) Summary - Interiors: Attic, Basement, Rooms, and Areas

(Defects, Comments, and Concerns):

(H5 - 2.1) Basement: Unfinished Area



The basement floor pad is cracked. The pad surface was even and no evidence of differential movement was noted. A general repair person should be consulted to seal the crack to prevent water penetration.

(H5 - 2.2) Basement: Unfinished Area



The electrical panel is not secure where it is attached to the wall of the home. This condition presents a safety hazard that could result in serious personal injury and or property damage. The electrical panel cover was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(H5 - 2.3) Basement: Unfinished Area



The light fixture located in the unfinished basement 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.

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

(Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Pre-Manufactured;; Location: Living Room



The gas log unit 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.

**(J1 - 2) Summary - Built In Appliances: Equipment
(Defects, Comments, and Concerns):**

(J1 - 2.1) Range: Gas; 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 - 2.2) Range: Gas; Location: Kitchen



The top burners for the range did not function properly. Flames were yellow and uneven, improper burners can result in improper operation and dangerous level of carbon monoxide in the appliance exhaust. An appliance repair person should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

Introduction

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

Inspection Weather Conditions

Temperature: 68 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 (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The left side basement of the home is a finished area and therefore it was not possible to inspect the foundation, floor structure, and other systems that are hidden from view.

Foundation Type: Basement

Foundation Materials: Block

(A3 - 1) All Accessible Areas Structural: Floor Structure (Descriptions):

Sub-Floor Type: Plywood

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Engineered System: Steel, Dimensional Lumber

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

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

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

(A5 - 1) All Accessible Interior Areas

Structural: Ceiling Structure

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

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

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

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

(A6 - 1) Main House

Structural: Roof Structure

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

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

Roof Style/Type: Gable

Roof Sheathing Type: Plywood

Rafter & Beam Types: Dimensional Lumber: Standard Construction

B - Exterior Section

(General Limitations, Implications, and Directions):

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

(B1 - 1) Main House

Exterior: Wall Cladding (Descriptions):

Wall Cladding Type: Brick Veneer

Trim Type: Wood Paint

(B1 - 1) Exterior: Wall Cladding

(Defects, Comments, and Concerns):

(B1 - 1.1) Main House



Cracks were noted in the brick veneer left front corner, left rear corner, rear right above basement door and between package unit and window right side. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home were closed at the time of the inspection and presented no visible evidence of progression to the foundation areas, however, the cracks could open or change seasonally. The owners should be asked for disclosure related to progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumers or buyers concerns at the time of resell. The buyer should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, repaired, and monitored to establish a history of stability. If additional information is needed an engineer should be consulted.

(B1 - 1.2) Main House



Additional Photograph: This a photograph of left front vertical crack

(B1 - 1.3) Main House



Additional Photograph: This a photograph of crack rear right above basement door

(B1 - 1.4) Main House



Additional Photograph: This a photograph of crack right above package unit

(B1 - 1.5) Main House



Additional Photograph: This a photograph of crack left rear

(B2 - 1) Doors

Exterior: Windows and Doors (Descriptions):

Window/Door Type: Door: Single

Location: All Accessible

(B2 - 2) Sliding Door

Exterior: Windows and Doors (Descriptions):

Window/Door Type: Door: Patio: Sliding

Location: Main House Rear

(B2 - 3) Windows

Exterior: Windows and Doors (Descriptions):

Window/Door Type: Window: Double Hung

Location: All Accessible

**(B2 - 3) Exterior: Windows and Doors
(Defects, Comments, and Concerns):**

(B2 - 3.1) Windows



Window glazing is installed in the window frame to secure the glass panes. The glazing on many of the windows for this home is loose, cracking and missing. The windows need repairs and painting to secure window panes, prevent decay and leaking. A licensed general contractor should be consulted to make necessary repairs.

(B2 - 3.2) Windows



Many window throughout the house are either hard to open or the top will not stay in position. and need repair to ensure proper operation. In the case of bedroom windows It is very important to have a proper method of egress from every sleeping area in case of an emergency such as a fire. A licensed general contractor should be consulted for evaluation and repair.

(B3 - 1) Deck
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) Deck



Some of the deck surface boards are cupped, splintered decayed. 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.

