Property Inspection Report

Report Number: 2402

For The Property Located On:

2402 Carey Rd.
Kinston, North Carolina 28504

Prepared For Exclusive Use By:

Ronda Scott

Prepared By: Jesse Griffin, NC: 6151

Date of Inspection: Thursday, May 29, 2025

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Report Sections / Confirmation of Inspection

Legend

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

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

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

	IN/NI	LT
C2 - Roofing: Drainage Systems		
(C2 - 1) Main House	IN	LT
C3 - Roofing: Flashings, Skylights, and Penetrations		
(C3 - 1) Flashing: Chimney	IN	LT
(C3 - 2) Flashing: Roof Rake	IN	LT
(C3 - 3) Roof Penetrations	IN	LT
C4 - Roofing: Chimneys and Flues		
(C4 - 1) Main House	IN	LT
D - Plumbing		
D1 - Plumbing: Water Distribution Systems		
(D1 - 1) All Accessible Areas	IN	LT
D2 - Plumbing: Drain, Waste, and Vent Systems		
(D2 - 1) All Accessible Areas	IN	
D3 - Plumbing: Water Heating Equipment		
(D3 - 1) Unit #1	IN	LT
E - Electrical		
E1 - Electrical: Main Service		
(E1 - 1) Overhead	IN	
E2 - Electrical: Main Panels		
(E2 - 1) Main Panel #1	IN	
E3 - Electrical: Distribution Panels		
(E3 - 1) Distribution Panel 1	IN	
(E3 - 2) Distribution Panel 2	IN	
E4 - Electrical: Branch Circuits and Wiring		
(E4 - 1) Area: Main Panel	IN	
(E4 - 2) Area: Distribution Panel 1	IN	
(E4 - 3) Area: Distribution Panel 2	IN	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors		
(E5 - 1) Smoke Detector	IN	LT
(E5 - 2) Carbon Monoxide Detector	IN	LT
(E5 - 3) Light Fixtures, Receptacles	IN	
F - Heating		
F1 - Heating: Equipment		
(F1 - 1) Heating Unit #1	IN	LT
F2 - Heating: Distribution Systems		
(F2 - 1) Heating Unit #1	IN	
F3 - Heating: Gas Piping, Fuel Storage Systems		
(F3 - 1) Exterior	IN	
G - Cooling		
G1 - Cooling: Equipment		
(G1 - 1) Cooling Unit #1 (Same As Heating)	IN	LT
G2 - Cooling: Distribution Systems		
(G2 - 1) Cooling Unit #1 (Same As Heating)	IN	
H - Interiors		
H1 - Interiors: General Rooms		
(H1 - 1) All Rooms	IN	

	IN/NI	LT
H2 - Interiors: Kitchens		
(H2 - 1) Kitchen	IN	
H3 - Interiors: Bathrooms		
(H3 - 1) Bathroom: Hall	IN	
H4 - Interiors: Garages		
(H4 - 1) Garage	IN	
H6 - Interiors: Fireplaces and Stoves		
(H6 - 1) Fireplace: Masonry	IN	
I - Insulation and Ventilation		
I1 - Insulation and Ventilation: Areas		
(I1 - 1) Attic: All Accessible	IN	LT
(I1 - 2) Crawl Space	IN	
(I1 - 3) Ducts (Dryer & Bathroom)	IN	LT
J - Built In Appliances		
J1 - Built In Appliances: Equipment		
(J1 - 1) Range / Oven: Electric	IN	
(J1 - 2) Range Hood: Recirculating	IN	

Summary

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

(A6 - 1) Main House
Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House

The fascia boards are suspected to be decayed on the rear of the rear of the screen porch. While pressing up trim that covers the fascia on the side of the home, a soft and crunchy feeling was discovered. Because of the siding and trim it is not possible to directly examine the beam. A licensed general contractor should be consulted for an inspection of the area and to make any necessary repairs.

(A6 - 1.2) Main House

The soffit is decayed on the rear of the home where the screened porch roof ties into the main roof on both the left and right sides as well in the area above the screen door. No other surrounding areas showed any evidence of damage. A licensed roofing contractor and/or licensed general contractor should be consulted to perform an invasive inspection to determine the source of the water that has caused the decay and of the surrounding areas and to make any necessary repairs.

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

(B1 - 1.1) Main House

There is an open crack in the brick veneer as seen on the right of the home. The open crack can allow water to penetrate behind the brick veneer system to the framing of the home. The crack did not progress to the foundation area. The seller can be asked for disclosure in regards to progression of any cracks on the home. The buyer should monitor the home for new cracks and the existing cracks for any progression. A masonry contractor or general repair specialist can be consulted to seal any open cracks to prevent water from accessing the framing of the home.

(B1 - 1.2) Main House

The AC line exits the siding system on the right side of the home. The seal around this exit is missing. This can allow water to penetrate behind the siding system to the framing of the home. A general repair specialist or licensed general contractor can be consulted for review.

(B1 - 1.3) Main House

Cracks were noted in the brick veneer on the rear and right 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 sellers should be asked for disclosure related to progression, history of repairs, or seasonal changes of the cracks. The buyer should observe the cracks to see if they get larger. The buyer should monitor the brick veneer system for any new cracks. If concerned further, a masonry contractor or licensed general contractor should be consulted for further evaluation of the brick veneer system.

(B1 - 1.4) Main House

Spray foam was observed around gas piping penetrations at both the rear and right sides of the home. This type of foam is not intended to be used as a permanent or proper sealant around gas lines, as it may degrade over time and does not provide an adequate barrier against moisture or pests. A licensed contractor should be consulted to remove the foam and properly seal the penetrations with code-compliant materials.

(B1 - 1.5) Main House

There is a crack in the mortar between the brick veneer above the lintel that spans the garage and the trim. The lintel is designed to support the weight of the siding above the garage door. The crack in the mortar can allow water to penetrate to the lintel and flashing area, which can cause decay. A masonry contractor should be consulted to review the brick veneer and make any necessary repairs to prevent water from penetrating to the lintel area. If concerned, a licensed general contractor can be consulted to review the lintel to determine the extent of the water penetration.

