



Home Inspection Report

Report Number: 100215-1
For The Property Located On:

Spring Hope, North Carolina 27882



Prepared For Exclusive Use By:

First Last

, , ,

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

Inspector Signature: *Kevin Novy*

Date of Inspection: Wednesday, October 14, 2015

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

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Report Sections

Summary

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

Report Introduction

Weather Conditions

Inspection Report Body

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

Summary

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

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

(A1 - 1.1) Main House



In the crawl space, the foundation walls right side has an openings in the foundation walls and provide a path for rodent entry. and creates an undesirable environment in the crawl space areas. Unused hole should be sealed. A general contractor should be consulted to make necessary repairs.

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

(A2 - 1.1) Porch



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

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

(A3 - 1.1) Main House



The floor in the kitchen next to the left side door Interior floors were noted to slope. No related concerns were noted in the foundation area. The buyer should review the area of concern. If additional concerns or questions are present, an engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

(A3 - 1.2) Main House



The drain under the mater bathroom shower was noted to be leaking into the crawl space. The shower system needs a complete evaluation. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay to prevent further damage and undesirable conditions.

(A3 - 1.3) Main House



The wood framing components near right side chimney foundation in the crawl space of this home has soft wood. A framing component is a main structural component that provides support of the framing structure and transfers loads to the foundation. It is recommended that a licensed general contractor be consulted to perform an invasive inspection to determine the extent of the damage and to make necessary repairs.

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

(B1 - 1.1) Main House



The siding for this home is a vinyl material. The rear and left side of the house has visible areas of damage, loose pieces. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

(B1 - 1.2) Main House



Additional Photograph: This a photograph of damaged siding left side of house

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

(B2 - 1.1) Doors ; Location: All Accessible

The side door frame is weathered and damaged. The door needs repairs and sealing to prevent further damage. A licensed general contractor should be consulted for evaluation and repair.

(B2 - 1.2) Doors ; Location: All Accessible

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

**(B2 - 2) Summary - Exterior: Windows and Doors
(Defects, Comments, and Concerns):****(B2 - 2.1) Windows ; Location: All Accessible**

The kitchen widow frame is loose. The window needs repair is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 2.2) Windows ; Location: All Accessible

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

(B2 - 2.3) Windows ; Location: All Accessible



Many windows throughout the house have been permanently shut using nails or screws. Windows in bedroom are especially important to be fully operational as they provide a means of escape in emergency. 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 of all windows and repair.

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

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



The receptacle located on front porch had no power. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

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



Several front porch surface boards are raised. This uneven surface is a trip hazard. A licensed general contractor should be consulted for evaluation and to make necessary repairs.

(B3 - 1.3) Porch (Front); Location: Main House



The light fixture located on front porch was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

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

(B3 - 2.1) Stoop ; Location: Main House Left



The hand railings for the steps are loose and in need of repair or replacement to ensure safe and functional use of the steps. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

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

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



The rear porch step railings post have soft and rotted wood at the ground surface. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.

**(B5 - 1) Summary - Exterior: Vegetation and Grading
(Defects, Comments, and Concerns):**

(B5 - 1.1) Historical Trees; Location: Main House Rear



The home has historical trees. Historical trees require annual maintenance and service to reduce risk hazards related to the home. An arborist should be consulted to determine the general health of the tree, required service, and recommend a care plan.

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

(C1 - 1.1) Main House



This home as has a metal roofing system. The metal system is in need of further evaluation and repair. The edge of the roof is lifted in several areas which could allow rodent access to the attic. A licensed roofing contractor with experience with metal roof systems should be consulted for a complete evaluation to determine significance of the concerns and to make necessary repairs.

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

(D1 - 1.1) Crawl Space



The exterior faucet located by front steps did not operate. A licensed plumbing contractor should be consulted to make necessary repairs.

(D1 - 1.2) Crawl Space



Additional Photograph: This is a photograph of non working faucet right side of hose

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

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



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

(E4 - 1) Summary - Electrical: Branch Circuits and Wiring

(Defects, Comments, and Concerns):

(E4 - 1.1) Area: Distribution Panel



Some of the 3 prong type receptacle(s) in the house tested as open equipment ground. This home was built in an era where receptacles were 2 prong type without an equipment ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. Receptacles typically should not be updated to the 3 prong type without the installation of an equipment ground or GFCI protection. 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) Summary - Electrical: Light Fixtures, Receptacles, & Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 1.1) Exterior



The light fixture located in the rear 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.

