



# SOUNDVIEW HOME INSPECTION LLC

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## SOUNDVIEW HOME INSPECTION REPORT

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Pine Knoll Shores, NC 28512

Rex and Teresa Edwards

01/30/2026



Inspector

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The inspection and this report were completed in accordance with the North Carolina Home Inspector Licensure Act and the Standards of Practice contained therein per our Pre-Inspection Agreement.

All directional indications noted in the report are given as oriented by the cover photo of the report, unless otherwise indicated in comments or notes on images.

The Home Inspector is limited by what he can see and/or access. Any indication of Not Fully Tested/Evaluated, Limited Access, Partially Visible, or Not Visible indicates that the Home Inspector was restricted in observation of the item, component, or system being inspected. Many times this is a result of household goods, furniture, or other items being stored by the home owner. Additionally, items concealed by drywall, floor coverings (carpet, linoleum, LVT, LVP, etc), roof coverings, insulation, exterior wall cladding, etc cannot be evaluated. Examples of concealed items are wall structure, floor structure, roof sheathing, and ceiling joists.

# SUMMARY



LOW/MONITOR



MEDIUM



HIGH/SAFETY HAZARD

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.

- ⊖ 2.1.1 Exterior - Driveways and Service Walk: Driveway Cracking - Major
- 🔧 2.1.2 Exterior - Driveways and Service Walk: Driveway Cracking - Minor
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- 🔧 2.3.1 Exterior - Eaves, Soffits & Fascia: Paint Deterioration
- 🔧 2.4.1 Exterior - Exterior Appurtenances: Ledger Strip Deteriorated
- 🔧 2.4.2 Exterior - Exterior Appurtenances: Baluster Spacing
- 🔧 2.4.3 Exterior - Exterior Appurtenances: Weathered Wood
- ⊖ 2.4.4 Exterior - Exterior Appurtenances: Improper Construction Practices
- 🔧 2.4.5 Exterior - Exterior Appurtenances: Deck-Suspended Header Attachment
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- ⚠️ 2.7.1 Exterior - Exterior Doors: Lock Malfunction
- ⚠️ 2.8.1 Exterior - Exterior Light Fixtures, Switches, Receptacles: No GFCI Installed/Functioning
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- ⊖ 12.4.2 Foundation and Walls - Crawlspace Light Fixtures, Switches, Receptacles: Cover Plate Missing

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Home Owner

**Type of Building**

Single Family Home

**Occupancy**

Furnished

**Temperature (approximate)**

30 Fahrenheit (F)

**Weather Conditions**

Clear

# 2: EXTERIOR

## Information

**Driveways and Service Walk:  
Driveway Material**

Concrete

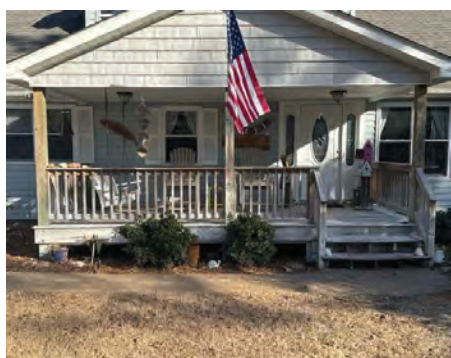
**Driveways and Service Walk:  
Service Walk Material**

Pavers

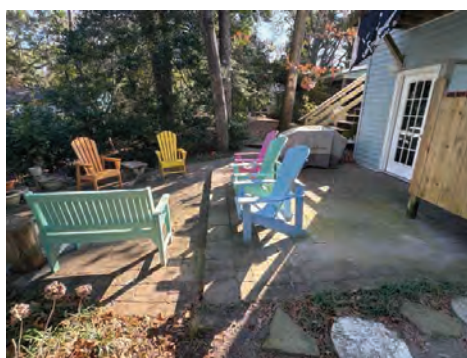
**Cladding, Flashing & Trim:  
Cladding/Flashing/Trim Material**

Aluminum, Vinyl

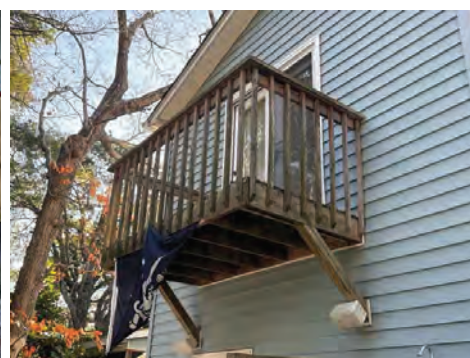
### Exterior Appurtenances: Orientation



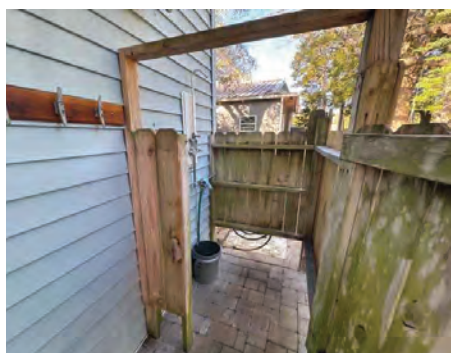
1st Floor Front Porch



Rear Patio



2nd Floor Rear Balcony



Outdoor Shower



2nd Floor Rear Deck



1st Floor Rear Right Porch

## Observations

2.1.1 Driveways and Service Walk

### DRIVEWAY CRACKING - MAJOR

 Medium

Major cracking was found in the driveway. This could lead to further damage and is a tripping hazard. Recommend repairs.

Recommendation

Contact a qualified driveway contractor.



Driveway

## 2.1.2 Driveways and Service Walk



Low/Monitor

**DRIVEWAY CRACKING - MINOR**

Minor cracking was found throughout the driveway. This could lead to further damage. Recommend repairs.

Recommendation

Contact a qualified driveway contractor.



