



Property Inspection Report

Report Number: 2025058

For The Property Located On:

213 Nine Mile Road
Newport, North Carolina 28570



Prepared For Exclusive Use By:

John and Lauren Stayton

Prepared By: David Ward, NC: 4604

Date of Inspection: Monday, June 30, 2025

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

This report was prepared for the exclusive use of the client named above.

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

Report Sections / Confirmation of Inspection

Legend

- IN** This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NI** This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.
- LT** The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

A1 - Structural: Foundation	IN/NI LT
(A1 - 1) Main House	IN
A2 - Structural: Columns and Piers	IN/NI LT
(A2 - 1) Porch	IN
A3 - Structural: Floor Structure	IN/NI LT
(A3 - 1) Main House : 2nd floor	IN
A4 - Structural: Wall Structure	IN/NI LT
(A4 - 1) All Interior Areas	IN LT
A5 - Structural: Ceiling Structure	IN/NI LT
(A5 - 1) All Accessible Attic Areas	IN LT
A6 - Structural: Roof Structure	IN/NI LT
(A6 - 1) Main House	IN

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim	IN/NI LT
(B1 - 1) Main House	IN
B2 - Exterior: Windows and Doors	IN/NI LT
(B2 - 1) All Windows	IN
(B2 - 2) Exterior Doors	IN
B3 - Exterior: Decks, Porches, Stoops, and Balconies	IN/NI LT
(B3 - 1) Porch	IN
(B3 - 2) Deck	IN LT
(B3 - 3) Patio Cover	IN
(B3 - 4) Stoop	IN
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
(B4 - 1) Driveway	IN
B5 - Exterior: Vegetation and Grading	IN/NI LT
(B5 - 1) Vegetation	IN
(B5 - 2) Grading	IN

C - Roofing

C1 - Roofing: Coverings	IN/NI LT
(C1 - 1) Main House	IN
C2 - Roofing: Drainage Systems	IN/NI LT
(C2 - 1) Main House	IN

C3 - Roofing: Flashings, Skylights, and Penetrations	IN/NI	LT
(C3 - 1) Main House	IN	
D - Plumbing		
D1 - Plumbing: Water Distribution Systems	IN/NI	LT
(D1 - 1) Main	IN	
(D1 - 2) All Accessible Areas	IN	LT
D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI	LT
(D2 - 1) All Accessible Areas	IN	
D3 - Plumbing: Water Heating Equipment	IN/NI	LT
(D3 - 1) Unit 1	IN	
E - Electrical		
E1 - Electrical: Main Service	IN/NI	LT
(E1 - 1) Underground	IN	
E2 - Electrical: Main Panels	IN/NI	LT
(E2 - 1) Main Panel 1	IN	
E4 - Electrical: Branch Circuits and Wiring	IN/NI	LT
(E4 - 1) Area: Main Panel	IN	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI	LT
(E5 - 1) Exterior	IN	
(E5 - 2) Interior	IN	
F - Heating		
F1 - Heating: Equipment	IN/NI	LT
(F1 - 1) Heating Unit 1	IN	LT
(F1 - 2) Heating Unit 2	IN	
F2 - Heating: Distribution Systems	IN/NI	LT
(F2 - 1) Heating Unit 1	IN	
(F2 - 2) Heating Unit 2	IN	
G - Cooling		
G1 - Cooling: Equipment	IN/NI	LT
(G1 - 1) Cooling Unit 1	IN	LT
(G1 - 2) Cooling Unit 2	IN	
G2 - Cooling: Distribution Systems	IN/NI	LT
(G2 - 1) Cooling Unit 1	IN	
(G2 - 2) Cooling Unit #2	IN	
H - Interiors		
H1 - Interiors: General Rooms	IN/NI	LT
(H1 - 1) Hall	IN	
(H1 - 2) Dining Room	IN	
(H1 - 3) Laundry	IN	
(H1 - 4) Bedroom: Master	IN	
(H1 - 5) Bedroom 2	IN	
(H1 - 6) Bedroom 3	IN	
(H1 - 7) Living Room	IN	
(H1 - 8) Den	IN	
(H1 - 9) Office	IN	

H2 - Interiors: Kitchens	IN/NI LT
(H2 - 1) Kitchen	IN
H3 - Interiors: Bathrooms	IN/NI LT
(H3 - 1) Bathroom 1	IN
(H3 - 2) Half Bathroom 1	IN
I - Insulation and Ventilation	
I1 - Insulation and Ventilation: Areas	IN/NI LT
(I1 - 1) Attic: All Accessible	IN
J - Built In Appliances	
J1 - Built In Appliances: Equipment	IN/NI LT
(J1 - 1) Dishwasher	IN
(J1 - 2) Garbage Disposal	IN
(J1 - 3) Microwave: Built In	IN
(J1 - 4) Range: Electric	IN
(J1 - 5) Vent: Dryer	IN

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."

