



## Property Inspection Report

May 16, 2026 (11:00 AM)

HI57-051626-509Bascom  
509 Walnut St Wilmington, NC



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Steel Magnolia Home Inspections

*Amy Louise Reagan*

Inspector Signature

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## Legend

**IN** (Inspected) 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** (Not Inspected) This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation prior to purchase.

**LT** (Limited Inspection) 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.

**NP** (Not Present) The described component or system was not present at the time of the inspection or is not a component or system of the subject property.

**DE** (Deficient) The described component or system presented tangible evidence to indicate that the component or system was not functioning as intended, warranted further investigation, and or repair prior to purchase.

**FE** (Further Evaluation) The described component or system requires further evaluation by a licensed professional with expert knowledge of the component or system to determine if repair is needed prior to purchase.

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(H3-3) Half Bathroom 1 Apt.1	IN	DE
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## I. Insulation & Ventilation

### I1. General

(I1-1) Attic: All Accessible	IN	FE
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## J. Appliances

### J1. Appliances

(J1-1) Vent: Dryer	IN	DE
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## Summary

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

### A1. Exterior: Wall Cladding

#### A1-1 Main House



The siding for this home is a vinyl material. The vinyl was noted to be dry and brittle. There are numerous areas of warped panels, the vinyl has been painted (it was not determined if the proper type of paint was used). A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage. At the time of the repair, the contractor may be able to predict the remaining service life of the siding system. The exterior of the home has been upgraded with vinyl siding. Wood trim, windows, and exposed hardboard type sidings were noted to be deteriorated. It is suspected that other areas of damage were covered with the vinyl. Deterioration of exterior components can result in water penetration into the living areas and foundation which can result in structural damage and undesirable environmental conditions contributing to fungus/mold/mildew growth. A licensed general contractor should be consulted to repair all visible damage and check the home for possible areas of hidden damage.

#### (A1-1.2) Main House



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

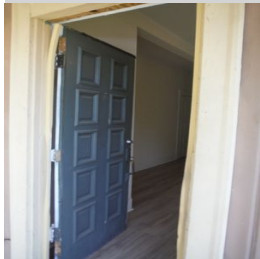
#### (A1-1.3) Main House



The exterior trim and boxing of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection all areas should be evaluated as a repair plan is prepared: Boxing and trim areas were found to have damage in a few areas related to age, decay. A licensed general contractor should be consulted for a complete evaluation of the exterior siding, trim and boxing to determine the scope of the damage and make necessary repairs.

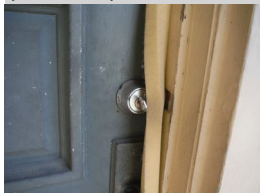
### A2. Exterior: Windows and Doors

#### A2-1 Doors *(Location: Main House Front Right side)*

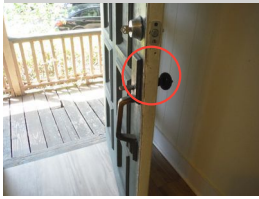


The door weather-stripping is damaged. The weather-stripping needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

#### (A2-1.2) Doors *(Location: Main House Front Right side)*

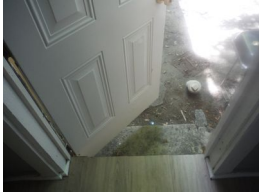


The dead bolt key is the same as the apt. 2.

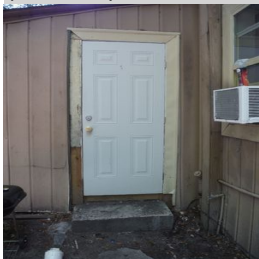
**(A2-1.3) Doors** *(Location: Main House Front Right side)*

The door knob/lock assembly does not operate, the dead bolt has to be engaged to secure the door.

## A2. Exterior: Windows and Doors

**A2-2 Doors** *(Location: Addition Left)*

The exterior steps were built without a landing which is not typical when the exterior door is installed to swing out over the steps. The door has not been installed in a typical/safe manner. This configuration could result in a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair to ensure safe and proper entry and egress to the home.

**(A2-2.2) Doors** *(Location: Addition Left)*

The door trim has soft and decayed wood in the frame area. Decay in the door trim can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

## A3. Exterior: Decks, Porches, Stoops, and Balconies

**A3-1 Porch** *(Location: Main House Front)*

The hand railings for the porch are damaged/decayed and in need of repair or replacement to ensure safe and functional use of the porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(A3-1.2) Porch** *(Location: Main House Front)*

The top plate or grip that is installed on the handrails for the porch steps is too wide. The top plate should be within a size and thickness so that it can be easily gripped to prevent a fall. A licensed general contractor should be consulted for a complete evaluation of the porch and to make necessary repairs to ensure safe and functional use of the steps.

**(A3-1.3) Porch** *(Location: Main House Front)*

The porch surface boards are damaged and splintered. A licensed general contractor should be consulted for a complete evaluation of the porch and to make necessary repairs to ensure the stability and durability of the porch.

## B1. Structural: Foundation

### B1-1 Main House



The crawl space area has several openings that are not blocked to prevent rodents/animals from entering. Rodents/animals can cause damage to building components and unsanitary conditions. A licensed general contractor should be consulted for repair.

### (B1-1.2) Main House



The crawl space area has several openings that are not blocked to prevent rodents/animals from entering. Rodents/animals can cause damage to building components and unsanitary conditions. A licensed general contractor should be consulted for repair.