Driveway

## 2.2.1 Cladding, Flashing &amp; Trim



Low/Monitor

**CLADDING-SEALANT MISSING**

Sealant was missing from around a penetration into the cladding. This could result in moisture intrusion behind the cladding. Recommend repairs

Recommendation

Contact a qualified siding specialist.



Left Behind Condenser

## 2.3.1 Eaves, Soffits &amp; Fascia



Low/Monitor

**PAINT DETERIORATION**

The paint is deteriorated on one or more portions of the soffit/eaves/fascia. This could result in the component being directly exposed to the sun and moisture. Recommend repainting.

Note: The associated photo is representative of all similar areas as this was a common defect

Recommendation

Contact a qualified painting contractor.



1st Floor Rear Right Porch

## 2.4.1 Exterior Appurtenances



Low/Monitor

**LEDGER STRIP DETERIORATED**

The ledger strip(s) on a deck are deteriorating. This could result in failure of the joists and deck system. Recommend repair or replacement.

Recommendation

Contact a qualified deck contractor.



2nd Floor Rear Deck

## 2.4.2 Exterior Appurtenances



Low/Monitor

**BALUSTER SPACING**

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend repairs or mitigation.

Recommendation

Contact a qualified deck contractor.



2nd Floor Rear Deck

## 2.4.3 Exterior Appurtenances



Low/Monitor

**WEATHERED WOOD**

There are one or more areas of weathered wood. The wood is approaching the end of its lifespan. Recommend budgeting for replacement.

Recommendation

Recommend monitoring.



2nd Floor Rear Deck



2nd Floor Rear Balcony



1st Floor Front Porch

## 2.4.4 Exterior Appurtenances



Medium

**IMPROPER CONSTRUCTION PRACTICES**

Improper construction practices/methods were observed on the balcony. The deck band was attached with nails only and no ledger strip/joist hangers were present on the floor joists. Recommend repairs

Recommendation

Contact a qualified deck contractor.



2nd Floor Rear Balcony

## 2.4.5 Exterior Appurtenances



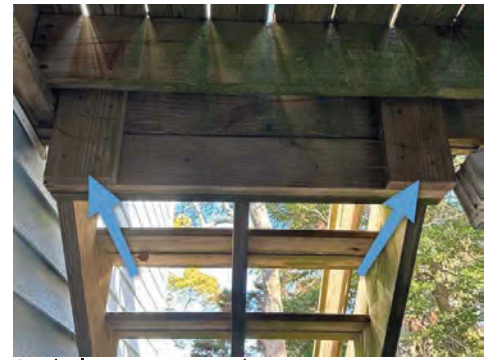
Low/Monitor

**DECK-SUSPENDED HEADER ATTACHMENT**

The suspended header on a set of stairs is attached to the deck incorrectly. This method could prematurely wear/fail. Recommend repairs.

## Recommendation

Contact a qualified deck contractor.



2nd Floor Rear Deck

## 2.5.1 Exterior Plumbing

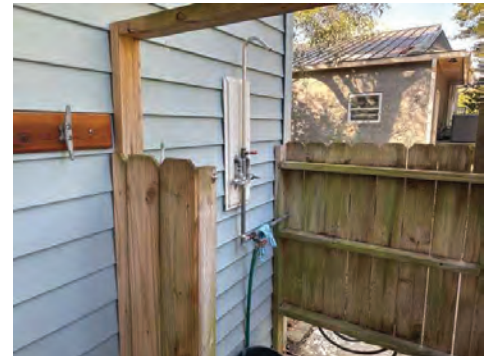
**OUTDOOR SHOWER MALFUNCTION**

An outdoor shower did not function as designed. It is not usable in the its present condition. Recommend repairs.

## Recommendation

Contact a qualified plumbing contractor.

**\*\*Per Seller this has been addressed. The outdoor shower has been winterized.**



Outdoor Shower

## 2.7.1 Exterior Doors

**LOCK MALFUNCTION**

A door would not lock. This is a safety and security hazard. It is not functioning as designed. Recommend repairs

## Recommendation

Contact a qualified door repair/installation contractor.



2nd Floor Rear Balcony

2.8.1 Exterior Light Fixtures, Switches,  
Receptacles**NO GFCI INSTALLED/FUNCTIONING**

There was no GFCI protection installed/functioning on the indicated receptacles. This is a safety hazard. Recommend installation.

## Recommendation

Contact a qualified licensed electrician



1st Floor Rear Right Porch

## 2.8.2 Exterior Light Fixtures, Switches, Receptacles

**COVER PLATE MISSING**

A receptacle was missing a cover plate. This leaves the component unprotected. Recommend installation.

Recommendation

Recommended DIY Project



1st Floor Rear Right Porch

# 3: UTILITY DISCONNECTS

## Information

**Main Water Shutoff**  
At Water Meter



Main Water Shutoff

**Main Gas Shutoff**  
N/A

**Main Electric Disconnect**  
Main Panels



Garage Main Electric Disconnect



1st Floor Hallway Main Panel

## Observations

3.1.1 Utility Disconnects

### MAIN ELECTRIC SHUTOFF SPACING

 High/Safety Hazard

The main electric disconnects were not co-located. This is a safety hazard in the event the entire electrical system needs to be disconnected/shut down. Recommend evaluation and repairs, if possible.