(A4 - 1) All Interior Areas

Summary - Structural: Wall Structure (Defects, Comments, and Concerns):

(A4 - 1.1) All Interior Areas

(B3 - 2) Deck, Location: Main House Rear

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

(B3 - 2.3) Deck



A glimpse of the framing below the decking. It appears the bands/girders are attached to the side of the post/4x4 and are not bearing supported. This method of construction (nonbearing supported) requires each connection to be through bolted with 5/8" galvanized bolt nut and washer. (or equal). The joist are also not bearing supported (no ledger or joist hanger). The joist are supported by nails driven through the band into the end of the joist. Joist should be bearing supported. A repairman/carpenter can repair.

(B3 - 4) Stoop, Location: Main House Right

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

(B3 - 4.1) Stoop



The last riser going up is significantly higher than the rest. this is somewhat of a tripping hazard. The steps appear to be precast. A repairman could reset the precast steps so that all risers (except the 1st at the ground) are the same height.

(E2 - 1) Main Panel 1, Location: Laundry

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

(E2 - 1.4) Main Panel 1



When black is used for hot it should be indicated so with black or red tape or black marking. A repairman/electrician can repair. In the panel, a 220 volt breaker is supplied by a white and black wire. In this configuration, the white wire is used for power and not as a neutral and should be correctly labeled with black markings. This configuration could result in personal injury to service and repair people. A licensed electrician should consulted to check the general condition of the panel and the conductors at the termination points and provide black markings to ensure that service/repair workers are alerted to the color difference and the presence of hot conductors.

(E2 - 1.6) Main Panel 1



There are some neutrals and grounds under the same lug and then there are two neutrals under the same lug. An electrician can evaluate and repair. Neutrals and grounds should not be under the same lug, especially when on the same circuit.

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

(E5 - 2.1) Interior



Main bathroom. The GFI is not tripping with my tester. An electrician can evaluate and repair.

(E5 - 2.2) Interior



Downstairs half bath. Incorrect wiring. The GFI will not function. An electrician can evaluate and repair.

(E5 - 2.3) Interior



This smoke detective did not test as working. A repairman can replace

(F1 - 1) Heating Unit 1, Location: Closet: Bedroom (see comments)
Summary - Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.4) Heating Unit 1



This safety cut off the switch is not functioning. This can allow condensate to build up and overflow the pan.
A repairman can replace. This appears to be the only protection from condensate overflow if the drain line fails.

(F1 - 2) Heating Unit 2, Location: Crawl Space
Summary - Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 2.1) Heating Unit 2



1 condensate drain line to exterior. If this line fails, condensate can build up and the water will fall to the vapor barrier. I suggest a safety cut-off switch be installed, because you don't want condensate draining into the crawlspace.

(H1 - 1) Hall

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

(H1 - 1.2) Hall



This smoke detective did not test as working. A repairman can replace

(H2 - 1) Kitchen

Summary - Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen



Not ground fault protected. Required since 1987. An electrician can evaluate and make repairs.

(H2 - 1.2) Kitchen



Not ground fault protected. Required since 1987. An electrician can evaluate and make repairs.

(H3 - 1) Bathroom 1

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

(H3 - 1.2) Bathroom 1



The bearings in the exhaust fan are about gone. the unit is loud and probably inefficient. A repairman can replace

(H3 - 1.3) Bathroom 1



This is a GFI receptacle but it does not appear to be functioning properly. It does not trip with my tester.. A repairman/ electrician can evaluate and repair.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word "inspect" 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 warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and 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 or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Weather Conditions: Clear - Sunny

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 attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) Main House Structural: Foundation	IN/NI LT
	IN

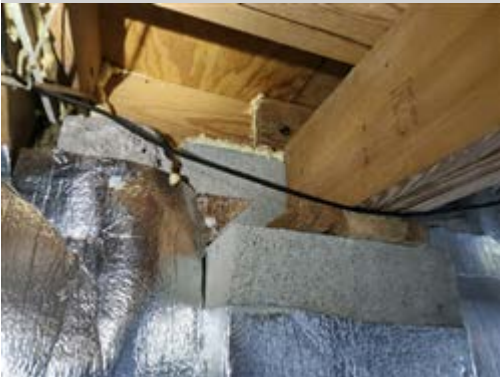
Foundation Type: Crawl Space and Slab on grade
Foundation Materials: Block: Brick

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

(A1 - 1.1) Main House



(A1 - 1.2) Main House



(A1 - 1.3) Main House



(A1 - 1.4) Main House



The slab is not visible for inspection.

(A2 - 1) Porch

Structural: Columns and Piers

IN/NI LT

IN

Column/Pier Type: Column: Exterior

Column/Pier Materials: Wood

(A2 - 1) Porch

Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Porch



The columns appear to be solid. Repairs have been made to the column base.

