Atlantic Home Inspections

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Property Inspection Report

Report Number: 2967

For The Property Located On:

106 Dukes Lake Circle
Richlands, North Carolina 28574

Prepared For Exclusive Use By:

Phillip Bliese
106 Dukes Lake Circle, Richlands, North Carolina 28574

Prepared By: Justin Pleasants, NC: 3687

Date of Inspection: Thursday, March 6, 2025

Report Sections / Confirmation of Inspection

Legend

IN This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

NI This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.

LT The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

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

B - Exterior

	IN/NI	LT
B1 - Exterior: Wall Claddings, Flashing, and Trim		
(B1 - 1) Main House: All Accessible Areas	IN	
(B1 - 2) Main House: Front Accent Areas	IN	
B2 - Exterior: Windows and Doors		
(B2 - 1) Front Door	IN	
(B2 - 2) Back Door	IN	
(B2 - 3) Garage Door	IN	
(B2 - 4) Windows	IN	
(B2 - 5) Windows	IN	
(B2 - 6) Windows	IN	
(B2 - 7) Windows	IN	
B3 - Exterior: Decks, Porches, Stoops, and Balconies		
(B3 - 1) Front Porch Areas	IN	
(B3 - 2) Backyard Fence Areas	IN	
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls		
(B4 - 1) Driveway and Walkway Areas	IN	
(B4 - 2) Back Patio Areas	IN	
B5 - Exterior: Vegetation and Grading		
(B5 - 1) Vegetation	IN	
(B5 - 2) Grading and Drainage	IN	

C - Roofing		
C1 - Roofing: Coverings	**IN/NI**	**LT**
(C1 - 1) All Accessible Areas	**IN**	
C2 - Roofing: Drainage Systems	**IN/NI**	**LT**
(C2 - 1) All Accessible Areas	**IN**	
C3 - Roofing: Flashings, Skylights, and Penetrations	**IN/NI**	**LT**
(C3 - 1) Main House	**IN**	
D - Plumbing		
D1 - Plumbing: Water Distribution Systems	**IN/NI**	**LT**
(D1 - 1) All Accessible Areas	**IN**	
D2 - Plumbing: Drain, Waste, and Vent Systems	**IN/NI**	**LT**
(D2 - 1) All Accessible Areas	**IN**	
D3 - Plumbing: Water Heating Equipment	**IN/NI**	**LT**
(D3 - 1) Unit #1	**IN**	
E - Electrical		
E1 - Electrical: Main Service	**IN/NI**	**LT**
(E1 - 1) Underground	**IN**	
E2 - Electrical: Main Panels	**IN/NI**	**LT**
(E2 - 1) Main Panel #1	**IN**	
E3 - Electrical: Distribution Panels	**IN/NI**	**LT**
(E3 - 1) Distribution Panel #1	**IN**	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	**IN/NI**	**LT**
(E5 - 1) Exterior Light Fixtures and Receptacles	**IN**	
(E5 - 2) Interior Light Fixtures and Receptacles	**IN**	
F - Heating		
F1 - Heating: Equipment	**IN/NI**	**LT**
(F1 - 1) Heating Unit #1	**IN**	
F2 - Heating: Distribution Systems	**IN/NI**	**LT**
(F2 - 1) Heating Unit #1	**IN**	
G - Cooling		
G1 - Cooling: Equipment	**IN/NI**	**LT**
(G1 - 1) Cooling Unit #1	**IN**	
G2 - Cooling: Distribution Systems	**IN/NI**	**LT**
(G2 - 1) Cooling Unit #1	**IN**	
H - Interiors		
H1 - Interiors: General Rooms	**IN/NI**	**LT**
(H1 - 1) General Rooms	**IN**	
H2 - Interiors: Kitchens	**IN/NI**	**LT**
(H2 - 1) Kitchen Areas	**IN**	
H3 - Interiors: Bathrooms	**IN/NI**	**LT**
(H3 - 1) Downstairs Half Bathroom	**IN**	
(H3 - 2) Upstairs En Suite Bathroom	**IN**	
(H3 - 3) Upstairs Hallway Bathroom	**IN**	
H4 - Interiors: Garages	**IN/NI**	**LT**
(H4 - 1) Garage Areas	**IN**	

H6 - Interiors: Fireplaces and Stoves	IN/NI	LT
(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Insert	IN	

I - Insulation and Ventilation

I1 - Insulation and Ventilation: Areas	IN/NI	LT
(I1 - 1) Attic: All Accessible Areas	IN	

J - Built In Appliances

J1 - Built In Appliances: Equipment	IN/NI	LT
(J1 - 1) Range: Electric	IN	
(J1 - 2) Dishwasher	IN	
(J1 - 3) Microwave: Over Range	IN	
(J1 - 4) Garbage Disposal	IN	

Summary

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

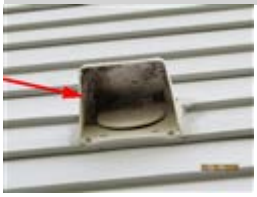
(A6 - 1) All Accessible Areas
Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) All Accessible Areas

From the attic, where visible, one truss was noted to be damaged/cracked and in need of repair. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer or licensed general contractor. An engineer or licensed general contractor should be consulted for further evaluation to determine the significance of the concern, outline necessary repairs to prevent any further damage.

