



## Property Inspection Report

**Report Number: 34-25**

**For The Property Located On:**

908 Vance St. E  
Wilson, North Carolina 27893



**Prepared For Exclusive Use By:**

Dwelling Place Properties LLC & New Village LLC

Prepared By: Jose Adrian Mosqueda, NC# 2783

Date of Inspection: Monday, March 3, 2025

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

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(A5 - 1 ) All Accessible Attic Areas	IN
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(A6 - 1 ) All Accessible Areas	IN

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## Summary

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

### (A1 - 1 ) All Accessible Areas

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

##### (A1 - 1.1 ) All Accessible Areas



Large hole noted on the foundation wall and damaged crawl space access door along with a loose exterior water faucet line was noted on the rear center of home.

##### (A1 - 1.2 ) All Accessible Areas



Damaged partial crawl space access holes were noted on the left rear side of home. All damaged crawl space access doors should be secured to prevent large animals from entering the crawl space area that could cause potential damage to plumbing, electrical, or hvac system components.

##### (A1 - 1.3 ) All Accessible Areas



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

### (A2 - 1 ) All Accessible Areas

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

##### (A2 - 1.1 ) All Accessible Areas



The piers throughout the crawl space of this historical home were was soft and easily probed. The condition of the piers presents a serious concern that needs further evaluation. A masonry specialist and/or a structural engineer should be consulted to determine the significance /cause of the soft bricks and outline any necessary repairs.

##### (A2 - 1.2 ) All Accessible Areas



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

##### (A2 - 1.3 ) All Accessible Areas



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

**(A3 - 1 ) All Accessible Areas**  
**Summary - Structural: Floor Structure (Defects, Comments, and Concerns):**

**(A3 - 1.1 ) All Accessible Areas**



The visible significant moisture damaged wood framing components in the crawl space under the main hallway bathroom have been repaired or supplemented. The repairs do not conform to typical construction methods and are in need of review by a licensed general contractor or an engineer to ensure the stability of the home and prevent further damage. This damage has created a large area of unlevel and unstable interior floor throughout the hallway bathroom.

**(A3 - 1.2 ) All Accessible Areas**



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

**(A3 - 1.3 ) All Accessible Areas**



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

**(A3 - 1.4 ) All Accessible Areas**



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

**(A3 - 1.5 ) All Accessible Areas**



The visible severe moisture damaged wood framing components in the crawl space under the kitchen/water heater area have been repaired or supplemented. The repairs do not conform to typical construction methods and are in need of review by a licensed general contractor or an engineer to ensure the stability of the home and prevent further damage. This damage has created a large area of unlevel and unstable interior floor extending along the left side of the kitchen and onto the left front bedroom.

**(A3 - 1.6 ) All Accessible Areas**



Additional Photograph: This is a photograph of above noted item 1-5

**(A3 - 1.7 ) All Accessible Areas**



Additional Photograph: This is a photograph of above noted item 1-5

## (A6 - 1 ) All Accessible Areas

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

#### (A6 - 1.1 ) All Accessible Areas



Evidence suggests that this home has been subjected to a fire. In the attic area, the framing was noted to be black/charred. Construction restoration after a fire must include all systems. In most cases all electrical, plumbing and insulation components are replaced. Any charred wood members that are not replaced require sealants to prevent reoccurring odors and engineering review and letters of structural integrity to remain with the home. The home owners should be asked for disclosure related to the extent of the fire and details for the renovation. An engineer should be consulted for a complete evaluation of the home and all the systems.

#### (A6 - 1.2 ) All Accessible Areas



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

#### (A6 - 1.3 ) All Accessible Areas



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

## (B1 - 1 ) All Accessible Areas

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

#### (B1 - 1.1 ) All Accessible Areas



The exterior wooden trim, siding, and boxing of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection, all areas should be evaluated as a repair plan is prepared: Siding was found to have areas of decay, loose boards, peeling paint, swollen edges, swollen nail locations; Boxing and trim areas were found to have damage related to age and roof drainage; Gable trims and shingle rake trims were noted to be decayed and warped. A licensed general contractor should be consulted for a complete evaluation of the exterior siding, trim and boxing to determine the extent of the damage and to make necessary repairs. Some defected area noted:

- 1, Soffit boxing over right side inner corner of front porch.
2. Siding over right side of front porch.
3. Damaged, warped slat on right side gable vent.
4. Soffit boxing over left side of right side porch.
5. Wooden siding and trim on upper rear center of home, adjacent to the chimney at left rear center; Damaged gable vent slat also noted here.
- 6, Soffit boxing at left rear corner.

