

Home Inspection Report



117 Noyes Ave, Morehead City , NC 28512

Inspection Date:

Wednesday July 16, 2025

Prepared For:**Prepared By:**

DR Home Inspecting
145 Mimosa Blvd
Pine Knoll Shores , NC 28512
(631) 662-1010
duncan@drhomeinspecting.com

Report Number:

288

Inspector:

Duncan Reeves

License/Certification #:

NC--4401

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Main Entrance Faces

East

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Dry

Approximate Age

Approximately 75 years old

Report Summary

This summary is not the entire report. The complete report may include additional information of interest or concerns 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 attorney.

Items Not Operating

None apparent.

Major Concerns

No HVAC on second floor.
Humidity in the CRAWLSPACE. I saw some joists and girders repaired or replaced from moisture damage.
I highly recommend closing all vents to keep humidity out and install a vapor barrier and DEHUMIDIFIER at least. Vapor barrier may be difficult to install.

Potential Safety Hazards

None apparent.

Deferred Cost Items

A/C that is 7+ years. AC is in satisfactory condition.
Water heater that is 5+ years. This is aged. It may last years or days.

Improvement Items

Painting exterior and items I've pointed out throughout the report this report.

Items To Monitor

Items i have listed throughout the report. Crawlspace, decking and the crack between the chimney and house.

Receipt/Invoice

DR Home Inspecting
145 Mimosa Blvd
Pine Knoll Shores , NC 28512
(631) 662-1010

Date: Jul 16, 2025

Inspected By: Duncan Reeves

Property Address
117 Noyes Ave
Morehead City , NC 28512

Inspection Number: 288

Payment Method: Not Paid

Client:

Inspection	Fee
Home Inspection	\$400.00

Total	\$400.00
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Grounds

Service Walks

None Not Visible

Material Concrete Flagstone Gravel Brick Other: .

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments

Photos



Driveway/Parking

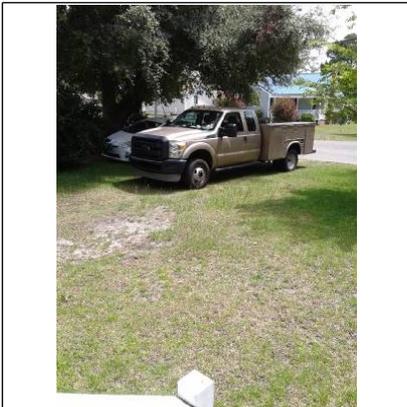
None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments

Photos



Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Photos

Grounds



Stoops/Steps

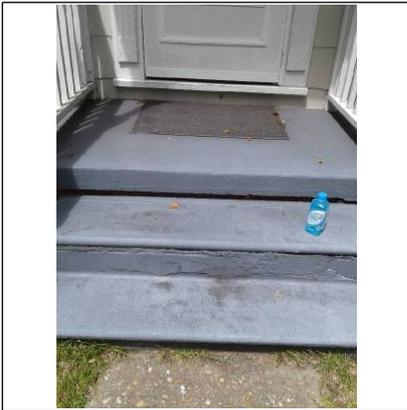
None

Material Concrete Wood Other: Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments

Photos



Patio

None

Material Concrete Flagstone Kool-Deck Brick Other: .

Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Comments

Deck/Balcony

None Not Visible

Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

Finish Treated Painted/Stained Other: . Safety Hazard Improper attachment to house
 Railing loose Not Applicable

Comments

Photos

Grounds



Support lumber is ground contact I recommend monitoring this for further decay in the future.



Flooring boards have a degree of decay. I recommend a handyman add a few nails or screws in places to make sure they are stable. I recommend monitoring this for further decay.

Deck/Patio/Porch Covers

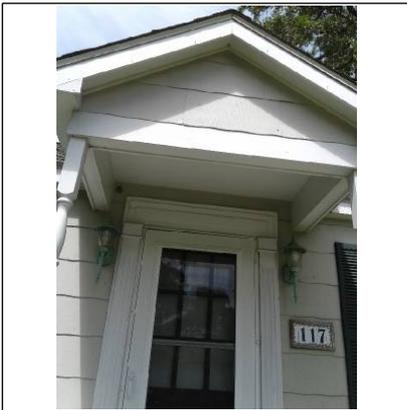
None

Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage

Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments

Photos



Fence/Wall

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Comments There are a few places of bent rails and som uneven places but overall no holes for pets to escape.