(B1 - 1.6) Main House

The trim that covers the lintel over the opening of the garage is loose. The lintel is the metal piece that spans the top of the opening and supports the bricks above it. When the trim is loose, it can allow moisture to get to the lintel. When wet, the lintel can rust and expand, potentially causing cracking in the brick veneer. A general repair specialist, masonry contractor, or licensed general contractor can be consulted for review.

(B2 - 1) Single Entry Doors, *Location: Main House Front & Rear*

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

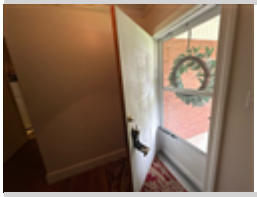
(B2 - 1.1) Single Entry Doors

There is a crack in the masonry steps on the rear of the home. The crack shows evidence of movement. The buyer should monitor the crack to see if it changes over time and if concerned should consult an engineer to review and recommend repairs.

(B2 - 1.2) Single Entry Doors

The front and rear door to the home have a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended by a general repair specialist.

(B2 - 1.3) Single Entry Doors



The front door is not plumb. The door does not stay in a set position. This can indicate an issue with installation or the hinges. A general repair specialist should be consulted for review.

(B2 - 1.4) Single Entry Doors

The garage man door frame is starting to get soft. This indicates that water has accessed this area of the door. A general repair specialist or licensed general contractor can be consulted to review the area to prevent water from causing decay.

(B2 - 1.5) Single Entry Doors

The garage man door lock assembly is not functional. The lock could not be engaged to secure the door. A general repair specialist or licensed general contractor should review the lock and make necessary repairs to ensure that the door closes securely.

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

(B2 - 2.1) All Windows

The locking mechanism on all the windows are damaged or missing. A damaged or missing locking mechanism can effect the safety of the home. A general repair specialist should review and make necessary repairs.

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

(B2 - 3.1) Garage Door

The trim around the garage door was noted to have areas of decay near the left and right side on the bottom. A continuous moisture presence is necessary for decay to take place. A general repair specialist or licensed general contractor can be consulted for review.

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

(B3 - 1.1) Front Porch

The porch does not have handrails to prevent accidentally falling or stepping off the floor surface. It is recommended that handrails be installed to ensure safe and functional use of the porch. If desired, a general repair specialist or licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.2) Front Porch

The masonry system of the front porch steps have low and missing mortar in between some of the masonry units. This can allow water to penetrate to undesirable locations and cause masonry units to become dislodged and create a trip/fall hazard. A masonry contractor or licensed general contractor should be consulted to review all of the masonry units on the porch and make necessary repairs.

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

(B4 - 1.2) Driveway

There are a higher number of cracks and displacement in the driveway than is normally seen. A licensed general contractor should be consulted to review the driveway and provide guidance to the buyers.

(C1 - 1) Main House
Summary - Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House

Raised shingles were noted on the front and rear of the roof surface. Displaced shingles can indicate an underlying problem with the shingle's installation or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1 - 1.2) Main House

The shingles were noted to be damaged on the right side of home from the overhanging tree. Damaged shingles can allow water to penetrate to the roof sheathing. A professional roofing company should be consulted to review the entire roofing system and make any necessary repairs.

(C1 - 1.3) Main House

Several shingles are missing or damaged over the front and rear areas of the roof surface. The missing shingles could indicate an underlying problem with the shingle installation or the sheathing. A licensed general contractor should be consulted for a complete evaluation of the roofing system to verify that shingles are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system.

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

(D3 - 1.1) Unit #1

The supply lines are only partially insulated, and the existing insulation is deteriorated or poorly installed. This can reduce energy efficiency and may lead to condensation or freezing issues in unconditioned attic spaces. A plumber should be consulted to evaluate the system and repair / replace as needed to ensure safe and reliable hot water supply.

(D3 - 1.3) Unit #1

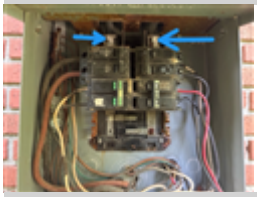
The electrical wiring is loosely routed and not enclosed in protective conduit. This is not appropriate for an attic environment, where physical damage is more likely, and poses a safety hazard. A Licensed electrician should be contacted for further evaluation.

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

(E2 - 1.1) Main Panel #1

All of the breakers in the panel have been added or replaced. The new breakers are of a different brand from the panel enclosure and are not listed on the label of the panel. Breakers must be UL listed and certified for each panel to ensure proper operation. The compatibility of the breakers to the panel needs further evaluation by an electrician to ensure safe and proper operation of the overcurrent protection systems.

(E2 - 1.2) Main Panel #1



The lugs that secure the main electrical service cable are corroded. Corrosion on the lugs could result in arcing and overheating. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. An electrician should be consulted for repair and a complete evaluation of the electrical system.

(E2 - 1.3) Main Panel #1

Rust and corrosion are present, particularly near the top and bottom of the panel, which may compromise electrical connections. A licensed electrician should be consulted to evaluate the panel for safety, correct wiring practices, and code compliance.

(E2 - 1.4) Main Panel #1

There is rust on the main electrical service panel on the exterior of the home. This indicates that water has been able to penetrate the system. Rust makes metal weak and can allow water to further penetrate into the panel. An electrician should be consulted for review.

(E2 - 1.5) Main Panel #1

The breakers in the main electrical service panel have faded labels. Easy to read labels for the breakers are vital to the safety of any person who operates or works on the electrical system. An electrician should be consulted to correctly label the breakers.

(E3 - 1) Distribution Panel 1, *Location: Kitchen*

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

(E3 - 1.1) Distribution Panel 1

The distribution panel in the kitchen is an older fuse-type panel, and several fuses were observed protruding further than the others. This may be a sign of improper installation or unsafe tampering. Fuses should sit flush when properly installed. A licensed electrician should be consulted to evaluate the panel for safety and code compliance.