-Comment # 1

#### (B1 - 1.2 ) All Accessible Areas



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

-Comment # 2

**(B1 - 1.3 ) All Accessible Areas**



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

-Comment # 3

**(B1 - 1.4 ) All Accessible Areas**



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

-Comment # 4

**(B1 - 1.5 ) All Accessible Areas**



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

-Comment # 5 Far view

**(B1 - 1.6 ) All Accessible Areas**



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

-Comment # 5 -Close view

**(B1 - 1.7 ) All Accessible Areas**



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

- Comment # 5 Close view

**(B1 - 1.8 ) All Accessible Areas**



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

-Comment # 6 Far view

**(B1 - 1.9 ) All Accessible Areas**



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

-Comment # 6 Close view

**(B1 - 1.10 ) All Accessible Areas**



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

-Comment # 6 Close view

**(B1 - 1.11 ) All Accessible Areas**



Cracks were noted below the right rear side fireplace windows and over the left side kitchen windows in the brick veneer. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home were closed at the time of the inspection and presented no visible evidence of progression to the foundation areas, however, the cracks could open or change seasonally. The owners should be asked for disclosure related to the progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumer or buyer concerns at the time of resell. The buyers should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, repaired by a general contractor, and monitored to establish a history of stability. If additional information is needed an engineer should be consulted.

-Under the right rear side fireplace room windows, Close view.

**(B1 - 1.12 ) All Accessible Areas**



Additional Photograph: This is a photograph of above noted item 1-11

-Under the right rear side fireplace room windows, Far view.

**(B1 - 1.13 ) All Accessible Areas**



Additional Photograph: This is a photograph of above noted item 1-11

-Over the left rear side kitchen windows, Close view.

**(B1 - 1.14 ) All Accessible Areas**



Additional Photograph: This is a photograph of above noted item 1-11

-Over the left rear side kitchen windows, far view.

**(B2 - 1 ) All Windows, Location: All Accessible**

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

**(B2 - 1.1 ) All Windows**



The windows are in need of further evaluation and repair, as they were noted to be of great age and in poor condition. Replacing of all windows is recommended. 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. Repair/replacement is needed to ensure that the home is secure and protected from air/water penetration. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

1. Several broken large and small window panes were noted on the front and left side windows. The broken glass should be repaired to prevent accidental injury and weather intrusion.
2. Several broken or missing glass panes were noted on several storm windows.
3. Several windows have soft and decayed wood in the sill, trim, sash area; more on windows that have portable a/c units. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible.

**(B2 - 1.2 ) All Windows**



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

**(B2 - 1.3 ) All Windows**



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

**(B2 - 1.4 ) All Windows**



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

**(B2 - 1.5 ) All Windows**



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

**(B2 - 1.6 ) All Windows**



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

**(B2 - 1.7 ) All Windows**



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

**(B2 - 1.8 ) All Windows**



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

**(B2 - 1.9 ) All Windows**



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

**(B2 - 1.10 ) All Windows**

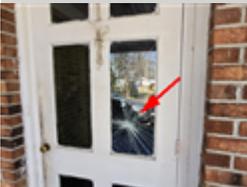


Additional Photograph: This is a photograph of above noted item 1-1

**(B2 - 2 ) All Doors, Location: All Accessible**

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

**(B2 - 2.1 ) All Doors**



The doors are in need of further evaluation and repair, 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. Repair/replacement is needed to ensure that the home is secure and protected from air/water penetration. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

1. Broken glass on front storm door.
2. The rear exterior door has soft and decayed wood in the lower frame area. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. Rear storm door has been taken down.
3. The left rear furnace rom door slab has soft and decayed wood in the door panel and trim areas. Decay in the door panel can result in leaking and water penetration and should be repaired as soon as possible.