Recommendation

Contact a qualified licensed electrician

## 4: PLUMBING

### Information

#### General: Water Source

Public

#### General: Gas Source

None

#### General: Waste System

Septic

#### Water Supply, Distribution

#### Systems & Fixtures: Water Supply Material

Not Visible

#### Water Supply, Distribution

#### Systems & Fixtures: Water Distribution Material

Copper, Pex, Polybutylene

#### Drain, Waste, & Vent Systems:

#### DWV Material

PVC

#### Water Heater: Location

Garage

#### Water Heater: Manufacturer

U.S. Craftmaster

#### Water Heater: Age

28

#### Water Heater: Energy Source/Type

Electric

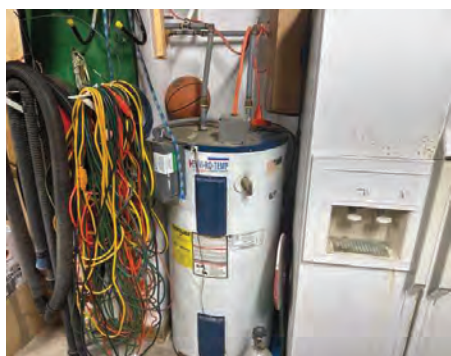
#### Water Heater: Drainage

Floor

#### Water Heater: Capacity

50 gallons

#### Water Heater: Orientation



Water Heater



Water Heater Data Plate

### Limitations

#### Water Supply, Distribution Systems & Fixtures

#### **MAIN WATER SUPPLY LINE NOT VISIBLE**

Due to the construction of the home, the main water supply line was not visible. There may be concealed deficiencies

#### Water Supply, Distribution Systems & Fixtures

#### **WATER DISTRIBUTION LINES PARTIALLY VISIBLE**

Due to the construction of the home, the water distribution lines were only partially visible. There may be concealed deficiencies.

## Drain, Waste, &amp; Vent Systems

**DWV PARTIALLY VISIBLE**

Due to the construction of the home, Drain Waste and Vent Systems were only partially visible. There may be concealed deficiencies.

**Observations**

## 4.2.1 Water Supply, Distribution Systems &amp; Fixtures

 Low/Monitor
**DISTRIBUTION LINE IMPROPERLY SUPPORTED**

A water distribution line is improperly supported. This could result in leaks and/or malfunction of the line. Recommend installation of proper support.

## Recommendation

Contact a qualified plumbing contractor.



Access Point



Rear Middle

## 4.2.2 Water Supply, Distribution Systems &amp; Fixtures

 Medium
**POLYBUTYLENE PIPING PRESENT**

Polybutylene piping was present. This type of water distribution piping is known for failures due to brittleness and susceptibility to deterioration when exposed to chlorine. Additionally, many polybutylene pipes have been recalled. Recommend evaluation and, if compromised, replacement.

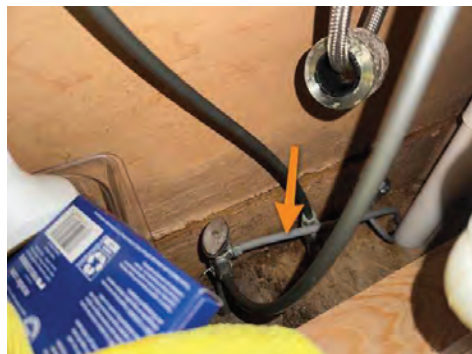
Note: Polybutylene piping was observed under all sinks

## Recommendation

Contact a qualified plumbing contractor.



1st Floor Left Bathroom Sink



1st Floor Kitchen Under Sink



Water Heater

## 4.3.1 Drain, Waste, &amp; Vent Systems



Low/Monitor

**IMPROPER SUPPORT**

A DWV line was improperly supported. This could result in leaks. Recommend repairs.

Recommendation

Contact a qualified plumbing contractor.



Rear Left

## 4.4.1 Water Heater



Medium

**WATER HEATER AGE**

The water heater has far exceeded its normal service life (12 years). Failure to replace the water heater may result in loss of hot water or leaks. Recommend budgeting for replacement.

Note: The water heater functioned as designed at the time of inspection.

Recommendation

Contact a qualified plumbing contractor.

## 4.4.2 Water Heater



Low/Monitor

**NO EXPANSION TANK**

No expansion tank was present. Leaks and damage could occur during an overpressure event. Recommend installation.

Recommendation

Contact a qualified plumbing contractor.

## 4.4.3 Water Heater



High/Safety Hazard

**TPR EXTENSION MISSING**

The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. Additionally, surrounding components could be damaged. Recommend installation

Recommendation

Contact a qualified plumbing contractor.

**\*\*Per Seller this has been addressed.**



Water Heater

## 4.4.4 Water Heater



Medium

**EXTERIOR RUST**

There was rust on the body of the water heater. This may result in leaks. Recommend maintenance or replacement.

Recommendation

Contact a qualified plumbing contractor.



Water Heater

## 4.5.1 Showers/Tubs



Low/Monitor

**SHOWER HEAD LEAK**

A shower head was leaking at time of inspection. This could corrode the fixture. Recommend repairs.

Recommendation

Contact a qualified professional.



2nd Floor Rear Left Bathroom

## 4.5.2 Showers/Tubs



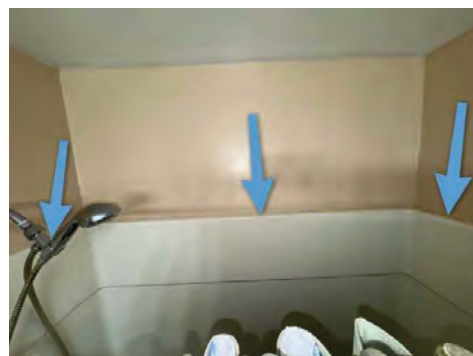
Low/Monitor

**SEALANT DETERIORATED/MISSING**

Sealant in and/or around the shower was deteriorated/missing. This could result in moisture intrusion to the surrounding areas. Recommend repairs.

Recommendation

Contact a qualified professional.