(E3 - 1.3) Distribution Panel 1

The fuses in the distribution electrical service panel in the kitchen have faded labels. Easy to read labels for the fuses are vital to the safety of any person who operates or works on the electrical system. An electrician should be consulted to correctly label the breakers.

(E3 - 1.4) Distribution Panel 1

The fuses of the electrical panel have two conductors attached to the power screw. Typically, fuses are not rated for double taps due to possible loose connections and circuit overloads. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. An electrician should be consulted for further evaluation and repair.

(E3 - 2) Distribution Panel 2, *Location: Kitchen*
Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 2.1) Distribution Panel 2

The distribution electrical panel in the kitchen is a Federal Pacific Electric Stab-Lok service panel. There have been multiple reports of problems associated with these electrical panels which could affect the safety and habitability of the home. Determination of specific potential problems for the equipment installed at this home is beyond the scope of a home inspection. Further investigation by an electrician is recommended to determine if the panel should be replaced and the approximate cost of replacement.

(E3 - 2.2) Distribution Panel 2

The breakers in the distribution electrical service panel in the kitchen are not labeled. Correctly labeled breakers are vital to the safety of any person who operates or works on the electrical system. An electrician should be consulted to correctly label the breaker.

(E5 - 2) Carbon Monoxide Detector
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 2.1) Carbon Monoxide Detector

All homes with gas or oil appliances should have a carbon monoxide detector installed to detect improper appliance operation and prevent possible carbon monoxide poisoning. It is recommended that a CO detector be installed for each section of the home.

(E5 - 3) Light Fixtures, Receptacles
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 3.1) Light Fixtures, Receptacles

The switchbox located in the dining room is loose. Loose switchboxes could result in electrical shock or property damage. An electrician 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 - 3.2) Light Fixtures, Receptacles

The light switch in the hallway and on the living room front wall is broken, making operation of the switch difficult. A general repair specialist or electrician can be consulted for repair.

(E5 - 3.3) Light Fixtures, Receptacles

The light fixture in the hallway does not function. A general repair specialist should replace the bulb and if after that the fixture doesn't work an electrician should be consulted for review and repair.

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

(F1 - 1.1) Heating Unit #1

Since the unit is located in a garage, its important that any open flames or ignition sources (such as from the burner) are elevated at least 18 inches above the floor to reduce the risk of igniting flammable vapors. A licensed HVAC technician should be consulted to evaluate the installation for safety and compliance

(G1 - 1) Cooling Unit #1 (Same As Heating), *Location: Exterior: Crawl Space*
Summary - Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 1.1) Cooling Unit #1 (Same As Heating)

The insulation around the refrigerant line for the air conditioner is damaged/missing. This can cause the condensation to drip down onto the surrounding area. Moisture should be prevented from effecting the interior of the home. A general repair specialist or HVAC contractor should be consulted to review the system to ensure efficient and proper operation.

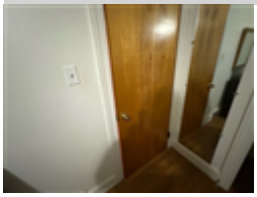
(G2 - 1) Cooling Unit #1 (Same As Heating), *Access: Crawl Space*
Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1 (Same As Heating)

The vents in the following areas appear to be blocked off and are not functional: the rear wall vent in the back left bedroom, front wall of the living room, rear wall of the dining room. These conditions may impact airflow and temperature regulation in the affected rooms. A licensed HVAC contractor should be consulted to evaluate the system configuration for repair.

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

(H1 - 1.2) All Rooms



The rear bedroom and bathroom doors do not latch and stay closed. A general repair specialist should be consulted to adjust the door system so the door catches.

(H4 - 1) Garage
Summary - Interiors: Garages (Defects, Comments, and Concerns):

(H4 - 1.1) Garage

The door from the garage into the home opens over the steps. This is a safety hazard as someone can open the door from the inside and knock another person down the steps. A general repair specialist or licensed general contractor can be consulted for review.

(H4 - 1.2) Garage

It could not be determined if the door from the garage into the home is a fire rated door. A fire rated door helps in the safety of the home. If concerned further, a licensed general contractor can be consulted for review.

(H4 - 1.3) Garage

There is not a handrailing on either side of the steps from the garage into the home. This can be a safety/fall hazard. If desired, a general repair specialist or licensed general contractor can be consulted for placement.

(H6 - 1) Fireplace: Masonry, *Location: Living Room*
Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry

The gas logs in the fireplace in the living room could not be tested because there is no gas supplied to the house. If gas service is desired and installed, the fireplace should be inspected.

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

(I1 - 1.1) Attic: All Accessible

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 general repair specialist or licensed general contractor should be consulted for review and repair.

(I1 - 1.2) Attic: All Accessible

The insulation in the attic is missing and/or compressed in some areas. Improper installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor or professional insulation company should be consulted for repair/ replacement.

(I1 - 2) Crawl Space
Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space

Efflorescence (salt stains) were noted on the foundation walls. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(I1 - 2.2) Crawl Space

Areas of standing water were present in the crawl space. Direct water penetration can damage the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect and fungal growth such as mold/mildew. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system, and/or is the result of a leak. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(I1 - 2.3) Crawl Space

The vapor barrier does not completely cover the ground in the crawl space. The completion of the vapor barrier would help reduce the moisture in the space. If desired, a crawl space specialist or licensed general contractor can be consulted for review.

(I1 - 2.4) Crawl Space

The foundation vents are at grade (ground level) on the front of the home. This can allow water to enter the crawl space area. A licensed general contractor can be consulted to review the configuration to ensure that water can't penetrate into the crawl space.