## B3. Structural: Floor Structure

### B3-1 Main House



The wood framing components in the foundation areas of the home have been subjected to insect damage typical of wood destroying beetles. The damage is done by the larvae that feed and reduce the wood to a fine powder or mass of small pellets. The larvae can tunnel in the wood for months or years before they emerge as adult beetles. Since the larvae never come to the surface, the damage can be considerable and hidden deep in the center of timber. The damage reduces the overall density and therefore the overall strength of the wood. All framing components under this home have some level of visible damage (beetle exit holes). The inspection of the wood members during a home inspection consists of sounding and direct probing. This method alerts the inspector to possible damage but cannot fully define the extent of the damage. An engineer or a licensed general contractor that specializes in historical homes should be consulted to evaluate the framing to determine the extent of the damage and necessary repairs. A licensed pest inspector should also be consulted to determine activity level for the insects and if treatment is required.

### (B3-1.2) Main House



The visible wood framing components in the crawl space of this home have been repaired or supplemented. The repairs do not conform to typical construction methods and are in need of review by a licensed general contractor or an engineer to ensure the stability of the home and prevent further damage. Owner disclosure is recommended related to the extent of the damage and scope of the repairs.

### (B3-1.3) Main House



The visible wood framing components in the crawl space of this home have been repaired or supplemented. The repairs do not conform to typical construction methods and are in need of review by a licensed general contractor or an engineer to ensure the stability of the home and prevent further damage. Owner disclosure is recommended related to the extent of the damage and scope of the repairs.

## B6. Structural: Roof Structure

### B6-1 Main House



From the attic, the wood framing components in the boxing area are decayed/damaged. A licensed general contractor should be consulted for further evaluation and repair and determine the extent of the damage to ensure the stability of the home and prevent additional damage.

**(B6-1.2) Main House**

From the attic, the wood framing components in the boxing area are decayed/damaged. A licensed general contractor should be consulted for further evaluation and repair and determine the extent of the damage to ensure the stability of the home and prevent additional damage.

**C1. Roofing: Coverings****C1-1 Main House & Addition**

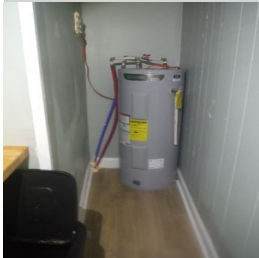
The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: corrosion, loose fasteners, raised panels, flashing details, and history of leaks around chimney. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

**C4. Roofing: Chimneys****C4-1 Main House**

The chimneys need a complete evaluation and repair related to the following concerns were noted at the time of the inspection:

1. Missing bricks
2. Cracks
3. Flashing Details

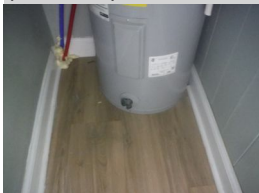
A licensed general contractor should be consulted for a complete evaluation of the chimneys and to make necessary repairs to ensure that the chimney is safe and ( if client plans to open fireplaces) functional. If any structural issues are located an engineer should be consulted for a complete evaluation, to determine the significance of the concern and outline necessary repairs.

**D4. Plumbing: Water Heating Equipment****D4-1 Unit 1 (Location: Closet)**

Manufacturer: AO Smith  
 Serial Number: 2313133504892  
 Model Number: E6-30H45DV 100  
 Date: 2023

**(D4-1.2) Unit 1 (Location: Closet)**

The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV is located at the top of the hot water unit and to prevent burn injury in the event of a discharge, the TRPV requires a piped extension down to the floor area. The TPRV for this unit is not properly extended to ensure proper valve operation or prevent personal injury, this is a safety issue that needs to be corrected to prevent personal injury or property damage. A plumbing contractor should be consulted for further evaluation and repair.

**(D4-1.3) Unit 1 (Location: Closet)**

The water heating unit for this home is located in the living area. The installation of the unit in the living areas requires an emergency drain pan to prevent personal injury and property damage in the event of a malfunction or a leak. The water heater for this home was installed without a drain pan with a piped exit. This is a safety issue that needs to be corrected to prevent personal injury or property damage. A plumbing contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the system.

## E2. Electrical: Main Panel

### E2-1 Main Panel Apt. 1 (Ground Level) *(Location: Exterior)*



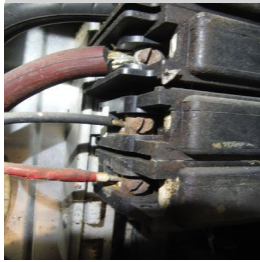
The service breakers in the panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect the system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration, and the main service disconnect.