1st Floor Left Bathroom

## 5: HVAC

### Information

**HVAC System: Heating**

Heat Pump, Electric, Forced Air

**HVAC System: Responded To Normal Operating Controls**

Yes

**Left Condenser (Outdoor Unit): Age**

4

**Packaged Heat Pump (Outdoor Unit): Location**

Exterior Right

**Packaged Heat Pump (Outdoor Unit): System**

Packaged Heat Pump

**Right Condenser (Outdoor Unit): Manufacturer**

Ducane

**Right Condenser (Outdoor Unit): Energy Source**

Electric

**Attic Air Handler (Indoor Unit): Age**

4

**Attic Air Handler (Indoor Unit): Condensate Drainage/Safety Systems**

To exterior, Kill Switch, Float Switch

**Front Right Eaves Air Handler (Indoor Unit): Age**

20.5

**Front Right Eaves Air Handler (Indoor Unit): Condensate Drainage/Safety Systems**

To exterior, Float Switch

**HVAC System: Cooling**

Heat Pump, Central

**Left Condenser (Outdoor Unit): Location**

Exterior Left

**Left Condenser (Outdoor Unit): System**

Heat Pump, Central

**Packaged Heat Pump (Outdoor Unit): Manufacturer**

Comfortmaker

**Packaged Heat Pump (Outdoor Unit): Energy Source**

Electric

**Right Condenser (Outdoor Unit): Age**

2.5

**Attic Air Handler (Indoor Unit): Location**

Attic

**Attic Air Handler (Indoor Unit): System**

Forced Air

**Front Right Eaves Air Handler (Indoor Unit): Location**

Front Right Eaves Storage

**Front Right Eaves Air Handler (Indoor Unit): System**

Forced Air

**Ductwork: Type**

Insulated Flex Ductwork

**HVAC System: Readily Openable Access Panels Were Removed By Inspector**

No

**Left Condenser (Outdoor Unit): Manufacturer**

International Comfort

**Left Condenser (Outdoor Unit): Energy Source**

Electric

**Packaged Heat Pump (Outdoor Unit): Age**

7.5

**Right Condenser (Outdoor Unit): Location**

Exterior Right

**Right Condenser (Outdoor Unit): System**

Heat Pump, Central

**Attic Air Handler (Indoor Unit): Manufacturer**

Heil

**Attic Air Handler (Indoor Unit): Energy Source**

Electric

**Front Right Eaves Air Handler (Indoor Unit): Manufacturer**

Bryant

**Front Right Eaves Air Handler (Indoor Unit): Energy Source**

Electric



## Front Right Eaves Air Handler (Indoor Unit): Orientation



Front Right Eaves Air Handler



Front Right Eaves Air Handler Data Plate



Front Right Eaves Air Handler Coil

## Limitations

### HVAC System

#### **READILY OPENABLE ACCESS PANEL(S) COULD NOT BE REMOVED BY THE INSPECTOR**

Due to installation methods, the access panel could not be removed from the Attic Air Handler.



Attic Air Handler

### HVAC System

#### **UNIT OPERATED IN HEATING MODE ONLY**

Due to the outside temperature, the unit was operated in heating mode only.

### Ductwork

#### **DUCTWORK PARTIALLY VISIBLE**

Due to the construction of the home, the HVAC ductwork was only partially visible. There may be concealed deficiencies.

## Observations

### 5.5.1 Attic Air Handler (Indoor Unit)

#### **ACCESS PANEL BLOCKED**



The access panel to the air handler was not readily accessible. The system is not functioning as designed. There may be concealed defects. Recommend mitigation.

#### Recommendation

Contact a qualified licensed hvac technician



Attic Air Handler

## 5.6.1 Front Right Eaves Air Handler (Indoor Unit)

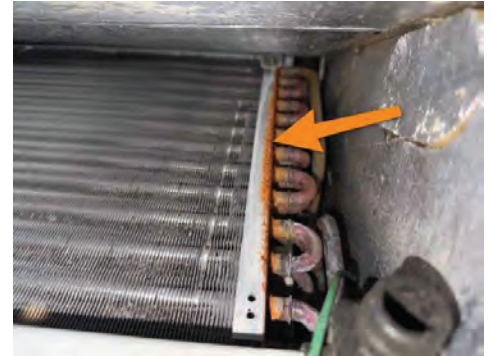
Medium

**COIL RUSTED**

The coil of the air handler was rusted. This may result in system inefficiency and/or refrigerant leak. Recommend evaluation and repair

Recommendation

Contact a qualified licensed hvac technician



Front Right Eaves Air Handler

## 5.6.2 Front Right Eaves Air Handler (Indoor Unit)

Low/Monitor

**AIR HANDLER AGE**

The air handler has exceeded it's normal lifespan. Failure of the system could occur. Recommend budgeting for replacement.

Note: The system functioned as designed during the inspection.

Recommendation

Recommend monitoring.

## 5.6.3 Front Right Eaves Air Handler (Indoor Unit)

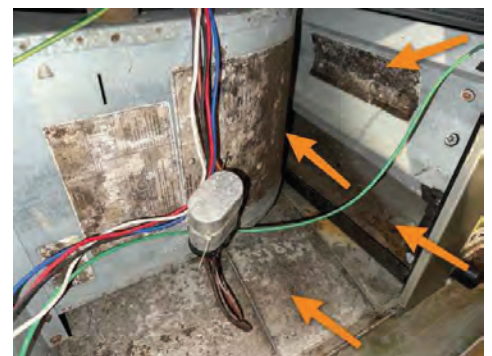
Medium

**APPARENT MICROBIAL GROWTH**

An apparent microbial growth was present. This could lead to reduced efficiency of the system, increased moisture levels, and breathing difficulties. Recommend maintenance.

Recommendation

Contact a qualified licensed hvac technician



## 5.6.4 Front Right Eaves Air Handler (Indoor Unit)

Low/Monitor

**ELECTRIC DISCONNECT IMPROPERLY INSTALLED**

The electric disconnect was improperly installed. As installed, this could lead to damage to the system. Recommend repairs.

Recommendation

Contact a qualified licensed electrician



Front Right Eaves Air Handler

5.7.1 Ductwork

Medium

**JOINT DISCONNECTED**

There were disconnected joints in the ductwork. This could result in significant energy loss. Recommend repairs

Recommendation

Contact a qualified licensed hvac technician



Rear Middle



Front Left

5.7.2 Ductwork

Low/Monitor

**DUCTWORK DAMAGED**

Ductwork was damaged. This could result in loss of efficiency. The associated photo is representative of most of the insulation. Recommend repairs.