Photos

Grounds



Disconnected railing.



Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments

Retaining wall

None

Material Brick Concrete Concrete block Other: Railroad ties Timbers

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

Comments

Hose bibs

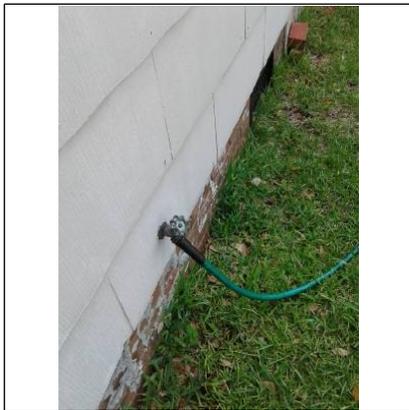
N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Operable Yes No Not Tested Not On

Comments

Photos



Roof

General

Visibility

None All Partial Limited By: .

The roof i believe is under 10 years old. Satisfactory condition. Installed well and has good granulars.

Inspected From

Roof Ladder at eaves Ground With Binoculars

Photos



There is a large crack on the NW corner of the chimney. This will allow water penetration. I recommend a handyman fill this seam to prevent water penetration and further damage damaged. All monitor for further movement.



Roof



Two right arrows show nails that haven't been tarred over . The two up arrows show two small holes. Both can be taken care of of by a competent handyman with flashing cement. (Tar).



Four exposed nails here also. Flashing cement should be applied.



Flashing cement here also



This is the second decayed wit a lead boot decayed. I recommend installing a new rubber boot or seal with flashing cement.



Check this exhaust vent also.



These both plumbing vents don't appear to be sealed. Again flashing cement is the choice id make to seal around the old lead BOOT and the plumbing vent.

Roof



Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:Asphalt
Layers:Unknown
Age:5-10+
Location:Facing East and West.

Roof #2 None
Type:
Layers:
Age:
Location:

Roof #3 None
Type:
Layers:
Age:
Location:

Comments

Ventilation System

None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .

Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments

Roof

Valleys

N/A

Material Not Visible Galv/Alum Asphalt Lead Copper Other: .

Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Photos



Exterior

Chimney(s)

None

Location(s) South side center of the house.

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments

Photos



Gutters/Scuppers/Eavestrough

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: Asbestos shingles painted Not Typical cracks
 Peeling paint Monitor Wood rot Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments Siding is peeling in a few places also. I recommend a painter evaluate and make repairs as needed.

Photos

Exterior



Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments Trim is peeling in places throughout the house. I recommend a painter evaluate and make repairs as needed.

Soffit

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Fascia

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Flashing

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Caulking

None

Condition Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass

Exterior

Windows/Screens cont.

Material Wood Metal Vinyl Aluminum/Vinyl clad

Screens Torn Bent Not installed Satisfactory

Comments

Storms Windows

None Not installed

Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting

Material Wood Clad comb. Wood/Metal comb. Metal

Putty Satisfactory Needed N/A

Comments

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: Brick

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Comments

Service Entry

Location Underground Overhead

Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low

Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor

GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Comments

Photos



Main Panel and main breaker shut off for the house here.



Electric service wiring is through these trees. I recommend a qualified tree expert trim to prevent outages in storms.

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments

Exterior

Exterior Doors

- Main Entrance** N/A Weatherstripping: **Satisfactory** Marginal Poor Missing Replace Door condition: **Satisfactory** Marginal Poor
- Patio** N/A Weatherstripping: **Satisfactory** Marginal Poor Missing Replace Door condition: **Satisfactory** Marginal Poor
- Rear door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor
- Other door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor

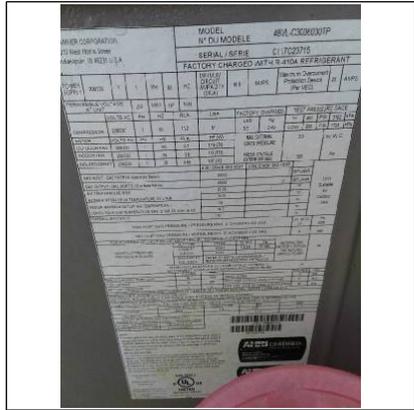
Comments

Exterior A/C - Heat pump #1

- Unit #1** N/A
 Location: North side of the house.
 Brand: Carrier.
 Model #: 48VL-C3006030TP
 Serial #: 0117C23715
 Approximate Age: Jan 2017 8 years old.
- Condition** **Satisfactory** Marginal Poor Cabinet/housing rusted
- Energy source** Electric Gas Other: _____
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): 25 Fuses/Breakers installed (amps): 25
 Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit
- Condenser Fins** Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line **Satisfactory**
- Insulation** Yes No Replace
- Improper Clearance (air flow)** Yes No

Comments

Photos



Exterior A/C - Heat pump #2

- Unit #2** N/A
 Location:
 Brand:
 Model #:

Exterior

Exterior A/C - Heat pump #2 cont.