(A3 - 1) Main House : 2nd floor

Structural: Floor Structure

IN/NI LT

IN

Sub-Floor Type: Plywood

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

(A3 - 1) Main House : 2nd floor

Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House : 2nd floor



(A3 - 1.2) Main House : 2nd floor



(A3 - 1.3) Main House : 2nd floor



(A3 - 1.4) Main House : 2nd floor



(A3 - 1.5) Main House : 2nd floor



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

IN/NI LT

IN LT

Wall Structure Type: Finished Areas: Not Accessible

Limitation(s): The wall and ceiling structures are not visible for inspection or reporting a structural description.

(A4 - 1) All Interior Areas
Structural: Wall Structure (Defects, Comments, and Concerns):

(A4 - 1.1) All Interior Areas

(A5 - 1) All Accessible Attic Areas
Structural: Ceiling Structure

IN/NI LT

IN LT

Ceiling Joist Type: Not Visible

Beam/Girder Type: Not Visible

Limitation(s): The wall and ceiling structures are not visible for inspection or reporting a structural description.

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT

IN

Roof Style/Type: Gable

Roof Sheathing Type: Plywood

Rafter & Beam Types: Dimensional Lumber: Standard Construction

(A6 - 1) Main House
Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



(A6 - 1.2) Main House



(A6 - 1.3) Main House



(A6 - 1.4) Main House



(A6 - 1.5) Main House



(A6 - 1.6) Main House



(A6 - 1.7) Main House



Attic over the living room and kitchen were not accessible

(A6 - 1.8) Main House



Attic over the living room and kitchen were not accessible

**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. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult a specialist in each trade as needed. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

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

IN/NI LT

IN

Wall Cladding Type: Brick veneer and Vertical Hardboard
Trim Type: Wood Paint

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

(B1 - 1.1) Main House



Bric veneer at ground floor

(B1 - 1.2) Main House



(B1 - 1.3) Main House



(B1 - 1.4) Main House



(B1 - 1.5) Main House



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

IN/NI LT

IN

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

(B2 - 1.1) All Windows



All windows functioned easily.

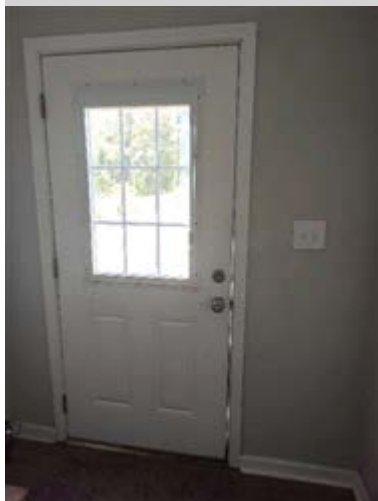
**(B2 - 2) Exterior Doors
Exterior: Windows and Doors**

IN/NI LT

IN

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

(B2 - 2.1) Exterior Doors



Downstairs. Rear door. You can light shining around the door on the strike side. The door and frame are not in alignment and the weatherstripping may need to be replaced

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

IN/NI LT

IN

Structure Type: Masonry (Concrete Surface)

Location: Main House Front

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

(B3 - 1.1) Porch



Columns and handrails show evidence of wear and tear but it appears any rot and decay has been addressed.

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

IN/NI LT

IN LT

Structure Type: Wood (Wood Surface)

Location: Main House Rear

Limitation(s): The deck is very low to the ground. Not able to inspect the framing below the deck

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

(B3 - 2.1) Deck



(B3 - 2.2) Deck



The bands and girders are not bearing supported so they should be through bolted with 5/8" galvanized bolts, nuts and washers, or equal.

(B3 - 2.3) Deck



A glimpse of the framing below the decking. It appears the bands/girders are attached to the side of the post/4x4 and are not bearing supported. This method of construction (nonbearing supported) requires each connection to be through bolted with 5/8" galvanized bolt nut and washer. (or equal). The joist are also not bearing supported (no ledger or joist hanger). The joist are supported by nails driven through the band into the end of the joist. Joist should be bearing supported. A repairman/carpenter can repair.

(B3 - 3) Patio Cover
Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT

IN

Structure Type: Wood/Metal roof
Location: Main House Left

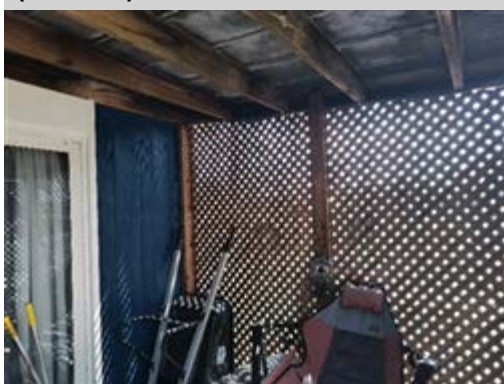
(B3 - 3) Patio Cover
Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 3.1) Patio Cover



This covers the patio. It is not constructed to code and was probably not permitted.