(B1 - 1) Main House: All Accessible Areas
Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 1.9) Main House: All Accessible Areas



The rear exit for the dryer exhaust has lint build up present. This can result in improper operation of the dryer, overheating of the dryer, and a fire hazard. A qualified contractor should be consulted for a complete evaluation of the duct system and to make necessary repairs to ensure reliable and safe operation.

(B2 - 2) Back Door , *Location: Main House: Rear*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.2) Back Door

The rear sliding glass door was more difficult to operate than would be expected. The track is rusted and the panel roller ball assembly needs adjustment/repair. A general contractor should be consulted for further evaluation and repair to ensure proper operation and safe egress.

(E2 - 1) Main Panel #1*, Location: Exterior: Right Side of Home*
Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.2) Main Panel #1

The electrical service panel and meter is not secure where it is attached to the wall of the home. This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor and/or the utilities provider should be consulted for repair and a complete evaluation of the panel to ensure that it is safe and functioning properly.

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

(E5 - 1.2) Exterior Light Fixtures and Receptacles

The exterior receptacles of this home were covered or protected to prevent electrical shock hazards if used in the rain or in damp conditions. The front porch cover assembly is damaged/missing. The requirement for receptacles to have a protective cover to keep the receptacle and the cord connection of a device dry and protected and are an important safety feature. An electrical contractor should be consulted to repair as needed to ensure safe and reliable service.

(G1 - 1) Cooling Unit #1*, Location: Exterior: Left Side of Home*
Summary - Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 1.2) Cooling Unit #1

The outside compressor/coil unit for the heat pump system has visible damage to the coil fins. The fins are deteriorated and missing in multiple areas. A damaged coil can result in leaking refrigerant and poor system performance. A licensed HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G2 - 1) Cooling Unit #1*, Access: Attic: All Accessible Areas*
Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.2) Cooling Unit #1

The duct system, pan and service floor around the air handler cabinet shows evidence of a history of condensation. Condensation occurs when the duct surfaces reach the dew point of the surrounding air; this can be related to duct air leaks, excessive demand on the HVAC system, and/or improper HVAC system operation. A licensed HVAC contractor should be consulted for a complete evaluation of the HVAC system to ensure reliable and proper operation of the HVAC system.

(H3 - 2) Upstairs En Suite Bathroom
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.8) Upstairs En Suite Bathroom

The floor area around the toilet is discolored, possibly indicating a history of a leak or a seeping leak. The supply line connection also has corrosion present. The toilet installation needs to be checked to ensure that the toilet is not leaking. A licensed plumbing contractor should be consulted for evaluation and repair.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word “inspect” per the home inspection standards of practice means the act of making a visual examination. Home inspectors are not required to report on: (1) Life expectancy of any component or system; (2) The causes of the need for a repair; (3) The methods, materials, and costs of corrections; (4) The suitability of the property for any specialized use; (5) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; (6) The market value of the property or its marketability; (7) The advisability or inadvisability of purchase of the property; (8) Any component or system that was not inspected; (9) The presence or absence of pests such as wood damaging organisms, rodents, or insects; or (10) Cosmetic damage, underground items, or items not permanently installed. Home inspectors are not required to: (1) Offer warranties or guarantees of any kind; (2) Calculate the strength, adequacy, or efficiency of any system or component; (3) Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons; (4) Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; (5) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including toxins, mold, carcinogens, noise, contaminants in the building or in soil, water, and air; (6) Determine the effectiveness of any system installed to control or remove suspected hazardous substances; (7) Predict future condition, including failure of components; (8) Project operating costs of components; (9) Evaluate acoustical characteristics of any system or component; (10) Inspect special equipment or accessories that are not listed as components to be inspected in the SOP Sections. 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

Temperature: 77 Deg. F

Weather Conditions: Clear - Sunny

Inspection Report Body

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

All concerns related to structural components 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, roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The foundation inspection was limited because the subject property is constructed on a slab foundation which is not visible for inspection due to construction methods, furniture, and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation, if additional information concerning the slab foundation is desired a professional engineer should be consulted prior to purchase.

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

The slab foundation could not be evaluated or inspected due to construction methods and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation. When accessible and safe the inspector entered attic inspection areas with a small probe, a camera, and a standard flash light. 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 spans, load transfers, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) All Accessible Areas
Structural: Foundation

IN/NI LT
IN LT

Foundation Type: Slab: Concrete
Foundation Materials: Concrete
Limitation(s): The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during a home inspection.

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

(A1 - 1.1) All Accessible Areas

Where visible, cracks were noted in the concrete slab foundation of the home. Cracks in the foundation can indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. At this time these cracks pose no structural concern but need to be repaired/sealed. A masonry contractor should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

(A1 - 1.2) All Accessible Areas

The concrete slab foundation is damaged on the back left corner of the home. Further evaluation and repair by a masonry contractor is recommended to ensure no other concerns are present.

