



Property Inspection Report

Report Number: 48-25

For The Property Located On:

235 Poor Rd.
Scotland Neck, North Carolina 27874



Prepared For Exclusive Use By:

Dwelling Place Properties, LLC

Prepared By: Jose Adrian Mosqueda, NC# 2783

Date of Inspection: Sunday, March 16, 2025

This report was prepared for the exclusive use of the client named above.
This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

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

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

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim	IN/NI LT
(B1 - 1) All Accessible Areas	IN
B2 - Exterior: Windows and Doors	IN/NI LT
(B2 - 1) All Doors	IN
(B2 - 2) All Windows	IN
B3 - Exterior: Decks, Porches, Stoops, and Balconies	IN/NI LT
(B3 - 1) Porch	IN
(B3 - 2) Deck	IN
(B3 - 3) Stoop	IN
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
(B4 - 1) Carport	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

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) Overhead	IN
E2 - Electrical: Main Panels	IN/NI LT
(E2 - 1) Main Panel #1	IN
E4 - Electrical: Branch Circuits and Wiring	IN/NI LT
(E4 - 1) Area: Main Panel	IN
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI LT
(E5 - 1) Interior	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
F3 - Heating: Gas Piping, Fuel Storage Systems	IN/NI LT
(F3 - 1)	IN
G - Cooling	
G1 - Cooling: Equipment	IN/NI LT
(G1 - 1) Cooling Unit #1	IN LT
G2 - Cooling: Distribution Systems	IN/NI LT
(G2 - 1) Cooling Unit #1	IN
H - Interiors	
H1 - Interiors: General Rooms	IN/NI LT
(H1 - 1) All Rooms	IN
(H1 - 2) Laundry	IN
H2 - Interiors: Kitchens	IN/NI LT
(H2 - 1) Kitchen	IN
H3 - Interiors: Bathrooms	IN/NI LT
(H3 - 1) Bathroom: Master	IN
(H3 - 2) Hallway bathroom	IN
H5 - Interiors: Attic, Basement, Rooms, and Areas	IN/NI LT
(H5 - 1) Attic: Unfinished	IN
I - Insulation and Ventilation	
I1 - Insulation and Ventilation: Areas	IN/NI LT
(I1 - 1) All Accessible	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."

(A1 - 1) All Accessible Areas

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

(A1 - 1.1) All Accessible Areas



The foundation vents are loose and damaged and not operating properly all around home. Improper ventilation could result in condensation and elevated moisture levels in building components. A licensed general contractor should be consulted for a complete evaluation of the crawl space to determine the significance of the concern and make necessary repairs. Refer to the foundation section of the report.

(A1 - 1.2) All Accessible Areas



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

(A1 - 1.3) All Accessible Areas



Moisture damaged rear crawl space access door. The crawl space access door should be repaired to prevent large animals and rain from entering the crawl space area that could cause potential damage to plumbing, electrical, or hvac system components.

(A1 - 1.4) All Accessible Areas



Along with heavy debris, several areas of exposed damp ground were noted throughout the crawl space due to damaged and wrinkled plastic vapor barrier; The vapor barrier was noted to be "Dry rotted" at several areas of the crawl space. The crawl space vapor barrier should be replaced with a high mil-rated plastic vapor barrier to prevent possible high moisture levels from reaching the under side home's wooden structure as well as other plumbing, electrical, and hvac systems components.

(A3 - 1) All Accessible Areas

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

(A3 - 1.1) All Accessible Areas



Floor structural framing under both bathrooms have jeopardized by installation of large drain lines. Notched or completely cut through framing members including floor joists and girders were noted. A licensed general contractor should be consulted for complete evaluation and to make necessary repairs.

(A3 - 1.2) All Accessible Areas



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

(A3 - 1.3) All Accessible Areas



The wood framing components across the center of crawl space are heavily discolored and with heavy fungi build up typical of wood destroying fungus; most significantly noted under the bathroom, kitchen, and laundry areas. The level of decay indicates long term excessive moisture that could involve a leak and hidden areas of damage. Note: several areas across the center of crawl space were noted completely visible or accessible due low clearance, substantial amount of present hvac ductwork, fallen insulation, electrical, and plumbing lines. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the water penetration and extent of the damage to ensure the stability of the home and prevent additional damage.

Note: The foundation area was inspected for moisture concerns and evidence of wood damage; however, health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

(A3 - 1.4) All Accessible Areas



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

(A3 - 1.5) All Accessible Areas

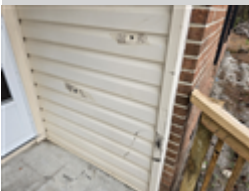


Additional Photograph: This is a photograph of above noted item 1-3

(B1 - 1) All Accessible Areas

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

(B1 - 1.1) All Accessible Areas



Damaged pieces of siding are in need of replacement right of the front entrance door. 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) All Accessible Areas



Missing piece of vinyl siding noted under the right side gable vent.