### (E2-1.2) Main Panel Apt. 1 (Ground Level) *(Location: Exterior)*



The main electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

### (E2-1.3) Main Panel Apt. 1 (Ground Level) *(Location: Exterior)*



The electrical system of this home has single strand aluminum wiring present on the lighting and receptacle branch circuits. As a result of documented fire hazards, the use of single strand aluminum wiring for lighting and receptacle branch circuits was discontinued in 1974 until material improvement could be made. Due to the concealed nature of the electrical components, the general condition of the system could not be determined during the home inspection. A licensed electrical contractor should be consulted for a complete evaluation of the electrical system to determine if repair, modification, or replacement is needed to ensure safe and reliable service. For more information on aluminum household wiring and recommended repair methods, refer to the C.P.S.C. booklet *Repairing Aluminum Wiring*. The toll-free hotline number for obtaining this booklet is 1-800-638-2772, or you can visit: <https://www.cpsc.gov/s3fs-public/516.pdf>

### (E2-1.4) Main Panel Apt. 1 (Ground Level) *(Location: Exterior)*



The breakers were noted to have visible water marks and corrosion. Evidence suggests a history of water penetration or moisture into the panel which could result in personal injury or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

## E2. Electrical: Main Panel

### E2-2 Main Panel Apt.2 (Upper Level) *(Location: Exterior)*



The interior components were noted to have visible water marks and corrosion. Evidence suggests a history of water penetration or moisture into the panel which could result in personal injury or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

## E3. Electrical: Distribution Panels

### E3-1 Distribution Panel Apt. 1 *(Location: Laundry Area)*



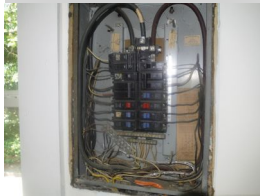
The service breakers in the panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration, and the main service disconnect.

### (E3-1.2) Distribution Panel Apt. 1 *(Location: Laundry Area)*



The distribution electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size, and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

### (E3-1.3) Distribution Panel Apt. 1 *(Location: Laundry Area)*



The electrical system of this home has single strand aluminum wiring present on the lighting and receptacle branch circuits. As a result of documented fire hazards, the use of single strand aluminum wiring for lighting and receptacle branch circuits was discontinued in 1974 until material improvement could be made. Due to the concealed nature of the electrical components, the general condition of the system could not be determined during the home inspection. A licensed electrical contractor should be consulted for a complete evaluation of the electrical system to determine if repair, modification, or replacement is needed to ensure safe and reliable service. For more information on aluminum household wiring and recommended repair methods, refer to the C.P.S.C. booklet *Repairing Aluminum Wiring*. The toll-free hotline number for obtaining this booklet is 1-800-638-2772, or you can visit: <https://www.cpsc.gov/s3fs-public/516.pdf>

## E3. Electrical: Distribution Panels

### E3-2 Distribution Panel Apt. 2 *(Location: Hall)*



The service breakers in the panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration, and the main service disconnect.

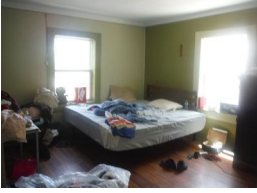
## H1. Interiors: General Rooms

### H1-1 Bedroom 1 Apt.1



## H1. Interiors: General Rooms

### H1-2 Bedroom 1 Apt.2



#### (H1-2.2) Bedroom 1 Apt.2



The window has a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

## H1. Interiors: General Rooms

### H1-4 Enclosed Porch Apt.2



This area was not inspected fully, not accessible.

## H1. Interiors: General Rooms

### H1-5 Living Room Apt. 2



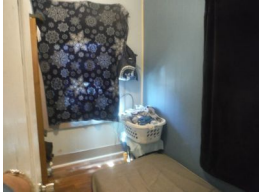
## H1. Interiors: General Rooms

### H1-6 Living Room Apt.1



**(H1-6.2) Living Room Apt.1**

The presence of paneling restricts the inspection of the walls and presence of cracks/damage.

**H1. Interiors: General Rooms****H1-7 Office****H1. Interiors: General Rooms****H1-8 Office Apt. 1****H1. Interiors: General Rooms****H1-9 Stairway Apt.2**

The stair treads were not consistent or built within typical tolerances. The inconsistent tread construction could result in a trip hazard. A licensed general contractor should be consulted to evaluate the stair tread heights and depths and make necessary corrections to ensure safe passage and egress.

**(H1-9.2) Stairway Apt.2**

The handrailing for the stairway should be within a size and thickness so that it can be easily gripped to prevent a fall. A licensed general contractor should be consulted for a complete evaluation of the handrail and to make necessary repairs to ensure safe and functional use.

**H2. Interiors: Kitchens****H2-1 Kitchen Apt. 1**

### (H2-1.2) Kitchen Apt. 1



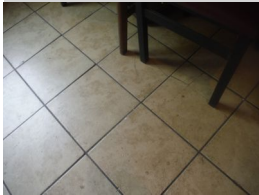
The kitchen window has a broken/cracked pane. The broken glass should be repaired to prevent accidental injury and weather intrusion. A licensed general contractor should be consulted to make necessary repairs.

## H2. Interiors: Kitchens

### H2-2 Kitchen Apt. 2



### (H2-2.2) Kitchen Apt. 2



The tile system for the kitchen floor needs evaluation and repair related to open cracks. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

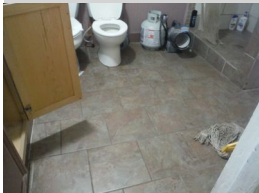
### (H2-2.3) Kitchen Apt. 2



An active plumbing leak was noted on the left side sink. Plumbing leaks should be repaired as soon as possible to ensure sanitary conditions and prevent damage to adjacent building components. A licensed plumbing contractor should be consulted to make necessary repairs to ensure the safe and sanitary condition.

## H3. Interiors: Bathrooms

### H3-1 Bathroom 1 Apt. 2



Interior floors were noted to slope toward adjacent walls/rooms. The slope was more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

### (H3-1.2) Bathroom 1 Apt. 2



The drain closure assembly was not functional to be able to fill the sink. A general repair person should be consulted for repair/replacement.