(B3 - 3.2) Patio Cover



(B3 - 4) Stoop
Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT

IN

Structure Type: Masonry (Concrete Surface)
Location: Main House Right

(B3 - 4) Stoop
Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 4.1) Stoop



The last riser going up is significantly higher than the rest. this is somewhat of a tripping hazard. The steps appear to be precast. A repairman could reset the precast steps so that all risers (except the 1st at the ground) are the same height.

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

IN/NI LT

IN

Construction Type: Concrete
Location: Main House Front

(B4 - 1) Driveway
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 1.1) Driveway



(B4 - 1.2) Driveway



Lots of cracks and evidence of settlement of the driveway over the concrete pipe. The repair is to cut out and replace.

(B4 - 1.3) Driveway



Typical expansion/contraction cracks

(B4 - 1.4) Driveway



Another area of cracks and settlement .

(B5 - 1) Vegetation Exterior: Vegetation and Grading	IN/NI LT
	IN

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

(B5 - 1.1) Vegetation



No vegetation negatively affecting the property and improvements were observed.

(B5 - 2) Grading Exterior: Vegetation and Grading	IN/NI LT
	IN

(B5 - 2) Grading
Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 2.1) Grading



No areas of improper grading or lack of draining water away from the improvements were observed

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 a Licensed Roofing or a 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 nails, underlayment condition, and 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 gutter 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 problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected from the roof surface and by using binoculars / zoom camera and from a ladder at the roof eaves. The roof surface was accessed but the inspector did not travel to all areas. Walking on the roof surface is a limited service and is not performed on roof surfaces with a roof pitch of greater than 8:12, when the roof surface is wet, when the roof surface is covered with debris or ice, when exterior temperatures are over 95 degrees Fahrenheit, and or when roof covering materials will be damaged. 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

IN/NI LT

IN

Roof Covering Type: Shingles Composite or Fiberglass

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

(C1 - 1.1) Main House



(C1 - 1.2) Main House



(C1 - 1.3) Main House



(C1 - 1.4) Main House



(C1 - 1.5) Main House



(C1 - 1.6) Main House



**(C2 - 1) Main House
Roofing: Drainage Systems**

IN/NI LT

IN

System Type: Gutter

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

(C2 - 1.1) Main House



(C2 - 1.2) Main House



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

IN/NI LT

IN

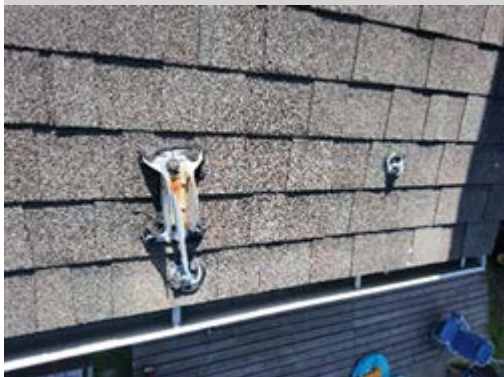
System Type: Plumbing Vent

(C3 - 1) Main House
Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):

(C3 - 1.1) Main House



(C3 - 1.2) Main House



TV dish has been removed but the mounts are still in place and sealed.

(C3 - 1.3) Main House



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

Main Water Shut-Off Location: Water Meter

Water Supply Type: Public

Water Supply Piping Materials: [PEX] [Polybutylene, See Comments] [PVC]

General Limitations, Implications, and Directions: All plumbing and water heating items listed or identified below were found to be in need of further evaluation and repair by a Licensed Plumbing Contractor. 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. The majority of the plumbing components are concealed from inspection and the overall general condition cannot be fully 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 as the system cannot be put under full load. The inspection does not guarantee that the plumbing systems and components will meet the demands of your family. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Functional drainage is not reported as defective unless drainage flow is less than the supply water flow. The inspection of the water heater does not include evaluating the unit capacity for functional use. The hot water requirement for daily use varies for each family and the home inspector does not determine if the hot water supply is adequate. The inspection does not include verification of anti-scald fixtures and the client should verify water temperature settings prior to use. The plumbing inspection does not include determining the quantity/quality of the water supply, including potability, purity, clarity, hardness, or pH level. The plumbing inspection does not include; operation of the main or fixture turn-off valves, reporting fixture surface defects (including mineral deposits, cracks, chips and discolorations), condition of pipe interiors, determining the absence or presence of thermal expansion or backflow protection devices, verification of the washing machine drains, and or effectiveness of the toilet flush. The plumbing inspection is a limited functional evaluation made without full system load. Annual service and inspection of the main waste line will prevent system clogging and backup. If the buyer would like a complete invasive inspection of the plumbing system, the buyer should consult a Licensed Plumbing Contractor prior to purchase.

