

Building Inspection Report

See Report Overview for Exclusive Use

Property Address:

310 Garnercrest Road
Wilmington, NC

Inspection Date:

July 16, 2025

Client:

Bruce Rains

Inspector:



David Woolwine
NCHI License No. 2716

Report Number:

25-0277



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Report Overview

(Note: The preceding cover page is part of this report)

This Report is for the exclusive use of client, **Bruce Rains**. The contents of this Report are not assignable without the expressed written permission of **Coastal Inspection Services, Inc.** and any reliance thereon by any party other than the client is prohibited. This Report should be viewed in conjunction with the executed client contract. It is the intent of this Report to offer findings that will provide the client with a better understanding of property conditions as observed at the time of the inspection. The findings are based on **visual** observations only to the extent of accessibility as judged by the inspector and without dismantling components and only operating noted systems in the normal mode based on them not being shut down and as weather and other conditions permit. This inspection is conducted in accordance with the **North Carolina Standards of Practice** and its limitations unless otherwise stated in this Report. The inspector is not performing evaluations as an engineer, code official, contractor, or specialist. The observations made are not technically exhaustive where a licensed specialist may be needed to further evaluate or monitor conditions. The presence and evaluation of fungal growth (Mold) is outside the scope of this inspection, as well as air quality testing.

For convenience of the client a reporting system **rating** is used to categorize observations made throughout the Report. The ratings are defined as follows:

F – Functional	Component is in relatively sound condition for its age and appears to be functioning as intended.
NF – Not Functional	Component does not appear to be functioning as intended and may warrant repair.
I – Investigate	Component warrants further investigation by a specialist.
M – Monitor	Component needs to be monitored over time to observe a change in conditions. Follow-up actions may be warranted.
S – Safety Concern	Component appears to present a safety hazard that could affect habitability. This needs to be addressed.
E – Enhancement	Component can be enhanced to improve its functionality. These actions are discretionary and are offered with the intent they be considered once the property is in control of the client.
NA – Not Applicable	Component is not present
NV – Not Visible	Component is not readily visible due to limited access or concealment.

For orientation to building components, face the front of the building for left, right, and rear locations.

Inspection Conditions

Weather: Temperature: **91** °F Sky condition: **Sun/Clouds/Rain** Soil condition: **Wet**

Property Description: Approx. square feet: **3,000** Approx. age (years): **21** Floor Plan: **1 story**
w/FROG Roof style: **Gable/Hip** Occupied (furnishings) Vacant

Parties present: Client (Seller) Client Agent Other:

Summary

This summary is provided to highlight primary observations of concern, excluding normal wear and tear conditions, which are items that; **(1)** do not function as intended or adversely affect the habitability of the building which require repairs, and **(2)** warrant further investigation by a specialist or require subsequent observations. Recommend these items be satisfactorily resolved prior to the final disposition of the property. **This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.**

For orientation to building components, face the front of the building for left, right, and rear locations.

Note: The intent of this inspection is to provide the owner (seller) with an understanding of the building's condition and identify and potential significant concerns. Deficiencies are presented that may warrant addressing in preparation for a sale. This report is not intended for use as a marketing tool or a pre-sale warranty. The report cannot convey to a third party. Due to the age and general condition of the property, additional defects will exist that are not identified in this report. There is potential for significant repairs to be discovered should demolition and renovation activities occur, that cannot be identified during the visual home inspection. Any future prospective buyers should retain their own independent home inspection.

I. Structural Components

1. A section of the roof sheathing is not properly supported and offset where the rear roof slope meets the hip roof ridge line above the floored space in the high attic (over the air handler). Recommend investigating this further through a qualified contractor and take action to reinforce the sheathing at this area, as additional damage may result during shingle replacement. See the photo on page 11.
2. Approximately seven rafters are spliced onto the sides of trusses, forming the front roof slope above the porch. These rafters are bowing and pulling away from the trusses, which is pulling much of the nailing out. Recommend investigating this further through a qualified contractor and take any corrective action warranted to fully secure the framing connections. See the photos on page 11.
3. There are two large, dark stains on the roof sheathing at the rear slope over the living room. These areas are not directly accessible from inside the attic to determine if any damage exists. Some patching as well as a nail is visibly raised and cut through the shingles on the rear roof slope as seen from the exterior (see the photos in the Roofing section of this report). Further evaluation is recommended through a qualified roofer during shingle replacement to determine the integrity of the sheathing and possibly replace these sections if needed. See the photos on page 12.
4. Staining is visible on the roof sheathing around a plumbing vent pipe on the right roof slope behind the FROG air handler. Flashing for the vent pipes is significantly damaged, which can allow for rainwater penetration (see the photos in the Roofing section of this report). See the photo on page 12.

II. Exterior

1. A screen has damaged fabric for the front-facing window of the laundry room. Replacement of the screen fabric is warranted.

2. A small amount of daylight is visible at the bottom latch side of the front exterior entry door when closed. Recommend adding a weather strip "wedge" at this area to form a better seal.
3. The thumb lock does not operate with reasonable effort at the operating handle for the exterior entry door at the rear of the living room. Some modification or repairs warranted.
4. The deadbolt for the rear exterior door at the primary bedroom is difficult to operate. Some adjustment is warranted.
5. There is a low area at the front exterior against the building's foundation at an inside corner below the hose bib fixture. No guttering is present, which allows rainwater to flow off the roof at this area. There are additional ruts and low areas at the left, rear, and right exteriors of the building caused by rainwater where guttering is also missing. Action is warranted to regrade and create positive slope away from the building with erosion control material. Consider adding guttering to better capture and move rainwater away from the building's foundations. See the photos on page 14.
6. There is severe water damage in the trim near the threshold at the bottom corners of the garage personnel entry door. Additional water damage is present on the casing and the door itself at the bottom hinge side (visible only with the door open). Recommend investigating repairs through a qualified contractor to eliminate this water damage. The store binds with the frame and needs minor adjustment to eliminate the conflict. Weather stripping is also damaged along the bottoms and latch sides of this door, and needs replacement. See the photos on page 15.
7. There is water damage in the trim near the threshold at the rear exterior double door unit for the living room. Damage is also present at the bottom latch and hinge sides of the main door (visible only with the door open). The bottom latch bolt for the secondary door will not release with reasonable effort and this door cannot be operated. Additional water damage may exist that is not identified due to this condition. Recommend investigating repairs through a qualified contractor. See the photos on pages 16 and 17.
8. There is water damage in the trim and casing at the bottom corners near the threshold for the rear exterior double door unit at the primary bedroom. Additional water damage is visible at the bottom latch and hinge sides of this door unit (visible only with the doors open). Water damage is also present along the wooden threshold strip. Recommend investigating these conditions further through a qualified contractor and repair/replace these components as needed. See the photos on pages 17 and 18.
9. Caulking has opened at many of the windows around the building's exterior where the frames meet the brick veneer. Action is warranted to clean away the old caulking, then re-caulk to seal the frames with the brick veneer. See the photos on pages 18 and 19.
10. One brick is missing at the outer corner of the rear concrete patio. Installation is warranted through a qualified contractor. See the photo on page 19.
11. Weather stripping is damaged along the left side of the rear garage door and has been re-nailed into place. Replacement of this weatherstripping section is warranted to properly mate with the garage door when closed. See the photo on page 19.

III. Roofing

1. The roof covering is original to the building, making it approximately 24 years old at the time of the inspection. There are many defects with the shingles and flashing observed that are not individually catalog during the inspection. These conditions indicate the shingles are at end of their functional life expectancy. Recommend a comprehensive evaluation through a qualified roofer as replacement of the shingles and flashing appears warranted. See the photos on pages 20-22.