(J1 - 1) Range / Oven: Electric, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Range / Oven: Electric

The front right burner for the stove top did not operate to produce heat or respond to the control panel when it was requested to heat. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 2) Range Hood: Recirculating, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 2.1) Range Hood: Recirculating

There is not a hood over the stove. The hood removes airborne grease, combustion products, fumes, smoke, odors, heat, and steam from the air. An appliance repair person or general repair specialist should be consulted for placement.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word “inspect” means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 70 Deg. F

Weather Conditions: Overcast

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) Main House — Structural: Foundation

IN/NI LT: IN

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

(A1 - 2) Garage — Structural: Foundation

IN/NI LT: IN

Foundation Type: Slab: Concrete
Foundation Materials: Concrete

(A2 - 1) Front Porch
Structural: Columns and Piers

IN/NI LT
IN LT

Column/Pier Type: Column: Exterior
Column/Pier Materials: Steel
Limitation(s): The verification of the load bearing significance of a column in terms of size and or materials is beyond the scope of a home inspection.

(A2 - 2) Screen Porch
Structural: Columns and Piers

IN/NI LT
IN LT

Column/Pier Type: Column: Exterior
Column/Pier Materials: Wood
Limitation(s): The verification of the load bearing significance of a pier in terms of size and or materials is beyond the scope of a home inspection.

(A2 - 3) Main House
Structural: Columns and Piers

IN/NI LT
IN LT

Column/Pier Type: Pier: Crawl Space
Column/Pier Materials: Block: Brick
Limitation(s): The verification of the load bearing significance of a pier in terms of size and or materials is beyond the scope of a home inspection.

(A3 - 1) Main House
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

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

IN/NI LT
IN LT

Wall Structure Type: Finished Areas: Not Accessible for Inspection or Description
Limitation(s): The wall structures are not visible for inspection or reporting a structural description.

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

IN/NI LT
IN LT

Ceiling Joist Type: Not Visible: Not Accessible For Inspection or Description
Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description
Limitation(s): The ceiling structures are not visible for inspection or reporting a structural description.

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT
IN LT

Roof Style/Type: Gable
Roof Sheathing Type: Dimensional Lumber
Rafter & Beam Types: Dimensional Lumber: Standard Construction
Limitation(s): Due to the construction methods, some isolated areas of the attic space were not accessible for inspection.

(A6 - 1) Main House
Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House

The fascia boards are suspected to be decayed on the rear of the rear of the screen porch. While pressing up trim that covers the fascia on the side of the home, a soft and crunchy feeling was discovered. Because of the siding and trim it is not possible to directly examine the beam. A licensed general contractor should be consulted for an inspection of the area and to make any necessary repairs.

(A6 - 1.2) Main House

The soffit is decayed on the rear of the home where the screened porch roof ties into the main roof on both the left and right sides as well in the area above the screen door. No other surrounding areas showed any evidence of damage. A licensed roofing contractor and/or licensed general contractor should be consulted to perform an invasive inspection to determine the source of the water that has caused the decay and of the surrounding areas and to make any necessary repairs.

(A6 - 1.3) Main House

Example picture for 1-2

(A6 - 1.4) Main House

Example picture for 1-2

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

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

(B1 - 1) Main House Exterior: Wall Cladding

IN/NI LT: IN

Wall Cladding Type: Brick Veneer
Trim Type: Vinyl Solid

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

(B1 - 1.1) Main House

There is an open crack in the brick veneer as seen on the right of the home. The open crack can allow water to penetrate behind the brick veneer system to the framing of the home. The crack did not progress to the foundation area. The seller can be asked for disclosure in regards to progression of any cracks on the home. The buyer should monitor the home for new cracks and the existing cracks for any progression. A masonry contractor or general repair specialist can be consulted to seal any open cracks to prevent water from accessing the framing of the home.

(B1 - 1.2) Main House

The AC line exits the siding system on the right side of the home. The seal around this exit is missing. This can allow water to penetrate behind the siding system to the framing of the home. A general repair specialist or licensed general contractor can be consulted for review.

(B1 - 1.3) Main House

Cracks were noted in the brick veneer on the rear and right 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 sellers should be asked for disclosure related to progression, history of repairs, or seasonal changes of the cracks. The buyer should observe the cracks to see if they get larger. The buyer should monitor the brick veneer system for any new cracks. If concerned further, a masonry contractor or licensed general contractor should be consulted for further evaluation of the brick veneer system.

(B1 - 1.4) Main House

Spray foam was observed around gas piping penetrations at both the rear and right sides of the home. This type of foam is not intended to be used as a permanent or proper sealant around gas lines, as it may degrade over time and does not provide an adequate barrier against moisture or pests. A licensed contractor should be consulted to remove the foam and properly seal the penetrations with code-compliant materials.

(B1 - 1.5) Main House

There is a crack in the mortar between the brick veneer above the lintel that spans the garage and the trim. The lintel is designed to support the weight of the siding above the garage door. The crack in the mortar can allow water to penetrate to the lintel and flashing area, which can cause decay. A masonry contractor should be consulted to review the brick veneer and make any necessary repairs to prevent water from penetrating to the lintel area. If concerned, a licensed general contractor can be consulted to review the lintel to determine the extent of the water penetration.

(B1 - 1.6) Main House

The trim that covers the lintel over the opening of the garage is loose. The lintel is the metal piece that spans the top of the opening and supports the bricks above it. When the trim is loose, it can allow moisture to get to the lintel. When wet, the lintel can rust and expand, potentially causing cracking in the brick veneer. A general repair specialist, masonry contractor, or licensed general contractor can be consulted for review.

(B1 - 2) Accent Area Left & Right — IN/NI LT

Exterior: Wall Cladding — IN

Wall Cladding Type: Vinyl Horizontal
Trim Type: Vinyl Solid

(B2 - 1) Single Entry Doors — IN/NI LT

Exterior: Windows and Doors — IN

Window/Door Type: Doors: Single
Location: Main House Front & Rear

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

(B2 - 1.1) Single Entry Doors

There is a crack in the masonry steps on the rear of the home. The crack shows evidence of movement. The buyer should monitor the crack to see if it changes over time and if concerned should consult an engineer to review and recommend repairs.