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

IN/NI LT
IN

Column/Pier Type: Column: Exterior
Column/Pier Materials: Undetermined: Clad Covered

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

IN/NI LT
IN

Sub-Floor Type: Concrete Slab
Floor Joist Type: Not Visible For Inspection: Description
Girder/Beam Type: Not Visible For Inspection: Description

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

IN/NI LT
IN

Wall Structure Type: Finished Areas: Not Accessible for Inspection or Description

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

IN/NI LT
IN

Ceiling Joist Type: Not Visible: Not Accessible For Inspection or Description
Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description

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

IN/NI LT
IN

Roof Style/Type: Gable
Roof Sheathing Type: OSB
Rafter & Beam Types: Engineered System: Truss: Wood

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

(A6 - 1.1) All Accessible Areas

From the attic, where visible, one truss was noted to be damaged/cracked and in need of repair. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer or licensed general contractor. An engineer or licensed general contractor should be consulted for further evaluation to determine the significance of the concern, outline necessary repairs to prevent any further damage.

B - Exterior Section
(General Limitations, Implications, and Directions):

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

(B1 - 1) Main House: All Accessible Areas
Exterior: Wall Cladding

IN/NI LT
IN

Wall Cladding Type: Vinyl Siding: Horizontal
Trim Type: Wood Clad: Aluminum / Vinyl: Solid

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

(B1 - 1.1) Main House: All Accessible Areas

On the front of the home, a loose and/or bowed section of siding and trim are in need of repair. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.2) Main House: All Accessible Areas

The vinyl corner trim was noted to be damaged in several locations around the home. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.3) Main House: All Accessible Areas

On the left side of the home, several damaged or cracked pieces of siding are in need of repair or repair. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.4) Main House: All Accessible Areas

On the left side of the home, several damaged or cracked pieces of siding are in need of repair or replacement. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.5) Main House: All Accessible Areas

On the left side of the home, several damaged or cracked pieces of siding are in need of repair or replacement. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.6) Main House: All Accessible Areas

The vinyl corner trim was noted to be damaged in several locations around the home. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.7) Main House: All Accessible Areas

On the right side of the home, several damaged or cracked pieces of siding are in need of repair or repair. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.8) Main House: All Accessible Areas

On the right side of the home, several damaged or cracked pieces of siding are in need of repair. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.9) Main House: All Accessible Areas

The rear exit for the dryer exhaust has lint build up present. This can result in improper operation of the dryer, overheating of the dryer, and a fire hazard. A qualified contractor should be consulted for a complete evaluation of the duct system and to make necessary repairs to ensure reliable and safe operation.

(B1 - 1.10) Main House: All Accessible Areas

The exterior siding of the home is too close to the grade and needs repair to prevent insect and water penetration. A general contractor should be consulted for a complete evaluation of the siding and to make necessary repairs. At the time of the repair, all adjacent building components should inspected for possible evidence of water penetration and hidden damage.

(B1 - 1.11) Main House: All Accessible Areas

The rear trim piece for the washing machine drain exit is missing. Further evaluation and repair by a qualified contractor is recommended.

(B1 - 1.12) Main House: All Accessible Areas

Flying insect nests were noted in several locations around the home. Further evaluation and removal by a qualified contractor is suggested.

(B1 - 1.13) Main House: All Accessible Areas

On the right side of the home, several damaged or cracked pieces of siding are in need of repair. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.14) Main House: All Accessible Areas

Flying insect nests were noted in several locations around the home. Further evaluation and removal by a qualified contractor is suggested.

(B1 - 2) Main House: Front Accent Areas — IN/NI LT
Exterior: Wall Cladding — IN

Wall Cladding Type: Stone Veneer: Cultured
Trim Type: Wood Clad: Aluminum / Vinyl: Solid

(B1 - 2) Main House: Front Accent Areas
Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 2.1) Main House: Front Accent Areas

Adhered manufactured stone veneer cladding has been installed on this home. Several areas were noted to be missing mortar. The installation of the stone cladding should be evaluated by a general contractor and repaired as needed to verify that the stone cladding is installed to the specific installation requirements of the North Carolina State Building Code: Residential Code and/or the Masonry Veneer Manufacturer's Association (MVMA). http://www.masonryveneer.org -Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection.

(B2 - 1) Front Door — IN/NI LT
Exterior: Windows and Doors — IN

Window/Door Type: Door: Single
Location: Main House: Front

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

(B2 - 1.1) Front Door

The front door weather-stripping and bottom seal are damaged and not affective in areas. The weather-stripping and bottom seal need repair to ensure that the door closes securely and is weather tight. A qualified contractor should be consulted for evaluation and repair.

(B2 - 1.2) Front Door

The front storm door does not close or secure as intended. Further evaluation and repair by a qualified contractor is advised to ensure proper function.

(B2 - 1.3) Front Door

The front door electronic lock assembly does not function properly. Further evaluation and repair by a qualified contractor is advised to ensure proper function.