(E5 - 1.2) Exterior



Extension cords have been used in place of hard wire (right side of house). This indicates amateur electrical work and could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to review the installations and make necessary repairs to ensure safe and proper operation and installation.

(E5 - 2) Summary - Electrical: Light Fixtures, Receptacles, & Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 2.1) Interior



The smoke detector and carbon detectors located in hallway and kitchen areas are not properly mounted. The units should be repaired or replaced to ensure a safe environment.

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

(F1 - 1.1) Heating Unit #1; Location: Exterior: Package Unit (Heating and Cooling)



The package unit electrical service panel is missing the inside cover. The cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion. 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.

(F1 - 1.2) Heating Unit #1; Location: Exterior: Package Unit (Heating and Cooling)



The shroud that covers the opening in the foundation between the package unit and the house is ponding water. The shroud prevents water, debris, and animals from entering the foundation area of the home. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to protect the unit, the ducts, and the foundation opening.

(F1 - 1.3) Heating Unit #1; Location: Exterior: Package Unit (Heating and Cooling)



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

**(F2 - 1) Summary - Heating: Distribution Systems
(Defects, Comments, and Concerns):**

(F2 - 1.1) Heating Unit #1; Access: Crawl Space



The duct register that supplies kitchen is filled with debris. The debris reduces the air flow and contaminates the air supply. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(F2 - 1.2) Heating Unit #1; Access: Crawl Space



The return duct system located rear left side is not properly supported, and appears to be restricted. Proper support is needed to ensure correct air flow and system function. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system and components 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 (rear left side)



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

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

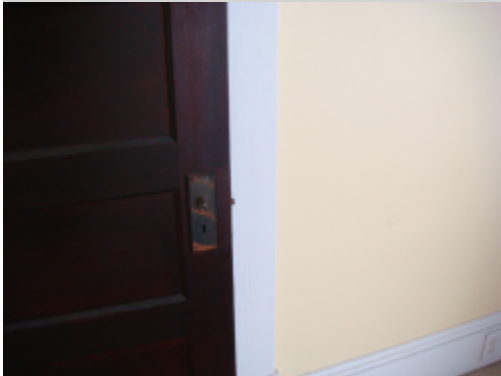
(H1 - 2.1) Bedroom #2



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

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

(H1 - 4.1) Bedroom #4 (front left)



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

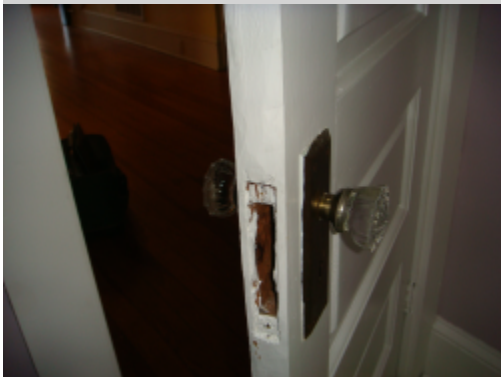
**(H3 - 1) Summary - Interiors: Bathrooms
(Defects, Comments, and Concerns):**

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



The window for the bathroom is the only means of ventilation and is in need repair to ensure proper operation. The window did not properly latch, lock, open. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

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



The door for the bathroom needs repair to ensure proper operation and privacy. The door did not properly latch, lock, close.

(H3 - 1.3) Bathroom #1 (1st floor)



The shower faucet assembly is not sealed to wall, this could allow water penetration into the wall cavity. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

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

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



The door for the bathroom needs repair to ensure proper operation and privacy. The door did not properly latch, lock, close.