(B2 - 1.2) Single Entry Doors

The front and rear door to the home have a double key deadbolt lock. This type of lock cannot be unlocked from the interior of the home without the key and is not recommended for main egress doors. In the event of an emergency, the key may not be available resulting in a person not being able to exit the home. Replacement is recommended by a general repair specialist.

(B2 - 1.3) Single Entry Doors

The front door is not plumb. The door does not stay in a set position. This can indicate an issue with installation or the hinges. A general repair specialist should be consulted for review.

(B2 - 1.4) Single Entry Doors

The garage man door frame is starting to get soft. This indicates that water has accessed this area of the door. A general repair specialist or licensed general contractor can be consulted to review the area to prevent water from causing decay.

(B2 - 1.5) Single Entry Doors

The garage man door lock assembly is not functional. The lock could not be engaged to secure the door. A general repair specialist or licensed general contractor should review the lock and make necessary repairs to ensure that the door closes securely.

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

IN/NI LT
IN LT

Window/Door Type: Window: Vinyl
Location: Main House
Limitation(s): The window trim and sill areas have been covered with aluminum cladding and were not visible for inspection.

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

(B2 - 2.1) All Windows

The locking mechanism on all the windows are damaged or missing. A damaged or missing locking mechanism can effect the safety of the home. A general repair specialist should review and make necessary repairs.

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

IN/NI LT
IN

Window/Door Type: Door: Garage: Roll-Up
Location: Garage Front

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

(B2 - 3.1) Garage Door

The trim around the garage door was noted to have areas of decay near the left and right side on the bottom. A continuous moisture presence is necessary for decay to take place. A general repair specialist or licensed general contractor can be consulted for review.

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

IN/NI LT
IN LT

Structure Type: Masonry (Concrete Surface)
Location: Main House Front
Limitation(s): The foundation area of the front porch could not be entered, no access was located.

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

(B3 - 1.1) Front Porch

The porch does not have handrails to prevent accidentally falling or stepping off the floor surface. It is recommended that handrails be installed to ensure safe and functional use of the porch. If desired, a general repair specialist or licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.2) Front Porch

The masonry system of the front porch steps have low and missing mortar in between some of the masonry units. This can allow water to penetrate to undesirable locations and cause masonry units to become dislodged and create a trip/fall hazard. A masonry contractor or licensed general contractor should be consulted to review all of the masonry units on the porch and make necessary repairs.

(B3 - 2) Screen Back Porch
Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT
IN LT

Structure Type: Masonry (Concrete Surface)
Location: Main House Rear
Limitation(s): The foundation area of the front porch could not be entered, no access was located.

(B4 - 1) Driveway
Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT
IN LT

Construction Type: Concrete
Location: Main House Front
Limitation(s): The driveway of the home was inspected related to slope and drainage concerns that adversely affect the home. Driveway surface imperfections are considered cosmetic and not reported as defects.

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

(B4 - 1.1) Driveway

The driveway is cracked. The buyer should monitor the driveway for any new cracks and to see if the existing cracks get larger or show signs of displacement. If ever concerned, a licensed general contractor should be consulted.

(B4 - 1.2) Driveway

There are a higher number of cracks and displacement in the driveway than is normally seen. A licensed general contractor should be consulted to review the driveway and provide guidance to the buyers.

(B4 - 2) Walk
Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT
IN

Construction Type: Concrete
Location: Main House Front

C - Roofing Section (General Limitations, Implications, and Directions):

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Roofing or a General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected using binoculars and or a zoom camera and from a ladder at the roof eaves. This method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small defects or hidden areas that may only be located or identified by walking on the roof surface which is beyond the scope of this home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a Licensed Roofing Contractor prior to purchase.

(C1 - 1) Main House Roofing: Coverings

IN/NI LT
IN LT

Roof Covering Type: Shingles/Composite/Fiberglass
Limitation(s): The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy.

(C1 - 1) Main House Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House

Raised shingles were noted on the front and rear of the roof surface. Displaced shingles can indicate an underlying problem with the shingle's installation or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1 - 1.2) Main House

The shingles were noted to be damaged on the right side of home from the overhanging tree. Damaged shingles can allow water to penetrate to the roof sheathing. A professional roofing company should be consulted to review the entire roofing system and make any necessary repairs.

(C1 - 1.3) Main House

Several shingles are missing or damaged over the front and rear areas of the roof surface. The missing shingles could indicate an underlying problem with the shingle installation or the sheathing. A licensed general contractor should be consulted for a complete evaluation of the roofing system to verify that shingles are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system.

(C1 - 1.4) Main House

The shingles have visible signs of deterioration such as tab shrinkage, low ballast, and exposed base matt that indicate that they are approaching the end of their service life. Damaged shingles are in need of replacement. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashing systems to make necessary repairs to ensure the weathertightness of the roof covering system.

(C2 - 1) Main House — IN/NI LT
Roofing: Drainage Systems — IN LT

System Type: Gutter
Limitation(s): Gutter systems are not inspected for design or sizing. Gutter systems are inspected for damage or evidence that they are not functioning.

(C3 - 1) Flashing: Chimney — IN/NI LT
Roofing: Flashings, Skylights, and Penetrations — IN LT

System Type: Flashing: Chimney
Limitation(s): Since flashings are not fully visible, defects related to flashings are only discoverable when indications of direct water penetration or decay are located.

(C3 - 2) Flashing: Roof Rake
Roofing: Flashings, Skylights, and Penetrations

IN/NI LT
IN LT

System Type: Flashing: Roof Rake
Limitation(s): Flashings are not visible due to construction methods, siding prevents inspection access of flashings at porch area. Since flashings are not fully visible, defects related to flashings are only discoverable when indications of direct water penetration or decay are located.

(C3 - 3) Roof Penetrations
Roofing: Flashings, Skylights, and Penetrations

IN/NI LT
IN LT

System Type: Plumbing Vent
Limitation(s): Roof penetrations such as boots for plumbing pipes have a high probability of leaking over the life of the roof covering. It is recommended that roof surfaces and attic areas should be inspected annually.