### H3. Interiors: Bathrooms

#### H3-2 Bathroom 1 Apt.1



The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

### H3. Interiors: Bathrooms

#### H3-3 Half Bathroom 1 Apt.1



The accordion style drain extension is not an approved material for a drain ( must have a smooth interior to be considered self cleaning), the crevices will collect debris and cause clogs and unsanitary conditions.

#### (H3-3.2) Half Bathroom 1 Apt.1



The sloped ceiling is lower than typical, modern requirements = at least 50 of the required floor area must have a minimum ceiling height of 7', no required floor area can be lower than 5'.

### I1. Insulation & Ventilation: General

#### I1-1 Attic: All Accessible



The attic has an upper ventilation exhaust path but no clear lower intake. Improper ventilation could result in condensation, over heating of the building components, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

### J1. Appliances: Appliances

#### J1-1 Vent: Dryer (Location: Hall)



The dryer vent is not an approved material. A metal duct should be installed. A general repair person should be consulted for repair.

## Inspection Report

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.

*Temperature:*           74 Deg. F

*Weather Conditions:*

## A. Exterior

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.

### A1. Exterior: Wall Cladding

A1-1 Main House

IN DE

**Cladding Type:** Vinyl Vertical

**Trim Type:** Wood Paint

**Exterior Receptacle:** Not GFCI Protected

(A1-1.1) Main House



The siding for this home is a vinyl material. The vinyl was noted to be dry and brittle. There are numerous areas of warped panels, the vinyl has been painted (it was not determined if the proper type of paint was used). A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage. At the time of the repair, the contractor may be able to predict the remaining service life of the siding system. The exterior of the home has been upgraded with vinyl siding. Wood trim, windows, and exposed hardboard type sidings were noted to be deteriorated. It is suspected that other areas of damage were covered with the vinyl. Deterioration of exterior components can result in water penetration into the living areas and foundation which can result in structural damage and undesirable environmental conditions contributing to fungus/mold/mildew growth. A licensed general contractor should be consulted to repair all visible damage and check the home for possible areas of hidden damage.

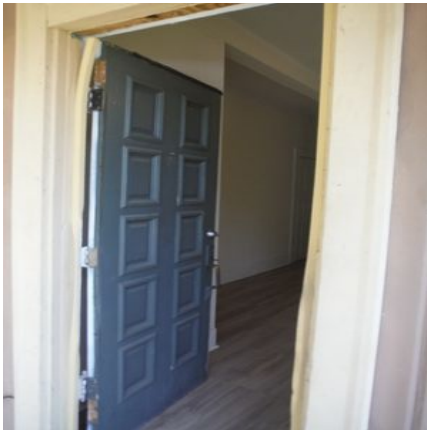
(A1-1.2) Main House



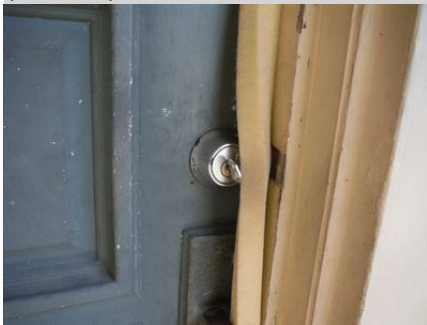
On the right side of the home, several pieces of siding are in need of replacement. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

**(A1-1.3) Main House**

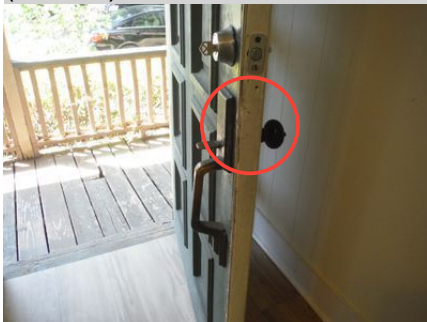
The exterior trim and boxing of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection all areas should be evaluated as a repair plan is prepared: Boxing and trim areas were found to have damage in a few areas related to age, decay. A licensed general contractor should be consulted for a complete evaluation of the exterior siding, trim and boxing to determine the scope of the damage and make necessary repairs.

**A2. Exterior: Windows and Doors****A2-1 Doors****IN DE****Window/Door Type:** Door: Main Entrance Apt 1**Location:** Main House Front Right side**(A2-1.1) Doors**

The door weather-stripping is damaged. The weather-stripping needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(A2-1.2) Doors**

The dead bolt key is the same as the apt. 2.

**(A2-1.3) Doors**

The door knob/lock assembly does not operate, the dead bolt has to be engaged to secure the door.

## A2. Exterior: Windows and Doors

### A2-2 Doors

IN DE

**Window/Door Type:** Door: Single

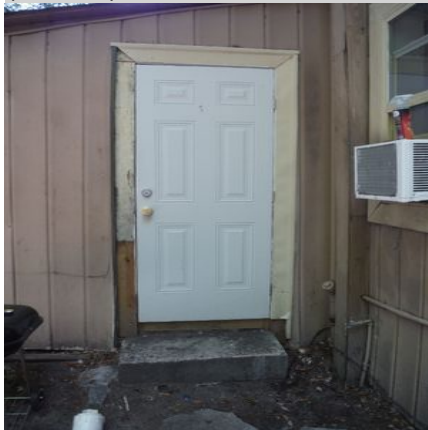
**Location:** Addition Left

#### (A2-2.1) Doors



The exterior steps were built without a landing which is not typical when the exterior door is installed to swing out over the steps. The door has not been installed in a typical/safe manner. This configuration could result in a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair to ensure safe and proper entry and egress to the home.