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



The bathroom window needs further evaluation and repair. The window was cloudy, cracked, decayed, broken. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H3 - 3.3) Bathroom #2 (2nd floor)



The water flow to the fixtures is low. Low water flow in the bathroom can indicate an underlying problem with the plumbing systems/components and reduce the effectiveness and function of the fixtures. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3 - 3.4) Bathroom #2 (2nd floor)



The wood ceiling has areas of decay typical of water moisture. A licensed general contractor should be consulted for an investigation to determine the source of the water moisture and the extent of the decay to prevent further damage and undesirable conditions

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

(H5 - 1.1) Attic: Unfinished (off bedroom #1)



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

(H5 - 1.2) Attic: Unfinished (off bedroom #1)



From the attic, the presents of collections buckets indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(H5 - 1.3) Attic: Unfinished (off bedroom #1)



The historical knob & tube wiring has been covered with insulation. Blown-in, foamed-in, or rolled insulation prevents the dissipation of heat into the free air space, resulting in higher conductor temperature, which could cause insulation breakdown and possible ignition of the insulation. A complete evaluation by an electrical contractor is recommended to ensure the safest system configuration and determine the integrity of the system. ****Please note it was not clear if the wiring is still in use****

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

(H5 - 2.1) Attic: Unfinished

The attic area has damaged walk boards. The inspection was performed from the attic access opening and was very limited. The inspection of the attic is an important part of the home inspection and should be completed after conditions are corrected and prior to purchase.

**(H6 - 1) Summary - Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):****(H6 - 1.1) Fireplace: Masonry (LR); 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.

**(H6 - 2) Summary - Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):****(H6 - 2.1) Fireplace: Masonry (kitchen); Location: Kitchen**

The gas log unit located in the kitchen 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.

**(H6 - 3) Summary - Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):****(H6 - 3.1) Fireplace: Masonry (MB); Location: Bedroom: Master**



The fireplace in the master bedroom has a gas line installed and is capped. Please note the damper area is sealed and most vent-free appliances are not approved for use in bedrooms or bathrooms. When approved, the BTU rating must be limited to 10,000 BTU's for bedroom use and 6,000 BTU's for bathroom use. This unit needs to be verified to be rated for a sleeping area. A HVAC contractor or the local gas company should be consulted for a complete evaluation.

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

(I1 - 2.1) Crawl Space



Evidence of condensation and discoloration of the crawl space access door right side of house indicates a problem with excessive moisture. A licensed general contractor should be consulted for a complete evaluation of the crawl space to determine the significance of the concern and make necessary repairs.

(I1 - 2.2) Crawl Space



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

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

(J1 - 1.1) Dishwasher; Location: Kitchen



The dishwasher was found to be in poor condition mold on the inside, standing water, and hose and manual inside unit. The dishwasher was not tested. The dishwasher was also not properly attached to underside of counter. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 3) Summary - Built In Appliances: Equipment

(Defects, Comments, and Concerns):**(J1 - 3.1) Range Hood: Exterior Duct; Location: Kitchen**

The range hood fan exit hood is not securely mounted. The unit needs to be secured to prevent damaged. A licensed general contractor should be consulted for further evaluation and repair to ensure proper and safe operation of the appliance.

**(J1 - 4) Summary - Built In Appliances: Equipment
(Defects, Comments, and Concerns):****(J1 - 4.1) Vent: Dryer; Location: Master bathroom closet**

The exhaust duct for the clothes dryer is disconnected in the crawl space and does not have proper termination at the floor level inside the home. The dryer duct should be kept in good working order to prevent fire hazards and properly distribute moisture to the exterior of the home. Note: the dryer duct for this home is a flexible plastic duct, most new dryers require a solid pipe metal duct. A HVAC contractor should be requested to upgrade this duct for safest operation.

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: 72 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):

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

Foundation Type: Crawl Space: Exterior Entrance

Foundation Materials: Block: Brick

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

(A1 - 1.1) Main House



In the crawl space, the foundation walls right side has an openings in the foundation walls and provide a path for rodent entry. and creates an undesirable environment in the crawl space areas Unused hole should be sealed. A general contractor should be consulted to make necessary repairs.

