



Home Inspection Report

Report Number: 102415-1
For The Property Located On:

Wake Forest, North Carolina 27587



Prepared For Exclusive Use By:

First Last

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

Inspector Signature: *Kevin Novy*

Date of Inspection: Saturday, October 24, 2015

Time Started: 9:00 AM, Time Completed:

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Report Sections

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- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
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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."

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

(A3 - 1.1) Main House



In the front hallway a hardwood floor board was raised. Excessive movement of the hardwood floors can indicate improper installation and or unbalanced moisture conditions that indicate underlying problems. . A flooring installation/ repair company should be consulted for further evaluation to determine the significance and source of the concern.

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

(B1 - 1.1) Main House



The exterior of the home was noted to have several loose siding boards left side and rear. Also noted were several locations where gaps between boards have expanded leaving opportunities for water penetration. The loose siding boards can indicate improper installation, failure of the fasteners, and or problems with the sheathing. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to evaluate the siding installation, the condition of the underlayment, and to correct the loose boards to ensure the weathertightness of the system.

(B1 - 1.2) Main House



Additional Photograph: This a photograph of expanded gap between boards

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

(B2 - 1.1) Windows ; Location: All Accessible



The window shutter was noted to be loose. If the shutter is not properly installed it will not prevent water penetration. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

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

(E5 - 1.1) Attic



The receptacle located attic is missing cover plate. Missing cover plates could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

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

(H1 - 3.1) Bedroom: Master



The floor in the master bedroom has a raised seam. 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.

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

(H1 - 4.1) Bonus Room (3rd floor)



The door to the 3rd floor bedroom drags and is difficult to open or close. This condition could indicate improper installation. The door needs repair to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(H4 - 1) Summary - Interiors: Garages
(Defects, Comments, and Concerns):**

(H4 - 1.1) Garage



The garage door needs adjustment and repair. The door did not stop/reverse when the path was interrupted. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

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

(J1 - 1.1) Dishwasher; Location: Kitchen



The drainage pipe from the dishwasher to the sink plumbing was not installed in manner to prevent sewer from backing up in the event of a plumbing clog. The dishwasher needs further evaluation and repair to ensure sanitary and proper operation. An appliance repair person should be consulted.

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: 67 Deg. F

Weather Conditions: Clear - Sunny

Home Inspection Report Body

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

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

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

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

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

Foundation Type: Crawl Space:

Foundation Materials: Block: Brick

(A2 - 1) Main House Structural: Columns and Piers (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

Column/Pier Type: Pier: Crawl Space

Column/Pier Materials: Block: Brick

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

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

Sub-Floor Type: Plywood

Floor Joist Type: Engineered System: I- Joists: Wood

Girder/Beam Type: Dimensional Lumber: Standard Construction

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

(A3 - 1.1) Main House



In the front hallway a hardwood floor board was raised. Excessive movement of the hardwood floors can indicate improper installation and or unbalanced moisture conditions that indicate underlying problems. . A flooring installation/ repair company should be consulted for further evaluation to determine the significance and source of the concern.

(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: Not Visible for Inspection

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: Fiber Cement Horizontal*Trim Type:* Wood Paint**(B1 - 1) Exterior: Wall Cladding
(Defects, Comments, and Concerns):****(B1 - 1.1) Main House**

The exterior of the home was noted to have several loose siding boards left side and rear. Also noted were several locations where gaps between boards have expanded leaving opportunities for water penetration. The loose siding boards can indicate improper installation, failure of the fasteners, and or problems with the sheathing. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to evaluate the siding installation, the condition of the underlayment, and to correct the loose boards to ensure the weathertightness of the system.

(B1 - 1.2) Main House

Additional Photograph: This a photograph of expanded gap between boards

**(B2 - 1) Windows
Exterior: Windows and Doors (Descriptions):***Window/Door Type:* Window: Single & Double*Location:* All Accessible**(B2 - 1) Exterior: Windows and Doors
(Defects, Comments, and Concerns):****(B2 - 1.1) Windows**

The window shutter was noted to be loose. If the shutter is not properly installed it will not prevent water penetration. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

**(B2 - 2) Doors
Exterior: Windows and Doors (Descriptions):***Window/Door Type:* Door: Single*Location:* All Accessible**(B3 - 1) Deck
Exterior: Decks, Porches, Stoops, and Balconies
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):***Structure Type:* Wood (Wood Surface)*Location:* Main House Rear**(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: Concrete

Location: Main House Front

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

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

C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected using binoculars / zoom camera 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

(C2 - 1) Main House Roofing: Drainage Systems (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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

System Type: Gutter

**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: Closet

Water Supply Type: Public

Supply Piping Materials: [PEX]

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

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] [PEX]

(D2 - 1) Crawl Space**Plumbing: Drain, Waste, and Vent Systems****(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family.