2. The left end of the front main roof slope ties into a higher brick veneer wall to the left of the porch entry. This detail is assembled without the use of kick-out flashing. This type of flashing is desired to channel rainwater out and away from the brick veneer, to aid in minimizing moisture penetration. Recommend investigating this further through a qualified contractor or roofer and take action to install the necessary flashing. See the photos on page 23.
3. Aluminum cladding is not fully secured in place on the fascia at the left exterior near the rear corner of the building. This leaves a gap at the soffit, which could allow for flying insect entry. Repair is warranted through a qualified contractor. See the photo on page 23.
4. Localized erosion is occurring at the front exterior gutter downspout next to the porch entry. Recommend re-grading to create positive slope and installing a splash block or pipe extension to channel rainwater out and away from the building. See the photo on page 24.
5. The bottom bracket for the gutter downspout is not secured in place at the right exterior near the garage personnel entry door. Repair is warranted to reconnect this bracket. See the photo on page 24.

IV. Plumbing

1. Stoppers are missing from the sinks in the half bathroom and front fully bathroom. Installation of these components are warranted.
2. The shower-head piping is not fully secured in place at the front full bathroom. This introduces potential to stress piping connections in the wall, which could lead to leaking. Recommend investigating action through a qualified plumber to fully stabilize the shower-head piping.
3. The shower-head piping is not fully secured in place in the primary bathroom tile shower. This introduces potential to stress piping connections in the wall, which could lead to leaking. Recommend investigating action through a qualified plumber to fully stabilize the shower-head piping.
4. There is grout loss between tile at the primary bathroom whirlpool tub near the entry to the shower. Additional cracking is present in the tile around the perimeter of the whirlpool tub at the left and rear walls. Action is warranted to re-grout and eliminate these cracks.
5. The right exterior hose bib fixture is missing its anti-siphon device. Recommend installing for improved safety against back-flow contamination.
6. Temperature settings for the thermostats in the water heater are close to the highest settings. Manufacturer's recommendations state the temperature should not exceed 125 degrees for scalding safety. The Bradford White website states the "hot" setting on the thermostat is close to 125 degrees. Recommend lowering these setting for improved safety. See the photos on page 27.
7. There is a concerning amount of corrosion/rusting formed at the hot water piping connection on top of the water heater. This is often caused by a cross-threaded connection or possible electrolysis reaction with the appliance. Recommend investigating this further through a qualified plumber and take any corrective action warranted to ensure integrity of the connection. Flushing the water heater and replacement of the anode may also be warranted. See the photo on page 27.
8. There is significant rusting and corrosion where the sink stopper rod connects to the drain piping behind the bathroom pedestal sink and active leaking is occurring at this area. Additionally, the pedestal sink and base are not properly secured in place as they exhibit some movement when pressure is applied. Recommend investigating repairs through a qualified plumber. See the photo on page 28.
9. There is cracking and grout loss around the floor perimeter of the front full bathroom tile shower. Additional cracking is occurring in grout joints between wall tile at the corners. Action is warranted to re-grout and eliminate all cracks. See the photo on page 28.

10. There is evidence of moisture escaping the shower enclosure at the outside wall near the floor in the primary bathroom. The extent of the damage could not be determined during the inspection. Recommend further investigation contractor and take any corrective action warranted to resolve. See the photo on page 28.
11. The primary bathroom whirlpool tub faucet is significantly rusted and water leaks from the base while filling the tub. No leaking into the tub cavity underneath is observed however the connecting components are severely rusted. Recommend investigating this further through a qualified plumber and take action to replace this fixture. See the photo on page 29.
12. One of the primary bathroom whirlpool tub jets is missing. Replacement of this component is warranted. See the photo on page 29.
13. There is an active leak occurring at a piping connection on top of the pump motor at the primary bathroom whirlpool tub. Recommend investigating repair through a qualified plumber. See the photo on page 31.
14. There is water damage at the side and bottom panels of the base cabinet for the right vanity sink in the primary bathroom. Recommend investigating repair or possible replacement of the base cabinet through a qualified contractor. See the photo on page 30.
15. There is grout loss along the top edge of the wall tile inside the primary bathroom tile shower where the partition divides it from the whirlpool tub. These gaps introduced potential for water penetration behind the tile. Recommend investigating action through a qualified contractor to re-grout and eliminate any gaps or openings. See the photo on page 30.
16. There is a valve box in the right side yard in front of the heat pump unit. This is filled in with dirt but may contain a main water shut off, which could not be verified during the inspection. Excavation is recommended through a qualified plumber to verify a properly functioning main water shut-off valve for the property. See the photo on page 31.

V. Electrical

1. The GFCI receptacle in the laundry room is not fully secured in its junction box. Action is warranted to tighten the receptacle.
2. The laundry room ceiling light fixture does not operate when using the wall switch as the bulbs may be defective. Additionally, the cover for this fixture is not installed. Further investigation is recommended to ensure proper working order.
3. Two of the three garage ceiling lights do not operate as the bulbs may be defective. Further investigation is recommended to ensure proper working order.
4. There are three switches controlling ceiling light fixtures at the right end of the hall near the kitchen. These are the incorrect type of switches or not properly configured as they do not operate independently of each other. Recommend investigating this further through a qualified electrician and take any corrective action warranted to resolve.
5. Light fixtures in the ceiling above the stairway leading to the FROG do not operate as the bulbs may be defective. Further investigation is recommended to ensure proper working order.
6. The light kit is missing for the rear ceiling fan in the room above the garage and the housing is partially hanging its wiring. Recommend investigating repair through a qualified electrician.
7. The cover is missing for the light fixture on the ceiling in the middle of the FROG. Installation is warranted.
8. The closet light fixture does not operate as the bulb may be defective in the front right secondary bedroom. Further investigation is recommended to ensure proper working order.

9. A grounding prong is broken off in the top half of a receptacle on the right wall near the closet door in the front right secondary bedroom. Removal or replacement of the receptacle is warranted.
10. The primary bedroom ceiling fan does not operate as the motor may be defective. Recommend investigating this further through a qualified electrician and take any corrective action warranted to restore proper working order.
11. There is a dedicated receptacle in the garage near the water heater intended for use with a refrigerator. This receptacle is not ground fault protected for this purpose. A second receptacle in the garage under the electrical panels is also not ground fault protected. Recommend action through a qualified electrician to provide ground fault protection for the receptacle under the electrical panels as only one receptacle in the garage is allowed to be non-ground fault protected at the time of original construction.
12. There is a receptacle in the laundry room behind the washing machine that is in close proximity to the utility sink and is not ground protected as it does not trip when tested. Recommend investigating action through a qualified electrician to provide ground protection for this receptacle, for improve safety around potentially wet conditions.
13. Could not verify operation of the right exterior light fixture between garage doors as the bulb may be defective. Further investigation is recommended to ensure proper working order.
14. Could not verify operation of the floodlight at rear exterior as the bulbs may be defective. Further investigation is warranted to ensure proper functionality.
15. The front doorbell operates but the chime box produces a distorted tone. Recommend investigating modification/repair through an electrician to improve this condition.
16. The weatherproof cover is not secured in place for the rear exterior receptacle near the HVAC condensate drain line. Repairs warranted through a qualified electrician.
17. Scorching is visible on the face of a receptacle at the left wall inside the FROG. A cause for this could not be determined during the inspection. Even though the receptacle tests to be functioning, replacement is recommended through a qualified electrician to ensure safety. See the photo on page 34.
18. The GFCI receptacle and associated weatherproof cover are not secured in place at the right exterior wall near the entry door to the garage. Recommend investigating repair through a qualified electrician. See the photo on page 34.
19. The top cap is missing for the left light fixture at the front exterior entry door. Installation is warranted to seal off this opening. See the photo on page 34.

VI. Central Heating and Cooling System

1. The zone 1 heat pump system that serves the left bedrooms produced a marginal cooling temperature differential when operated at the thermostat. This system is approximately 13 years old and is considered to be of an age where performance related problems could arise. Recommend a service call through a qualified HVAC technician to verify refrigerant levels and ensure proper working order.
2. Temperatures in the room over the garage are controlled by thermostat in the first floor hallway. This can make the space more difficult to condition, especially during hot summer months with high exterior temperatures (this space is noticeably warmer during the inspection). Consider engaging a qualified HVAC technician to modify this installation and install a thermostat in the FROG to be able to better control conditioned air to this space.
3. The dryer exhaust discharges at the right exterior directly behind the heat pump unit. This is not a desired condition as it could contribute to lint accumulation on the coil. Routine cleaning of this heat pump unit should occur due to this condition. Consider investigating possible relocation of the dryer exhaust hood through a qualified contractor. See the photo on page 38.