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

Column/Pier Type: Column: Exterior

Column/Pier Materials: Clad: Covered

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

(A2 - 1.1) Porch



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

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

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

Sub-Floor Type: Dimensional Lumber

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

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

(A3 - 1.1) Main House



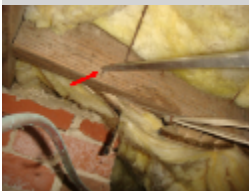
The floor in the kitchen next to the left side door Interior floors were noted to slope. No related concerns were noted in the foundation area. The buyer should review the area of concern. If additional concerns or questions are present, an engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

(A3 - 1.2) Main House



The drain under the mater bathroom shower was noted to be leaking into the crawl space. The shower system needs a complete evaluation. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay to prevent further damage and undesirable conditions.

(A3 - 1.3) Main House



The wood framing components near right side chimney foundation in the crawl space of this home has soft wood. A framing component is a main structural component that provides support of the framing structure and transfers loads to the foundation. It is recommended that a licensed general contractor be consulted to perform an invasive inspection to determine the extent of the damage and to make necessary repairs.

(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: Hip

Roof Sheathing Type: Dimensional Lumber

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

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

The trim/boxing home has been covered with aluminum /vinyl materials. It is not uncommon for installers to cover deteriorated siding or trim moldings. It is not possible to determine the condition of the wood trim or the condition and type of original boxing /trim during a home inspection. The aluminum /vinyl covering was not lifted or removed.

Wall Cladding Type: Vinyl Horizontal

Trim Type: Wood Clad

(B1 - 1) Exterior: Wall Cladding

(Defects, Comments, and Concerns):

(B1 - 1.1) Main House



The siding for this home is a vinyl material. The rear and left side of the house has visible areas of damage, loose pieces. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

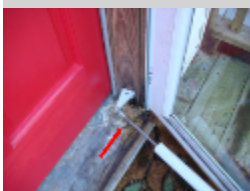
(B1 - 1.2) Main House

Additional Photograph: This a photograph of damaged siding left side of house

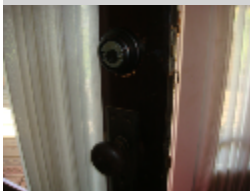
(B2 - 1) Doors**Exterior: Windows and Doors (Descriptions):**

Window/Door Type: Door: Single

Location: All Accessible

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

The side door frame is weathered and damaged. The door needs repairs and sealing to prevent further damage. A licensed general contractor should be consulted for evaluation and repair.

(B2 - 1.2) Doors

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

(B2 - 2) Windows**Exterior: Windows and Doors****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The window trim and sill areas have been covered with aluminum cladding and were not visible for inspection.

Window/Door Type: Window: Single

Location: All Accessible

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

The kitchen window frame is loose. The window needs repair is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 2.2) Windows

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

(B2 - 2.3) Windows



Many windows throughout the house have been permanently shut using nails or screws. Windows in bedroom are especially important to be fully operational as they provide a means of escape in emergency. 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 of all windows and repair.

(B3 - 1) Porch (Front)

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

Structure Type: Masonry (Wood Surface)

Location: Main House

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

(B3 - 1.1) Porch (Front)



The receptacle located on front porch had no power. This could indicate a damaged receptacle or branch wiring circuit. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(B3 - 1.2) Porch (Front)



Several front porch surface boards are raised. This uneven surface is a trip hazard. A licensed general contractor should be consulted for evaluation and to make necessary repairs.

(B3 - 1.3) Porch (Front)



The light fixture located on front porch was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(B3 - 2) Stoop

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

Structure Type: Wood (Wood Surface)

Location: Main House Left

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

(B3 - 2.1) Stoop



The hand railings for the steps are loose and in need of repair or replacement to ensure safe and functional use of the steps. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 3) Porch (Back)

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

Structure Type: Masonry (Wood Surface)

Location: Main House Rear

**(B3 - 3) Exterior: Decks, Porches, Stoops, and Balconies
(Defects, Comments, and Concerns):****(B3 - 3.1) Porch (Back)**

The rear porch step railings post have soft and rotted wood at the ground surface. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.

(B4 - 1) Driveway**Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):**

Construction Type: Gravel

Location: Main House Front

(B5 - 1) Historical Trees**Exterior: Vegetation and Grading (Descriptions):**

Location: Main House Rear

**(B5 - 1) Exterior: Vegetation and Grading
(Defects, Comments, and Concerns):****(B5 - 1.1) Historical Trees**

The home has historical trees. Historical trees require annual maintenance and service to reduce risk hazards related to the home. An arborist should be consulted to determine the general health of the tree, required service, and recommend a care plan.