(B1 - 1.3) All Accessible Areas



Loose siding brick noted under the right front bedroom window. This has caused for a loose crawl space vent. Evidence suggest this is likley the cause of an overgrown tree root.

(B1 - 1.4) All Accessible Areas



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

(B1 - 1.5) All Accessible Areas



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

(B2 - 1) All Doors, Location: All Accessible

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

(B2 - 1.1) All Doors



Front storm door damaged and drags the latch side door frame, making difficult to open and to close.

(B3 - 1) Porch , Location: Main House Front

Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):

(B3 - 1.1) Porch



Foundation crack was noted on left side of the front porch. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

(B3 - 2) Deck , Location: Main House Left Rear
Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):

(B3 - 2.1) Deck



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

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

(B3 - 2.2) Deck



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

(B3 - 2.3) Deck



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

(B3 - 2.4) Deck



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

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

(B3 - 3.1) Stoop



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

(B4 - 1) Carport, Location: Main House Left
Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 1.1) Carport



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

(B4 - 1.2) Carport



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

(B4 - 1.3) Carport



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

(B4 - 1.4) Carport



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

(B4 - 1.5) Carport



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

(B4 - 1.6) Carport



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

(B4 - 1.7) Carport



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

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

(C1 - 1.1) All Accessible Areas



(C1 - 1.2) All Accessible Areas



(C1 - 1.3) All Accessible Areas



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

(C2 - 1.1) All Accessible Areas



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

(C2 - 1.2) All Accessible Areas



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

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

(D1 - 1.1) All Accessible Areas



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

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

(D1 - 1.2) All Accessible Areas



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

(D1 - 1.3) All Accessible Areas



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

(D1 - 1.4) All Accessible Areas



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

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

(D2 - 1.1) All Accessible Areas



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

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

(D2 - 1.2) All Accessible Areas



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

(D2 - 1.3) All Accessible Areas



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

(D2 - 1.4) All Accessible Areas



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

(D2 - 1.5) All Accessible Areas



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

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

(D3 - 1.1) Unit #1



M# 6-40-EORS 110
S# 2112123649234

(D3 - 1.2) Unit #1



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

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

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

(E1 - 1.3) Overhead



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

(E2 - 1) Main Panel #1, Location: Laundry
Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.3) Main Panel #1



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

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

(E5 - 1.1) Interior



The receptacle next to the Livingroom closet has a cracked face. A cracked receptacle could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

(E5 - 1.2) Interior



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

(E5 - 1.3) Interior



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

(E5 - 1.4) Interior



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

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

(E5 - 1.5) Interior



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

(H1 - 1) All Rooms

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

(H1 - 1.1) All Rooms



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

(H1 - 1.2) All Rooms



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

(H1 - 1.3) All Rooms



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

(H1 - 1.4) All Rooms



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

(H1 - 1.5) All Rooms



The master bathroom door drags the floor and is difficult to open or close. Area of unlevel floor such as this were noted at several areas throughout the interior of home. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 1.6) All Rooms



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

(H1 - 2) Laundry

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

(H1 - 2.1) Laundry



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

Also note: Laundry room door is also missing.

(H1 - 2.2) Laundry



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

(H2 - 1) Kitchen

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

(H2 - 1.1) Kitchen



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

(H3 - 1) Bathroom: Master

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

(H3 - 1.1) Bathroom: Master



Damaged drain line noted under the hallway bathroom sink.

(H3 - 1.2) Bathroom: Master



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

(H3 - 1.3) Bathroom: Master



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

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

(H3 - 1.4) Bathroom: Master



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

(H3 - 1.5) Bathroom: Master



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

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

(H3 - 2.1) Hallway bathroom



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

(H3 - 2.2) Hallway bathroom



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

(H5 - 1) Attic: Unfinished
Summary - Interiors: Attic, Basement, Rooms, and Areas (Defects, Comments, and Concerns):

(H5 - 1.1) Attic: Unfinished



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

(H5 - 1.2) Attic: Unfinished



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

(H5 - 1.3) Attic: Unfinished



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

(H5 - 1.4) Attic: Unfinished



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

(H5 - 1.5) Attic: Unfinished



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

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

(I1 - 1.1) All Accessible



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

(I1 - 1.2) All Accessible



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

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. The subject home was disclosed to be part of an estate or a foreclosed property and has been disclosed to be vacant. The sellers are not tenants or occupants of the home and therefore the buyer should budget for defective items that could only be discovered by disclosure from the sellers. The inspector makes every effort to locate as many defects as possible, however, when a home is vacant, or part of an estate defects that are typically discovered by evidence from daily use and loads may not be apparent. There is an added risk to the buyer when purchasing a home without seller disclosure especially when a home has been vacant for more than 1 year. The home inspection should be considered preliminary and the buyer should request a second inspection after they have placed the home in service. The word "inspect" per the home inspection standard of practice means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Weather Conditions: Rain - Showers

Inspection Report Body

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

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance/cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof, and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

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

When accessible and safe the inspector entered attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) All Accessible Areas Structural: Foundation

IN/NI LT

IN

Foundation Type: Crawl Space: Exterior Entrance
Foundation Materials: Brick: Concrete

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

(A1 - 1.1) All Accessible Areas



The foundation vents are loose and damaged and not operating properly all around home. Improper ventilation could result in condensation and elevated moisture levels in building components. A licensed general contractor should be consulted for a complete evaluation of the crawl space to determine the significance of the concern and make necessary repairs. Refer to the foundation section of the report.