Unit #2 cont. Serial #:

Approx. Age:

Energy source Electric Gas Other: _____

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): _____ Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Improper Clearance (air flow) Yes No

Comments

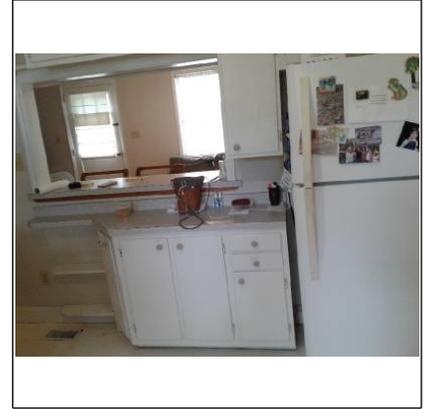
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos



Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Kitchen

Appliances cont.

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Photos



Circle shows burners that don't always ignite from automatic ignition. There is a grill lighter present. I recommend a qualified gas/ plumber stove appliance man. Evaluate and make repairs as needed. Arrow shows the light doesn't work. I recommend a handyman check the bulb first.



Receptacles within 6 feet of the sink are not GFCI protected. I recommend they be upgraded to meet current safety standards.

Laundry Room

Laundry

Laundry sink N/A

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater Furnace/Boiler

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

Photos



Vent hose doesn't go outside. I recommend a handyman create a opening of the exterior.



Bathroom

Bath

Location West center first floor.

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Bathroom



This is a small blemish of peeling paint. I recommend a handyman a handyman touch up as needed.



Two or three nail pops. A handyman can take care of this if you decide to.



This left arrow receptacle trips the GFCI working properly. THE up arrow bottom half does not trip the circuit. I recommend a handyman evaluate and repair as for current safety standards.



Room (1)

Room

Location NW corner of the house. First floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

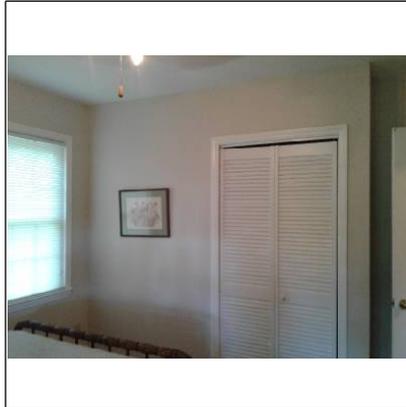
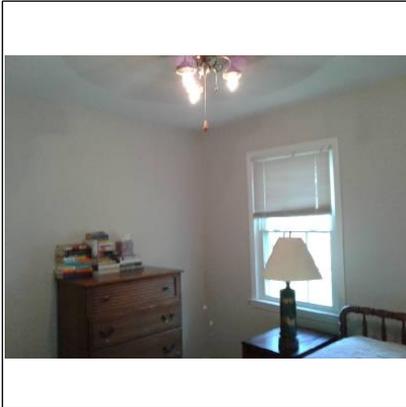
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Room (2)

Room

Location NE corner of the house front.

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

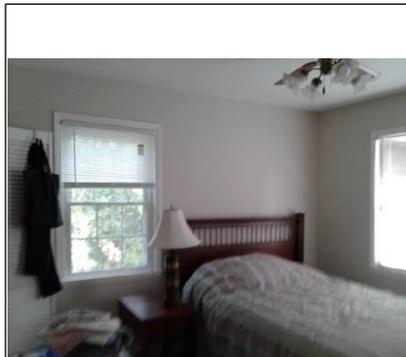
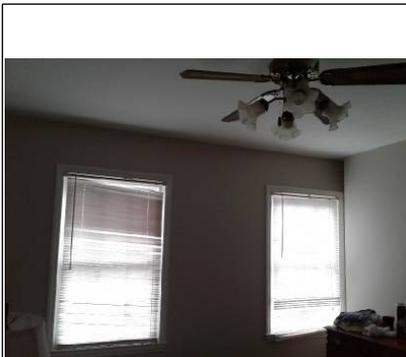
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



This door needs to be adjusted to run in the track properly. I recommend a handyman evaluate and repair as needed for proper function.