**(D1 - 1) Main
Plumbing: Water Distribution Systems**

IN/NI LT

IN

Piping Materials: Polyethylene (Black)

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

(D1 - 1.1) Main



Water Meter

(D1 - 2) All Accessible Areas
Plumbing: Water Distribution Systems

IN/NI LT

IN LT

Piping Materials: [PEX] [Polybutylene, See Comments] PEX

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

(D1 - 2) All Accessible Areas
Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) All Accessible Areas



In the water heater closet. PEX to polybutylene

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer manufactured in the original formulation as an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

Where renovations have occurred the piping is PEX, but the main lines in the walls/floors etc is Polybutylene

(D1 - 2.2) All Accessible Areas



(D1 - 2.3) All Accessible Areas



Polybutylene

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

IN/NI LT

IN

Piping Materials: [PVC] PVC, Traps- Plastic

Trap Materials: [Plastic]

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

(D2 - 1.1) All Accessible Areas



(D2 - 1.2) All Accessible Areas



(D3 - 1) Unit 1 IN/NI LT
Plumbing: Water Heating Equipment IN

Location: Laundry
Capacity: 50 Gallons
Energy Source: Electric

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

(D3 - 1.1) Unit 1



(D3 - 1.2) Unit 1



Manufactured the 13th week of 2022

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

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

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

Smoke Detectors are Present in this Home

(E1 - 1) Underground Electrical: Main Service	IN/NI LT
	IN

Grounding Electrode: Undetermined

**(E1 - 1) Underground
Electrical: Main Service (Defects, Comments, and Concerns):**

(E1 - 1.1) Underground



(E1 - 1.2) Underground



I can verify a grounding conductor but the ground rod that is assumed to be there is below the deck

(E2 - 1) Main Panel 1 Electrical: Main Panels	IN/NI LT
	IN

Location: Laundry
Amperage Rating: 200 Amps
Voltage Rating: 120-240 Volts: 1 Phase
Service Cable Material: Aluminum

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

(E2 - 1.1) Main Panel 1



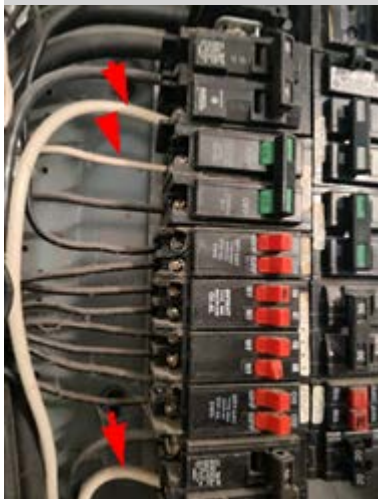
(E2 - 1.2) Main Panel 1



(E2 - 1.3) Main Panel 1



(E2 - 1.4) Main Panel 1

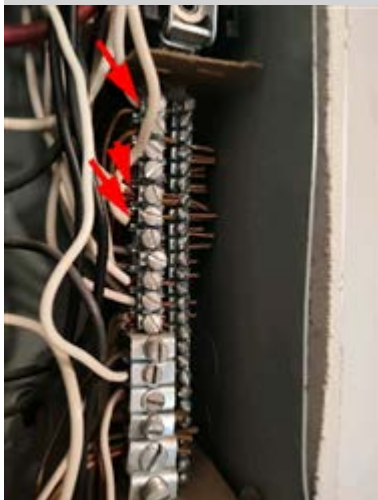


When black is used for hot it should be indicated so with black or red tape or black marking. A repairman/electrician can repair. In the panel, a 220 volt breaker is supplied by a white and black wire. In this configuration, the white wire is used for power and not as a neutral and should be correctly labeled with black markings. This configuration could result in personal injury to service and repair people. A licensed electrician should be consulted to check the general condition of the panel and the conductors at the termination points and provide black markings to ensure that service/repair workers are alerted to the color difference and the presence of hot conductors.

(E2 - 1.5) Main Panel 1



(E2 - 1.6) Main Panel 1



There are some neutrals and grounds under the same lug and then there are two neutrals under the same lug. An electrician can evaluate and repair. Neutrals and grounds should not be under the same lug, especially when on the same circuit.

**(E4 - 1) Area: Main Panel
Electrical: Branch Circuits**

IN/NI LT

IN

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

(E4 - 1) Area: Main Panel
Electrical: Branch Circuits (Defects, Comments, and Concerns):

(E4- 1.1) Area: Main Panel



(E5 - 1) Exterior
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT

IN

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

(E5 - 1.1) Exterior



Did not function. Replace bulb and verify function to ensure there are not underlying problems.

(E5 - 1.2) Exterior



Front porch receptacle not GFI protected. Required since 1973. An electrician can evaluate and repair.