-Comment # 1

**(B2 - 2.2 ) All Doors**



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

-Comment # 2

**(B2 - 2.3 ) All Doors**



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

-Comment # 2

**(B2 - 2.4 ) All Doors**



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

-Comment # 3

**(B3 - 1 ) Porch , Location: Main House Front  
Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):**

**(B3 - 1.1 ) Porch**



The front porch is in need of further evaluation and repair, 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. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

1. Great damaged noted on the front porch ceiling, adjacent to the front entrance door 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.
2. The right front corner of porch floor pad is cracked and has moved to a point no longer level with the brick perimeter. This condition could indicate a problem with the pad support. The movement of the pad has resulted in an uneven walking surface and created an opening where water could enter the foundation area.
3. The front porch hand railings are loose, damaged, and decayed and in need of repair or replacement to ensure safe and functional use of the deck/porch.

-Comment # 1

**(B3 - 1.2 ) Porch**



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

-Comment # 1

**(B3 - 1.3 ) Porch**



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

-Comment # 2

**(B3 - 1.4 ) Porch**



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

-Comment # 3

**(B3 - 1.5 ) Porch**



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

-Comment # 3

**(B3 - 1.6 ) Porch**



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

-Comment # 3

**(B3 - 1.7 ) Porch**



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

-Comment # 3

**(B3 - 1.8 ) Porch**



Also repair: damaged and loose right side porch handrail.

**(B3 - 1.9 ) Porch**



Also repair: damaged and loose handrails on left rear storage room/furnace room entry.

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

**(C1 - 1.1 ) All Accessible Areas**



Note: The home was under a roof shingle replacement at the time of inspection. A licensed roofing contractor should be consulted for a complete evaluation of the roofing systems to verify that shingles are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system.

**(C1 - 1.2 ) All Accessible Areas**



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

**(C1 - 1.3 ) All Accessible Areas**



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

**(C1 - 1.4 ) All Accessible Areas**



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

**(C1 - 1.5 ) All Accessible Areas**



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

**(C1 - 1.6 ) All Accessible Areas**



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

**(C2 - 1 ) N/A, System Type: N/A**

**Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):**

**(C2 - 1.1 ) N/A**

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.

**(D2 - 1 ) All Accessible Areas**

**Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):**

**(D2 - 1.1 ) All Accessible Areas**



Most plumbing waste lines for the home are likely the original steel galvanized and cast iron drain pipes. As galvanized and cast iron pipes age they tend to corrode along the inside diameter and become clogged. Evidence such as slow drainage of the sinks and tubs, and visible areas of corrosion indicate that the pipes for this home are nearing the end of their service line. Several areas of corrosion and small dripping leaks were noted in the foundation area of the home. A plumbing contractor should be consulted for a full evaluation of the system and to make necessary repairs.

**(D2 - 1.2 ) All Accessible Areas**



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

**(D2 - 1.3 ) All Accessible Areas**



The waste line for the kitchen sink is damaged and leaking. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

**(D3 - 1 ) Unit #1 , Location: Kitchen**

**Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):**

**(D3 - 1.1 ) Unit #1**



M# E6-30H45DV 100  
S# 2409138061337

**(E1 - 1 ) Overhead**

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

**(E1 - 1.1 ) Overhead**



The electrical mast weather-head cover is missing/damaged. The cover protects the service cable and electrical system from water penetration. Water penetration in the electrical system can result in extremely dangerous conditions. The Power Company and or a licensed electrical contractor should be consulted to determine the significance of this concern and if repairs are needed.

**(E1 - 1.2 ) Overhead**



Large hole on siding next to the electrical service head mast should be repaired to prevent entry of rain and/or rodents.

**(E2 - 1 ) Main Panel #1, Location: Kitchen**

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

**(E2 - 1.3 ) Main Panel #1**



Several Romex wire connectors are missing from the bottom and top interior of the electrical panel. This would not protect the dwelling in case of shorts or arcs inside the electrical panel. This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

**(E2 - 1.4 ) Main Panel #1**



The single pole circuit breaker located on the left side of the electrical panel has two conductors attached to the power screw. Unless the breaker is rated for double taps loose connections and circuit overloads are possible. 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 further evaluation to verify the breaker rating and to make necessary repairs.