#### (A2-2.2) Doors



The door trim has soft and decayed wood in the frame area. Decay in the door trim can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

## A3. Exterior: Decks, Porches, Stoops, and Balconies

### A3-1 Porch

IN DE

**Construction Type:** Wood (Wood Surface)

**Location:** Main House Front

#### (A3-1.1) Porch



The hand railings for the porch are damaged/decayed and in need of repair or replacement to ensure safe and functional use of the porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(A3-1.2) Porch**

The top plate or grip that is installed on the handrails for the porch steps is too wide. The top plate should be within a size and thickness so that it can be easily gripped to prevent a fall. A licensed general contractor should be consulted for a complete evaluation of the porch and to make necessary repairs to ensure safe and functional use of the steps.

**(A3-1.3) Porch**

The porch surface boards are damaged and splintered. A licensed general contractor should be consulted for a complete evaluation of the porch and to make necessary repairs to ensure the stability and durability of the porch.

## B. Structural

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.

### B. Structural: 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.

### B1. Structural: Foundation

B1-1 Main House

IN DE

**Foundation Type:** Crawl Space: Exterior Entrance

**Foundation Materials:** Block: Brick

(B1-1.1) Main House



The crawl space area has several openings that are not blocked to prevent rodents/animals from entering. Rodents/animals can cause damage to building components and unsanitary conditions. A licensed general contractor should be consulted for repair.

(B1-1.2) Main House



The crawl space area has several openings that are not blocked to prevent rodents/animals from entering. Rodents/animals can cause damage to building components and unsanitary conditions. A licensed general contractor should be consulted for repair.

### B2. Structural: Columns and Piers

B2-1 Main House

IN

**Column/Pier Type:** Pier: Crawl Space

**Column/Pier Materials:** Block: Brick

### B3. Structural: Floor Structure

B3-1 Main House

IN DE

**Floor Joist Type:** Dimensional Lumber: Standard Construction

**Floor Beam Type:** Dimensional Lumber: Standard Construction

**Sub-Floor Type:** Dimensional Lumber

(B3-1.1) Main House



The wood framing components in the foundation areas of the home have been subjected to insect damage typical of wood destroying beetles. The damage is done by the larvae that feed and reduce the wood to a fine powder or mass of small pellets. The larvae can tunnel in the wood for months or years before they emerge as adult beetles. Since the larvae never come to the surface, the damage can be considerable and hidden deep in the center of timber. The damage reduces the overall density and therefore the overall strength of the wood. All framing components under this home have some level of visible damage (beetle exit holes). The inspection of the wood members during a home inspection consists of sounding and direct probing. This method alerts the inspector to possible damage but cannot fully define the extent of the damage. An engineer or a licensed general contractor that specializes in historical homes should be consulted to evaluate the framing to determine the extent of the damage and necessary repairs. A licensed pest inspector should also be consulted to determine activity level for the insects and if treatment is required.

(B3-1.2) Main House



The visible wood framing components in the crawl space of this home have been repaired or supplemented. The repairs do not conform to typical construction methods and are in need of review by a licensed general contractor or an engineer to ensure the stability of the home and prevent further damage. Owner disclosure is recommended related to the extent of the damage and scope of the repairs.

(B3-1.3) Main House



The visible wood framing components in the crawl space of this home have been repaired or supplemented. The repairs do not conform to typical construction methods and are in need of review by a licensed general contractor or an engineer to ensure the stability of the home and prevent further damage. Owner disclosure is recommended related to the extent of the damage and scope of the repairs.

### B4. Structural: Wall Structure

B4-1 All Interior Areas

IN

**Wall Structure Type:** Finished Areas: Not Accessible

### B5. Structural: Ceiling Structure

B5-1 All Accessible Attic Areas

IN

**Ceiling Joist Type:** Dimensional Lumber: Standard Construction: Wood

**Ceiling Beam Type:** Dimensional Lumber: Standard Construction: Wood

## B6. Structural: Roof Structure

B6-1 Main House

IN DE

**Roof Type:** Gable

**Rafter/Beam Type:** Dimensional Lumber: Standard Construction

**Roof Sheathing Type:** Dimensional Lumber

(B6-1.1) Main House



From the attic, the wood framing components in the boxing area are decayed/damaged. A licensed general contractor should be consulted for further evaluation and repair and determine the extent of the damage to ensure the stability of the home and prevent additional damage.

(B6-1.2) Main House



From the attic, the wood framing components in the boxing area are decayed/damaged. A licensed general contractor should be consulted for further evaluation and repair and determine the extent of the damage to ensure the stability of the home and prevent additional damage.

## C. Roofing

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: 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. Roofing: Coverings

C1-1 Main House & Addition

IN FE

**Roof Covering Type:** Metal: Panel: Surface Fasteners

(C1-1.1) Main House & Addition



The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: corrosion, loose fasteners, raised panels, flashing details, and history of leaks around chimney. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

### C4. Roofing: Chimneys

C4-1 Main House

IN DE

**Chimney or Flue Type:** Chimney: Masonry

(C4-1.1) Main House



The chimneys need a complete evaluation and repair related to the following concerns were noted at the time of the inspection:

1. Missing bricks
2. Cracks
3. Flashing Details

A licensed general contractor should be consulted for a complete evaluation of the chimneys and to make necessary repairs to ensure that the chimney is safe and ( if client plans to open fireplaces) functional. If any structural issues are located an engineer should be consulted for a complete evaluation, to determine the significance of the concern and outline necessary repairs.