(B4 - 1) Driveway
Exterior: Driveways, Patios, Walks, and Retaining Walls
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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

Construction Type: Gravel

Location: Main House Left

(B4 - 2) Retaining Wall
Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):

Construction Type: Railroad Ties

Location: Main House Rear

(B4 - 2) Exterior: Driveways, Patios, Walks, and Retaining Walls
(Defects, Comments, and Concerns):

(B4 - 2.1) Retaining Wall



The front section of the lot for this home is a steep grade that is currently retained by a wood timber wall. Retaining this section of the lot will be very important over the life of this home. An engineer should be consulted for a complete inspection of the retaining system prior to purchase.

(B4 - 3) Walk
Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):

Construction Type: Dimensional Lumber

Location: Main House Rear

(B4 - 3) Exterior: Driveways, Patios, Walks, and Retaining Walls
(Defects, Comments, and Concerns):

(B4 - 3.1) Walk



The wood deck walk/ steps in the left rear was found to be in poor condition. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs or replacement as needed.

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

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

C - Roofing Section (Roof Covering Inspection Methods):

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

(C1 - 1) Main House Roofing: Coverings (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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

Roof Covering Type: Shingles/Composite/Fiberglass

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

(C1 - 1.1) Main House



The shingles for the home are covered with a heavy build- up of leaves/pine needles/debris. This limited the inspection of the roof surface. Debris on the roof surface can trap moisture allow water and debris to travel under the shingle tabs resulting in material failure and leaks. A roofing contractor should be consulted to remove the debris and inspect the shingles / adjacent component for evidence of damage and make necessary repairs.

(C2 - 1) Main House Front 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 Front



The gutter in the front of the house is clogged. Clogged gutters can lead to unwanted water penetration. A licensed general contractor should be consulted to make necessary repairs.

(C4 - 1) Main House Rear

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: Metal

(C4 - 1) Roofing: Chimneys and Flues

(Defects, Comments, and Concerns):

(C4 - 1.1) Main House Rear



The metal chimney was found to be in poor condition (rusted) and the wrong type for a wood stove application (not UL listed class A). A chimney specialist should be consulted to ensure that if the chimney is also safe to use.

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: Basement

Water Supply Type: Private Well

Supply Piping Materials: [Copper/Brass]

(D1 - 1) All Accessible Areas
Plumbing: Water Distribution Systems
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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

Piping Materials: [Copper/Brass]

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

(D1 - 1.1) All Accessible Areas



The faucet spray handle was noted in the bathroom during the inspection. Installation is unconventional. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(D2 - 1) All Accessible Areas
Plumbing: Drain, Waste, and Vent Systems
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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.

Piping Materials: [Cast Iron] [PVC]

Trap Materials: [Plastic]

(D3 - 1) Unit #1
Plumbing: Water Heating Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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

Location: Basement

Capacity: 40 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.

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

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

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

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

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

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

Grounding Electrode: Water Pipe

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

| | | | |
|--------------------------------|----------|-------------------------|------------------------|
| <i>Location:</i> | Basement | <i>Amperage Rating:</i> | 150 Amps |
| <i>Service Cable Material:</i> | Aluminum | <i>Voltage Rating:</i> | 120/240 Volts, 1 Phase |

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

(E2 - 1.1) Main Panel #1

The home was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

(E2 - 1.2) Main Panel #1



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

(E2 - 1.3) Main Panel #1



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

**(E4 - 1) Exterior Shed
 Electrical: Branch Circuits and Wiring (Descriptions):**

Observed Wiring Materials:

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

(E4 - 1.1) Exterior Shed



The detached building is not part of the standard home inspection, however, the electrical for building was inspected and found to be not operational. A licensed electrical contractor should be consulted for further evaluation and repair.

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

(E5 - 1.1) Exterior



This house has three external spot light fixtures none were tested because no bulbs were present. The bulbs should be installed and the fixture verified to operate properly. A general repair specialist should be consulted.

(E5 - 1.2) Exterior



The light fixture located outside sliding basement 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.