Note: The associated photo is representative of most ductwork in the crawlspace

Recommendation

Contact a qualified licensed hvac technician



Rear Left

## 6: SAFETY EQUIPMENT

### Information

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#### Detectors: Detectors Present

Smoke

### Observations

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**\*\*Per Seller this has been addressed.**

6.1.1 Detectors

 Medium

#### **CARBON MONOXIDE DETECTORS NOT PRESENT**

There are no carbon monoxide detectors installed in the home. Carbon monoxide detectors are recommended for multi-unit homes, homes with an active gas feed, or homes with attached garages. This could be a safety hazard. Recommend installation.

Recommendation

Contact a qualified professional.

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**\*\*Per Seller this has been addressed.**

6.1.2 Detectors

 High/Safety Hazard

#### **NO SMOKE DETECTOR ON LEVEL**

There are no functioning smoke detectors on the 1st Floor. This is a safety hazard. Recommend installing

Recommendation

Contact a qualified professional.

---

6.1.3 Detectors

 Low/Monitor

#### **ADDITIONAL SMOKE DETECTORS**

Additional smoke detectors are recommended in each sleeping area. This could be a safety hazard. Recommend installation.

Recommendation

Contact a qualified professional.

# 7: ELECTRICAL

## Information

### Service Entrance: Orientation



Electric Service Entrance

### Service Entrance: Location

Exterior Front

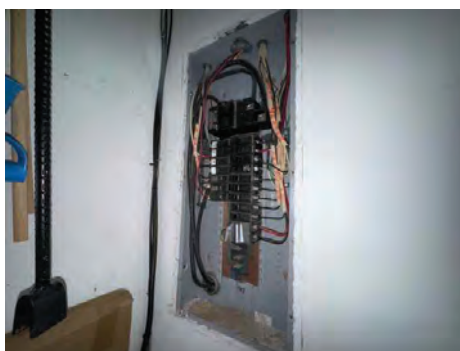
### Service Entrance: Service Entry

Below Ground

### Service Entrance: AMPS/VOLTS

400 AMP, 120V/240V

### Garage Main Panel: Orientation



Garage Main Panel

### Garage Main Panel: Location

Garage

### Garage Main Panel: Manufacturer

Challenger

### Garage Main Panel: Main Wire Type

Copper

### Garage Main Panel: Branch Wire Type

Copper

### Garage Main Panel: Amps/Volts

200 AMP, 120v-240v

### Garage Main Panel: Breakers/Fuses

Circuit Breaker

### Garage Main Panel: GFCI(s)/AFCI(s)

No GFCI/AFCI

### Hallway Main Panel: Orientation



Main Panel

### Hallway Main Panel: Location

1st Floor Left Hallway

### Hallway Main Panel: Manufacturer

Square D

**Hallway Main Panel: Main Wire Type**

Stranded Aluminum

**Hallway Main Panel: Branch Wire Type**

Stranded Aluminum, Copper

**Hallway Main Panel: Amps/Volts**

200 AMP, 120v-240v

**Hallway Main Panel: Breakers/Fuses**

Circuit Breaker

**Hallway Main Panel: GFCI(s)/AFCI(s)**

No GFCI/AFCI

**Observations**

7.3.1 Hallway Main Panel

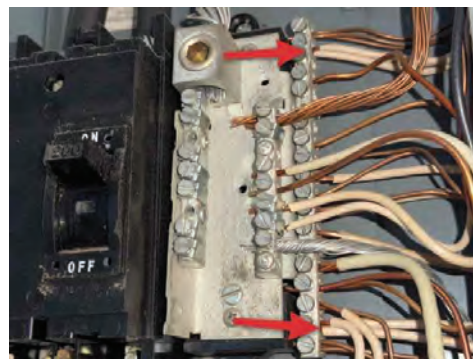
**BUS BAR MULTIPLE NEUTRALS UNDER SCREW POST**

 High/Safety Hazard

There are multiple neutral wires under one screw post on a bus bar. This is a safety hazard. Recommend repairs

Recommendation

Contact a qualified licensed electrician



Hallway Main Panel

7.3.2 Hallway Main Panel

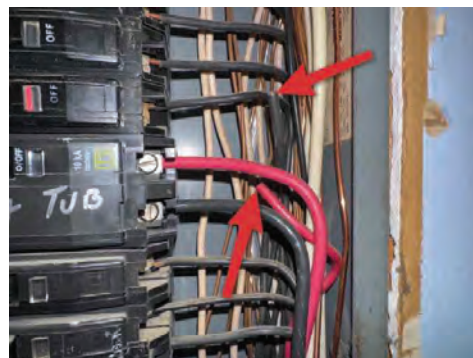
**EXPOSED WIRE**

 High/Safety Hazard

A wire was disconnected and exposed. This is a safety hazard. Recommend repairs.

Recommendation

Contact a qualified licensed electrician



Hallway Main Panel

7.3.3 Hallway Main Panel

**INDEX INACCURATE**

 Low/Monitor

The index for the panel appeared to be inaccurate. This could lead to confusion when shutting down appliances during maintenance or emergencies. Recommend correction.