(C4 - 1) Main House
Roofing: Chimneys and Flues

IN/NI LT
IN LT

Type: Chimney: Masonry
Limitation(s): The chimney inspection does not include the inspection of the flue. It is recommended that all chimneys should have a complete inspection that includes the flue liner prior to use, especially for wood burning. A chimney sweep or specialist can be consulted prior to purchase.

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

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

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

IN/NI LT
IN LT

Piping Materials: [Copper/Brass] [PEX] PEX
Limitation(s): The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a plumbing contractor prior to purchase. If a washing machine is not hooked up to the laundry supply lines, it is not possible for the inspector to determine if there is water service to the lines.

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

IN/NI LT
IN

Piping Materials: [Cast Iron] [PVC] PVC, Traps- Plastic
Trap Materials: [Metal] [Plastic]

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

IN/NI LT
IN LT

Location: Attic
Capacity: 50 Gallons
Energy Source: Electric

Limitation(s): The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number of bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. Often times the entire surface of the water heater is blocked due to placement, storage, etc. and is therefore not accessible for inspection.

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

(D3 - 1.1) Unit #1

The supply lines are only partially insulated, and the existing insulation is deteriorated or poorly installed. This can reduce energy efficiency and may lead to condensation or freezing issues in unconditioned attic spaces. A plumber should be consulted to evaluate the system and repair / replace as needed to ensure safe and reliable hot water supply.

(D3 - 1.2) Unit #1

The water heater appears to be older based on visual inspection. If concerned with the remaining service life, a licensed plumber should verify the age and evaluate whether replacement is recommended.

(D3 - 1.3) Unit #1

The electrical wiring is loosely routed and not enclosed in protective conduit. This is not appropriate for an attic environment, where physical damage is more likely, and poses a safety hazard. A Licensed electrician should be contacted for further evaluation.

(D3 - 1.4) Unit #1

The hot water heater was noted to be in the attic. The water heater should be monitored to ensure it is not leaking, which can cause property damage. If concerned, a plumber should be consulted for review.

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

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

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

Smoke Detectors are Present in this Home
Carbon Monoxide Detectors are Not Present in this Home

(E1 - 1) Overhead Electrical: Main Service — IN/NI LT: IN

Grounding Electrode: Undetermined

(E2 - 1) Main Panel #1 Electrical: Main Panels — IN/NI LT: IN

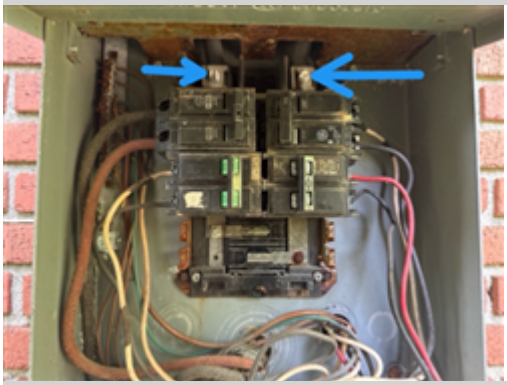
Location: Exterior
Amperage Rating: 200 Amps
Voltage Rating: 120/240 Volts, 1 Phase
Service Cable Material: Aluminum

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

(E2 - 1.1) Main Panel #1

All of the breakers in the panel have been added or replaced. The new breakers are of a different brand from the panel enclosure and are not listed on the label of the panel. Breakers must be UL listed and certified for each panel to ensure proper operation. The compatibility of the breakers to the panel needs further evaluation by an electrician to ensure safe and proper operation of the overcurrent protection systems.

(E2 - 1.2) Main Panel #1



The lugs that secure the main electrical service cable are corroded. Corrosion on the lugs could result in arcing and overheating. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. An electrician should be consulted for repair and a complete evaluation of the electrical system.

(E2 - 1.3) Main Panel #1

Rust and corrosion are present, particularly near the top and bottom of the panel, which may compromise electrical connections. A licensed electrician should be consulted to evaluate the panel for safety, correct wiring practices, and code compliance.

(E2 - 1.4) Main Panel #1

There is rust on the main electrical service panel on the exterior of the home. This indicates that water has been able to penetrate the system. Rust makes metal weak and can allow water to further penetrate into the panel. An electrician should be consulted for review.

(E2 - 1.5) Main Panel #1

The breakers in the main electrical service panel have faded labels. Easy to read labels for the breakers are vital to the safety of any person who operates or works on the electrical system. An electrician should be consulted to correctly label the breakers.

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

IN/NI LT
IN

Location: Kitchen
Amperage Rating: 60 Amps
Voltage Rating: 120-240 Volts: 1 Phase
Service Cable Material: Aluminum

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

(E3 - 1.1) Distribution Panel 1

The distribution panel in the kitchen is an older fuse-type panel, and several fuses were observed protruding further than the others. This may be a sign of improper installation or unsafe tampering. Fuses should sit flush when properly installed. A licensed electrician should be consulted to evaluate the panel for safety and code compliance.

(E3 - 1.2) Distribution Panel 1

The distribution panel is an older fuse-type system, which is considered outdated by current standards. A licensed electrician should be consulted to evaluate the panel and overall electrical system for safety, capacity, and compliance with modern codes.

(E3 - 1.3) Distribution Panel 1

The fuses in the distribution electrical service panel in the kitchen have faded labels. Easy to read labels for the fuses are vital to the safety of any person who operates or works on the electrical system. An electrician should be consulted to correctly label the breakers.

(E3 - 1.4) Distribution Panel 1

The fuses of the electrical panel have two conductors attached to the power screw. Typically, fuses are not rated for double taps due to possible loose connections and circuit overloads. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. An electrician should be consulted for further evaluation and repair.

(E3 - 2) Distribution Panel 2
Electrical: Distribution Panels

IN/NI LT
IN

Location: Kitchen
Amperage Rating: Undetermined
Voltage Rating: Undetermined
Service Cable Material: Undetermined

(E3 - 2) Distribution Panel 2
Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 2.1) Distribution Panel 2

The distribution electrical panel in the kitchen is a Federal Pacific Electric Stab-Lok service panel. There have been multiple reports of problems associated with these electrical panels which could affect the safety and habitability of the home. Determination of specific potential problems for the equipment installed at this home is beyond the scope of a home inspection. Further investigation by an electrician is recommended to determine if the panel should be replaced and the approximate cost of replacement.