(B2 - 2) Back Door
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Door: Patio: Sliding
Location: Main House: Rear

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

(B2 - 2.1) Back Door

The back door does not have a sliding screen panel present. The sliding glass door was also noted to be scratched and/or scuffed up in multiple locations. Further evaluation and repair by a qualified contractor is recommended.

(B2 - 2.2) Back Door

The rear sliding glass door was more difficult to operate than would be expected. The track is rusted and the panel roller ball assembly needs adjustment/repair. A general contractor should be consulted for further evaluation and repair to ensure proper operation and safe egress.

(B2 - 2.3) Back Door

The nails for the aluminum cladding covering the back door wood trim were noted to be loose or backed out. If the cladding is not properly installed it will not shed water away from the underlying wood trim resulting in water penetration and decay. A siding installation company or general contractor should be consulted to evaluate and repair the trim to ensure the integrity of the cladding system.

(B2 - 3) Garage Door
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Door: Garage: Roll-Up
Location: Main House: Front-Right: Garage

(B2 - 3) Garage Door
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Garage Door

The aluminum cladding covering the garage door wood trim was damaged in several locations. If the cladding is damaged it will not shed water away from the underlying wood trim resulting in water penetration and decay. A siding installation company or general contractor should be consulted to evaluate and repair the trim to ensure the integrity of the cladding system.

(B2 - 4) Windows
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Window: Single
Location: Main House

(B2 - 5) Windows
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Window: Double
Location: Main House

(B2 - 5) Windows
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 5.1) Windows

The window screens were noted to be damaged and/or missing in several locations around the home. Further evaluation and repair by a qualified contractor is recommended.

(B2 - 6) Windows
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Window: Glass Block Look
Location: Main House: Right Side

(B2 - 7) Windows
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Window: Picture
Location: Main House: Rear

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

IN/NI LT: IN

Structure Type: Concrete (Concrete Surface)
Location: Main House: Front

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

(B3 - 1.1) Front Porch Areas

The front porch floor pad is cracked due to the natural shrinkage that occurs when concrete cools after it heats up and expands as it cures. The pad surface was even and no evidence of differential movement was noted. A general repair person should be consulted to seal the cracks to prevent water penetration.

(B3 - 2) Backyard Fence Areas
Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT: IN

Structure Type: Wood (Wood Pickets)
Location: Backyard

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

(B3 - 2.1) Backyard Fence Areas

The left side backyard wood fence gate assembly is damaged and does not open and close as intended. Further evaluation and repair by a qualified contractor is advised to ensure proper function.

(B3 - 2.2) Backyard Fence Areas

The right side backyard wood fence gate assembly is damaged and does not open and close as intended. Further evaluation and repair by a qualified contractor is advised to ensure proper function.

(B3 - 2.3) Backyard Fence Areas

The backyard wood fence panels and pickets were noted to be damaged and/or leaning in numerous locations. Overall the wood fence is in poor condition. Further evaluation and repair/replacement by a qualified contractor is recommended.

(B3 - 2.4) Backyard Fence Areas

The backyard wood fence panels and pickets were noted to be damaged and/or leaning in numerous locations. Overall the wood fence is in poor condition. Further evaluation and repair/replacement by a qualified contractor is recommended.

(B3 - 2.5) Backyard Fence Areas

The backyard wood fence panels and pickets were noted to be damaged and/or missing in multiple locations. Overall the wood fence is in poor condition. Further evaluation and repair/replacement by a qualified contractor is recommended.

(B4 - 1) Driveway and Walkway Areas — IN/NI LT
Exterior: Driveways, Patios, Walks, and Retaining Walls — IN

Construction Type: Concrete
Location: Main House: Front-Right Yard

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

(B4 - 1.1) Driveway and Walkway Areas

The driveway is cracked in several locations. The cracked sections of the driveway has created a path for water penetration under the driveway slab and could pose a trip or fall hazard. A masonry or general contractor should be consulted for further evaluation and repair.

(B4 - 2) Back Patio Areas
Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT
IN

Construction Type: Concrete
Location: Main House: Rear

(B4 - 2) Back Patio Areas
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 2.1) Back Patio Areas

The back patio concrete pad is cracked in several locations. The cracked sections of the driveway has created a path for water penetration under the patio slab and could pose a trip or fall hazard. A masonry or general contractor should be consulted for further evaluation and repair.

(B5 - 1) Vegetation
Exterior: Vegetation and Grading

IN/NI LT
IN

Location: Main House: Exterior

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

(B5 - 1.1) Vegetation

The vegetation around the perimeter of the home is over grown and touching the exterior. The growth also limited the inspection access in areas. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

(B5 - 1.2) Vegetation

The exterior of the home is covered with ivy or other type of vine in areas. The presence of the vines limits the inspection. Vine roots can penetrate and damage siding materials. The condition of the wall cladding behind the siding needs further evaluation. A general contractor should be consulted for further evaluation to determine the extent of the concern.