Recommendation

Recommended DIY Project



Hallway Main Panel

# 8: INTERIOR

## Information

---

### Floors: Flooring Type

Laminate, Wood, Carpet

### General: Orientation



Garage Front



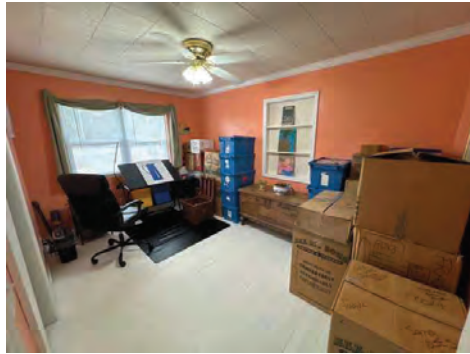
Garage Rear



1st Floor Living Room



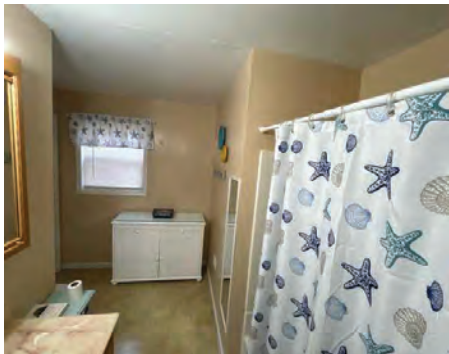
1st Floor Dining Room



1st Floor Front Left Bedroom



1st Floor Rear Left Bedroom



1st Floor Left Bathroom



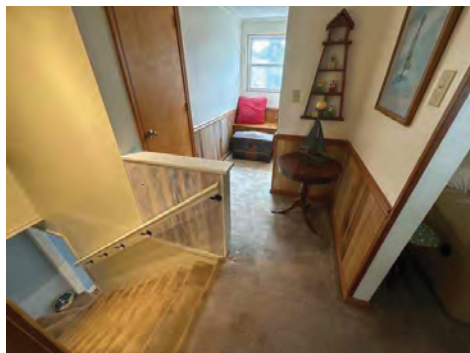
1st Floor Kitchen



1st Floor Left Hallway



Stairs 1st to 2nd Floor



2nd Floor Landing



2nd Floor Rear Right Bedroom



2nd Floor Living Room



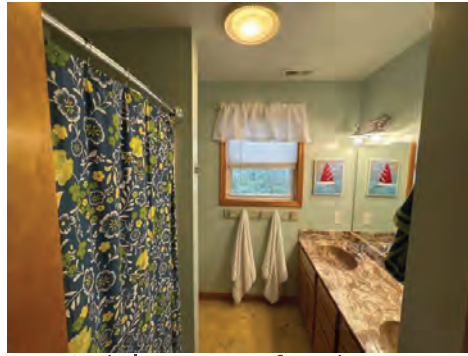
2nd Floor Front Left Office



2nd Floor Laundry Room



2nd Floor Rear Left Bedroom



2nd Floor Rear Left Bathroom

## Limitations

General

### LIMITED ACCESS/PARTIALLY VISIBLE

Household goods were present throughout the home.

## Observations

8.1.1 General

### EVIDENCE OF MOISTURE INTRUSION

Medium

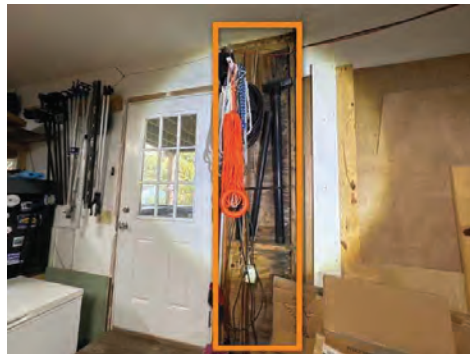
There was evidence of moisture intrusion. There may be additional concealed damage. Recommend evaluation and repairs.

Recommendation

Contact a qualified general contractor.



2nd Floor Landing



Garage

8.4.1 Interior Light Fixtures, Switches & Receptacles

### NO GFCI INSTALLED/FUNCTIONING

High/Safety Hazard

There was no GFCI protection installed/functioning on the indicated receptacles. This is a safety hazard. Recommend installation.

Recommendation

Contact a qualified licensed electrician



1st Floor Left Bathroom



1st Floor Kitchen



2nd Floor Laundry Room

8.4.2 Interior Light Fixtures, Switches & Receptacles

 High/Safety Hazard

**RECEPTACLE WITH OPEN GROUND**

A receptacle had an open ground. This is a safety issue and could result in electrical shock and/or fire. Recommend repairs

Recommendation

Contact a qualified licensed electrician



2nd Floor Landing



2nd Floor Rear Right Bedroom

8.6.1 Ceilings

 Low/Monitor

**MOISTURE STAIN(S)**

There was an area of staining on the ceiling. This could result in damage to the area. Recommend repairs and monitoring.

Recommendation

Contact a qualified drywall contractor.



2nd Floor Living Room



2nd Floor Living Room

## 8.6.2 Ceilings

 Low/Monitor
**CRACK-MINOR**

There is what appears to be a typical crack in the ceiling. This crack could worsen and cause further damage. Recommend repairing and monitoring.

Recommendation

Contact a qualified drywall contractor.



1st Floor Left Bathroom

## 8.7.1 Wall

 Medium
**CRACK-MAJOR**

There was a crack in the wall. This may be a symptom of structural movement or failure of a surrounding component. Recommend evaluation and repairs.

Note: These cracks were adjacent each other in separate rooms

Recommendation

Contact a qualified general contractor.



1st Floor Rear Left Bedroom



1st Floor Left Bathroom

## 8.7.2 Wall

 Low/Monitor
**CRACK-MINOR**

There is what appears to be a typical crack in the wall. This crack could worsen and cause further damage. Recommend repairing and monitoring.

Recommendation

Contact a qualified drywall contractor.



1st Floor Dining Room




1st Floor Front Left Bedroom



1st Floor Front Left Bedroom

8.7.3 Wall

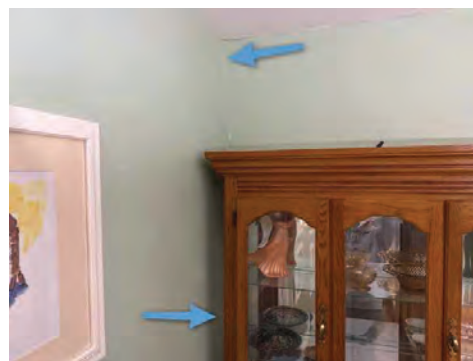
 Low/Monitor

**SEAM TAPE DETACHING**

There is a detached drywall seam tape on the wall. Further damage may occur if left in this condition. Recommend repairs.

Recommendation

Contact a qualified drywall contractor.



