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

(B3 - 2.1) Deck

The deck is in need of further evaluation and repair as it was noted to be in poor condition, the following items were noted at the time of the inspection. A complete evaluation is needed as a repair plan is developed to determine the extent of the damage. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs.

1. Damaged steps with missing handrails were noted on the rear side of the steps.
2. Moisture damaged handrails.
3. The decking surface is poor condition; Several moisture damaged decking boards were noted throughout.

(B3 - 2.2) Deck

Additional Photograph: This is a photograph of above noted item 2-1

(B3 - 2.3) Deck

Additional Photograph: This is a photograph of above noted item 2-1

(B3 - 2.4) Deck

Additional Photograph: This is a photograph of above noted item 2-1

(B3 - 3) Stoop Exterior: Decks, Porches, Stoops, and Balconies	IN/NI	LT
	IN	

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

(B3 - 3.1) Stoop

Damaged and missing bricks noted on the left side entrance door stoop steps.

(B4 - 1) Carport Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI	LT
	IN	

Construction Type: Concrete
Location: Main House Left

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

(B4 - 1.1) Carport

The left side of the carport concrete floor is cracked and slightly displaced. The raised section of the carport has created a path for possible water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 1.2) Carport

Additional Photograph: This is a photograph of above noted item 1-1

(B4 - 1.3) Carport

The metal support columns along the left side of the carport have visible areas of rust and deterioration at the base. The rust indicates a history of elevated moisture and or direct water penetration in or around the column area. The damage has likely jeopardize the strength of the columns. A licensed general contractor should be consulted for further evaluation, to make necessary repairs, and determine the cause of the deterioration.

(B4 - 1.4) Carport

Additional Photograph: This is a photograph of above noted item 1-3

(B4 - 1.5) Carport

Additional Photograph: This is a photograph of above noted item 1-3

(B4 - 1.6) Carport

Additional Photograph: This is a photograph of above noted item 1-3

(B4 - 1.7) Carport

Additional Photograph: This is a photograph of above noted item 1-3

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 using binoculars and or a zoom camera and from a ladder at the roof eaves. This method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small defects or hidden areas that may only be located or identified by walking on the roof surface which is beyond the scope of this 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) All Accessible Areas — **IN/NI LT**

Roofing: Coverings — **IN**

Roof Covering Type: Metal: Shingles: Shakes

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

(C1 - 1.1) All Accessible Areas

(C1 - 1.2) All Accessible Areas

(C1 - 1.3) All Accessible Areas

(C2 - 1) All Accessible Areas
Roofing: Drainage Systems

IN/NI LT

IN

(C2 - 1) All Accessible Areas
Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) All Accessible Areas

This home does not have a system such as gutters to control roof drainage. Direct drainage to the foundation and cladding from the roof system can result in water penetration into the foundation area and foundation deterioration. It is recommended that a gutter system with extended downspouts be installed to protect the wall cladding and foundation areas of the home. A licensed general contractor should be consulted for evaluation and installation.

(C2 - 1.2) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

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

Main Water Shut-Off Location: Well Pump
Water Supply Type: Private Well
Water Supply Piping Materials: [Polyethylene - Black Color]
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) All Accessible Areas
Plumbing: Water Distribution Systems

IN/NI LT
IN

Piping Materials: [Copper/Brass] [CPVC] [PEX] [PVC]

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

(D1 - 1.1) All Accessible Areas

The plumbing system is in need of further evaluation and repair as the water supply line system is in poor condition; the following concerns were noted at the time of the inspection: Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

1. Well house is in poor condition with severalty damaged roof.
2. Poor water is noted in kitchen.
3. Numerous water supply line leaks noted under the bathrooms.
4. Amateur plumbing repairs noted throughout the crawl space; Inadequate water supply line transition were noted under both bathrooms.
5. Icemaker maker line leaks when main water supply line is turned on; leaks into the crawl space.