(B5 - 2) Grading and Drainage
Exterior: Vegetation and Grading

IN/NI LT
IN

Location: Main House: Property

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

(B5 - 2.1) Grading and Drainage

A drainage area was noted on the back side of the property. It is recommended that the buyer request disclosure related to the frequency and volume of water that has been noted to drain to or from this area, the liability for maintenance of the drain area, and survey placement of the lot related to flood zones.

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. 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 Roofing: Coverings

IN/NI LT: IN

Roof Covering Type: Shingles/Composite/Fiberglass/Asphalt

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

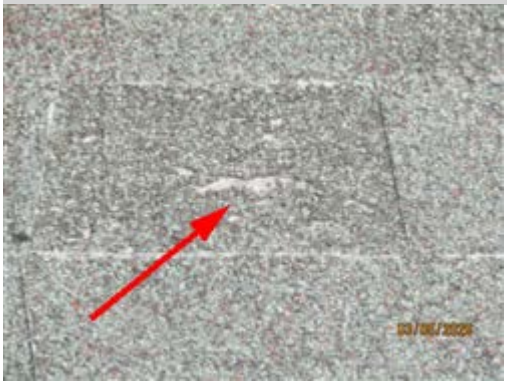
(C1 - 1.1) All Accessible Areas

The roof surface is streaked with gray/black blotches typical of algae. Algae typically do not damage the roof covering but can indicate elevated moisture and or limited ventilation. A roofing contractor should be consulted for a complete evaluation of the roof covering to determine the source of the discoloration and if repairs/cleaning is needed.

(C1 - 1.2) All Accessible Areas

A slightly raised shingle on the front-right ridge area of the roof surface is in need of repair. Raised shingles are more susceptible to storms and high wind events. A roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1 - 1.3) All Accessible Areas



The shingles have visible signs of aging such as low ballast, and exposed base matt. A roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

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

IN/NI LT
IN

System Type: Gutter

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

(C2 - 1.1) All Accessible Areas

Some of the gutter downspouts are damaged and not extended or piped to direct roof drainage away from the foundation. Direct drainage to the foundation from the gutter system can result in water penetration into the foundation area and foundation deterioration. A general contractor should be consulted for a complete evaluation and to make necessary repairs.

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

IN/NI LT
IN

System Type: Plumbing Vents

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

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

(D1 - 1) All Accessible Areas — Plumbing: Water Distribution Systems

IN/NI LT: IN

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

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

IN/NI LT: IN

Piping Materials: [PVC]
Trap Materials: [Metal] [Plastic]

(D3 - 1) Unit #1 — Plumbing: Water Heating Equipment

IN/NI LT: IN

Location: Garage
Capacity: 50 Gallons: Rheem: 2024
Energy Source: Electric

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

(D3 - 1.1) Unit #1

Photo of the water heating unit data/cover plate. Any further questions or concerns should be directed to a licensed plumbing contractor.

(D3 - 1.2) Unit #1

The water heater is located in the garage. Appliances that are pressurized should be protected from impact when installed in a garage. It is recommended that a qualified contractor be consulted to install a bollard to protect the unit from a potential automobile impact.

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

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

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

Smoke Detectors are Present in this Home

(E1 - 1) Underground
Electrical: Main Service

IN/NI LT
IN

Grounding Electrode: Driven Rod

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

(E1 - 1.1) Underground

The electrical system ground connection is not secured to the side of the home properly. An electrical contractor should be consulted for repair of the ground system to ensure safe, proper service.

(E2 - 1) Main Panel #1
Electrical: Main Panels

IN/NI LT
IN

Location: Exterior: Right Side of Home
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

Photo of the main panel with the cover removed. Any further questions or concerns should be directed to a licensed electrical contractor.

(E2 - 1.2) Main Panel #1

The electrical service panel and meter is not secure where it is attached to the wall of the home. This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor and/or the utilities provider should be consulted for repair and a complete evaluation of the panel to ensure that it is safe and functioning properly.

(E3 - 1) Distribution Panel #1
Electrical: Distribution Panels

IN/NI LT
IN

Location: Garage
Amperage Rating: 70 Amps
Voltage Rating: 120/240 Volts, 1 Phase
Service Cable Material: Aluminum

(E3 - 1) Distribution Panel #1
Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel #1

Photo of the garage panel with the cover removed. Any further questions or concerns should be directed to a licensed electrical contractor.

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

IN/NI LT
IN

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

(E5 - 1.1) Exterior Light Fixtures and Receptacles

The rear light fixture is damaged and partly not operational. Damaged fixtures could result in improper operation and electrical hazards. An electrical contractor should be consulted for further evaluation and repair.

(E5 - 1.2) Exterior Light Fixtures and Receptacles

The exterior receptacles of this home were covered or protected to prevent electrical shock hazards if used in the rain or in damp conditions. The front porch cover assembly is damaged/missing. The requirement for receptacles to have a protective cover to keep the receptacle and the cord connection of a device dry and protected and are an important safety feature. An electrical contractor should be consulted to repair as needed to ensure safe and reliable service.