## D. Plumbing

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. Plumbing: Main Water Supply

D1-1 Main IN

**Main Water Shut Off Location:** Crawl Space

**Water Supply Type:** Public

**Main Water Supply Line Materials:** Not Visible

### D2. Plumbing: Water Distribution Systems

D2-1 Crawl Space IN

**Distribution Line Materials:** PEX

### D3. Plumbing: Drain, Waste, Vent Systems

D3-1 Crawl Space IN

**Drain/Waste/Vent Line Materials:** PVC

**Drain/Waste Trap Line Materials:** Plastic

### D4. Plumbing: Water Heating Equipment

D4-1 Unit 1 IN DE

**Water Heater Location:** Closet

**Fuel Source:** Electric

**Capacity:** 30 Gallons

**(D4-1.1) Unit 1**

Manufacturer: AO Smith  
Serial Number: 2313133504892  
Model Number: E6-30H45DV 100  
Date: 2023

**(D4-1.2) Unit 1**

The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV is located at the top of the hot water unit and to prevent burn injury in the event of a discharge, the TRPV requires a piped extension down to the floor area. The TPRV for this unit is not properly extended to ensure proper valve operation or prevent personal injury, this is a safety issue that needs to be corrected to prevent personal injury or property damage. A plumbing contractor should be consulted for further evaluation and repair.

**(D4-1.3) Unit 1**

The water heating unit for this home is located in the living area. The installation of the unit in the living areas requires an emergency drain pan to prevent personal injury and property damage in the event of a malfunction or a leak. The water heater for this home was installed without a drain pan with a piped exit. This is a safety issue that needs to be corrected to prevent personal injury or property damage. A plumbing contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the system.

## E. Electrical

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.

Smoke Detectors: Present

Carbon Monoxide Detectors: Present

### E1. Electrical: Main Service

E1-1 Overhead IN

**Grounding Electrode Type:** Undetermined

### E2. Electrical: Main Panel

E2-1 Main Panel Apt. 1 (Ground Level) IN DE

**Location:** Exterior

**Service Cable Material:** Aluminum

**Amperage:** 200 Amps

**Voltage:** 120-240 Volts: 1 Phase

(E2-1.1) Main Panel Apt. 1 (Ground Level)

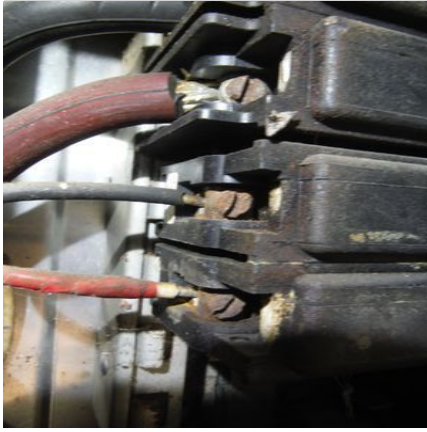


The service breakers in the panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect the system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration, and the main service disconnect.

(E2-1.2) Main Panel Apt. 1 (Ground Level)



The main electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

**(E2-1.3) Main Panel Apt. 1 (Ground Level)**

The electrical system of this home has single strand aluminum wiring present on the lighting and receptacle branch circuits. As a result of documented fire hazards, the use of single strand aluminum wiring for lighting and receptacle branch circuits was discontinued in 1974 until material improvement could be made. Due to the concealed nature of the electrical components, the general condition of the system could not be determined during the home inspection. A licensed electrical contractor should be consulted for a complete evaluation of the electrical system to determine if repair, modification, or replacement is needed to ensure safe and reliable service. For more information on aluminum household wiring and recommended repair methods, refer to the C.P.S.C. booklet *Repairing Aluminum Wiring*. The toll-free hotline number for obtaining this booklet is 1-800-638-2772, or you can visit: <https://www.cpsc.gov/s3fs-public/516.pdf>

**(E2-1.4) Main Panel Apt. 1 (Ground Level)**

The breakers were noted to have visible water marks and corrosion. Evidence suggests a history of water penetration or moisture into the panel which could result in personal injury or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

**E2. Electrical: Main Panel****E2-2 Main Panel Apt.2 (Upper Level)****IN DE**

**Location:** Exterior  
**Service Cable Material:** Aluminum  
**Amperage:** 200 Amps  
**Voltage:** 120-240 Volts: 1 Phase

**(E2-2.1) Main Panel Apt.2 (Upper Level)**

The interior components were noted to have visible water marks and corrosion. Evidence suggests a history of water penetration or moisture into the panel which could result in personal injury or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

## E3. Electrical: Distribution Panels

### E3-1 Distribution Panel Apt. 1

IN DE

**Location:** Laundry Area  
**Service Cable Material:** Aluminum  
**Amperage:** Undetermined  
**Voltage:** 120-240 Volts: 1 Phase

#### (E3-1.1) Distribution Panel Apt. 1



The service breakers in the panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration, and the main service disconnect.

