



Property Inspection Report

February 08, 2024 (9:00 AM)

100288JS
221 W Main St Wallace, NC



Prepared For:
Neacy Fullmer

Prepared By:
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True North Inspection Services

A handwritten signature in blue ink, appearing to read "Jon Strout", written over a white background.

Inspector Signature

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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.

(NP) 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) 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) The described component or system requires further evaluation by a licensed professional such as an engineer or contractor with expert knowledge of the component or system to determine if repair is needed prior to purchase.

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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 exterior trim, siding, and boxing of the home need repairs and painting, multiple peeling areas to include an area on right that appeared incomplete) 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: Siding was found to have areas of decay, loose boards, missing, peeling paint; Boxing and trim areas were found to have damage related to age/decay, and roof drainage over window. The wood trim pieces for the siding system are also decayed in areas, including some dormer and window areas. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(A1-1.2) Main House

The structure caulking is in need of repair around the tops and sides of the window, door, or corner trim, and all penetrations. The caulking keeps rainwater from penetrating behind the siding material and causing premature deterioration of the material. There are many different types of caulking available in today's market. Also touching up joints between from stone. Contacting handyman or contractor for repair.

A2. Exterior: Windows and Doors

A2-1 All Exterior Doors (Location:)

All exterior access doors will need adjustment or repair to provide intended function and ease of use. Most appeared to stick or not fully operate. Missing handle at rear access. Over time doors may need slight adjustments to ease functionality. Interior key locks should be changed out to thumb lock to allow ease of use in the event of emergency. Contact door specialist or contractor for repairs.

A2. Exterior: Windows and Doors

A2-2 All Windows (Location:)

A random test of a representative number of windows was done to see if they could be latched or locked. At the time of this inspection, one or more did not line up to latch as intended or operate at all (painted/stuck in place). This is a random test and in no way a guarantee that all window latches and locks are functional. Contact a qualified window professional for repair. NOTE: Most windows will need periodic adjustment.

(A2-2.2) All Windows (Location:)

A general recommendation to enhance safety for occupants is installation of safety stops on 2nd or 3rd story windows that open above sheer drops. Various after-market safety stops (Window Opening Control Devices (WOCDS)) are available to limit the distance a sash opens, while still being operable for emergency egress. An article with clear explanations about reducing accidental window falls can be accessed at this link:

<https://www.jeld-wen.com/en-us/discover/reference/window-safety-at-home>

(A2-2.3) All Windows (Location:)

There appear to be some original windows that are single pane glass that may not be tempered to prevent injury in the event of breakage. A licensed general contractor should be consulted to evaluate the glass and determine if repair or replacement is needed.

(A2-2.4) All Windows (Location:)

The 1/2 bath window has a broken/cracked pane. The broken glass should be repaired to prevent accidental injury and weather intrusion. Framing/seal concerns present as well. A licensed general contractor should be consulted to make necessary repairs.

(A2-2.5) All Windows (Location:)

Moisture staining observed at more than one rear and front closet 2nd floor window on the cladding material. This could indicate water penetration in the wall cavity or behind the window claddings. A licensed general contractor should be consulted to determine the source of the stains, the extent of any possible damage, and repair as needed to ensure proper function of the window and protection the building envelope.

(A2-2.6) All Windows (Location:)

The sash cords/springs are disconnected/damaged on right BR. The sash cords/springs assist in lifting and holding the window in place when it is opened. When the cords/springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. 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/Decks/Stoops/Balconies (Location: All entries)

One or more posts on the deck/porch may have not been installed upon a metal post base or onto a manufactured concrete pier block. These posts appear to be set directly into the ground or possibly into a poured in place concrete pier. Due to the VISUAL non-invasive nature of this inspection, the inspector did not dig to verify the method of installation. This may or may not be a proper installation. The post ends appear to be in direct contact with the concrete and/or soil. This may lead to premature deterioration of the posts. There are also concerns observed with joist and attachment support for rear porch. Recommend further evaluation and repair by a qualified licensed contractor as needed.