(D1 - 1.2) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(D1 - 1.3) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(D1 - 1.4) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

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

Piping Materials: [Galvanized] [Cast Iron] [PVC]

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

(D2 - 1.1) All Accessible Areas

The plumbing system is in need of further evaluation and repair as the water drain line system is in poor condition; the following concerns were noted at the time of the inspection: Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

1. Numerous damaged, heavily corroded, and leaking water drain line leaks were noted under the bathrooms.
2. Amateur plumbing repairs were noted throughout the crawl space; inadequate drain line transitions were noted.
3. Poor drain flow, or backflow was noted in both bathroom plumbing fixtures.

(D2 - 1.2) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(D2 - 1.3) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(D2 - 1.4) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(D2 - 1.5) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

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

Location: Laundry
Capacity: 40 Gallons
Energy Source: Electric

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

(D3 - 1.1) Unit #1

M# 6-40-EORS 110
S# 2112123649234

(D3 - 1.2) Unit #1

The water heating unit for this home has heavy corrosion at the hot side supply line connections to the tank. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe and reliable hot water supply.

Also note: Subfloor is weak, indication possible moisture damage from previous plumbing leaks.

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
Carbon Monoxide Detectors are Not Present in this Home

(E1 - 1) Overhead
Electrical: Main Service

IN/NI LT
IN

Grounding Electrode: Driven Rod

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

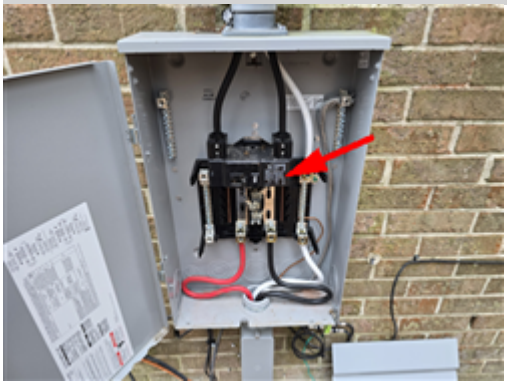
(E1 - 1.1) Overhead

View of main overhead electrical service entrance.

(E1 - 1.2) Overhead

View of main electrical service disconnect on right side of home, cover on.

(E1 - 1.3) Overhead



View of main electrical service disconnect on right side of home, cover off.

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

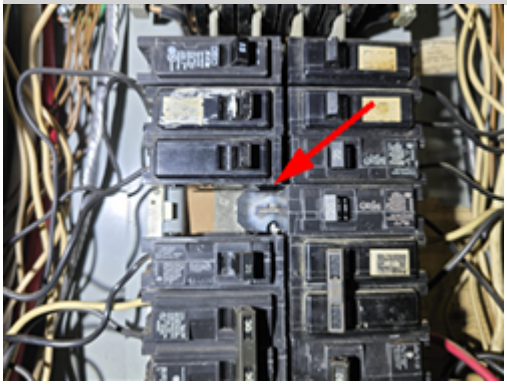
(E2 - 1.1) Main Panel #1

View of main electrical service panel in laundry room, cover on.

(E2 - 1.2) Main Panel #1

View of main electrical service panel in laundry room, cover off.

(E2 - 1.3) Main Panel #1



Knockout plug on the interior electrical panel cover is exposing a main bus bar that feeds a branch circuit is damaged. This condition indicates a history of arcing and or overheating. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

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

IN/NI LT
IN

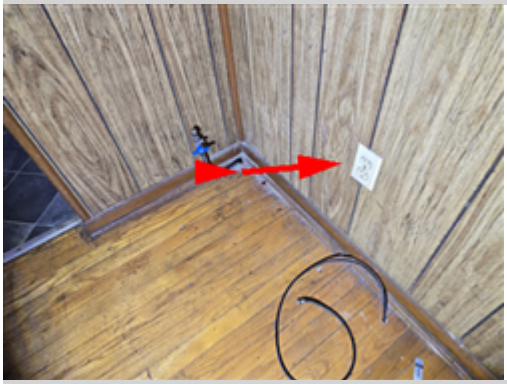
Observed Wiring Materials: [Non Metallic Sheathed Cable-Plastic]

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

IN/NI LT
IN

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

(E5 - 1.1) Interior



The receptacle next to the Livingroom closet has a cracked face. A cracked receptacle 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.