4. The right exterior heat pump unit exhibits a significant amount of movement on its pad when pressure is applied (rocks back-and-forth). Recommend investigating action through a qualified HVAC technician to install shims or other modification to fully stabilize the unit. See the photo on page 38.
5. Insulation is deteriorated on the refrigerant line at the left exterior heat pump unit. Recommend investigating repair through a qualified HVAC technician. See the photo on page 39.
6. A section of the primary condensate drain line is not insulated in the high attic near the air handler. This can allow condensation to form on the exterior surfaces of this piping seasonally and drip into the insulation below. Recommend action through a qualified HVAC technician to fully insulate the drain line, to prevent condensation from forming. See the photo on page 39.
7. The gas log unit cannot be operated as a propane tank is not present. A remote connection is located in the rear yard. The log unit appears to be older and possibly original. Recommend investigating this further through a gas log specialist to ensure proper functionality and also ensure integrity of the gas line. See the photos on pages 39 and 40.

VII. Interior

****note:** all cosmetic blemishes and defects throughout interior spaces are not individually catalog during the inspection.

1. There is peeling drywall tape at a corner joint on the rear wall in the dining area. Appearances suggest the appropriate amount of joint compound was not applied. Cosmetic restoration is warranted.
2. There are hairline cracks in approximately eight floor tile across the front full bathroom. These conditions are primarily cosmetic and nature.
3. A section of the kitchen flooring produces periodic popping sounds when walked on near the electric cook-top. This indicates the floor is not properly secured in place. Recommend investigating repair through a flooring specialist.
4. Flooring produces creaking sound when walked on at the top of the stairway when entering the FROG. This indicates the subflooring is not properly secured in place underneath the carpeting. Recommend investigating action through a qualified contractor to pull back the carpeting and install additional fasteners to fully secure the subflooring.
5. Carpeting in the primary bedroom and FROG is generally in poor condition and replacement is recommended.
6. The rear closet door in the primary bedroom binds with the carpeting when operated. Some trimming or adjustment is warranted.
7. The foyer entry coat closet door does not latch as the strike plate needs adjustment.
8. Friction fit latches are missing for both closet doors in the front right secondary bedroom. Replacement of these components is warranted.
9. One of the friction fit latches is missing at the double entry door into the primary bedroom. Replacement of this component is warranted. The outer handle for this door unit is not properly secured in place. Additionally, this double door unit does not have a locking mechanism in place to be able to secure the door for privacy in the bedroom.
10. One of the friction fit latches is missing at the double entry door into the primary bathroom. Replacement of this component is warranted. Additionally, this double door unit does not have a locking mechanism in place to be able to secure the door for privacy in the space.
11. The friction-fit latch is missing for the right laundry room door at the double entry. Replacement of this component is warranted.

12. There is a double window unit on the right wall of the laundry room. The upper right sash has a hazy appearance that cannot be wiped away, suggesting possible seal failure between glass panes. Recommend investigating this further through a window specialist as replacement of this glass appears warranted.
13. There was a double window unit on the rear wall in the primary bathroom above the whirlpool tub. The lower right sash will not operate with reasonable effort. Recommend investigating repair through a qualified contractor.
14. The lower sash for the window unit in the primary bedroom rear closet will not operate with reasonable effort. Additionally, glass at the upper and lower sashes for this window have a hazy appearance, suggesting seal failure. Recommend investigating this further through a window specialist and take any corrective action warranted to resolve.
15. Trim is not fully secured in place along the sides of the door in the FROG at the air handler. Repair is warranted.
16. Smoke alarms present have slightly discolored, indicating they are older. Detectors are missing from the FROG, primary bedroom, and front right secondary bedroom. Recommend installing new detectors throughout the interior to maintain proper fire safety.
17. Recommend adding carbon monoxide detectors in the home for improved safety.
18. Flooring through the dining and living room areas as possible pet stains, and other discoloration. Flooring in the living room near the rear entry door is generally worn and weathered. Recommend investigating these conditions further through a flooring specialist and take any corrective action warranted to resolve. See the photos on pages 42 and 43.
19. The transition strip is partially cracked and missing that divides the foyer tile floor and hall wood flooring. Replacement of this component is warranted. See the photo on page 43.
20. There is a small area of damaged carpet at the entry leading into the primary bathroom. Placement of this carpet section is warranted. See the photo on page 43.
21. There is pet urine damage on baseboard trim in the primary bedroom to the left of the entry door leading into the bathroom. Replacement of this trim is warranted. See the photo on page 44.
22. There is cosmetic damage on the drywall at a corner for the wall at the stairway leading to the FROG. Cosmetic restoration is warranted. See the photo on page 44.
23. The bottom panel is severely water damaged for the kitchen base cabinet underneath the sink. Recommend investigating replacement of this panel through a qualified contractor. See the photo on page 44.
24. The cabinet panel for the kitchen garbage can is delaminating and difficult to operate. Recommend investigating repairs through a cabinet specialist. See the photo on page 45.
25. There is severe water damage at the base cabinet in the laundry room underneath the sink. The bottom panel and the cabinet door are both missing. Additionally, the plastic laminate is not secured on the countertop at the left end of this base cabinet. Recommend investigating replacement of this cabinet through a qualified contractor. See the photo on page 45.
26. One of the tilt release latches is broken for the right window in the rear dining area. Replacement of this component is warranted. See the photo on page 45.
27. The lower sash for the front window on the left wall in the FROG has a broken jamb mechanism and does not properly operate (oriented when facing the front of the building). Recommend investigating repair through a window specialist. See the photo on page 46.
28. The lower sash for the rear window on the left wall in the FROG has disconnected/damaged jamb mechanisms and does not properly operate (oriented when facing the front of the building). Recommend investigating repair through a window specialist. See the photo on page 46.

29. Storage has been added underneath all four windows in the room above the garage. These details are considered potentially unsafe as it creates level surfaces at the windows and introduces falling potential for small children should they be left unattended with a window open. Recommend adding child safety locks to the windows to prevent them from being fully opened. See the photo on page 46.
30. There are large gaps in the corners where baseboard sections come together behind the toilet in the primary bathroom. An exact cause for this could not be determined during the inspection however appearances suggest past possible moisture exposure. Recommend investigating cosmetic repair through a qualified contractor. See the photo on page 47.
31. There is a blemish in the living room ceiling where some attempted patching has been performed. This is at an area where one of the dark stains is identified in the attic. Additional cosmetic restoration is warranted to restore the drywall once shingle replacement has occurred. See the photo on page 47.
32. There is faint staining on the garage ceiling above the rear bay. A cause for this could not be determined during the inspection as there is no plumbing in the FROG above. Recommend investigating this further through a qualified contractor to determine the source. Cosmetic restoration is warranted for the garage ceiling. See the photo on page 47.

VIII. Insulation and Ventilation

1. Two of the four louvers are missing for the dryer exhaust hood at the right exterior. Installation is warranted to properly seal off the opening when the appliance is not in use. See the photo on page 48.
2. Three insulation batts are missing from the rear wall of the FROG as seen from inside the main attic. Replacement of this installation is warranted to fully insulate the wall. See the photos on page 49.