F - Heating Section

(General Limitations, Implications, and Directions):

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

(F1 - 1) Heating Unit #1

Heating: Equipment

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

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

Location: Exterior: Package Unit (Heating and Cooling)

Equipment Type: Gas: Furnace: Package Unit

Energy Source: Gas

(F2 - 1) Heating Unit Served: Heating Unit #1

Heating: Distribution Systems (Descriptions):

Location: Basement

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

(F3 - 1) Basement

Heating: Gas Piping and Fuel Storage Systems

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

The home has a gas furnace and a gas log unit. It is recommended that all homes with gas appliances have carbon monoxide detector installed. This home does not have carbon monoxide detectors. Installation is recommended.

Gas Piping Materials: Copper

Fuel Turn Off Location: At Furnace

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

(Defects, Comments, and Concerns):

(F3 - 1.1) Basement



The underground propane fuel storage tank is located right side of house, storage tanks are either leased from the fuel supplier or owned by the homeowner. The tank was not visible and therefore was not inspected. The buyer should request more information concerning the storage tank, service requirements and ownership.

(F3 - 1.2) Basement

Unused copper gas lines were noted during the inspection. Unused gas lines should be properly terminated or removed.

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

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

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

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

Location: Exterior Package Unit (Heating and Cooling)

Equipment Type: Electric: Package Unit

Energy Source: Electric

(G1 - 1) Cooling: Equipment**(Defects, Comments, and Concerns):****(G1 - 1.1) Cooling Unit #1**

The condensate drain lines are not properly attached to the inside coil. The drain lines are attached to the line openings provided for horizontal / vertical installation and the unit is installed in the vertical / horizontal location. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

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

Location: Basement

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) Bedroom #1 (right front) 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) Bedroom #1 (right front)



The right front bedroom window needs further evaluation and repair. The window was cracked. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted. Refer to the exterior section of the report.

(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



In the dining room, and hallway The junction of the wall and ceiling has a gap. No related concerns were noted throughout the adjacent inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. A general repair specialist should be consulted for evaluation and repair.

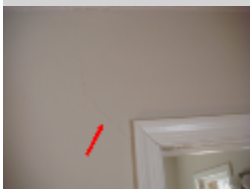
(H1 - 3) Bedroom: Master**Interiors: General Rooms (Descriptions):**

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: Master**

The window for the master bedroom 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 - 3.2) Bedroom: Master

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

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

Additional Information: [Finished Area]

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

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

Electrical Receptacle: No Electrical Receptacle Found In Bathroom

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

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

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

(H5 - 1) Basement: Finished Room**Interiors: Attics. Basements, Areas, Rooms (Descriptions):**

Additional Information: [Finished Area]

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

**(H5 - 1) Interiors: Attics. Basements, Areas, Rooms
(Defects, Comments, and Concerns):****(H5 - 1.1) Basement: Finished Room**



Two receptacle(s) located finished part of the basement tested as reversed polarity. Polarization 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.

(H5 - 1.2) Basement: Finished Room



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

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

Additional Information: [Unfinished Area]

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

(H5 - 2.1) Basement: Unfinished Area



The basement floor pad is cracked. The pad surface was even and no evidence of differential movement was noted. A general repair person should be consulted to seal the crack to prevent water penetration.

(H5 - 2.2) Basement: Unfinished Area



The electrical panel is not secure where it is attached to the wall of the home. This condition presents a safety hazard that could result in serious personal injury and or property damage. The electrical panel cover was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(H5 - 2.3) Basement: Unfinished Area



The light fixture located in the unfinished basement 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.

(H6 - 1) Fireplace: Pre-Manufactured: Interiors: Fireplaces and Stoves (Descriptions):

Location: Living Room

Energy Source: Gas

Exhaust Flue Type: N/A

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

(H6 - 1.1) Fireplace: Pre-Manufactured:



The gas log unit 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. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult specialist in each trade as needed. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection.

Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

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

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

Insulation Type: Loose: Fiberglass

Ventilation Type: Soffit: Ridge: Gable

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

Insulation Type: No Insulation Present

Ventilation Type: Natural: Windows: Doors

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

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

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

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

Location: Kitchen

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

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

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

Location: Kitchen

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

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

(J1 - 2.1) Range: Gas



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

(J1 - 2.2) Range: Gas



The top burners for the range did not function properly. Flames were yellow and uneven, improper burners can result in improper operation and dangerous level of carbon monoxide in the appliance exhaust. An appliance repair person should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

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

Location: Kitchen

Inspection Method: operated