(A1 - 1.2) All Accessible Areas



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

(A1 - 1.3) All Accessible Areas



Moisture damaged rear crawl space access door. The crawl space access door should be repaired to prevent large animals and rain from entering the crawl space area that could cause potential damage to plumbing, electrical, or hvac system components.

(A1 - 1.4) All Accessible Areas



Along with heavy debris, several areas of exposed damp ground were noted throughout the crawl space due to damaged and wrinkled plastic vapor barrier; The vapor barrier was noted to be "Dry rotted" at several areas of the crawl space. The crawl space vapor barrier should be replaced with a high mil-rated plastic vapor barrier to prevent possible high moisture levels from reaching the under side home's wooden structure as well as other plumbing, electrical, and hvac systems components.

(A2 - 1) All Accessible Areas Structural: Columns and Piers	IN/NI LT
	IN

Column/Pier Type: Pier: Crawl Space
Column/Pier Materials: Block: Brick

(A3 - 1) All Accessible Areas Structural: Floor Structure	IN/NI LT
	IN

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

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

(A3 - 1.1) All Accessible Areas



Floor structural framing under both bathrooms have jeopardized by installation of large drain lines. Notched or completely cut through framing members including floor joists and girders were noted. A licensed general contractor should be consulted for complete evaluation and to make necessary repairs.

(A3 - 1.2) All Accessible Areas



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

(A3 - 1.3) All Accessible Areas



The wood framing components across the center of crawl space are heavily discolored and with heavy fungi build up typical of wood destroying fungus; most significantly noted under the bathroom, kitchen, and laundry areas. The level of decay indicates long term excessive moisture that could involve a leak and hidden areas of damage. Note: several areas across the center of crawl space were noted completely visible or accessible due low clearance, substantial amount of present hvac ductwork, fallen insulation, electrical, and plumbing lines. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the water penetration and extent of the damage to ensure the stability of the home and prevent additional damage.

Note: The foundation area was inspected for moisture concerns and evidence of wood damage; however, health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

(A3 - 1.4) All Accessible Areas



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

(A3 - 1.5) All Accessible Areas



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

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

IN/NI LT

IN

Wall Structure Type: Standard Construction: Dimensional Lumber: Wood

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

IN/NI LT

IN

Ceiling Joist Type: Engineered System: Truss: Wood

Beam/Girder Type: Dimensional Lumber: Standard Construction: Wood

(A6 - 1) All Accessible Areas Structural: Roof Structure	IN/NI LT
	IN

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

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

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

(B1 - 1) All Accessible Areas Exterior: Wall Cladding	IN/NI LT
	IN

Wall Cladding Type: Brick Veneer and vinyl siding
Trim Type: Wood Clad: Aluminum

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

(B1 - 1.1) All Accessible Areas



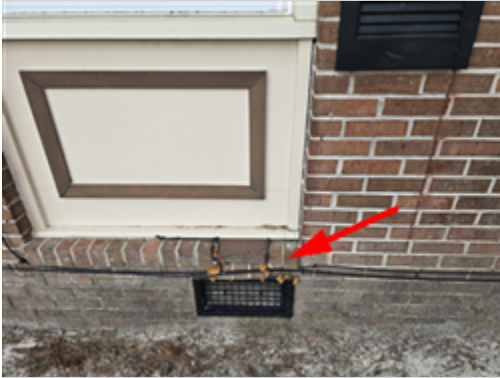
Damaged pieces of siding are in need of replacement right of the front entrance door. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.2) All Accessible Areas



Missing piece of vinyl siding noted under the right side gable vent.

(B1 - 1.3) All Accessible Areas



Loose siding brick noted under the right front bedroom window. This has caused for a loose crawl space vent. Evidence suggest this is likley the cause of an overgrown tree root.

(B1 - 1.4) All Accessible Areas



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

(B1 - 1.5) All Accessible Areas



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

(B2 - 1) All Doors
Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Door: Single
Location: All Accessible

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

(B2 - 1.1) All Doors



Front storm door damaged and drags the latch side door frame, making difficult to open and to close.

(B2 - 2) All Windows
Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Vinyl double hung insulated
Location: All Accessible

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

IN/NI LT

IN

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

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

(B3 - 1.1) Porch



Foundation crack was noted on left side of the front porch. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

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

IN/NI LT

IN

Structure Type: Wood (Wood Surface)
Location: Main House Left Rear