(E5 - 2) Interior Light Fixtures and Receptacles Electrical: Light Fixtures, Receptacles, Smoke Detectors	IN/NI	LT
	IN	

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

(E5 - 2.1) Interior Light Fixtures and Receptacles

The family room area ceiling fan is off balance, fans need to be balanced and secure to operate safely. The light receptacle box needs to be verified to be rated for fan installation. An electrical contractor should be consulted for a complete evaluation to determine the significance of this concern, make necessary repairs to correct defects and prevent safety hazards.

(E5 - 2.2) Interior Light Fixtures and Receptacles

The laundry area receptacle is not GFCI protected. Receptacles located in potentially wet locations should be GFCI protected to reduce shock risks. An electrical contractor should be consulted for further evaluation and repair.

(E5 - 2.3) Interior Light Fixtures and Receptacles

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. All homes with gas appliances, garages, or fireplace should have a carbon monoxide detector as protection to prevent possible carbon monoxide poisoning. It is advised that a qualified contractor install new smoke alarms and carbon monoxide detectors prior to moving into the home to ensure a safe environment.

(E5 - 2.4) Interior Light Fixtures and Receptacles

The noted light switch used to control the family room area ceiling fan was broken and did not operate correctly. An electrical contractor should be consulted for a complete evaluation to determine the significance of this concern, make necessary repairs to correct defects and prevent safety hazards.

(E5 - 2.5) Interior Light Fixtures and Receptacles

The rear bedroom area ceiling fan is off balance, fans need to be balanced and secure to operate safely. The light receptacle box needs to be verified to be rated for fan installation. An electrical contractor should be consulted for a complete evaluation to determine the significance of this concern, make necessary repairs to correct defects and prevent safety hazards.

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

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

(F1 - 1) Heating Unit #1 Heating: Equipment

IN/NI LT: IN

Location: Exterior: Left Side of Home
Equipment Type: Heat Pump: Split System: Goodman: 2017
Energy Source: Electric

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

IN/NI LT: IN

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

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

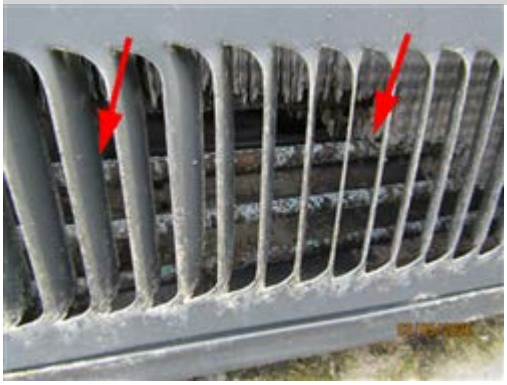
Location: Exterior: Left Side of Home
Equipment Type: Heat Pump: Split System: Goodman: 2017
Energy Source: Electric

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

(G1 - 1.1) Cooling Unit #1

Photo of the outside unit data/cover plate. Any further questions or concerns should be directed to a licensed HVAC contractor.

(G1 - 1.2) Cooling Unit #1



The outside compressor/coil unit for the heat pump system has visible damage to the coil fins. The fins are deteriorated and missing in multiple areas. A damaged coil can result in leaking refrigerant and poor system performance. A licensed HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G1 - 1.3) Cooling Unit #1

The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing/damaged in areas. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G1 - 1.4) Cooling Unit #1

The drain for the AC condensate water should exit away from the foundation area of the home. A HVAC contractor should be consulted for a complete evaluation of the condensation drainage system and to make necessary repairs to ensure that the condensate water exits away from the home and foundation.

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

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

(G2 - 1) Cooling Unit #1
Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1

Photo of the attic unit data/cover plate. Any further questions or concerns should be directed to a licensed HVAC contractor.

(G2 - 1.2) Cooling Unit #1

The duct system, pan and service floor around the air handler cabinet shows evidence of a history of condensation. Condensation occurs when the duct surfaces reach the dew point of the surrounding air; this can be related to duct air leaks, excessive demand on the HVAC system, and/or improper HVAC system operation. A licensed HVAC contractor should be consulted for a complete evaluation of the HVAC system to ensure reliable and proper operation of the HVAC system.

H - Interiors Section (General Limitations, Implications, and Directions):

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

(H1 - 1) General Rooms
Interiors: General Rooms

IN/NI LT

IN

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

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

(H1 - 1.1) General Rooms

Several stains on the family room area ceilings indicate a history of a 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 general contractor and seller disclosure is advised.

(H1 - 1.2) General Rooms

The laundry area for this home is on the second floor. Although not required in all municipalities, a washing machine pan should be in place in case of leaks and/or improper function. The pan noted was on the right side of the home at the time of inspection. Further evaluation and installation of the washing machine pan by a qualified contractor is advised.

(H1 - 1.3) General Rooms

The carpet floor surface was noted to be damaged and stained in several locations throughout the home. Further evaluation and repair by a flooring specialist is recommended.

(H1 - 1.4) General Rooms

Nail pops and other drywall imperfections were noted in multiple locations throughout the home. Further evaluation and repair by a drywall or painting contractor is suggested.