(E5 - 2) Interior
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT

IN

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

(E5 - 2.1) Interior



Main bathroom. The GFI is not tripping with my tester. An electrician can evaluate and repair.

(E5 - 2.2) Interior



Downstairs half bath. Incorrect wiring. The GFI will not function. An electrician can evaluate and repair.

(E5 - 2.3) Interior



This smoke detective did not test as working. A repairman can replace

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

The HVAC system(s) were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where covers were not removed to expose internal components. This type of visual inspection will not reveal internal problems for the system(s). If a complete invasive inspection is desired a Licensed HVAC Contractor should be consulted prior to purchase. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. All HVAC systems and components should be serviced and evaluated seasonally. All concerns are in need of further evaluation and repair by a Licensed HVAC Contractor. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

(F1 - 1) Heating Unit 1 Heating: Equipment

IN/NI LT

IN LT

Location: Closet: Bedroom (see comments)

Equipment Type: Heat Pump: Split System

Energy Source: Electric

Inspection Methods and Limitations: Inspection Method: Operated (Cover(s) Removed)
Limitations:

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

(F1 - 1.1) Heating Unit 1



(F1 - 2) Heating Unit 2
Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 2.1) Heating Unit 2



1 condensate drain line to exterior. If this line fails, condensate can build up and the water will fall to the vapor barrier. I suggest a safety cut-off switch be installed, because you don't want condensate draining into the crawlspace.

(F1 - 2.2) Heating Unit 2



Manufactured November 2024.

(F1 - 2.3) Heating Unit 2



(F2 - 1) Heating Unit 1
Heating: Distribution Systems

IN/NI LT

IN

Location Observed/Access: Attic
Distribution System Type: Forced Air: Metal Box: Flexible Branch

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

(F2 - 1.1) Heating Unit 1



(F2 - 1.2) Heating Unit 1



(F2 - 1.3) Heating Unit 1



(F2 - 2) Heating Unit 2
Heating: Distribution Systems

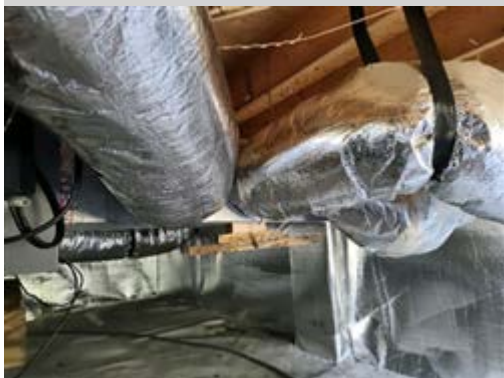
IN/NI LT

IN

Location Observed/Access: Crawlspace
Distribution System Type: Forced Air: Metal Box: Flexible Branch

(F2 - 2) Heating Unit 2
Heating: Distribution Systems (Defects, Comments, and Concerns):

(F2 - 2.1) Heating Unit 2



(F2 - 2.2) Heating Unit 2



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

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the heating and cooling performance, service, and maintenance history of the HVAC system(s).

(G1 - 1) Cooling Unit 1
Cooling: Equipment

IN/NI LT

IN LT

Location: Exterior

Equipment Type: Heat Pump: Split System

Energy Source: Electric

Inspection Methods and Limitations: Inspection Method: Operated (Cover(s) Not Removed)

Limitations:

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

(G1 - 1.1) Cooling Unit 1



(G1 - 1.2) Cooling Unit 1



Manufactured July 2024

(G1 - 2) Cooling Unit 2
Cooling: Equipment

IN/NI LT

IN

Location: Exterior

Equipment Type: Heat Pump: Split System

Energy Source: Electric

(G1 - 2) Cooling Unit 2
Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 2.1) Cooling Unit 2



(G1 - 2.2) Cooling Unit 2



Manufactured December 2024

(G2 - 1) Cooling Unit 1 IN/NI LT
Cooling: Distribution Systems IN

Location Observed/Access: Attic
Distribution System Type: Same as Heating

(G2 - 2) Cooling Unit #2 IN/NI LT
Cooling: Distribution Systems IN

Location Observed/Access: Crawl Space
Distribution System Type: Same as Heating

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 prevented access. Identifying hazed or 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. Clients 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, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, 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. It is especially important to view the areas behind the refrigerator and the washer/dryer. 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 the 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. The home inspector does not identify if the dryer power service is gas or electric or if the duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. The washing machine drain, electrical power, or gas service were not verified, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