Room (3)

Room

Location Second floor North side of the house, Right hand side.

Type FAMILY ROOM
BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments There are HVAC vents and duct work but the owner has disconnected it from the system because of one thermostat downstairs and it doesn't balance well. I recommend consulting a honest COMPETENT HVAC contractor to reevaluate.

Photos



Room (4)

Room

Location Second floor to the left. South side of the house.

Type FAMILY ROOM
BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Again HVAC SYSTEM is installed but disconnected at this time.

Photos



Interior

Fireplace

None

Location(s) In living room.

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments Damper is missing. I recommend a mason evaluate and repair as needed.

Photos



Stairs/Steps/Balconies

None

Condition Satisfactory Marginal Poor Loose/Missing

Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Photos

Interior



I recommend evaluation of this handrail. I recommend it reaches from top of the staircase to the bottom with returns to meet current safety standards.

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: . Access limited by:

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: 3 inches. Damaged Displaced Missing Compressed
 Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Interior

Attic/Structure/Framing/Insulation cont.

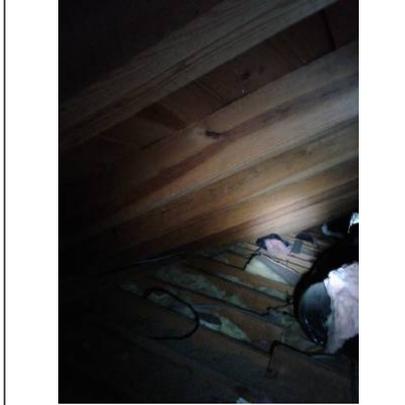
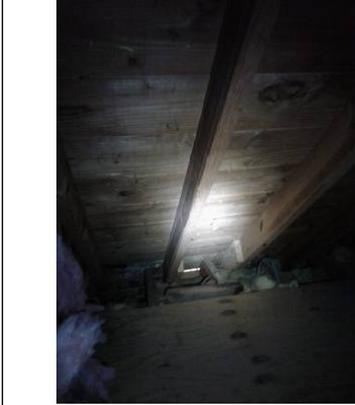
Evidence of leaking Yes No

Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments Very little ATTIC space is accessible.