IX. Kitchen Built-in Appliances

1. The kitchen microwave did not respond when attempting to test operate during the inspection. Recommend investigating this further through an appliance technician as replacement of the microwave appears warranted.
2. The dishwasher did not respond when using the touch-pad controls. A cause for this could not be determined during the inspection as the appliance is verified to have power. Recommend investigating this further through an appliance technician and take any corrective action warranted to restore proper functionality.
3. There is debris in the kitchen garbage disposal that needs removing.
4. Kenmore brand refrigerator with in-door ice and water dispenser is present. This appliance is checked to verify basic functionality but is not fully evaluated. Water is delivered from the door dispenser. The ice maker is found to be in the "on" position but no ice is present. Recommend verifying its operation or have an appliance technician further evaluate.
5. The dishwasher drain tubing does not have a visible high loop configuration where it connects under the kitchen sink. The high loop is needed to prevent dirty water from potentially back-flowing into the dishwasher and contaminating dishes or utensils. Recommend modification of this drain tubing for improved safety. See the photo on page 51.

I. Structural Components

Description:

- Foundation Type:** Crawlspace Concrete Slab Timber Piling Concrete Piling Other:
- Walls:** Wood Frame Solid Masonry Not Visible Insulating Concrete Forms (ICF) Other:
- Ceilings:** Solid Wood Joists Wood Trusses Manuf. I Joists Not Visible Other:
- Roof Framing:** Solid Wood Rafters Wood Trusses Not Visible Other:
- Roof Sheathing:** Plywood Board/Plank Oriented Strand Board (OSB) Not Visible Other:

Observations:

Observations of the wood framing system are limited to readily accessible and visible components. The condition is characterized without a member-by-member evaluation which is beyond the scope of this inspection.

Method used to inspect crawlspace: Concrete slab without a crawlspace.

Method used to inspect attic spaces: Entered hatch at the primary bedroom rear closet ceiling. There is no accessible attic above or along the sides of the FROG. Observations in the front left portion of the attic are limited due to truss framing and ductwork that prevents safe movement. Observations in the rear right portion of the attic are limited due to truss framing and ductwork that prevents safe movement.

F – Functional NF – Not Functional I – Investigate M – Monitor S – Safety Concern E – Enhancement

	Component	Rating	Comments
1	Timber Piling	NA	
2	Concrete Slab	NV	
3	Attic Ceiling Joists	NA	
4	Attic Rafters	NA	
5	Attic Trusses	F/NV	The bottom chord of the trusses are not visible as they are concealed with attic insulation.
6	Roof Sheathing (underside)	F/NV/NF	See the photo on the following pages.
7	Attic Evidence of Water Penetration	I	See the photos on the following pages.
8	Attic Evidence of Condensation	--	None observed.

NA – Not Applicable NV – Not Visible

Additional Comments:



There is an access hatch on the garage ceiling near the front wall intended to provide observations for the small attic space in front of the FROG. This hatch is mostly positioned under the finished flooring for the FROG, leaving a small gap that cannot be accessed with reasonable effort. Observations in this part of the attic are restricted due to this condition. Consider engaging a qualified contractor to modify this access hatch.



A section of the roof sheathing is not properly supported and offset where the rear roof slope meets the hip roof ridge line above the floored space in the high attic (above the air handler). Recommend investigating this further through a qualified contractor and take action to reinforce the sheathing at this area, as additional damage may result during shingle replacement.



Approximately seven rafters are spliced onto the sides of trusses, forming the front roof slope above the porch. These rafters are bowing and pulling away from the trusses, which is pulling much of the nailing out. Recommend investigating this further through a qualified contractor and take any corrective action warranted to fully secure the framing connections.



Close-up view showing one of the rafters that has bowed and pulling away from the truss it is connected to.



There are two large, dark stains on the roof sheathing at the rear slope over the living room. These areas are not directly accessible from inside the attic to determine if any damage exists. Some patching as well as a nail is visibly raised and cut through the shingles on the rear roof slope as seen from the exterior (see the photos in the roofing section of this report). Further evaluation is recommended through a qualified roofer during shingle replacement to determine the integrity of the sheathing and possibly replace these sections if needed.



View showing the second large, dark stain on the rear roof slope sheathing as seen from inside the attic.



Staining is visible on the roof sheathing around a plumbing vent pipe on the right roof slope behind the FROG air handler. Flashing for the vent pipes is significantly damaged, which can allow for rainwater penetration (see the photos in the roofing section of this report).

II. Exterior

Description:

Wall Cladding: Brick Veneer Vinyl Aluminum Hardboard (Composition/Fiberboard) Fiber Cement
 Wood Clapboard (Horizontal Lap) Plywood Panels Wood Shingles/Shakes Manufactured Stone
 Asbestos Cement Solid Masonry Hardcoat (EIFS) Synthetic Stucco Other:

Observations:

Drainage observations only address the area immediately at the building foundation perimeter.

Seasonal accessories, such as, storm windows, storm doors, shutters, and awnings are not evaluated unless specifically addressed.

Method used to inspect exterior: From ground.

F - Functional **NF** – Not Functional **I** – Investigate **M** – Monitor **S** – Safety Concern **E** – Enhancement

	Component	Rating	Comments
1	Grading at building	NF	See the photos on the following pages.
2	Drainage at building	NF	See the grading comments on the following pages and in the Roofing section of the report.
3	Drives	F	Concrete. Several cracks present.
4	Walks	F	Front - concrete.
5	Vegetation	F	
6	Wall Cladding	F	Vinyl siding used above the front porch entry.
7	Masonry cracking	--	No significant cracking observed.
8	Windows (representative)	F/NF	Vinyl double hung double pane. Screen has damage fabric for the front-facing window of the laundry room. Replacement of the screen fabric is warranted.
9	Entrance Doors	F/NF	A small amount of daylight is visible at the bottom latch side of the front exterior entry door when closed. Recommend adding a weather strip "wedge" at this area to form a better seal. The thumb lock does not operate with reasonable effort at the operating handle for the exterior entry door at the rear of the living room. Some modification or repairs warranted. The deadbolt for the rear exterior door at the primary bedroom is difficult to operate. Some adjustment is warranted.
10	Trim work	F/NF	See the photos on the following pages.
11	Paint & Caulking	F/NF	See the photos on the following pages.
12	Steps	NA	
13	Porches	F	Front - concrete.
14	Decks/Patios	F/NF	Rear patio - concrete. There are several cracks in the rear concrete patio. There is a catch basin and drain piping embedded in the rear concrete patio with a discharge point at the exterior perimeter of the patio. It's effective this could not be determined during the inspection. See the photo on the following pages.
15	Balconies	NA	
16	Railings	NA	
17	Carport (attached)	NA	
18	Garage (attached)	F/NF	Two bays with concrete floor. There is some cracking in the garage concrete floor. This is not suggestive of any significant structural concern. See the photo on the following pages.
19	Garage Door Safety Reverse	F	Electric sensors present.

NA – Not Applicable NV – Not Visible

Additional Comments:

The well and irrigation system is not evaluated during the inspection.



There is a low area at the front exterior against the building's foundation at an inside corner below the hose bib fixture. No guttering is present, which allows rainwater to flow off the roof slope at this area. There are additional ruts and low areas at the left, rear, and right exterior of the building caused by rainwater where guttering is also missing. Action is warranted to regrade and create positive slope away from the building with erosion control material. Consider adding guttering to better capture and move rainwater away from the building's foundations.



Close-up view showing an eroded area along the left side of the building where rainwater flows from the roof slopes above.



View showing an eroded area in the rear yard plant bed near the den where rainwater flows off of the roof.



There is severe water damage in the trim near the threshold at the bottom corners of the garage personnel entry door. Additional water damage is present on the casing and the door itself at the bottom hinge side (visible only with the door open). Recommend investigating repairs through a qualified contractor to eliminate this water damage. The store binds with the frame and needs minor adjustment to eliminate the conflict. Weatherstripping is also damaged along the bottoms and latch sides of this door, and needs replacement.



Second view showing water damage in the trim near the threshold.



View showing water damage at the bottom hinge side of the door.



There is water damage in the trim near the threshold at the rear exterior double door unit for the living room. Damage is also present at the bottom latch and hinge sides of the main door (visible only with the door open). The bottom latch bolt for the secondary door will not release with reasonable effort and this door cannot be operated. Additional water damage may exist that is not identified due to this condition. Recommend investigating repairs through a qualified contractor.