(H1 - 1) Hall Interiors: General Rooms

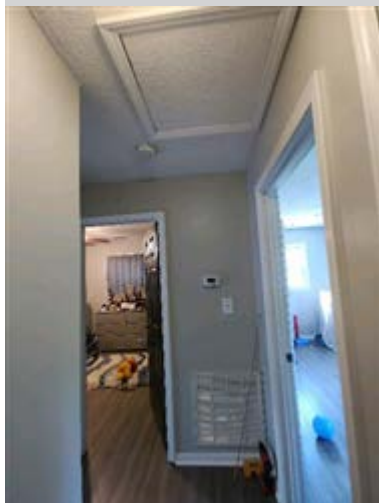
IN/NI LT

IN

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

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

(H1 - 1.1) Hall



(H1 - 1.2) Hall



This smoke detective did not test as working. A repairman can replace

(H1 - 1.3) Hall



Unit 1 thermostat

(H1 - 2) Dining Room
Interiors: General Rooms

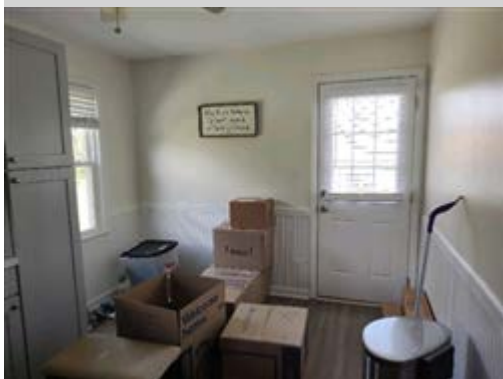
IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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

(H1 - 2.1) Dining Room



(H1 - 3) Laundry
Interiors: General Rooms

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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

(H1 - 3.1) Laundry



(H1 - 3.2) Laundry



Flex duct and short run through wall

(H1 - 3.3) Laundry



It appears when the upstairs bathroom was renovated the shower drain was installed beneath the ceiling and a visually screening bulkhead was installed to hide the pipe. Not the best practice and workmanship.

Also note air vent (blue circle) that appears to service the 1/2 bath. A second air vent is located on the other side of the bathroom wall near the rear door. Not the best practice and workmanship

(H1 - 3.4) Laundry



Exposed air vent for the plumbing. Not the best practice and workmanship

**(H1 - 4) Bedroom: Master
Interiors: General Rooms**

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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

(H1 - 4.1) Bedroom: Master



**(H1 - 5) Bedroom 2
Interiors: General Rooms**

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 5) Bedroom 2
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Bedroom 2



(H1 - 5.2) Bedroom 2



The latch plate is missing.

(H1 - 5.3) Bedroom 2



The bedroom door is rubbing the top jamb. A repairman/carpenter can repair.

(H1 - 6) Bedroom 3
Interiors: General Rooms

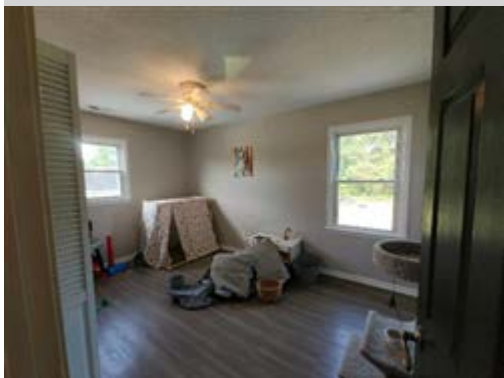
IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 6) Bedroom 3
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 6.1) Bedroom 3



(H1 - 6.2) Bedroom 3



Area of ceiling repair. Request seller disclosure.

(H1 - 7) Living Room
Interiors: General Rooms

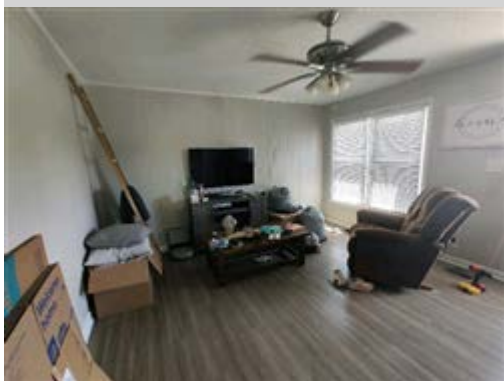
IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 7) Living Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 7.1) Living Room



(H1 - 8) Den Interiors: General Rooms	IN/NI LT
	IN

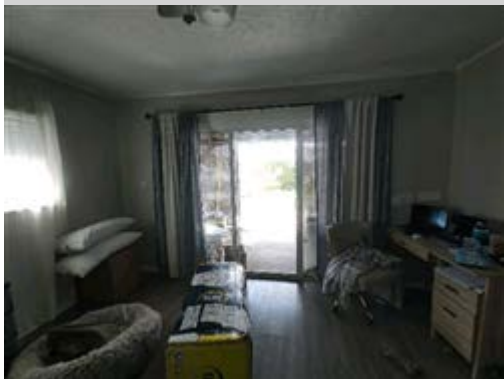
Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 8) Den Interiors: General Rooms (Defects, Comments, and Concerns):
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(H1 - 8.1) Den