1st Floor Dining Room

8.7.4 Wall

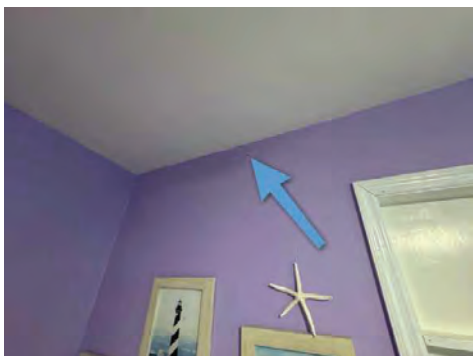
 Low/Monitor

**DAMAGE**

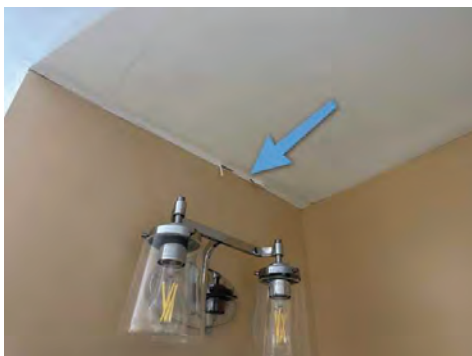
An area of the wall was damaged. This could result in further damage and/or detachment of materials. Recommend repairs

Recommendation

Contact a qualified drywall contractor.



1st Floor Rear Left Bedroom



1st Floor Left Bathroom

8.9.1 Counters/Cabinets

 Low/Monitor

**COUNTER DETACHED**

There is a counter top detached. This could result in damage to the component. Recommend adhering the countertop to the cabinets

## Recommendation

Contact a qualified cabinet contractor.



1st Floor Kitchen

## 8.10.1 Stairs

**TREADS LOOSE**

The treads on a set of stairs were loose/detaching. This could result in detachment of the treads and lead to falls. Recommend repairs.

## Recommendation

Contact a qualified carpenter.



Medium



Stairs 1st to 2nd Floor

## 9: APPLIANCES/EQUIPMENT

### Information

**Dishwasher: Manufacturer**

Samsung

**Dishwasher: Age**

12

**Refrigerator: Orientation**



Refrigerator

**Refrigerator: Manufacturer**

Frigidaire

**Refrigerator: Age**

1.5

**Range/Oven/Cooktop: Orientation**

Oven heated to 350 degrees, all burners lit



Range/Oven

**Range/Oven/Cooktop: Manufacturer**

Frigidaire

**Range/Oven/Cooktop: Oven Energy Source**

Electric

**Range/Oven/Cooktop: Range Energy Source**

Electric

**Range/Oven/Cooktop: Range Heat Type**

Induction

**Range/Oven/Cooktop: Exhaust Hood Type**

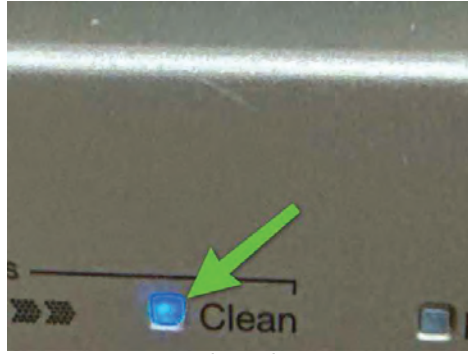
Vented

## Dishwasher: Orientation

Dishwasher completed a full cycle



Dishwasher



Dishwasher

## Limitations

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Washer Plumbing

### **LIMITED ACCESS/PARTIALLY VISIBLE**

Washer Plumbing could not be fully evaluated due to the presence of the homeowner's washing machine

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Dryer Vent

### **LIMITED ACCESS/PARTIALLY VISIBLE**

Dryer Venting could not be fully evaluated due to the presence of the homeowner's dryer

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Dryer Outlet

### **LIMITED ACCESS/PARTIALLY VISIBLE**

The dryer outlet could not be fully evaluated due to the presence of the homeowner's dryer

# 10: ATTIC

## Information

### General: Inspection Method

Floored Areas, Walking Rafters

### General: Attic Access Location

2nd Floor Landing, 2nd Floor Rear  
Left Bedroom

### General: Attic Access Type

Door, Stairs- Pull Down

### General: Attic Type

Partially Floored, Eaves Storage

### Roof and Ceiling Structure: Ceiling Structure

Wood Joists

### Roof and Ceiling Structure: Roof Structure

Gusset Plates, Queens Post,  
Rafters, Wood

### Roof and Ceiling Structure: Roof Sheathing

Plywood

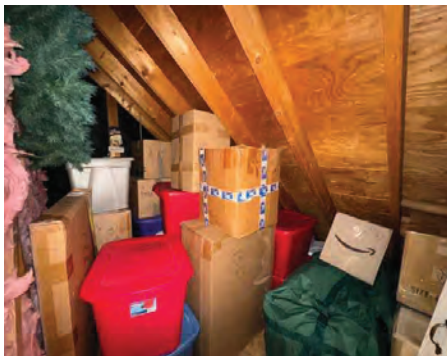
### Roof and Ceiling Structure: Insulation Type

Fiberglass, Batt

### Roof and Ceiling Structure: Ventilation Type

Ridge Vent, Roof Vent

### General: Orientation



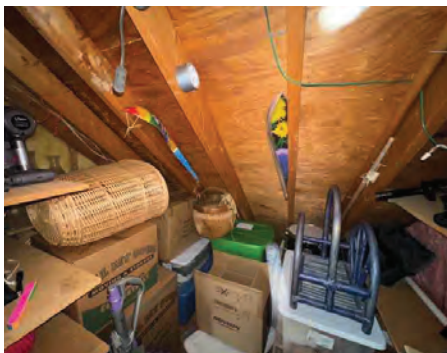
Front Left Eaves Storage



Front Right Eaves Storage



Attic



Front Middle Eaves Storage

## Limitations

General

### LIMITED ACCESS/PARTIALLY VISIBLE

Due to construction methods and HVAC ductwork, some portions of the attic were not accessible/visible.