Photos



Crawl Space

Crawl space

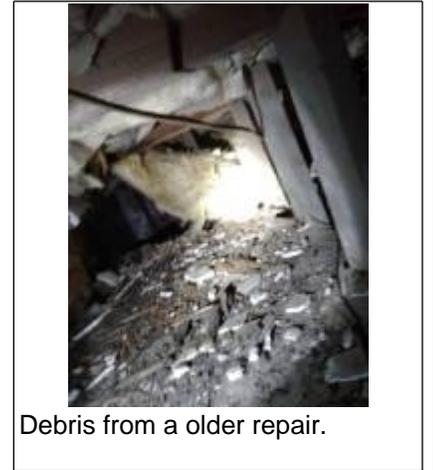
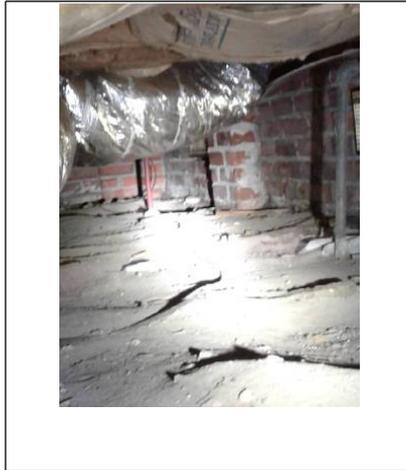
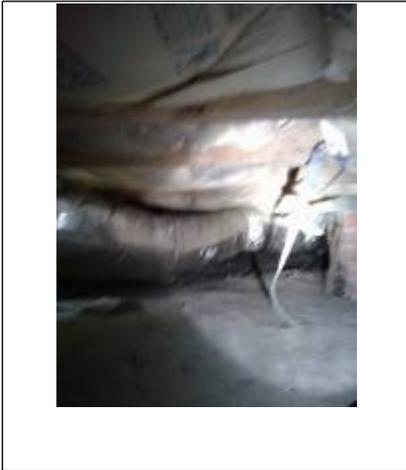
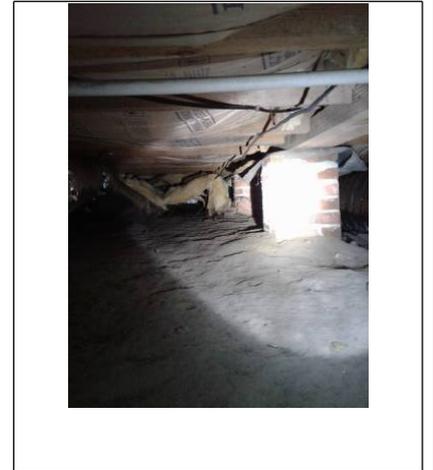
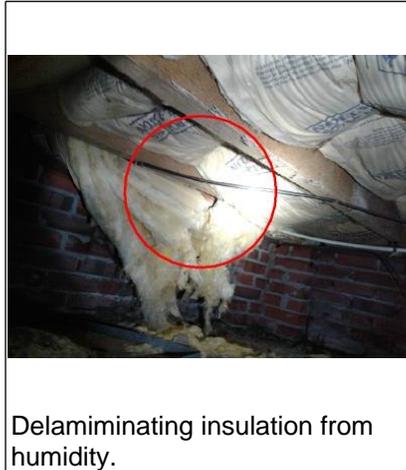
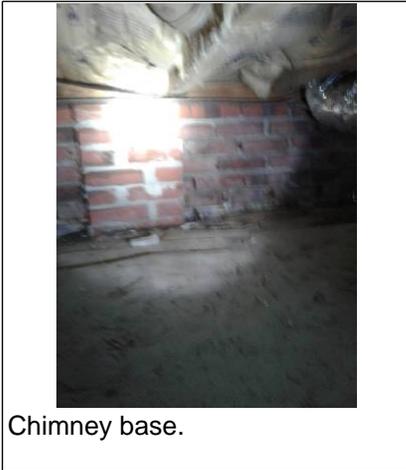
N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Photos



Crawl Space



This is a wiring junction. I recommend a qualified electrician evaluate and repair as needed for proper use and safety reasons. It should be inside a mounted electrical box.



Example of decay at the chimney. I believe this area is directly below the crack i pointed out on the roof section at chimney and house juncture.

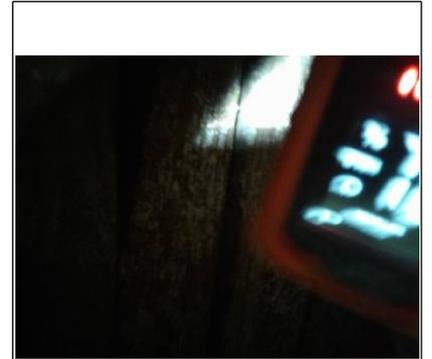
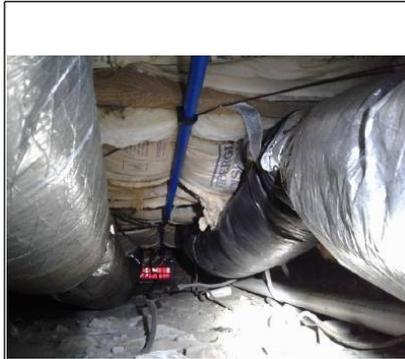
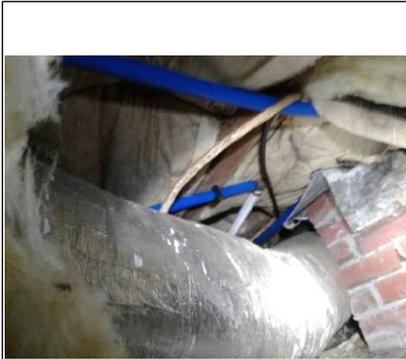


HVAC duct, plumbing pex pipe and wiring.



Falling delaminating insulation. There are a few places throughout the crawlspace that insulation can be reinstalled.

Crawl Space



This reading was 71 percent.