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

The roof covering, chimney, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. Chimney related Items listed or identified were found to be of concern and in need of further evaluation and repair by a General Contractor and or Engineer. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and Roof gutters system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections. Chimney inspections are limited to the visible surfaces only, flue liners, chimney caps, chimney crowns are not visible and therefore beyond the scope of the home inspection. Chimneys should have complete inspections by a specialist annually and prior to use.

C - Roofing Section**(Roof Covering Inspection Methods):**

The roof covering was inspected using binoculars / zoom camera 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: Metal:

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

(C1 - 1.1) Main House



This home as has a metal roofing system. The metal system is in need of further evaluation and repair. The edge of the roof is lifted in several areas which could allow rodent access to the attic. A licensed roofing contractor with experience with metal roof systems should be consulted for a complete evaluation to determine significance of the concerns and to make necessary repairs.

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

All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti-scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not found and reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Backflow protection is not a requirement for all homes, and determining the presence or absence of backflow protection is beyond the scope of the inspection. Annual service and inspection of the main waste line will prevent system clogging and backup. 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: Crawl Space

Water Supply Type: Private Well

Supply Piping Materials: [Copper/Brass]

(D1 - 1) Crawl Space Plumbing: Water Distribution Systems (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined.

Piping Materials: [Copper/Brass]

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

(D1 - 1.1) Crawl Space



The exterior faucet located by front steps did not operate. A licensed plumbing contractor should be consulted to make necessary repairs.

(D1 - 1.2) Crawl Space



Additional Photograph: This is a photograph of non working faucet right side of hose

(D2 - 1) Crawl Space 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:

Capacity:

Energy Source: Electric

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

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

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

Smoke Detectors are Present in this Home

Carbon Monoxide Detectors are Present in this Home

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

Grounding Electrode: Driven Rod

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

The electrical inspection was not completed because the service panel was blocked by rear steps. Electrical panels require access for emergency turn off, maintenance, and inspection. Corrections are needed to provide safe access. The inspection of the electrical panel is an important part of the home inspection and should be completed prior to the purchase of the home.

Location: Exterior

Amperage Rating: 200 Amps

Service Cable Material: Direct Feed

Voltage Rating: 120/240 Volts, 1 Phase

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

Location: Kitchen

Amperage Rating: 200 Amps

Service Cable Material: Aluminum

Voltage Rating: 120/240 Volts, 1 Phase

(E3 - 1) Electrical: Distribution Panels**(Defects, Comments, and Concerns):****(E3 - 1.1) Distribution Panel #1**

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

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

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

(E4 - 1) Electrical: Branch Circuits and Wiring**(Defects, Comments, and Concerns):****(E4 - 1.1) Area: Distribution Panel**

Some of the 3 prong type receptacle(s) in the house tested as open equipment ground. This home was built in an era where receptacles were 2 prong type without an equipment ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. Receptacles typically should not be updated to the 3 prong type without the installation of an equipment ground or GFCI protection. 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) Electrical: Light Fixtures, Receptacles, Smoke Detectors**(Defects, Comments, and Concerns):****(E5 - 1.1) Exterior**

The light fixture located in the rear 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.

(E5 - 1.2) Exterior

Extension cords have been used in place of hard wire (right side of house). This indicates amateur electrical work and could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to review the installations and make necessary repairs to ensure safe and proper operation and installation.

**(E5 - 2) Electrical: Light Fixtures, Receptacles, Smoke Detectors
(Defects, Comments, and Concerns):****(E5 - 2.1) Interior**

The smoke detector and carbon detectors located in hallway and kitchen areas are not properly mounted. The units should be repaired or replaced to ensure a safe environment.

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

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

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

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

Location: Exterior: Package Unit (Heating and Cooling)

Equipment Type: Gas: Furnace: Package Unit

Energy Source: Propane

**(F1 - 1) Heating: Equipment
(Defects, Comments, and Concerns):****(F1 - 1.1) Heating Unit #1**

The package unit electrical service panel is missing the inside cover. The cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion. 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.