Front Left Attic



Rear Left Attic

## Observations

### 10.1.1 General

#### ACCESS STAIRS TOO LONG

 Low/Monitor

The access stairs for the attic were too long. This is placing undue stress on the joints. Recommend repairs

Recommendation

Contact a qualified carpenter.



Attic

### 10.2.1 Roof and Ceiling Structure

#### EVIDENCE OF MOISTURE INTRUSION

 Medium

There was evidence of moisture intrusion. This may lead to further damage and deterioration of materials. Recommend repair.

Recommendation

Contact a qualified roofing professional.



Front Right Eaves Storage



Front Right Eaves Storage



Front Right Eaves



Front Middle Eaves Storage

# 11: ROOF

## Information

### Inspection Method

Walking the Roof

### Flashings: Material

Aluminum

### Roof Pitch

Varying Pitches, Medium, Steep

### Coverings: Material

Asphalt

### Roof Type/Style

Gable

### Roof Drainage Systems: Gutter Material

Aluminum, Installed Covers

## Orientation



Front Left



Front Right



Rear Left



Rear Right

## Limitations

Flashings

### LIMITED ACCESS/PARTIALLY VISIBLE

Due to installation methods used, there was limited access/visibility of the flashing.

## Observations

11.1.1 Flashings

### IMPROPERLY INSTALLED FLASHING



Medium

There was improperly installed flashing on the roof. Moisture intrusion may occur or be occurring already as debris is collecting in the bottom of this area. Recommend repairs.

Recommendation

Contact a qualified roofing professional.



Front Left

### 11.2.1 Coverings

Medium

## WEATHERED COVERINGS

The coverings for the roof were weathered. The fiberglass underlayment is showing through, major granule loss has occurred, and the coverings are brittle. Moisture intrusion may occur. Symptoms of moisture intrusion are already present. Recommend replacement.

Note: The associated photos are representative of all the shingles on the roof.

Recommendation

Contact a qualified roofing professional.



Front Middle



Front Right



Rear Left



Front Left

### 11.3.1 Roof Penetrations

Medium

## VENT CAULK DETERIORATED

The caulking around a vent penetration was deteriorated. This could result in moisture intrusion. Recommend repairs

Recommendation

Contact a qualified roofing professional.



Rear

# 12: FOUNDATION AND WALLS

## Information

### Inspection Method

Crawlspace Access, Visual

### Floor Structure: Sub-floor

Plywood

### Foundation: Foundation Type

CMU Piers/Stilts, CMU Wall

### Floor Structure: Crawlspace Floor

Dirt

### Floor Structure: Material

Wood Girders and Joists

### Wall Structure: Type of Wall Structure

Not Visible

## Orientation



Rear Left



Front Left



Front Right



Rear Right

## Limitations

Wall Structure

### **FRAMING NOT VISIBLE**

Wall framing is not visible on a finished home.

## Observations

12.1.1 Foundation

### **FOUNDATION CRACKS - MINOR**

Minor cracking was noted at the foundation. This could lead to further damage. Recommend repairing and monitoring.



Recommendation  
Recommend monitoring.



Front Middle



Front Right



Rear Left

### 12.1.2 Foundation

#### **IMPROPER CONSTRUCTION PRACTICES**

Improper construction practices were present. This could lead to failure of one or more portions of the floor system. Recommend repairs.

Recommendation

Contact a qualified general contractor.

 High/Safety Hazard



Rear Right Corner

### 12.1.3 Foundation

#### **AREA OF NOTICEABLE REPAIR**

There is an area of noticeable repair on the foundation. This could be concealing further damage. Recommend monitoring the area.

Recommendation

Recommend monitoring.

 Low/Monitor



Front Right

### 12.2.1 Floor Structure

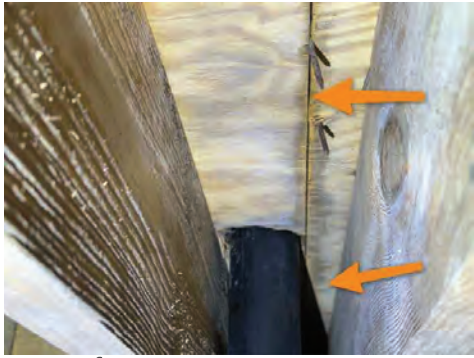
#### **EVIDENCE OF MOISTURE INTRUSION**

There is evidence of moisture intrusion. This could cause failure of the sub-floor. Recommend repairs

Recommendation

Contact a foundation contractor.

 Medium



Rear Left



Left Middle



Rear Right



Rear Middle

12.2.2 Floor Structure

 High/Safety Hazard

**IMPROPER CONSTRUCTION PRACTICES**

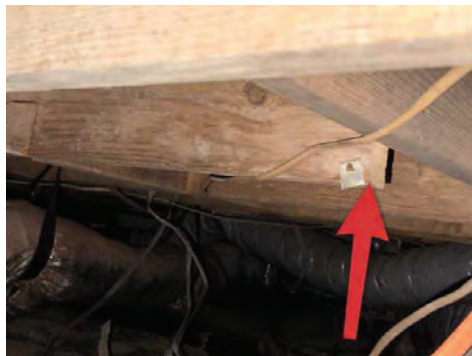
Improper construction practices were noted. A floor joist was cut. This could result in failed flooring in this area. Recommend evaluation and repairs

Recommendation

Contact a qualified general contractor.



Front Left



Front Left

12.4.1 Crawlspace Light Fixtures, Switches, Receptacles

 High/Safety Hazard

**EXPOSED WIRES**

There were exposed wires present. This is a safety hazard. Recommend repairs.

Recommendation

Contact a qualified licensed electrician



Front Right

## 12.4.2 Crawlspace Light Fixtures, Switches, Receptacles

 Medium**COVER PLATE MISSING**

A junction box was missing a cover plate. This leaves the component unprotected. Recommend installation.

Recommendation

Contact a qualified licensed electrician



Rear Middle