Second view showing water damage in the trim at the rear exterior living room door.



View showing water damage at the bottom latch side of the main door.



View showing water damage at the bottom hinge side of the main door.



View showing the bottom latch bolt mechanism for the secondary door for the living room exterior door unit that will not release with reasonable effort. This door cannot be operated due to this condition and additional damage may exist that is not identified in this report.



There is water damage in the trim and casing at the bottom corners near the threshold for the rear exterior double door unit at the primary bedroom. Additional water damage is visible at the bottom latch and hinge sides of this door unit (visible only with the doors open). Water damage is also present along the wooden threshold strip. Recommend investigating these conditions further through a qualified contractor and repair/replace these components as needed.



View showing minor water damage at the bottom hinge side of the secondary door for the double door unit at the primary bedroom.



View showing water damage in the wooden component of the threshold where the secondary door latch bolt engages.



Caulking has opened at many of the windows around the building's exterior where the frames meet the brick veneer. Action is warranted to clean away the old caulking, then re-caulk to seal the frames with the brick veneer.



Second view showing caulking open along a window frame.



One brick is missing at the outer corner of the rear concrete patio. Installation is warranted through a qualified contractor.



Weather stripping is damaged along the left side of the rear garage door and has been re-nailed into place. Replacement of this weatherstripping section is warranted to properly mate with the garage door when closed.

III. Roofing

Description:

- Roof Style:** Gable Hip Flat Shed Gambrel Mansard Other:
Roof Covering: Asphalt Ceramic Slate Built-up SP Membrane Roll
 Cedar Shingles/Shakes Metal Tile Composite
Layers: Original One Layer Two Layers
Gutters: Aluminum Copper Vinyl None

Observations:

Method used to inspect roof surfaces: From ground with binoculars and drone.

F - Functional **NF** – Not Functional **I** – Investigate **M** – Monitor **S** – Safety Concern **E** – Enhancement

	Component	Rating	Comments
1	Roof Covering	NF	Architectural shingles. The roof covering was inspected from the ground with binoculars and using a drone due to building height/steep slopes that prevents safely walking on the roof surfaces. The use of a drone allows the inspector to view the overall surface of the roof including areas that are not otherwise accessible, but does not enable the inspector to locate small defects that may only be identified by walking on the roof surfaces. If an invasive or complete surface inspection of the roof covering is desired, the client should consult a licensed roofing contractor. See the photos and comments on the following pages.
2	Flashing & Joints	NF	See the photos on the following pages.
3	Soffits & Fascias	F	
4	Skylights	NA	
5	Vent Pipes	F/NF	See the photos on the following pages.
6	Chimney	NA	
7	Gutters	F/E	Recommend adding guttering at all eaves around the building.
8	Downspouts	F/NF	See the photo on the following pages.
9	Splash blocks	F/NF	See the photo on the following pages.

NA – Not Applicable NV – not Visible

Additional Comments:



The roof covering is original to the building, making it approximately 24 years old at the time of the inspection. There are many defects with the shingles and flashing observed that are not individually catalog during the inspection. These conditions indicate the shingles are at end of their functional life expectancy. Recommend a comprehensive evaluation through a qualified roofer as replacement of the shingles and flashing appears warranted.

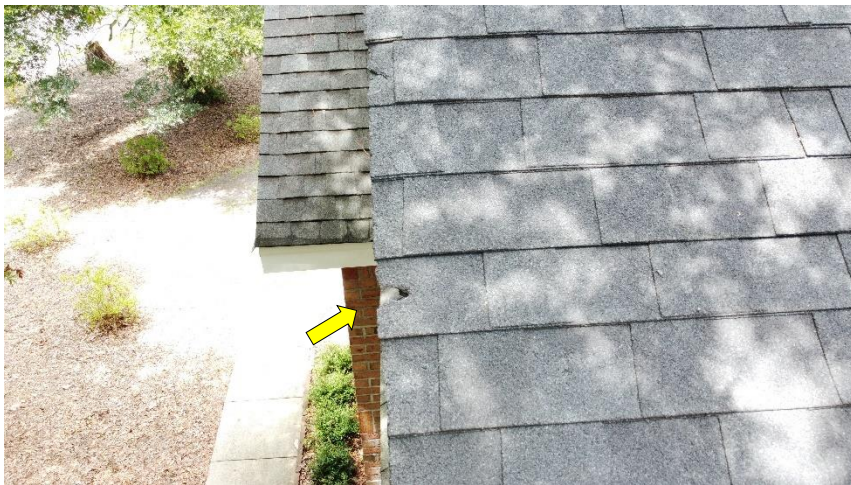
(view shows damaged shingles at the end of a rear roof slope valley over the dining area)



View showing roofing sealant applied to shingles on the rear roof slope. This is at an area where one of the dark stains observed from inside the attic.



View showing a nail that has cut through the shingles on the rear roof slope. This is at an area where one of the dark stains is observed from inside the attic.



View showing damage shingles along the rake for the front facing gable above the FROG.



View showing damage to flashing for the plumbing vent pipe on the left roof slope. The vent pipe itself is also damaged from possible squirrel activity. Replacement of this vent pipe section appears warranted during shingle and flashing replacement. This may involve cutting the pipe from inside the attic and splicing in a new section.



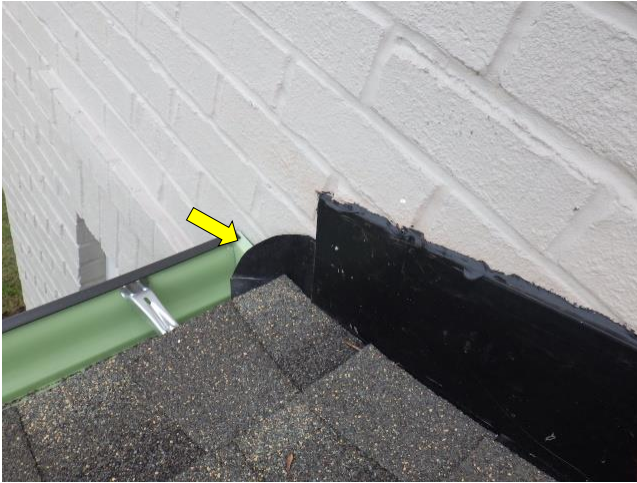
View showing damaged flashing for one of the plumbing vent pipes on the right roof slope.



View showing damaged flashing for the second plumbing vent pipe on the right roof slope.



The left end of the front main roof slope ties into a higher brick veneer wall to the left of the porch entry. This detail is assembled without the use of kick-out flashing. This type of flashing is desired to channel rainwater out and away from the brick veneer, to aid in minimizing moisture penetration. Recommend investigating this further through a qualified contractor or roofer and take action to install the necessary flashing.



View showing another brick veneer home with kick-out flashing installed at the eave.



Aluminum cladding is not fully secured in place on the fascia at the left exterior near the rear corner of the building. This leaves a gap at the soffit, which could allow for flying insect entry. Repair is warranted through a qualified contractor.



Localized erosion is occurring at the front exterior gutter downspout next to the porch entry. Recommend regrading to create positive slope and installing a splash block or pipe extension to channel rainwater out and away from the building.



The bottom bracket for the gutter downspout is not secured in place at the right exterior near the garage personnel entry door. Repair is warranted to reconnect this bracket.

IV. Plumbing

Description:

Water Supply Source: Unknown Location Water Supply Main Shut-off Valve: Unknown

Water Supply Piping Material: Copper Galv. Steel CPVC Plastic (PB) Polybutylene Plastic
 Cross-linked Polyethylene Plastic (PEX) Other:

Piping Material observed at: Water heater and whirlpool tub hatch

Waste Disposal Method: Unknown Waste, Drain, Vent Piping Material: Cast iron White PVC Plastic
 Black ABS Plastic Galv. Steel (vents)

Water Heater Unit Type: Electric Gallon Capacity: 50 Manufacturer: Bradford White

Model Number: RE350S6-1NCWW Manufacture Date: 2017

Observations:

Observations of the water heater do not address thermostats and the desired water temperature delivered to the fixtures.