**(E4 - 1 )  
Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):**

**(E4 - 1.1 )**



Disconnected knob and tube type wires were noted throughout the attic. Disconnected wires should be removed or properly terminated. The disconnected wires leave electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

**(E4 - 1.2 )**



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

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

**(E5 - 1.1 ) Interior and Exterior**



The interior and exterior electrical fixtures and receptacles of the home are in need of further evaluation and repair. The following concerns were noted at the time of the inspection: The fixtures need repair to ensure proper and safe operation. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

1. Missing and damaged light bulbs were noted next to the front entrance door.
2. Multiple receptacles tested as open ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. The exterior electrical receptacle left of furnace room door had no power or tested as not hot. This could indicate a damaged receptacle or branch wiring circuit. No GCFI receptacles noted the on exterior of home.
3. The left rear storage room/furnace room 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.
4. 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. Foyer ceiling smoke detector not operational. Correction is recommended. Installation is recommended.
5. Covers are missing or damaged on several electrical receptacles and light switches.

-Comment # 1

**(E5 - 1.2 ) Interior and Exterior**



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

-Comment # 2

**(E5 - 1.3 ) Interior and Exterior**



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

-Comment # 3

**(E5 - 1.4 ) Interior and Exterior**



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

-Comment # 4

**(E5 - 1.5 ) Interior and Exterior**



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

-Comment # 5

**(E5 - 1.6 ) Interior and Exterior**



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

-Comment # 5

**(E5 - 1.7 ) Interior and Exterior**



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

-Comment # 5

**(F1 - 1 ) Heating Unit #1, Location: Utility Room  
Summary - Heating: Equipment (Defects, Comments, and Concerns):**

**(F1 - 1.1 ) Heating Unit #1**



View of gas furnace:

M# Z8ES080B12SMPS1A  
S#C2H4650846

**(F2 - 1 ) Heating Unit #1, Access: Crawl Space**  
**Summary - Heating: Distribution Systems (Defects, Comments, and Concerns):**

**(F2 - 1.1 ) Heating Unit #1**



The duct system is in need of repair to ensure proper air flow and conditioning of the interior areas. The duck work was noted to be in poos condition. The following concerns were noted at the time of the inspection: A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

1. Heavy debris was noted at several hvac duct lines at the hvac register vents throughout the interior of home. All hvac duct lines should be free of any debris for proper and clean air flow.
2. The duct system is in direct contact with the crawl space floor. Duct systems are required to have clearance from the ground surface to prevent water entry, to prevent decay, and to prevent contamination of the air supply.
3. The insulation cover for the duct branches throughout the crawl space is loose, torn, and/or deteriorated. The cover protects the duct structure and holds the insulation in place.
4. A duct located at right rear of crawl space, next to the hallway bathroom is disconnected and in need of repair/replacement. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.
5. Missing filters and filter grill noted at foyer area.
8. Note: Hvac duck work blocks adequate access to many areas of the crawl space.

**(F2 - 1.2 ) Heating Unit #1**



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

**(F2 - 1.3 ) Heating Unit #1**



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

**(F2 - 1.4 ) Heating Unit #1**



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

**(F2 - 1.5 ) Heating Unit #1**



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

**(F2 - 1.6 ) Heating Unit #1**



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

**(F2 - 1.7 ) Heating Unit #1**



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

**(G1 - 1 ) Cooling Unit #1, Location: Rear exterior**  
**Summary - Cooling: Equipment (Defects, Comments, and Concerns):**

**(G1 - 1.1 ) Cooling Unit #1**



View of exterior A/C unit.  
New unit.

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

**(H1 - 1.1 ) All Rooms**



Random cracks were noted on ceiling of most bedrooms and in the kitchen area. The ceiling is cracked. No related concerns were noted throughout the adjacent inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. A general repair specialist should be consulted for evaluation and repair to ensure that the ceiling is secure.

**(H1 - 1.2 ) All Rooms**



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

**(H1 - 1.3 ) All Rooms**



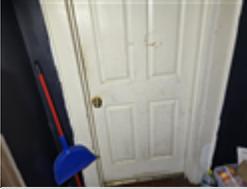
Additional Photograph: This is a photograph of above noted item 1-1

**(H1 - 1.4 ) All Rooms**



The door jambs at left front and right front bedrooms are split in the striker plate areas where the door lock is engaged to provide security. This could indicate improper installation or forced entry of the door. 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 - 1.5 ) All Rooms



The hallway bathroom door is damaged split/busted panel area. 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



Missing door at entryway between kitchen and left rear bedroom.