(F1 - 1.2) Heating Unit #1

The shroud that covers the opening in the foundation between the package unit and the house is ponding water. The shroud prevents water, debris, and animals from entering the foundation area of the home. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to protect the unit, the ducts, and the foundation opening.

(F1 - 1.3) Heating Unit #1



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

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

(F2 - 1.1) Heating Unit Served: Heating Unit #1



The duct register that supplies kitchen is filled with debris. The debris reduces the air flow and contaminates the air supply. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(F2 - 1.2) Heating Unit Served: Heating Unit #1



The return duct system located rear left side is not properly supported, and appears to be restricted. Proper support is needed to ensure correct air flow and system function. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system and components to ensure reliable and proper operation of the HVAC system.

(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

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 (Descriptions):

Location: Exterior Package Unit (Heating and Cooling)*Equipment Type:* Electric: Package Unit*Energy Source:* Electric**(G1 - 2) Cooling Unit #2
Cooling: Equipment (Descriptions):***Location:* Attic*Equipment Type:* Electric: Split System*Energy Source:* Electric**(G2 - 1) Cooling Unit Served: Cooling Unit #1
Cooling: Distribution Systems (Descriptions):***Location:* Crawl Space*System Type:* Forced Air: Metal Box: Flexible Branch**(G2 - 2) Cooling Unit Served: Cooling Unit #2
Cooling: Distribution Systems (Descriptions):***Location:* Attic*System Type:* Forced Air: Metal Box: Flexible Branch**H - Interiors Section
(General Limitations, Implications, and Directions):**

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



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

(H1 - 2) Bedroom #2

Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

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

(H1 - 2.1) Bedroom #2



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

(H1 - 3) Bedroom #3 (front right)

Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

Heating/Cooling: [Heating Source Noted]

(H1 - 4) Bedroom #4 (front left)

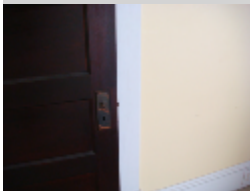
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

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

(H1 - 4.1) Bedroom #4 (front left)



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

(H2 - 1) Kitchen

Interiors: Kitchens (Descriptions):

Additional Information: [Finished Area]

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

(H3 - 1) Bathroom #1 (1st floor)

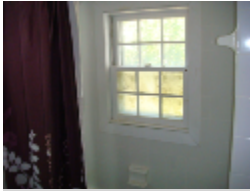
Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Operable Window]

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

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



The window for the bathroom is the only means of ventilation and is in need repair to ensure proper operation. The window did not properly latch, lock, open. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

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



The door for the bathroom needs repair to ensure proper operation and privacy. The door did not properly latch, lock, close.

(H3 - 1.3) Bathroom #1 (1st floor)



The shower faucet assembly is not sealed to wall, this could allow water penetration into the wall cavity. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

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

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Operable Window]

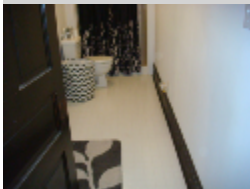
(H3 - 3) Bathroom #2 (2nd floor) Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Operable Window]

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

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



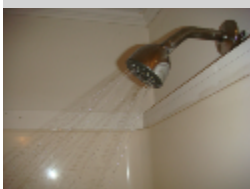
The door for the bathroom needs repair to ensure proper operation and privacy. The door did not properly latch, lock, close.

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



The bathroom window needs further evaluation and repair. The window was cloudy, cracked, decayed, broken. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H3 - 3.3) Bathroom #2 (2nd floor)



The water flow to the fixtures is low. Low water flow in the bathroom can indicate an underlying problem with the plumbing systems/components and reduce the effectiveness and function of the fixtures. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3 - 3.4) Bathroom #2 (2nd floor)



The wood ceiling has areas of decay typical of water moisture. A licensed general contractor should be consulted for an investigation to determine the source of the water moisture and the extent of the decay to prevent further damage and undesirable conditions

(H5 - 1) Attic: Unfinished (off bedroom #1)

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

Additional Information: [Finished Area]

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

(H5 - 1.1) Attic: Unfinished (off bedroom #1)