Functional drainage is defined as water draining as quickly as it is delivered.

Fixture built-in emergency overflow drains are not evaluated.

F - Functional NF – Not Functional I – Investigate M – Monitor S – Safety Concern E – Enhancement

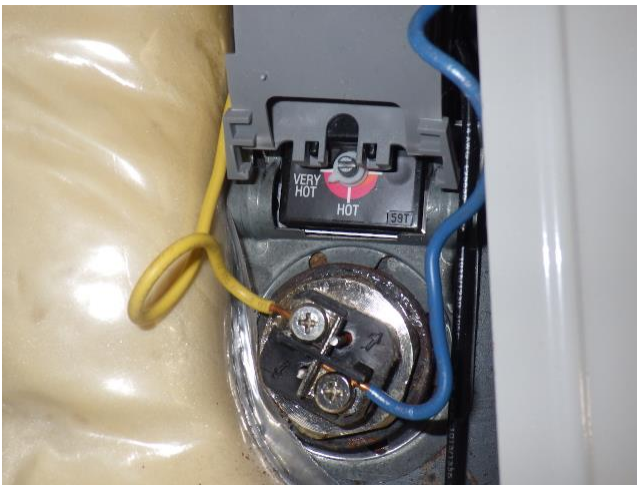
	Component	Rating	Comments
1.	Water Pressure (Functional Flow)	F	
2.	Functional Waste Drainage	F	
3.	Condition of water piping	NV	Most water piping is concealed behind finished materials and is not visible.
4.	Interior Drain, Waste and Vent Piping	NV	Most drain piping is concealed behind finished materials and is not visible.
5.	Water Heater Unit	F/I	Located in the garage on the concrete floor. Elevating the appliance or placing a pan under it is preferred to have a barrier between it and the concrete floor. The current condition is more vulnerable to rusting the bottom. The TPR valve has a pipe extension on it.
6.	Kitchen Sinks	F/NF	See the photo on the following pages.
7.	Bathroom Sinks	F/NF	Stoppers are missing from the sinks in the half bathroom and front fully bathroom. Installation of these components are warranted.
8.	Bathroom Toilets	F	
9.	Bathroom Shower/Tub	F/NF	The shower-head piping is not fully secured in place at the front full bathroom. This introduces potential to stress piping connections in the wall, which could lead to leaking. Recommend investigating action through a qualified plumber to fully stabilize the shower-head piping. The shower-head piping is not fully secured in place in the primary bathroom tile shower. This introduces potential to stress piping connections in the wall, which could lead to leaking. Recommend investigating action through a qualified plumber to fully stabilize the shower-head piping.
10.	Bathroom Tile and Grout	F/NF	There is grout loss between tile at the primary bathroom whirlpool tub near the entry to the shower. Additional cracking is present in the tile around the perimeter of the whirlpool tub at the left and rear walls. Action is warranted to re-grout and eliminate these cracks.
11.	Shower Pans	NV	
12.	Whirlpool Tub	F/NF	Located in the primary bathroom. See the photos on the following pages.
13.	Laundry/Utility Sink	F/NF	Laundry sink present. See the photo on the following pages.
14.	Bar Sink	NA	
15.	Exterior Hose Bibb(s)	F/S	Located at the front, right, and rear exteriors. The right exterior hose bib fixture is missing its anti-siphon device. Recommend installing for improved safety against back-flow contamination.

NA – Not Applicable NV – Not Visible

Additional Comments:



View showing the water heater in the garage.



View showing the upper heating element and thermostat.



View showing the lower heating element and thermostat.



Temperature settings for the thermostats in the water heater are close to the maximum settings. Manufacturer’s recommendations state the temperature should not exceed 125 degrees for scalding safety. The Bradford White website states the “hot” setting on the thermostat is close to 125 degrees. Recommend lowering these setting for improved safety.



View showing the warning label on the appliance stating to not exceed 125 degrees.



There is a concerning amount of corrosion/rusting formed at the hot water piping connection on top of the water heater. This is often caused by a cross-threaded connection or possible electrolysis reaction with the appliance. Recommend investigating this further through a qualified plumber and take any corrective action warranted to ensure integrity of the connection. Flushing the water heater and replacement of the anode may also be warranted.



There is significant rusting and corrosion where the sink stopper rod connects to the drain piping behind the bathroom pedestal sink and active leaking is occurring at this area. Additionally, the pedestal sink and base are not properly secured in place as they exhibit some movement when pressure is applied. Recommend investigating repairs through a qualified plumber.



There is cracking and grout loss around the floor perimeter of the front full bathroom tile shower. Additional cracking is occurring in grout joints between wall tile at the corners. Action is warranted to re-grout and eliminate all cracks.



There is evidence of moisture escaping the shower enclosure at the outside wall near the floor in the primary bathroom. The extent of the damage could not be determined during the inspection. Recommend further investigation contractor and take any corrective action warranted to resolve.



The primary bathroom whirlpool tub faucet is significantly rusted and water leaks from the base while filling the tub. No leaking into the tub cavity underneath is observed however the connecting components are severely rusted. Recommend investigating this further through a qualified plumber and take action to replace this fixture.



One of the primary bathroom whirlpool tub jets is missing. Replacement of this component is warranted.



View showing the primary bathroom whirlpool tub pump motor. There is an access hatch in the adjacent closet. The circuit is ground fault protected by a GFCI breaker in the left main electrical panel.



There is an active leak occurring at a piping connection on top of the pump motor at the primary bathroom whirlpool tub. Recommend investigating repair through a qualified plumber.



There is water damage at the side and bottom panels of the base cabinet for the right vanity sink in the primary bathroom. Recommend investigating repair or possible replacement of the base cabinet through a qualified contractor.



There is grout loss along the top edge of the wall tile inside the primary bathroom tile shower where the partition divides it from the whirlpool tub. These gaps introduced potential for water penetration behind the tile. Recommend investigating action through a qualified contractor to re-grout and eliminate any gaps or openings.



There is a valve box in the right side yard in front of the heat pump unit. This is filled in with dirt but may contain a main water shut off, which could not be verified during the inspection. Excavation is recommended through a qualified plumber to verify a properly functioning main water shut-off valve for the property.

V. Electrical

Description:

Location of Main Service Panel: Garage Overhead Service drop Underground Conduit

Utility Co. Seal Intact: Yes No

Service Entry Conductor Material: Aluminum Copper NV Panel Box Type: Breakers Fuses

Main Service Capacity: [400] Amps 120 Volts (2W) 120/240 Volts (3W)

Number Disconnects to disable all electrical service: [1] (6 max.)