### (H1 - 1.7 ) All Rooms



Damaged door handle noted on main front entrance door.

### (H1 - 1.8 ) All Rooms



Sloped area of interior floors noted at along wall shared by the right front bedroom and rear fireplace room. The cause for this unlevel area was not determined as this area of crawl space was not accessible.

## (H2 - 1 ) Kitchen

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

#### (H2 - 1.1 ) Kitchen



Unlevel and unstable interior floor noted in kitchen. This is the cause of severe moisture damaged floor system as noted in the structural floor comments: A licensed general contractor should be consulted for evaluation and repair.

## (H3 - 1 ) Main hallway bathroom

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

#### (H3 - 1.1 ) Main hallway bathroom



Damaged wall noted around the hallway bathroom tub.

### (H3 - 1.2 ) Main hallway bathroom



Downspout and water control knobs are loose and leaking at the hallway bathroom. 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 - 1.3 ) Main hallway bathroom



Moisture damage window casing noted around the interior of the hallway bathroom.

### (H3 - 1.4 ) Main hallway bathroom



The hallway bathroom sink vanity is loose and has very poor drain flow. 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 - 2 ) Master bathroom

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

#### (H3 - 2.1 ) Master bathroom



Evidence suggests that the master bathroom ceiling has been repaired/painted. The owner should be asked for disclosure related to the extent of any related repairs, leaks or problems and the reason the ceiling was painted. New paint can limit the inspection as all history of defects or concerns are not visible.

#### (H3 - 2.2 ) Master bathroom



Wall damage was also noted around the master bathroom toilet area. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

## (H6 - 1 ) Fireplaces: Masonry, Location: Family Room and at kitchen and left front bedroom

### Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

#### (H6 - 1.1 ) Fireplaces: Masonry



Fireplaces were not in currently use. All were blocked by large stored items. A HVAC contractor or a fireplace installation specialist should be consulted to evaluate the fireplace systems and make necessary repairs to ensure proper and safe operation of the units.

## 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.

<b>(A1 - 1) All Accessible Areas</b>	<b>IN/NI LT</b>
<b>Structural: Foundation</b>	<b>IN LT</b>

**Foundation Type:** Crawl Space: Exterior Entrance

**Foundation Materials:** Brick: Concrete

**Limitation(s):** Note: Several areas throughout the crawl space were noted visible or accessible due to low clearance, hvac ductwork, electrical lines and plumbing lines.

**(A1 - 1) All Accessible Areas  
Structural: Foundation (Defects, Comments, and Concerns):**

**(A1 - 1.1) All Accessible Areas**



Large hole noted on the foundation wall and damaged crawl space access door along with a loose exterior water faucet line was noted on the rear center of home.

**(A1 - 1.2) All Accessible Areas**



Damaged partial crawl space access holes were noted on the left rear side of home. All damaged crawl space access doors should be secured to prevent large animals from entering the crawl space area that could cause potential damage to plumbing, electrical, or hvac system components.

**(A1 - 1.3) All Accessible Areas**



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

**(A2 - 1) All Accessible Areas  
Structural: Columns and Piers**

IN/NI LT

IN

**Column/Pier Type:** Pier: Crawl Space

**(A2 - 1 ) All Accessible Areas**  
**Structural: Columns and Piers (Defects, Comments, and Concerns):**

**(A2 - 1.1 ) All Accessible Areas**



The piers throughout the crawl space of this historical home were was soft and easily probed. The condition of the piers presents a serious concern that needs further evaluation. A masonry specialist and/or a structural engineer should be consulted to determine the significance /cause of the soft bricks and outline any necessary repairs.

**(A2 - 1.2 ) All Accessible Areas**



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

**(A2 - 1.3 ) All Accessible Areas**



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

**(A3 - 1 ) All Accessible Areas**  
**Structural: Floor Structure**

IN/NI LT

IN

**Sub-Floor Type:** Dimensional Lumber  
**Floor Joist Type:** Dimensional Lumber: Standard Construction  
**Girder/Beam Type:** Dimensional Lumber: Standard Construction

**(A3 - 1 ) All Accessible Areas  
Structural: Floor Structure (Defects, Comments, and Concerns):**

**(A3 - 1.1 ) All Accessible Areas**



The visible significant moisture damaged wood framing components in the crawl space under the main hallway bathroom have been repaired or supplemented. The repairs do not conform to typical construction methods and are in need of review by a licensed general contractor or an engineer to ensure the stability of the home and prevent further damage. This damage has created a large area of unlevel and unstable interior floor throughout the hallway bathroom.