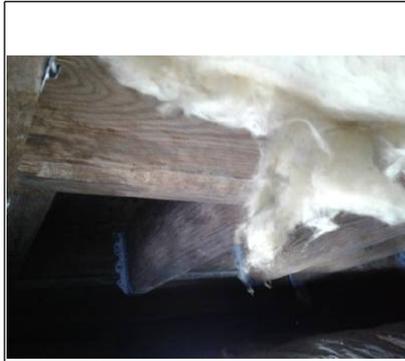
Example of moisture decay. Floor joists had at least 30 percent humidity and in places over 60 percent.



Crawl Space



Darker right hand side is the result of moisture decay. Anytime moisture content is over 20 percent in lumber the potential for microbial decay can occur. This was probably repaired years ago.



Access

Location Exterior Interior hatch/door Via basement No access

Inspected from Access panel In the crawl space

Comments

Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Comments

Floor

Material Concrete Gravel Dirt Other: .

Condition Typical cracks Not Visible Vapor barrier present

Comments

Crawl Space

Seismic bolts

N/A None visible

Condition Appear satisfactory Recommen evaluation

Comments

Drainage

Sump pump Yes No Operable: Yes No Pump not tested

Standing water Yes No Not Visible

Evidence of moisture damage Yes No

Comments

Ventilation

N/A

Location Wall vents Power vents None apparent

Condition Additional ventilation recommended Evidence of moisture damage

Comments

Girders/Beams/Columns

Material Steel Wood Masonry

Condition Satisfactory Marginal Poor Not Visible Sagging/Altered

Comments

Joists

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/Altered joists

Condition Satisfactory Marginal Poor

Comments

Subfloor

Not Visible

Condition Indication of moisture stains/rotting

Comments

Insulation

None

Type Fiberglass Cellulose Rockwool Foam Not Visible

Location Walls Between floor joists Other: .

Comments

Vapor barrier

Present Yes No Not Visible Improperly installed

Material Kraft/foil faced Plastic Not Visible Other: .

Condition Satisfactory Marginal Poor

Comments

Plumbing

Water service

Main shut-off location At METER in driveway.

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A

Type:Plumbing tape.

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

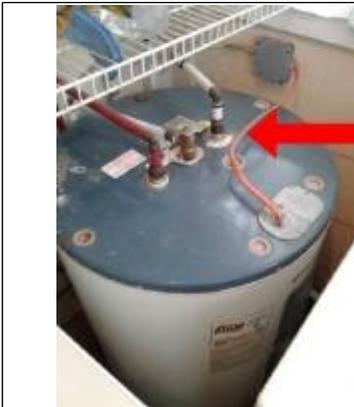
Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



I recommend this 220 volt wire be covered by conduit. To meet safety standards in a actively used area.



Main fuel shut-off location

N/A

Location At tank.

Comments I don't see the date of water heater. I remember recording it. I believe its at least 20 years old. Please let me know if you don't find it in the report.

Photos

Plumbing



Electric/Cooling System

Main panel

Location Outside at meter pan.

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
Reason:

Comments

Photos



There is one screw missing here. I recommend adding it from hardware store?

Sub panel(s)

None apparent

Location(s) Location 1: In the kitchen.
Location 2: In bedroom 1 closet. It's locked.
Location 3: None

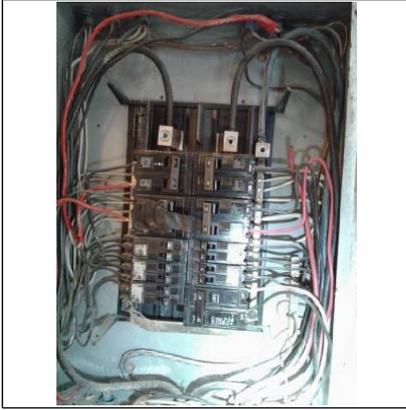
Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated: Yes No

Condition Satisfactory Marginal Poor

Comments

Photos

Electric/Cooling System



Evaporator Coil Section Unit #1

N/A

General

Central system Wall unit

Location: Gas pack on unit on the North side of the house.

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation

Differential: 12 degrees.

Condition

Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments

Photos



Living Room

Living Room

Location Front East side of the house.

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Dining Room

Dining Room

Location South side just off the kitchen.

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Paint is peeling here. I recommend a handyman evaluate and repair as needed for proper function.



This is showing open neutral. I recommend a qualified handyman or electrician evaluate and repair as needed for proper function. Not working.