(E5 - 1.2) Interior

The receptacle under the rear master bedroom window tested as reversed polarity. Polarization provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(E5 - 1.3) Interior

The main hallway ceiling light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 1.4) Interior

Most detectors did not respond to the test button; most are only battery operated. A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. The unit should be repaired or replaced to ensure a safe environment. This home has a limited number of smoke detectors as compared to current standards. Currently is it recommended that a smoke detector be installed at each floor level in the home and in each sleeping room. Correction is recommended. Installation is recommended.

As part of the our standard of practice, the inspector must report the absence or presence of a permanently installed carbon monoxide detector in all homes with garages or fueled appliances. Please note that your report reflects the absence of a carbon monoxide detector. This home was built in a time period when building codes did not require the installation of a carbon monoxide detector during construction. All homes with gas appliances, garages, or fireplaces should have a carbon monoxide detector as protection to prevent possible carbon monoxide poisoning. It is recommended that you consider purchasing and installing a carbon monoxide detector prior to moving into the home.

(E5 - 1.5) Interior

Additional Photograph: This is a photograph of above noted item 1-4

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 **IN/NI LT**
Heating: Equipment **IN**

Location: Rear Exterior
Equipment Type: Gas: Furnace: Package Unit
Energy Source: Propane

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

(F1 - 1.1) Heating Unit #1

Information label if faded; age of hvac unit not determined.

Although operational at the time of inspection, Due to the age of the hvac system it is highly recommended that it be serviced and further evaluated by a licensed hvac company.

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

IN/NI LT
IN

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

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

IN/NI LT
IN

Gas Piping Materials: Copper
Fuel Turn Off Location: At Propane Tank
Fuel Storage: [Propane Storage Tank Present]

(F3 - 1)
Heating: Gas Piping and Fuel Storage Systems (Defects, Comments, and Concerns):

(F3 - 1.1)

View of present propane gas tank.

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: Rear exterior
Equipment Type: Electric: Package Unit
Energy Source: Electric
Inspection Methods and Limitations: Information label if faded; age of hvac unit not determined.

Although operational at the time of inspection, Due to the age of the hvac system it is highly recommended that it be serviced and further evaluated by a licensed hvac company.

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

IN/NI LT
IN

Location Observed/Access: Crawl Space
Distribution 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 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, 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. It is especially important to view the areas behind the refrigerator and the washer/dryer. 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 dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. 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) All Rooms Interiors: General Rooms	IN/NI	LT
	IN	

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

(H1 - 1.1) All Rooms

Damaged left rear Living room wall, adjacent to the kitchen.

(H1 - 1.2) All Rooms

Stain on the ceiling over the left front bedroom window likely indicates history of a roof leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the Attic section of the report.

(H1 - 1.3) All Rooms

Stains also noted on the right rear section of right side middle bedroom.

(H1 - 1.4) All Rooms

Doors are missing from the front bedrooms. Door is damaged at the right side center bedroom.

(H1 - 1.5) All Rooms

The master bathroom door drags the floor and is difficult to open or close. Area of unlevel floor such as this were noted at several areas throughout the interior of home. This condition could indicate improper installation or framing movement. The door needs repair/replacement 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.