(E3 - 2.2) Distribution Panel 2

The breakers in the distribution electrical service panel in the kitchen are not labeled. Correctly labeled breakers are vital to the safety of any person who operates or works on the electrical system. An electrician should be consulted to correctly label the breaker.

(E4 - 1) Area: Main Panel IN/NI LT
Electrical: Branch Circuits IN

Observed Wiring Materials: [Non Metallic Sheathed Cable-Plastic] [Non Metallic Sheathed Cable-Rag]NM Plastic

(E4 - 2) Area: Distribution Panel 1 IN/NI LT
Electrical: Branch Circuits IN

Observed Wiring Materials: [Non Metallic Sheathed Cable-Plastic] [Non Metallic Sheathed Cable-Rag]

(E4 - 3) Area: Distribution Panel 2 IN/NI LT
Electrical: Branch Circuits IN

Observed Wiring Materials: Undetermined

(E5 - 1) Smoke Detector IN/NI LT
Electrical: Light Fixtures, Receptacles, Smoke Detectors IN LT

Limitation(s): A properly functioning smoke detector is vital to the safety of a home. Smoke detectors should be replaced or updated every 5 to 7 years and batteries changed annually. Verification is recommended.

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

(E5 - 1.1) Smoke Detector

This home has a limited number of smoke detectors as compared to current standards. Currently it is recommended that a smoke detector be installed at each floor level in the home and in each sleeping room. Correction and installation are recommended.

(E5 - 2) Carbon Monoxide Detector IN/NI LT
Electrical: Light Fixtures, Receptacles, Smoke Detectors IN LT

Limitation(s): All homes with gas appliances and/or a garage should have a carbon monoxide detector. A properly functioning CO detector is vital to the safety of a home with gas appliances. Regular testing is recommended.

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

(E5 - 2.1) Carbon Monoxide Detector

All homes with gas or oil appliances should have a carbon monoxide detector installed to detect improper appliance operation and prevent possible carbon monoxide poisoning. It is recommended that a CO detector be installed for each section of the home.

(E5 - 3) Light Fixtures, Receptacles
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT
IN

(E5 - 3) Light Fixtures, Receptacles
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 3.1) Light Fixtures, Receptacles

The switchbox located in the dining room is loose. Loose switchboxes could result in electrical shock or property damage. An electrician 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 - 3.2) Light Fixtures, Receptacles

The light switch in the hallway and on the living room front wall is broken, making operation of the switch difficult. A general repair specialist or electrician can be consulted for repair.

(E5 - 3.3) Light Fixtures, Receptacles

The light fixture in the hallway does not function. A general repair specialist should replace the bulb and if after that the fixture doesn't work an electrician should be consulted for review and repair.

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

All heating system concerns listed or identified below were found to be in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The removal of the unit covers provided for service or maintenance by a qualified service technician is beyond the scope of the home inspection, therefore internal parts were not visible. The heating and cooling system(s) were visually inspected at the time of the home inspection. The visual inspection is supplemented by evaluating the operating function of the system(s) that is seasonally indicated. This inspection was considered a summer inspection. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a summer inspection when outside temperatures are above 65 degrees (F), it is not possible to evaluate if the system(s) will properly heat the home, therefore, the heating system(s) are visually inspected but not operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the heating system(s) during a summer inspection. Unless otherwise noted, the cooling system(s) were the main focus and operated for the duration of the inspection. If the buyer would like more information concerning the functionality and general condition of the system(s), an invasive inspection by a Licensed HVAC Contractor should be requested prior to purchase. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

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

IN/NI LT
IN LT

Location: Garage
Equipment Type: Heat Pump: Hybrid Split (Gas)
Energy Source: Natural Gas
Inspection Methods and Limitations: Inspection Method: Operated (Cover(s) Not Removed)
Limitations:

(F1 - 1) Heating Unit #1 Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1

Since the unit is located in a garage, its important that any open flames or ignition sources (such as from the burner) are elevated at least 18 inches above the floor to reduce the risk of igniting flammable vapors. A licensed HVAC technician should be consulted to evaluate the installation for safety and compliance

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

IN/NI LT
IN

Location Observed/Access: Garage
Distribution System Type: Forced Air: Metal Box: Flexible Branch

(F3 - 1) Exterior
Heating: Gas Piping and Fuel Storage Systems

IN/NI LT
IN

Gas Piping Materials: Copper
Fuel Turn Off Location: At Meter

G - Cooling Section
(General Limitations, Implications, Directions, and Inspection Methods):

The air conditioning/heat pump system(s) were visually inspected and unless otherwise noted operated only in the cooling cycle(s). All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. The system outputs are evaluated based on typical HVAC system design specifications of 75 degrees Fahrenheit (F) interior temperatures on 90-degree Fahrenheit (F) days. Determining system performance for extreme weather days or consumer desire for room temperatures below 75 degrees Fahrenheit (F) is beyond the scope of the home inspection. Comfort levels vary from person to person and therefore are not the focus of a home inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

(G1 - 1) Cooling Unit #1 (Same As Heating)
Cooling: Equipment

IN/NI LT
IN LT

Location: Exterior: Crawl Space
Equipment Type: Heat Pump: Hybrid Split (Gas)
Energy Source: Electric
Inspection Methods and Limitations: Inspection Method: Operated (Cover(s) Not Removed)
Limitations:

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

(G1 - 1.1) Cooling Unit #1 (Same As Heating)

The insulation around the refrigerant line for the air conditioner is damaged/missing. This can cause the condensation to drip down onto the surrounding area. Moisture should be prevented from effecting the interior of the home. A general repair specialist or HVAC contractor should be consulted to review the system to ensure efficient and proper operation.