#### (E3-1.2) Distribution Panel Apt. 1



The distribution electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size, and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

#### (E3-1.3) Distribution Panel Apt. 1



The electrical system of this home has single strand aluminum wiring present on the lighting and receptacle branch circuits. As a result of documented fire hazards, the use of single strand aluminum wiring for lighting and receptacle branch circuits was discontinued in 1974 until material improvement could be made. Due to the concealed nature of the electrical components, the general condition of the system could not be determined during the home inspection. A licensed electrical contractor should be consulted for a complete evaluation of the electrical system to determine if repair, modification, or replacement is needed to ensure safe and reliable service. For more information on aluminum household wiring and recommended repair methods, refer to the C.P.S.C. booklet Repairing Aluminum Wiring. The toll-free hotline number for obtaining this booklet is 1-800-638-2772, or you can visit: <https://www.cpsc.gov/s3fs-public/516.pdf>

## E3. Electrical: Distribution Panels

### E3-2 Distribution Panel Apt. 2

IN DE

**Location:** Hall  
**Service Cable Material:** Aluminum  
**Amperage:** 100 Amps  
**Voltage:** 120-240 Volts: 1 Phase

#### (E3-2.1) Distribution Panel Apt. 2



The service breakers in the panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration, and the main service disconnect.

## F. Heating Systems

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

### F1. Heating Systems: Equipment

#### F1-1 Heating Units

IN LT

**Location:** Wall Units  
**Heating Unit Type:** Heat Pump: Through Wall: Ductless  
**Energy Source:** Electric

#### Inspection Limitation(s):

For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

## G. Cooling Systems

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the heating and cooling performance, service, and maintenance history of the HVAC system(s).

### G1. Cooling Systems: Equipment

G1-1 Cooling Units

IN

**Location:** Wall Units  
**Cooling Unit Type:** Heat Pump: Through Wall: Ductless  
**Energy Source:** Electric  
**Inspection Method:** Operated, Covers Not Removed

## H. Interiors

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, refrigerators, 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 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 dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. 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. Interiors: General Rooms

H1-1 Bedroom 1 Apt.1

IN LT

**Heating and Cooling Source:** Heating and Cooling Source Noted

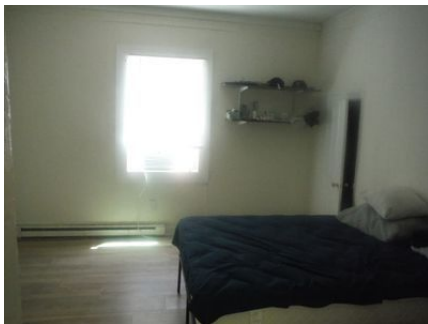
**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

**Inspection Limitation(s):**

When windows are not opened, the inspector cannot complete the home inspection process to locate related areas of concern and or possible decay. The window inspection should be completed when operation is restored. The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

(H1-1.1) Bedroom 1 Apt.1



## H1. Interiors: General Rooms

H1-2 Bedroom 1 Apt.2

IN DE

**Heating and Cooling Source:** Not Present

**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

(H1-2.1) Bedroom 1 Apt.2



(H1-2.2) Bedroom 1 Apt.2



The window has a cloudy or hazy appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

## H1. Interiors: General Rooms

H1-3 Bedroom 2 Apt. 1

IN LT

**Heating and Cooling Source:** Heating and Cooling Source Noted

**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

**Inspection Limitation(s):**

The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

## H1. Interiors: General Rooms

H1-4 Enclosed Porch Apt.2

IN LT FE

**Heating and Cooling Source:** Not Present

**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

**Inspection Limitation(s):**

The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

(H1-4.1) Enclosed Porch Apt.2



This area was not inspected fully, not accessible.

## H1. Interiors: General Rooms

H1-5 Living Room Apt. 2

IN LT

**Heating and Cooling Source:** Not Present

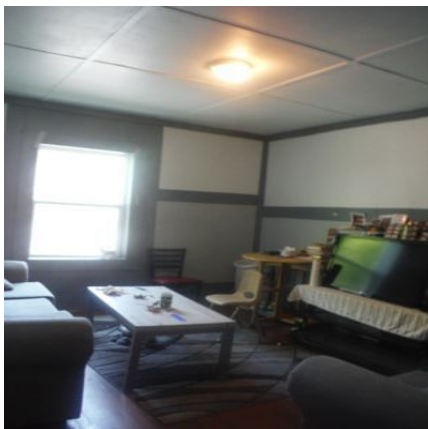
**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

**Inspection Limitation(s):**

The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

(H1-5.1) Living Room Apt. 2



## H1. Interiors: General Rooms

H1-6 Living Room Apt.1

IN LT

**Heating and Cooling Source:** Heating and Cooling Source Noted

**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

**Inspection Limitation(s):**

The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

(H1-6.1) Living Room Apt.1



(H1-6.2) Living Room Apt.1



The presence of paneling restricts the inspection of the walls and presence of cracks/damage.

## H1. Interiors: General Rooms

H1-7 Office

IN LT

**Heating and Cooling Source:** Not Present

**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

**Inspection Limitation(s):**

The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

**(H1-7.1) Office****H1. Interiors: General Rooms**

H1-8 Office Apt. 1

**IN****Heating and Cooling Source:** Not Present**Finished Walls, Ceiling, Floor:** Finished Area

(H1-8.1) Office Apt. 1

**H1. Interiors: General Rooms**

H1-9 Stairway Apt.2

**IN****DE****Heating and Cooling Source:** Not Present**Finished Walls, Ceiling, Floor:** Finished Area

(H1-9.1) Stairway Apt.2



The stair treads were not consistent or built within typical tolerances. The inconsistent tread construction could result in a trip hazard. A licensed general contractor should be consulted to evaluate the stair tread heights and depths and make necessary corrections to ensure safe passage and egress.