(H1 - 1.5) General Rooms

The laundry area for this home is on the second floor. Although not required in all municipalities, a washing machine pan should be in place in case of leaks and/or improper function. The pan noted was on the right side of the home at the time of inspection. Further evaluation and installation of the washing machine pan by a qualified contractor is advised.

(H1 - 1.6) General Rooms

Evidence suggests that the upstairs ceiling has been attempted to be repaired/painted in areas. The seller 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.

(H1 - 1.7) General Rooms

Nail pops and other drywall imperfections were noted in multiple locations throughout the home. Further evaluation and repair by a drywall or painting contractor is suggested.

(H1 - 1.8) General Rooms

Some of the HVAC registers were rusted and stains suggests a history of condensation. This could indicate improper HVAC system operation, restricted air flow, air leaks and or poor insulation. A HVAC contractor should be consulted for a complete evaluation to determine the cause of the condensation and if related damage is present.

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

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

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

(H2 - 1.1) Kitchen Areas

The kitchen sink cabinet has visible areas of water stains/damage. The seller should be asked for disclosure related to the damage and history of any leaks. The cabinet needs to be repaired and the adjacent plumbing systems evaluated. A plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H2 - 1.2) Kitchen Areas

The shelves for the kitchen cabinets were noted in stalled in areas. Further evaluation and repair by a qualified contractor is recommended.

(H2 - 1.3) Kitchen Areas

The kitchen island counter top is damaged in several locations. The island cabinet base is also not secured to the floor properly. Further evaluation and repair by a qualified contractor is recommended.

(H2 - 1.4) Kitchen Areas

The laminate counter top has moisture damage at seam locations. The counter edge is swollen and has displaced the countertop surface. A general repair specialist should be consulted to determine the source of the moisture and make necessary repairs.

(H2 - 1.5) Kitchen Areas

The refrigerator water supply line assembly cover is not secured properly. Further evaluation and repair by a qualified contractor is advised to ensure no other concerns are present.

(H2 - 1.6) Kitchen Areas

In the kitchen pantry, a water shutoff valve was noted. This is likely the interior water shutoff for the home. This is noted for awareness to the buyer. A qualified contractor should be consulted to label the shutoff valve and ensure proper function.

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

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Not Present:

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

(H3 - 1.1) Downstairs Half Bathroom

The vanity sink cabinet is stained in areas. The seller should be asked for disclosure related to the stains and history of any leaks. The cabinet needs to be repaired and the adjacent plumbing systems evaluated. A plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 1.2) Downstairs Half Bathroom

The vinyl floor surface was noted to be damaged and loose in several locations throughout the home. The loose and buckled floor surface poses potential trip/fall hazards. Further evaluation and repair by a flooring contractor is recommended.

(H3 - 2) Upstairs En Suite Bathroom
Interiors: Bathrooms

IN/NI LT
IN

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Present:

(H3 - 2) Upstairs En Suite Bathroom
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Upstairs En Suite Bathroom

The ventilation fan has lint in the grill area and on the exterior exit. The fan needs to be cleaned and evaluated to ensure proper operation. A general repair person should be consulted for corrections.

(H3 - 2.2) Upstairs En Suite Bathroom

Nail pops and cracks along tape joints were noted in several locations of the bathroom ceiling. Further evaluation and repair by a drywall or painting contractor is recommended.

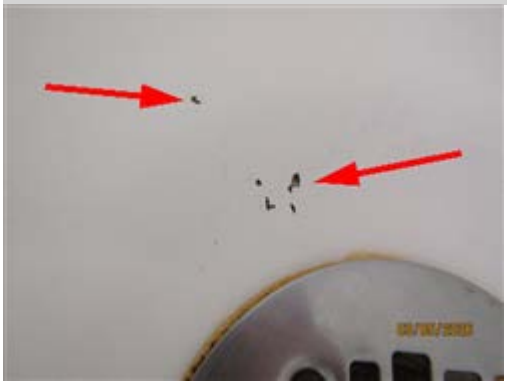
(H3 - 2.3) Upstairs En Suite Bathroom

The vanity sink cabinet is stained in areas. The seller should be asked for disclosure related to the stains and history of any leaks. The cabinet needs to be repaired and the adjacent plumbing systems evaluated. A plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 2.4) Upstairs En Suite Bathroom

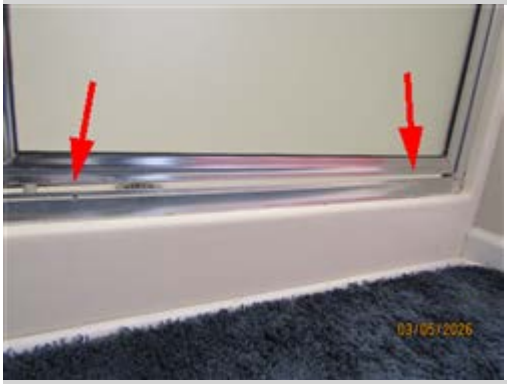
The tub base has several chips in the surface that expose the structural matt. The chips could allow water to penetrate under the surface and possibly result in leaks. A surface specialist or general contractor should be consulted to make necessary repairs.