Location of Distribution Subpanels: NA

Branch Circuit Wiring: Copper Aluminum Copper-Clad Alum. Zinc-Coated Copper

Receptacles: Grounded (3W) Ungrounded (2W) Ground Fault Circuit Interrupters (GFCI): Yes No

Observations:

F - Functional NF – Not Functional I – Investigate M – Monitor S – Safety Concern E – Enhancement

	Component	Rating	Comments
1	Service Ground and Bonding Wires	NV	Bare copper ground at the meter base extends to a buried rod that is not visible.
2	Main Service Panel	F	
3	Distribution Subpanels	NA	
4	Branch Circuit Wiring	F	
5	Int. Receptacles, Switches, Fixtures (representative)	F/NF	The GFCI receptacle in the laundry room is not fully secured in its junction box. Action is warranted to tighten the receptacle. The laundry room ceiling light fixture does not operate when using the wall switch as the bulbs may be defective. Additionally, the cover for this fixture is not installed. Two of the three garage ceiling lights do not operate as the bulbs may be defective. Further investigation is recommended to ensure proper working order. There are three switches controlling ceiling light fixtures at the right end of the hall near the kitchen. These are the incorrect type of switches or not properly configured as they do not operate independently of each other. Recommend investigating this further through a qualified electrician and take any corrective action warranted to resolve. Light fixtures in the ceiling above the stairway leading to the FROG do not operate as the bulbs may be defective. Further investigation is recommended to ensure proper working order. The light kit is missing for the rear ceiling fan in the room above the garage and the housing is partially hanging its wiring. Recommend investigating repair through a qualified electrician. The cover is missing for the light fixture on the ceiling in the middle of the FROG. Installation is warranted. The closet light fixture does not operate as the bulb may be defective in the front right secondary bedroom. Further investigation is recommended to ensure proper working order. A grounding prong is broken off in the top half of a receptacle on the right wall near the closet door in the front right secondary bedroom. Removal or replacement of the receptacle is warranted. The primary bedroom ceiling fan does not operate as the motor may be defective. Recommend investigating

			this further through a qualified electrician and take any corrective action warranted to restore proper working order.
6	GFCI Receptacles-exterior, garage, kitchen, baths, wet bar, laundry, etc.	F/S	The kitchen has two ground fault protected circuits (two GFCI receptacles present). The primary bathroom has a GFCI receptacle present. This provides ground fault protection for receptacles in the other two bathrooms. Exterior receptacles are ground fault protected by the GFCI receptacle in the garage. There is a dedicated receptacle in the garage near the water heater intended for use with a refrigerator. This receptacle is not ground fault protected for this purpose. A second receptacle in the garage under the electrical panels is also not ground fault protected. Recommend action through a qualified electrician to provide ground fault protection for the receptacle under the electrical panels as only one receptacle in the garage is allowed to be non-ground fault protected at the time of original construction. There is a receptacle in the laundry room behind the washing machine that is in close proximity to the utility sink and is not ground protected as it does not trip when tested. Recommend investigating action through a qualified electrician to provide ground protection for this receptacle, for improve safety around potentially wet conditions.
7	Exterior Receptacles and Fixtures	F/I	Receptacles located at the front, right, left, and three at the rear. Could not verify operation of the right exterior light fixture between garage doors as the bulb may be defective. Further investigation is recommended to ensure proper working order. Could not verify operation of the floodlight at rear exterior as the bulbs may be defective. Further investigation is warranted to ensure proper functionality. The weatherproof cover is not secured in place for the rear exterior receptacle near the HVAC condensate drain line. Repairs warranted through a qualified electrician.

NA – Not Applicable NV – Not Visible

Additional Comments:

The front doorbell operates but the chime box produces a distorted tone. Recommend investigating modification/repair through an electrician to improve this condition.



There are six arc fault breakers and one GFCI breaker present in the left main electrical panel. These are older style Eaton brand breakers which are known to malfunction over time with age. The breakers do trip and reset during the inspection when pressing the integrated test buttons.



Scorching is visible on the face of a receptacle at the left wall inside the FROG. A cause, for this could not be determined during the inspection. Even though the receptacle tests to be functioning, replacement is recommended through a qualified electrician to ensure safety.



The GFCI receptacle and associated weatherproof cover are not secured in place at the right exterior wall near the entry door to the garage. Recommend investigating repair through a qualified electrician.



The top cap is missing for the left light fixture at the front exterior entry door. Installation is warranted to seal off this opening.

10	Fireplace/Damper	I	Pre-manufactured firebox without a damper. Glass enclosure present. See the photo on the following pages.
11	Chimney/Flue	NV	Fireplace exhausts through a hood at the rear exterior. Observations through the flue exhaust pipe are restricted.
12	Air Supply in habitable rooms	F	

NA – Not Applicable NV – Not Visible
Additional Comments:



View showing the FROG air handler.



View showing the high attic air handler.



View showing a 63 degree cooling temperature produced at an air supply register for the zone 1 heat pump system.



View showing the 72 degree temperature produced at a central air return for the zone 1 heat pump.



View showing a 64 degree cooling temperature produced at an air supply register for the zone 2 heat pump system.



View showing the 78 degree temperature produced at a central air return for the zone 2 heat pump.



The dryer exhaust discharges at the right exterior directly behind the heat pump unit. This is not a desired condition as it could contribute to lint accumulation on the coil. Routine cleaning of this heat pump unit should occur due to this condition. Consider investigating possible relocation of the dryer exhaust hood through a qualified contractor.



The right exterior heat pump unit exhibits a significant amount of movement on its pad when pressure is applied (rocks back-and-forth). Recommend investigating action through a qualified HVAC technician to install shims or other modification to fully stabilize the unit.



Insulation is deteriorated on the refrigerant line at the left exterior heat pump unit. Recommend investigating repair through a qualified HVAC technician.



A section of the primary condensate drain line is not insulated in the high attic near the air handler. This can allow condensation to form on the exterior surfaces of this piping seasonally and drip into the insulation below. Recommend action through a qualified HVAC technician to fully insulate the drain line, to prevent condensation from forming.



The gas log unit cannot be operated as a propane tank is not present. A remote connection is located in the rear yard. The log unit appears to be older and possibly original. Recommend investigating this further through a gas log specialist to ensure proper functionality and also ensure integrity of the gas line.



View showing the gas piping at the rear exterior. This has not been properly capped off and a regulator is not present.

VII. Interior

Observations:

Homes that are occupied with furnishings present create conditions that limit observations. Additional defects could exist that are not identified in this report due these conditions. Window condition observations are made by visual examination only without the use of special equipment.

F - Functional **NF** – Not Functional **I** – Investigate **M** – Monitor **S** – Safety Concern **E** – Enhancement

	Component	Rating	Comments
1	Walls	F/NF	There is peeling drywall tape at a corner joint on the rear wall in the dining area. Appearances suggest the appropriate amount of joint compound was not applied. Cosmetic restoration is warranted.
2	Ceilings	F	
3	Floors	F/NF	There are hairline cracks in approximately eight floor tile across the front full bathroom. These conditions are primarily cosmetic and nature. A section of the kitchen flooring produces periodic popping sounds when walked on near the electric cook-top. This indicates the floor is not properly secured in place. Recommend investigating repair through a flooring specialist. Flooring produces creaking sound when walked on at the top of the stairway when entering the FROG. This indicates the sub flooring is not properly secured in place underneath the carpeting. Recommend investigating action through a qualified contractor to pull back the carpeting and install additional fasteners to fully secure the subflooring. Carpeting in the FROG is generally poor condition and replacement is recommended.
4	Steps	NA	
5	Stairways	F	
6	Balconies	NA	
7	Railings	F	
8	Interior Doors (representative)	F/NF	Entry doors for the front full bathroom have been modified and do not have walking components for privacy in this space. The rear closet door in the primary bedroom binds with the carpeting when operated. Some trimming or adjustment is warranted. The foyer entry coat closet door does not latch as the strike plate needs adjustment. Friction fit latches are missing for both closet doors in the front right secondary bedroom. Replacement of these components is warranted. One of the friction fit latches is missing at the double entry door into the primary bedroom. Replacement of this component is warranted. The outer handle for this door unit is not properly secured in place. Additionally, this double door unit does not have a locking mechanism in place to be able to secure the door for privacy in the bedroom. One of the friction fit latches is missing at the double entry door into the primary bathroom. Replacement of this component is warranted. Additionally, this double door unit does not have a locking mechanism in place to be able to secure the door for privacy in the space. The friction-fit latch is missing for the right laundry room door at the double entry. Replacement of this component is warranted.
9	Windows (representative)	F/NF	**note: The windows are generally dirty, which limits identification of seal failure. Additional windows with seal failure may exist that are not identified in this report due to these conditions. There is a double window unit on the right wall of the laundry room. The upper right sash has a hazy appearance that cannot be wiped away, suggesting possible seal failure between glass panes. Recommend investigating this further through a