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

(H5 - 1.2) Attic: Unfinished (off bedroom #1)



From the attic, the presents of collections buckets indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(H5 - 1.3) Attic: Unfinished (off bedroom #1)



The historical knob & tube wiring has been covered with insulation. Blown-in, foamed-in, or rolled insulation prevents the dissipation of heat into the free air space, resulting in higher conductor temperature, which could cause insulation breakdown and possible ignition of the insulation. A complete evaluation by an electrical contractor is recommended to ensure the safest system configuration and determine the integrity of the system. **Please note it was not clear if the wiring is still in use**

(H5 - 2) Attic: Unfinished

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

Additional Information: [Finished Area]

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

(H5 - 2.1) Attic: Unfinished



The attic area has damaged walk boards. The inspection was performed from the attic access opening and was very limited. The inspection of the attic is an important part of the home inspection and should be completed after conditions are corrected and prior to purchase.

(H6 - 1) Fireplace: Masonry (LR)

Interiors: Fireplaces and Stoves (Descriptions):

Location: Living Room

Energy Source: Propane

Exhaust Flue Type: Undetermined

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

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(H6 - 1.1) Fireplace: Masonry (LR)

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.

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

Location: Kitchen
Energy Source: Propane
Exhaust Flue Type: Undetermined

**(H6 - 2) Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):****(H6 - 2.1) Fireplace: Masonry (kitchen)**

The gas log unit located in the kitchen 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.

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

Location: Bedroom: Master
Energy Source: Propane
Exhaust Flue Type: Undetermined

**(H6 - 3) Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):****(H6 - 3.1) Fireplace: Masonry (MB)**

The fireplace in the master bedroom has a gas line installed and is capped. Please note the damper area is sealed and most vent-free appliances are not approved for use in bedrooms or bathrooms. When approved, the BTU rating must be limited to 10,000 BTU's for bedroom use and 6,000 BTU's for bathroom use. This unit needs to be verified to be rated for a sleeping area. A HVAC contractor or the local gas company should be consulted for a complete evaluation.

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

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

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

The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value.

Insulation Type: Loose: Fiberglass

Ventilation Type: Undetermined

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

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

Insulation Type: Batt: Faced Kraft Paper

Ventilation Type: Foundation Vents

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

(I1 - 2.1) Crawl Space



Evidence of condensation and discoloration of the crawl space access door right side of house indicates a problem with excessive moisture. A licensed general contractor should be consulted for a complete evaluation of the crawl space to determine the significance of the concern and make necessary repairs.

(I1 - 2.2) Crawl Space



Electrical connections have been made in the crawl space 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.

(I1 - 3) Attic (off bedroom #1) Insulation and Ventilation: Areas (Descriptions):

Insulation Type: Loose: Fiberglass

Ventilation Type: Undetermined

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: Not Inspected

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

(J1 - 1.1) Dishwasher



The dishwasher was found to be in poor condition with mold on the inside, standing water, and a hose and manual inside the unit. The dishwasher was not tested. The dishwasher was also not properly attached to the underside of the counter. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 2) Range: Electric Built In Appliances: Equipment (Descriptions):

Location: Kitchen

Inspection Method: The range / oven elements were operated with the 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. Note no bottom oven element was detected.

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

Location: Kitchen

Inspection Method: The range hood / downdraft fan was operated until a light suction was created. The effectiveness of the exhaust was not determined.

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

(J1 - 3.1) Range Hood: Exterior Duct



The range hood fan exit hood is not securely mounted. The unit needs to be secured to prevent damage. A licensed general contractor should be consulted for further evaluation and repair to ensure proper and safe operation of the appliance.

(J1 - 4) Vent: Dryer Built In Appliances: Equipment (Descriptions):

Location: Master bathroom closet

Inspection Method: visual

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

(J1 - 4.1) Vent: Dryer



The exhaust duct for the clothes dryer is disconnected in the crawl space and does not have proper termination at the floor level inside the home. The dryer duct should be kept in good working order to prevent fire hazards and properly distribute moisture to the exterior of the home. Note: the dryer duct for this home is a flexible plastic duct, most new dryers require a solid pipe metal duct. A HVAC contractor should be requested to upgrade this duct for safest operation.