Piping Materials: [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: Garage*Capacity:* 50 Gallons*Energy Source:* Gas-Natural**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 (Descriptions):***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:* Garage*Amperage Rating:* 200 Amps*Service Cable Material:* Aluminum*Voltage Rating:* 120/240 Volts, 1 Phase**(E4 - 1) Area: Distribution Panel
Electrical: Branch Circuits and Wiring (Descriptions):***Observed Wiring Materials:* [Non Metallic Sheathed Cable-Plastic]**(E5 - 1) Electrical: Light Fixtures, Receptacles, Smoke Detectors
(Defects, Comments, and Concerns):****(E5 - 1.1) Attic**

The receptacle located attic is missing cover plate. Missing cover plates could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

**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 (Descriptions):***Location:* Exterior: Package Unit (Heating and Cooling)*Equipment Type:* Gas: Furnace: Package Unit*Energy Source:* Natural Gas**(F1 - 2) Heating Unit #2****Heating: Equipment (Descriptions):***Location:* Attic*Equipment Type:* Gas: Furnace*Energy Source:* Natural Gas**(F1 - 3) Heating Unit #3****Heating: Equipment (Descriptions):***Location:* Attic*Equipment Type:* Gas: Furnace*Energy Source:* Natural Gas**(F2 - 1) Heating Unit Served: Heating Unit #1****Heating: Distribution Systems (Descriptions):***Location:* Crawl Space*System Type:* Forced Air: Metal Box: Flexible Branch**(F2 - 2) Heating Unit Served: Heating Unit #2****Heating: Distribution Systems (Descriptions):***Location:* Attic*System Type:* Forced Air: Metal Box: Flexible Branch**(F2 - 3) Heating Unit Served: Heating Unit #3****Heating: Distribution Systems (Descriptions):***Location:* Attic*System Type:* Forced Air: Metal Box: Flexible Branch**(F3 - 1) Crawl Space/ attic****Heating: Gas Piping and Fuel Storage Systems (Descriptions):***Gas Piping Materials:* CSST (Corrugated Stainless Steel)*Fuel Turn Off Location:* At Furnace**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**(G1 - 3) Cooling Unit #3
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**(G2 - 3) Cooling Unit Served: Cooling Unit #3
Cooling: Distribution Systems (Descriptions):***Location:* Attic*System Type:* Forced Air: Metal Box: Flexible Branch**H - Interiors Section
(General Limitations, Implications, and Directions):**

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Homeowners should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. The inspection of the garage does not include moving personal property and or storage. The verification of fire separation systems between the house and the garage such as doors and ceilings is beyond the scope of the home inspection. The washing machine and dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector and Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

**(H1 - 1) Laundry
Interiors: General Rooms
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The presence of the washer and dryer greatly limited 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 indications of water penetration, damage or other 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.

Additional Information: [Finished Area]

(H1 - 2) Media Room (2nd floor) **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) Media Room (2nd floor)



The audio jack receptacle is separated from wall

(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 floor in the master bedroom has a raised seam. 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.

(H1 - 4) Bonus Room (3rd floor) **Interiors: General Rooms (Descriptions):**

Additional Information: [Finished Area]

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

(H1 - 4.1) Bonus Room (3rd floor)



The door to the 3rd floor bedroom drags and is difficult to open or close. This condition could indicate improper installation. The door needs repair to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

Additional Information: [Finished Area]

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

(H3 - 1) Bathroom #1 (2nd floor)**Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 3) Bathroom: Master**Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 4) Half Bathroom #1 (1st floor)**Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H4 - 1) Garage**Interiors: Garages (Descriptions):**

Door Inspection Method:

(H4 - 1) Interiors: Garages**(Defects, Comments, and Concerns):****(H4 - 1.1) Garage**

The garage door needs adjustment and repair. The door did not stop/reverse when the path was interrupted. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

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

Additional Information: [Finished Area]

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior**Interiors: Fireplaces and Stoves (Descriptions):**

Location: Living Room

Energy Source: Natural Gas

Exhaust Flue Type: Metal

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) Crawl Space 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: Batt: Faced Kraft Paper

Ventilation Type: Foundation Vents

(I1 - 2) Attic: All Accessible Insulation and Ventilation: Areas (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

Spray insulation installations are not verified for suitability of use, requirement for or presence of flame/fire barriers. Spray foam insulation installations greatly limit the structural inspections in the attic areas.

Insulation Type: Spray Foam

Ventilation Type: Soffit: Ridge

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 (Descriptions):

Location: Kitchen

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

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

(J1 - 1.1) Dishwasher

The drainage pipe from the dishwasher to the sink plumbing was not installed in manner to prevent sewer from backing up in the event of a plumbing clog. The dishwasher needs further evaluation and repair to ensure sanitary and proper operation. An appliance repair person should be consulted.

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

Location: Kitchen

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

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

Location: Kitchen

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

(J1 - 4) Garbage Disposal**Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

Inspection Method: The sink disposal was operated by turning the switch to the one position and allowing the grinder to operate for 10 seconds or until a defect is discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.

(J1 - 5) Garbage Disposal**Built In Appliances: Equipment (Descriptions):**

Location: Wet Bar

Inspection Method: The sink disposal was operated by turning the switch to the one position and allowing the grinder to operate for 10 seconds or until a defect is discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.