(H1 - 8.2) Den

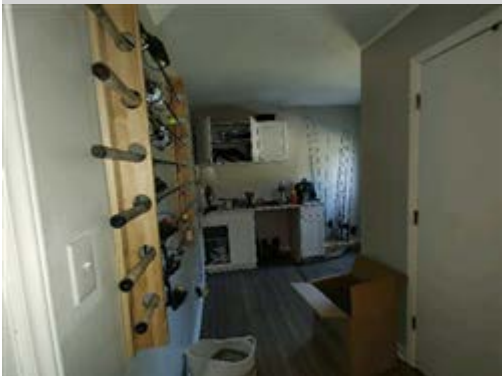


(H1 - 9) Office Interiors: General Rooms	IN/NI LT
	IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 9) Office
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 9.1) Office



(H1 - 9.2) Office



(H2 - 1) Kitchen
Interiors: Kitchens

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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

(H2 - 1.1) Kitchen



Not ground fault protected. Required since 1987. An electrician can evaluate and make repairs.

(H2 - 1.2) Kitchen



Not ground fault protected. Required since 1987. An electrician can evaluate and make repairs.

(H2 - 1.3) Kitchen



Appears to be polybutylene piping.

(H3 - 1) Bathroom 1
Interiors: Bathrooms

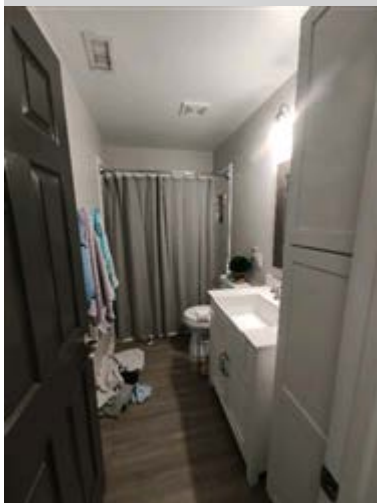
IN/NI LT

IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 1.1) Bathroom 1



(H3 - 1.2) Bathroom 1



The bearings in the exhaust fan are about gone. the unit is loud and probably inefficient. A repairman can replace

(H3 - 1.3) Bathroom 1



This is a GFI receptacle but it does not appear to be functioning properly. It does not trip with my tester.. A repairman/ electrician can evaluate and repair.

(H3 - 1.4) Bathroom 1



PEX piping

(H3 - 1.5) Bathroom 1



The door is hitting the frame on the strike side and repairman Carpenter can repair

(H3 - 2) Half Bathroom 1 Interiors: Bathrooms	IN/NI LT
	IN

Bathroom Ventilation: [Operable Window]

(H3 - 2) Half Bathroom 1
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Half Bathroom 1



(H3 - 2.2) Half Bathroom 1



Incorrect wiring, therefore the GFI receptacle does not function as intended. A repairman/electrician can repair.

(H3 - 2.3) Half Bathroom 1



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

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

IN/NI LT

IN

Insulation Type: Batt: Faced Kraft Paper
Ventilation Type: Soffit: Ridge: Gable: Static

**(I1 - 1) Attic: All Accessible
Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

(I1 - 1.1) Attic: All Accessible



R-30

(I1 - 1.2) Attic: All Accessible



Kraft faced batts. R-30

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

The installed appliances were visually inspected and operated per the home inspector's standard of practice and or contract, unless otherwise noted as a limitation. Built in appliances are operated to determine if the units respond to and operate using normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as the cleaning ability of the dishwasher, the grinding efficiency of the disposal, or the calibration of the oven is beyond the scope of the home inspection. Refrigeration units, ice makers, wine coolers, countertop appliances, washing machines, and dryers are beyond the scope of the home inspection. All appliances listed as not operational, identified to be of concern are in need of a full evaluation and or repair by a certified appliance repair technician prior to purchase. If additional concerns are discovered during the process of evaluation and repair, a Licensed General Contractor should be consulted to contact a specialist in each trade as needed.

(J1 - 1) Dishwasher Built In Appliances: Equipment

IN/NI LT

IN

Location: Kitchen

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

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

(J1 - 1.1) Dishwasher



(J1 - 2) Garbage Disposal Built In Appliances: Equipment

IN/NI LT

IN

Location: Kitchen

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

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

(J1 - 2.1) Garbage Disposal



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

IN/NI LT

IN

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

**(J1 - 4) Range: Electric
Built In Appliances: Equipment**

IN/NI LT

IN

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

(J1 - 4.1) Range: Electric



(J1 - 5) Vent: Dryer	IN/NI LT
Built In Appliances: Equipment	IN

Location: Attic

(J1 - 5) Vent: Dryer
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 5.1) Vent: Dryer