(G1 - 1.2) Cooling Unit #1 (Same As Heating)

The HVAC system for the home was noted to be older. As HVAC systems age, the probability that they fail increases. An HVAC contractor can be consulted for review.

(G2 - 1) Cooling Unit #1 (Same As Heating) IN/NI LT
Cooling: Distribution Systems IN

Location Observed/Access: Crawl Space
Distribution System Type: Forced Air: Metal Box: Flexible Branch

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

(G2 - 1.1) Cooling Unit #1 (Same As Heating)

The vents in the following areas appear to be blocked off and are not functional: the rear wall vent in the back left bedroom, front wall of the living room, rear wall of the dining room. These conditions may impact airflow and temperature regulation in the affected rooms. A licensed HVAC contractor should be consulted to evaluate the system configuration for repair.

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

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

(H1 - 1) All Rooms Interiors: General Rooms	IN/NI LT
	IN

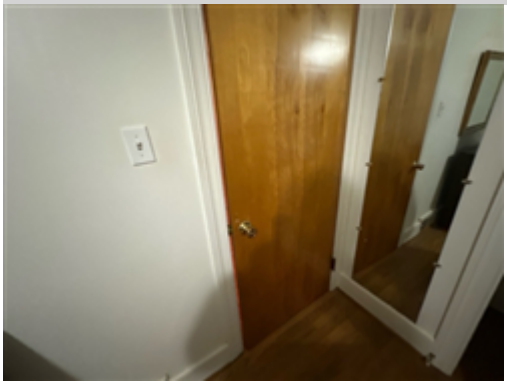
Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]
GFCI Protection Not Present:

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

(H1 - 1.1) All Rooms

The interior door in the kitchen is obstructed by the refrigerator and cannot fully close. This limits the functionality of the door. A general repair specialist or licensed general contractor should be consulted to review the door and make necessary repairs.

(H1 - 1.2) All Rooms



The rear bedroom and bathroom doors do not latch and stay closed. A general repair specialist should be consulted to adjust the door system so the door catches.

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

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]
GFCI Protection Not Present:

(H3 - 1) Bathroom: Hall — IN/NI LT
Interiors: Bathrooms — IN

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

(H4 - 1) Garage — IN/NI LT
Interiors: Garage(s) — IN

GFCI Protection Not Present:
Garage Door Safety Sensor Present:
Door Inspection Methods: Garage door does not automatically reverse or stop when meeting a reasonable resistance during closing. A garage door repair specialist should be consulted for evaluation and repair to ensure proper and safe operation of the unit.

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

(H4 - 1.1) Garage

The door from the garage into the home opens over the steps. This is a safety hazard as someone can open the door from the inside and knock another person down the steps. A general repair specialist or licensed general contractor can be consulted for review.

(H4 - 1.2) Garage

It could not be determined if the door from the garage into the home is a fire rated door. A fire rated door helps in the safety of the home. If concerned further, a licensed general contractor can be consulted for review.

(H4 - 1.3) Garage

There is not a handrailing on either side of the steps from the garage into the home. This can be a safety/fall hazard. If desired, a general repair specialist or licensed general contractor can be consulted for placement.

(H6 - 1) Fireplace: Masonry **Interiors: Fireplaces and Stoves**	**IN/NI LT** **IN**

Location: Living Room
Energy Source: Propane
Exhaust Flue Type: Masonry: Clay Tile Liner

(H6 - 1) Fireplace: Masonry
Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry

The gas logs in the fireplace in the living room could not be tested because there is no gas supplied to the house. If gas service is desired and installed, the fireplace should be inspected.

I - Insulation and Ventilation Section (General Limitations, Implications, and Directions):

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult a specialist in each trade as needed. Missing, poor, or inadequate insulation can lead to air infiltration and higher heating and cooling system operational costs. Air infiltration in humid climates can lead to undesirable environmental conditions. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

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

IN/NI LT
IN LT

Ventilation Type: Soffit: Ridge: Gable
Limitation(s): The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value.

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

(I1 - 1.1) Attic: All Accessible

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 general repair specialist or licensed general contractor should be consulted for review and repair.

(I1 - 1.2) Attic: All Accessible

The insulation in the attic is missing and/or compressed in some areas. Improper installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor or professional insulation company should be consulted for repair/ replacement.

(I1 - 2) Crawl Space
Insulation and Ventilation: Areas

IN/NI LT
IN

Insulation Type: No Insulation Present
Ventilation Type: Foundation Vents

(I1 - 2) Crawl Space
Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space

Efflorescence (salt stains) were noted on the foundation walls. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(I1 - 2.2) Crawl Space

Areas of standing water were present in the crawl space. Direct water penetration can damage the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect and fungal growth such as mold/mildew. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system, and/or is the result of a leak. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(I1 - 2.3) Crawl Space

The vapor barrier does not completely cover the ground in the crawl space. The completion of the vapor barrier would help reduce the moisture in the space. If desired, a crawl space specialist or licensed general contractor can be consulted for review.

(I1 - 2.4) Crawl Space

The foundation vents are at grade (ground level) on the front of the home. This can allow water to enter the crawl space area. A licensed general contractor can be consulted to review the configuration to ensure that water can't penetrate into the crawl space.

(I1 - 3) Ducts (Dryer & Bathroom) Insulation and Ventilation: Areas

IN/NI LT

IN LT

Limitation(s): The interior of the clothes dryer exhaust duct was not accessible and was therefore not inspected.

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

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

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

IN/NI LT

IN

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

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

(J1 - 1.1) Range / Oven: Electric

The front right burner for the stove top did not operate to produce heat or respond to the control panel when it was requested to heat. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 2) Range Hood: Recirculating
Built In Appliances: Equipment

IN/NI LT
IN

Location: Kitchen

(J1 - 2) Range Hood: Recirculating
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 2.1) Range Hood: Recirculating

There is not a hood over the stove. The hood removes airborne grease, combustion products, fumes, smoke, odors, heat, and steam from the air. An appliance repair person or general repair specialist should be consulted for placement.