			<p>window specialist as replacement of this glass appears warranted. There was a double window unit on the rear wall in the primary bathroom above the whirlpool tub. The lower right sash will not operate with reasonable effort. Recommend investigating repair through a qualified contractor. The lower size for the window unit in the rear primary bedroom closet will not operate with reasonable effort. Additionally, glass at the upper and lower sashes for this window have a hazy appearance, suggesting seal failure. Recommend investigating this further through a window specialist and take any corrective action warranted to resolve.</p>
10	Trim work	F/NF	<p>Trim is not fully secured in place along the sides of the door in the FROG at the air handler. Repair is warranted.</p>
11	Kitchen Cabinets (representative)	F/NF	<p>See the photo on the following pages.</p>
12	Kitchen Counter Tops	F	
13	Smoke Detectors (test)	S	<p>Smoke alarms present have slightly discolored, indicating they are older. Detectors are missing from the FROG, primary bedroom, and front right secondary bedroom. Recommend installing new detectors throughout the interior to maintain proper fire safety.</p>
14	Carbon Monoxide Detectors (test)	S	<p>Recommend adding carbon monoxide detectors in the home for improved safety.</p>
15	Evidence of Water Penetration	--	<p>See the photos on the following pages.</p>

NA – Not Applicable NV – Not Visible
 Additional Comments:



Flooring through the dining and living room areas as possible pet stains, and other discoloration. Flooring in the living room near the rear entry door is generally worn and weathered. Recommend investigating these conditions further through a flooring specialist and take any corrective action warranted to resolve.



Second view showing stained flooring in the dining area.



View showing flooring in the living room that is weathered and stained.



The transition strip between the foyer tile floor and wood flooring is partially cracked and missing. Replacement of this component is warranted.



There is a small area of damaged carpet at the entry leading into the primary bathroom. Placement of this carpet section is warranted.



There is pet urine damage on baseboard trim in the primary bedroom to the left of the entry door leading into the bathroom. Replacement of this trim is warranted.



There is cosmetic damage on the drywall at a corner for the wall at the stairway leading to the FROG. Cosmetic restoration is warranted.



The bottom panel is severely water damaged for the kitchen base cabinet underneath the sink. Recommend investigating replacement of this panel through a qualified contractor.



The cabinet panel for the kitchen garbage can is delaminating and difficult to operate. Recommend investigating repairs through a cabinet specialist.



There is severe water damage at the base cabinet in the laundry room underneath the sink. The bottom panel and the cabinet door are both missing. Additionally, the plastic laminate is not secured on the countertop at the left end of this base cabinet. Recommend investigating replacement of this cabinet through a qualified contractor.



One of the tilt release latches is broken for the right window in the rear dining area. Replacement of this component is warranted.



The lower sash for the front window on the left wall in the FROG has a broken jamb mechanism and does not properly operate (oriented when facing the front of the building). Recommend investigating repair through a window specialist.



The lower sash for the rear window on the left wall in the FROG has disconnected/damaged jamb mechanisms and does not properly operate (oriented when facing the front of the building). Recommend investigating repair through a window specialist.



Storage has been added underneath all four windows in the room above the garage. These details are considered potentially unsafe as it introduces falling potential for small children should they be left unattended with a window open. Recommend adding child safety locks to the windows to prevent them from being fully opened.



There are large gaps in the corners where baseboard sections come together behind the toilet in the primary bathroom. An exact cause for this could not be determined during the inspection however appearances suggest past possible moisture exposure. Recommend investigating cosmetic repair through a qualified contractor.



There is a blemish in the living room ceiling where some attempted patching has been performed. This is at an area where one of the dark stains is identified in the attic. Additional cosmetic restoration is warranted to restore the drywall once shingle replacement has occurred.



There is faint staining on the garage ceiling above the rear bay. A cause for this could not be determined during the inspection as there is no plumbing in the FROG above. Recommend investigating this further through a qualified contractor to determine the source. Cosmetic restoration is warranted for the garage ceiling.

VIII. Insulation and Ventilation

Description:

Attic exposed ceiling Insulation: None Yes **Approx. Thickness (inches):** 11 plus

Insulation Type: Blown-in Batts **Insulation Material:** Fiberglass Cellulose Rock Wool

Attic Ventilation: Soffit Vents Ridge Vents Gable Vents Power Fan Wind Turbine Roof Vent

Observations:

F - Functional NF – Not Functional I – Investigate M – Monitor S – Safety Concern E – Enhancement

	Component	Rating	Comments
1	Kitchen ventilation operation	F	The kitchen exhaust hood is set up to function in a recirculating air capacity where the fan draws air in through the filters and discharges at the left side of the fan box above the left filter. Routine cleaning should occur to remove any accumulated grease.
2	Bath ventilation operation	F/NV	Vents to the soffits. Piping is not visible in the attic. There are four bathroom fans and only three exterior exhaust hoods at the soffit overhangs. The two bathroom fans in the primary bathroom may be sharing the same exhaust hood however this could not be verified from inside the attic.
3	Laundry Dryer ventilation	F/NF	Vents to the right exterior wall. See the photo on the following pages.
4	Attic insulation	F/NV	There is no accessible attic space above or to the sides of the FROG.
5	Attic ventilation	F/NV	
6	Attic power fan operation	NA	
7	Gable Vent Insect Screens	NA	

NA – Not Applicable NV – Not Visible

Additional Comments:



Two of the four louvers are missing for the dryer exhaust hood at the right exterior. Installation is warranted to properly seal off the opening when the appliance is not in use.



Three insulation batts are missing from the rear wall of the FROG as seen from inside the main attic. Replacement of this installation is warranted to fully insulate the wall.



Second view showing missing insulation from the rear wall of the FROG.

IX. Kitchen Built-in Appliances

Description:

Range (cooktop and oven): Electric Gas **Brand:** None present.

Cook Top: Electric Gas **Brand:** General Electric

Oven: Electric Gas **Brand:** General Electric

Dishwasher Brand: General Electric

Microwave Brand: General Electric

Garbage Disposal Brand: Badger 5

Observations:

Appliance operation consists of basic functions, such as, bake and broil for the oven and does not include clocks, timers, self-cleaning, or thermostat features. Microwave operation consists of heating a cup of water for one minute and **does not** include any evaluation of the electronic control panel and its many functions. Refrigeration units, clothes washer, clothes dryer, ice machines, wine coolers, trash compactors and other specialty appliances are not evaluated. Refrigerators are not pulled out of their space to check behind them as damage may result.

F - Functional **NF** – Not Functional **I** – Investigate **M** – Monitor **S** – Safety Concern **E** – Enhancement

	Component	Rating	Comments
1	Range Unit operation	NA	
2	Cook Top operation	F	
3	Oven operation	F/E	2003 manufacture date. Cleaning is warranted.
4	Microwave operation	NF	2003 manufacture date. The kitchen microwave did not respond when attempting to test operate during the inspection. Recommend investigating this further through an appliance technician as replacement of the microwave appears warranted.
5	Dishwasher operation	NF	Plastic interior compartment. The dishwasher did not respond when using the touch-pad controls. A cause for this could not be determined during the inspection as the appliance is verified to have power. Recommend investigating this further through an appliance technician and take any corrective action warranted to restore proper functionality.
6	Garbage Disposal operation	NF	There is debris in the kitchen garbage disposal that needs removing.

NA – Not Applicable **NV** – Not Visible

Additional Comments:

****note:** Appliances are one of the most common components in a residential property that could malfunction without warning. The appliances noted with an “F” designation were functioning as intended during the inspection. Predictions of remaining life for appliances is outside the scope of the inspection. Repairs should be anticipated as they age.

Kenmore brand refrigerator with in-door ice and water dispenser is present. This appliance is checked to verify basic functionality but is not fully evaluated. The ice maker is found to be in the “on” position but no ice is present. Recommend verifying its operation or have an appliance technician further evaluate.



The dishwasher drain tubing does not have a visible high loop configuration where it connects under the kitchen sink. The high loop is needed to prevent dirty water from potentially back-flowing into the dishwasher and contaminating dishes or utensils. Recommend modification of this drain tubing for improved safety.