**(H1-9.2) Stairway Apt.2**

The handrailing for the stairway should be within a size and thickness so that it can be easily gripped to prevent a fall. A licensed general contractor should be consulted for a complete evaluation of the handrail and to make necessary repairs to ensure safe and functional use.

**H2. Interiors: Kitchens****H2-1 Kitchen Apt. 1****IN LT DE**

**Heating and Cooling Source:** Heating and Cooling Source Noted

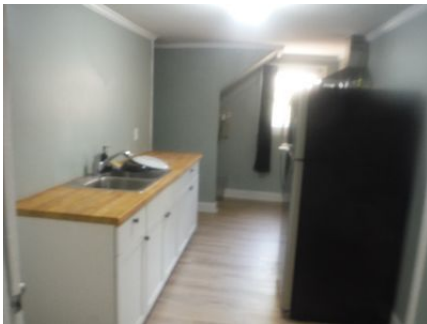
**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

**GFCI Present:** Yes

**Inspection Limitation(s):**

The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

**(H2-1.1) Kitchen Apt. 1****(H2-1.2) Kitchen Apt. 1**

The kitchen window has a broken/cracked pane. The broken glass should be repaired to prevent accidental injury and weather intrusion. A licensed general contractor should be consulted to make necessary repairs.

## H2. Interiors: Kitchens

### H2-2 Kitchen Apt. 2

IN LT DE

**Heating and Cooling Source:** Heating and Cooling Source Noted

**Furniture/Storage Present:** Yes

**Finished Walls, Ceiling, Floor:** Finished Area

**GFCI Present:** Yes

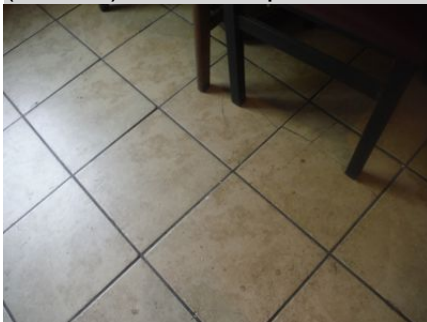
**Inspection Limitation(s):**

The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

#### (H2-2.1) Kitchen Apt. 2



#### (H2-2.2) Kitchen Apt. 2



The tile system for the kitchen floor needs evaluation and repair related to open cracks. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

#### (H2-2.3) Kitchen Apt. 2



An active plumbing leak was noted on the left side sink. Plumbing leaks should be repaired as soon as possible to ensure sanitary conditions and prevent damage to adjacent building components. A licensed plumbing contractor should be consulted to make necessary repairs to ensure the safe and sanitary condition.

### H3. Interiors: Bathrooms

#### H3-1 Bathroom 1 Apt. 2

IN LT DE

**Ventilation :** Ventilation Exhaust Fan Present

**Receptacle Found:** Yes

**GFCI Present:** Yes

**Inspection Limitation(s):**

The interior inspection was limited to visible areas and was restricted by furnishings, storage, rugs, and drapery.

#### (H3-1.1) Bathroom 1 Apt. 2



Interior floors were noted to slope toward adjacent walls/rooms. The slope was more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

#### (H3-1.2) Bathroom 1 Apt. 2



The drain closure assembly was not functional to be able to fill the sink. A general repair person should be consulted for repair/replacement.

### H3. Interiors: Bathrooms

#### H3-2 Bathroom 1 Apt.1

IN DE

**Ventilation :** Ventilation Exhaust Fan Present

**Receptacle Found:** Yes

**GFCI Present:** Yes

#### (H3-2.1) Bathroom 1 Apt.1



The toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

### H3. Interiors: Bathrooms

H3-3 Half Bathroom 1 Apt.1

IN DE

**Ventilation :** Ventilation Exhaust Fan Present

**Receptacle Found:** Yes

**GFCI Present:** Yes

(H3-3.1) Half Bathroom 1 Apt.1



The accordion style drain extension is not an approved material for a drain ( must have a smooth interior to be considered self cleaning), the crevices will collect debris and cause clogs and unsanitary conditions.

(H3-3.2) Half Bathroom 1 Apt.1



The sloped ceiling is lower than typical, modern requirements = at least 50% of the required floor area must have a minimum ceiling height of 7', no required floor area can be lower than 5'.

## I. Insulation & Ventilation

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. Insulation & Ventilation: General

I1-1 Attic: All Accessible

IN FE

**Insulation Type:** Loose: Fiberglass

**Ventilation Type:** Undetermined

(I1-1.1) Attic: All Accessible



The attic has an upper ventilation exhaust path but no clear lower intake. Improper ventilation could result in condensation, over heating of the building components, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

## J. Appliances

The installed appliances were visually inspected and operated per the home inspectors 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. Appliances: Appliances

J1-1 Vent: Dryer

IN DE

**Location:** Hall

**Inspection Method:** Visual

(J1-1.1) Vent: Dryer



The dryer vent is not an approved material. A metal duct should be installed. A general repair person should be consulted for repair.