(H1 - 1.6) All Rooms

Cracked and bowed ceiling was noted on the right front hallway. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 2) Laundry
Interiors: General Rooms IN/NI LT: IN

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

(H1 - 2.1) Laundry

Weak subfloor noted throughout the laundry room likely indicating moisture damaged from previous plumbing leaks or leaking washing machine. Damaged wall was also noted at the washing machine connection to water supply lines. Along with the noted damaged wall and floor, peeling paint was noted from the laundry room, likely indicating poor ventilation. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

Also note: Laundry room door is also missing.

(H1 - 2.2) Laundry

Additional Photograph: This is a photograph of above noted item 2-1

(H2 - 1) Kitchen
Interiors: Kitchens IN/NI LT: IN

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

(H2 - 1.1) Kitchen

Poor water pressure was noted on the hot and cold sides of the kitchen sink faucet.

(H3 - 1) Bathroom: Master
Interiors: Bathrooms

IN/NI LT

IN

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

(H3 - 1.1) Bathroom: Master

Damaged drain line noted under the hallway bathroom sink.

(H3 - 1.2) Bathroom: Master

The master bathroom sink drain slowly and the sink top is loose.

(H3 - 1.3) Bathroom: Master

The master bathroom toilet did not flush as it seems to be clogged. A licensed plumbing contractor should be consulted for evaluation and repair.

Also note: The master bathroom toilet floor slopes towards the the hallway bathroom.

(H3 - 1.4) Bathroom: Master

The master bathroom shower water control knobs are loose, poor drain flow was also noted at the master bathroom shower. Right side master bathroom shower wall is not supported with a solid/stable wall. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(H3 - 1.5) Bathroom: Master

Additional Photograph: This is a photograph of above noted item 1-4

(H3 - 2) Hallway bathroom **IN/NI LT**
Interiors: Bathrooms **IN**

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

(H3 - 2.1) Hallway bathroom

The hallway bathroom tub is currently full of water, not operational.

(H3 - 2.2) Hallway bathroom

The hallway bathroom toilet is also not operational. A strong bad odor was noted in the hallway bathroom at the time of inspection. Bubbling and gurgling was noted at the hallway bathroom toilet and sink while running water throughout this bathroom sink. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(H5 - 1) Attic: Unfinished
Interiors: Attics, Basements, Areas, Other

IN/NI LT

IN

(H5 - 1) Attic: Unfinished
Interiors: Attics, Basements, Areas, Other (Defects, Comments, and Concerns):

(H5 - 1.1) Attic: Unfinished

The bathroom ventilation fan exhaust duct does not exit to the exterior of the home. The fan exits to the attic space which will add undesirable moisture to the area. A licensed general contractor should be consulted for repair/replacement.

(H5 - 1.2) Attic: Unfinished

Discolored roof sheathing was noted at several areas of the attic space, indicating previous or ongoing poor ventilation.

(H5 - 1.3) Attic: Unfinished

Disturbed fiberglass insulation noted at the right front section of attic space and along the left side attic transition between the main home and carport. Improper insulation installation could result in condensation and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(H5 - 1.4) Attic: Unfinished

Additional Photograph: This is a photograph of above noted item 1-3

(H5 - 1.5) Attic: Unfinished

Additional Photograph: This is a photograph of above noted item 1-3

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) All Accessible Insulation and Ventilation: Areas	IN/NI LT
	IN

Insulation Type: Fiberglass
Ventilation Type: Soffit and Gable

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

(I1 - 1.1) All Accessible

Substantial amount of loose, fallen, damaged, and/or missing fiberglass insulation was noted at several areas throughout the crawl space; large areas of exposed crawl space subfloor were noted throughout the crawl space. Evidence suggest this could have been caused by entry of animals into the crawl space, poor installation method, disturbance by previous crawl space repairs, and/or frequent high levels of crawl space moisture content. All damaged, fallen, and/or missing crawl space insulation should be properly replaced and secured between the crawl space floor joists for proper crawl space ventilation and home energy efficiency.

(I1 - 1.2) All Accessible

Additional Photograph: This is a photograph of above noted item 1-1

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.