(H3 - 2.5) Upstairs En Suite Bathroom



The shower base has several chips in the surface that expose the structural matt. The chips could allow water to penetrate under the surface and possibly result in leaks. A surface specialist or general contractor should be consulted to make necessary repairs.

(H3 - 2.6) Upstairs En Suite Bathroom



The shower door bottom seal and/or weather stripping is missing or not functional. Further evaluation and repair by a qualified contractor is advised.

(H3 - 2.7) Upstairs En Suite Bathroom

The vanity sink top and side splash have visible gaps present. Further evaluation and repair by a qualified contractor is advised.

(H3 - 2.8) Upstairs En Suite Bathroom

The floor area around the toilet is discolored, possibly indicating a history of a leak or a seeping leak. The supply line connection also has corrosion present. The toilet installation needs to be checked to ensure that the toilet is not leaking. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3 - 3) Upstairs Hallway Bathroom — IN/NI LT

Interiors: Bathrooms — IN

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Not Present:

(H3 - 3) Upstairs Hallway Bathroom
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 3.1) Upstairs Hallway Bathroom

The vanity sink cabinet is stained in areas. The seller should be asked for disclosure related to the stains and history of any leaks. The cabinet needs to be repaired and the adjacent plumbing systems evaluated. A plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 3.2) Upstairs Hallway Bathroom

The vanity sink top and side splash have visible gaps present. Further evaluation and repair by a qualified contractor is advised.

(H3 - 3.3) Upstairs Hallway Bathroom

The shower head assembly leaks when water service is turned on. Further evaluation and repair by a plumbing contractor is advised to ensure efficient, proper service.

(H4 - 1) Garage Areas
Interiors: Garage(s)

IN/NI LT
IN

Door Inspection Methods: A garage door repair specialist should be consulted for evaluation and repair to ensure proper and safe operation of the unit.

(H4 - 1) Garage Areas
Interiors: Garage(s) (Defects, Comments, and Concerns):

(H4 - 1.1) Garage Areas

The garage floor concrete pad is cracked in several areas. Further evaluation and repair by a masonry contractor is recommended.

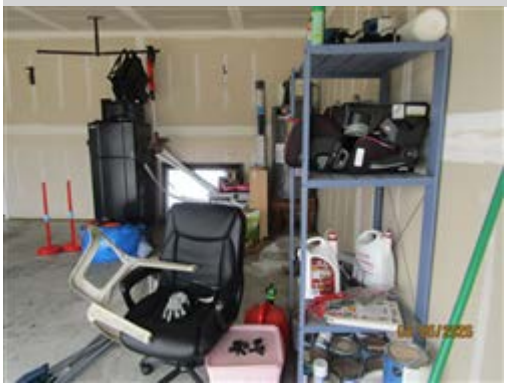
(H4 - 1.2) Garage Areas

The garage door needs adjustment and repair. The door lift motor assembly was loud and/or noisy as it raised and lowered the door. A garage door installation company should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.3) Garage Areas

The noted garage light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem, further evaluation is needed. An electrical contractor should be consulted for further evaluation and repair.

(H4 - 1.4) Garage Areas



The inspection of the garage was limited in areas due to storage and personal items. Once accessible, further evaluation by a general contractor is advised to ensure all items are in good, working order.

(H4 - 1.5) Garage Areas

The garage door weather stripping is damaged and not affective in areas. A garage door installation company or general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Insert
Interiors: Fireplaces and Stoves

IN/NI LT
IN

Location: Family Room Area
Energy Source: Electricity
Exhaust Flue Type: Not Applicable

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Insert
Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Pre-Manufactured: Metal: Box: Insert

Photo of electric fireplace insert in operation. Any further questions or concerns should be directed to a qualified contractor.

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. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

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

IN/NI LT
IN

Insulation Type: Batt: Faced Kraft Paper / Loose: Fiberglass Fill
Ventilation Type: Soffit: Ridge: Gable Ventilation

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

(I1 - 1.1) Attic: All Accessible Areas

Where visible, several sections of insulation in the attic are missing, displaced and/or have fallen down. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A general contractor should be consulted for repair/replacement.

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

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

(J1 - 1) Range: Electric
Built In Appliances: Equipment

IN/NI LT
IN

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

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

(J1 - 1.1) Range: Electric

The oven/range moves forward when the door is opened. The oven needs to be secured or anchored with an anti-tip bracket to prevent the unit from turning over when weight is applied to the door. An appliance repair specialist or general contractor should be consulted for further evaluation and repair.

(J1 - 2) Dishwasher
Built In Appliances: Equipment

IN/NI LT: IN

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

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

IN/NI LT: IN

Location: Kitchen
Inspection Method: The microwave was operated on HIGH for 30 seconds or to the point that steam was created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.

(J1 - 3) Microwave: Over Range
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 3.1) Microwave: Over Range

The surface lights for the microwave did not function. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

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

IN/NI LT: IN

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