**(A3 - 1.2 ) All Accessible Areas**



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

**(A3 - 1.3 ) All Accessible Areas**



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

**(A3 - 1.4 ) All Accessible Areas**



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

**(A3 - 1.5 ) All Accessible Areas**



The visible severe moisture damaged wood framing components in the crawl space under the kitchen/water heater area have been repaired or supplemented. The repairs do not conform to typical construction methods and are in need of review by a licensed general contractor or an engineer to ensure the stability of the home and prevent further damage. This damage has created a large area of unlevel and unstable interior floor extending along the left side of the kitchen and onto the left front bedroom.

**(A3 - 1.6 ) All Accessible Areas**



Additional Photograph: This is a photograph of above noted item 1-5

**(A3 - 1.7 ) All Accessible Areas**



Additional Photograph: This is a photograph of above noted item 1-5

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

IN/NI LT

IN

**Wall Structure Type:** Standard Construction: Dimensional Lumber: Wood

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

IN/NI LT

IN

**Ceiling Joist Type:** Dimensional Lumber: Standard Construction: Wood  
**Beam/Girder Type:** Dimensional Lumber: Standard Construction: Wood

**(A6 - 1 ) All Accessible Areas**  
**Structural: Roof Structure**

IN/NI LT

IN

**Roof Style/Type:** Gable  
**Roof Sheathing Type:** Dimensional Lumber  
**Rafter & Beam Types:** Dimensional Lumber: Standard Construction

**(A6 - 1 ) All Accessible Areas**  
**Structural: Roof Structure (Defects, Comments, and Concerns):**

**(A6 - 1.1 ) All Accessible Areas**



Evidence suggests that this home has been subjected to a fire. In the attic area, the framing was noted to be black/charred. Construction restoration after a fire must include all systems. In most cases all electrical, plumbing and insulation components are replaced. Any charred wood members that are not replaced require sealants to prevent reoccurring odors and engineering review and letters of structural integrity to remain with the home. The home owners should be asked for disclosure related to the extent of the fire and details for the renovation. An engineer should be consulted for a complete evaluation of the home and all the systems.

**(A6 - 1.2 ) All Accessible Areas**



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

**(A6 - 1.3 ) All Accessible Areas**



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

**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 ) All Accessible Areas**  
**Exterior: Wall Cladding**

IN/NI LT

IN

**Wall Cladding Type:** Brick Veneer and Masonite  
**Trim Type:** Wood Natural

**(B1 - 1) All Accessible Areas**  
**Exterior: Wall Cladding (Defects, Comments, and Concerns):**

**(B1 - 1.1) All Accessible Areas**



The exterior wooden trim, siding, and boxing of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection, all areas should be evaluated as a repair plan is prepared: Siding was found to have areas of decay, loose boards, peeling paint, swollen edges, swollen nail locations; Boxing and trim areas were found to have damage related to age and roof drainage; Gable trims and shingle rake trims were noted to be decayed and warped. A licensed general contractor should be consulted for a complete evaluation of the exterior siding, trim and boxing to determine the extent of the damage and to make necessary repairs. Some defected area noted:

- 1, Soffit boxing over right side inner corner of front porch.
2. Siding over right side of front porch.
3. Damaged, warped slat on right side gable vent.
4. Soffit boxing over left side of right side porch.
5. Wooden siding and trim on upper rear center of home, adjacent to the chimney at left rear center; Damaged gable vent slat also noted here.
- 6, Soffit boxing at left rear corner.

-Comment # 1

**(B1 - 1.2) All Accessible Areas**



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

-Comment # 2

**(B1 - 1.3) All Accessible Areas**



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

-Comment # 3

**(B1 - 1.4) All Accessible Areas**



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

-Comment # 4

**(B1 - 1.5) All Accessible Areas**



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

-Comment # 5 Far view

**(B1 - 1.6) All Accessible Areas**



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

-Comment # 5 -Close view

**(B1 - 1.7) All Accessible Areas**



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

- Comment # 5 Close view