(A3-1.2) Porch/Decks/Stoops/Balconies *(Location: All entries)*

The handrails to the deck and/or other entry areas are loose, too low, or missing with 4 or more steps, and or present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs. (NOTE: trim damage and weathered surface present as well)

(A3-1.3) Porch/Decks/Stoops/Balconies *(Location: All entries)*

The wood decks were found to be weathered, damaged, with partial repair areas. Decking boards were splintering and cupped. The deck should be considered a safety risk. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(A3-1.4) Porch/Decks/Stoops/Balconies *(Location: All entries)*

A few areas of ceiling boards appeared buckling, damaged, or holes. The above area was not accessible therefore the specific cause could not be determined. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

A5. Exterior: Vegetation and Grading**A5-1 Vegetation and Grading** *(Location:)*

There is vegetation growing up against the exterior surface material. All vegetation should be kept trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Contact landscaping professional as needed.

(A5-1.2) Vegetation and Grading *(Location:)*

The grading around the foundation of the home is too high and is covering the foundation vents. Incorrect clearance can result in water penetration, drainage, and conditions conducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

B1. Structural: Foundation**B1-1 Main House**

Deteriorated bricks and mortar lines inside and outside of the foundation have resulted in weak and damaged sections. Spalling of the brick is usually caused by years of water exposure. Layers of the brick are separated by the pressure of salts and freeze-thaw cycles of moisture trapped under the surface. Interior foundation bricks appeared to have a number of areas filled with foam spray at time of inspection. A masonry contractor should be consulted for further evaluation of the foundation and to repair all loose, soft, missing mortar/bricks. Repairs are also needed to prevent water penetration. A licensed general contractor with experience in foundation drainage and water proofing that should be consulted for a complete evaluation to determine the source of the moisture and to make necessary repairs. not limited to picture.

(B1-1.2) Main House

Additional girder support appeared as temporary installation in a few areas of the crawlspace. These are used to stabilize and or raise foundations that have been subjected to differential movement. The owner should be asked for disclosure related to the scope of the repair, service and maintenance requirements, and any warranty that may be transferrable. Main entry support is also not in direct contact with joists. Verification of the adequacy of the repair is beyond the scope of the home inspection, an engineer should be consulted for a complete evaluation of the foundation and the related repair areas to determine if additional repairs or modifications or monitoring is recommended. not limited to picture. see also column/pier details.

(B1-1.3) Main House

Closed/Open cracks and/or loose bricks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. One or more areas also appeared to be offset or deflected. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

(B1-1.4) Main House

A sump pump have been installed in the crawl space to control direct water penetration. The drainage systems appears to have been recently installed. At the time of the inspection, there was no standing water however the unit is not below grade and installed inside a bucket that is not typically designed for such service. The effectiveness of the system could not be determined. The homeowner should be asked for more information concerning past drainage issues, the reason the drainage system was installed, and possible warranties related to the sump pump and drain. If no information is available, licensed general contractor with experience in crawl space drainage should be consulted for a complete evaluation.

B2. Structural: Columns and Piers**B2-1 Main House**

The cap for more than one pier is damaged or loose. The pier should be capped or filled in the first 4 inches to provide the required bearing area for the wood framing. Degraded or damaged brick supporting joists was also observed near center. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

B3. Structural: Floor Structure

B3-1 Main House



The subflooring under the 1/2 bath toilet and left side structure joists/girder support was noted to be soft and decayed. Evidence suggests direct water penetration. Some areas on center and right also suggest evidence of unwanted pest concerns. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration or noted damaged areas and the extent of the decay to prevent further damage and undesirable conditions.

(B3-1.2) Main House



The girder located near center crawl has been notched in 2 areas for plumbing locations. The notch is beyond what would be typically expected and could result in cracking or failure of the beam. The girder is a main structural component that provides support of the framing structure and transfers loads to the foundation. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

NOTE: evidence of prior leak concerns.

B4. Structural: Wall Structure

B4-1 All Interior Areas



A noticeable gap/opening was noted along the top of the wall at the intersection with ceiling in the bathroom. The gap was more than what would be expected from typical seasonal movement commonly known as truss lift. This could indicate an underlying problem with the framing, roof truss design, installation, and or attic conditions. An engineer should be consulted for further evaluation to determine the significance of the concern and outline necessary repairs to ensure the stability of the structure.

B6. Structural: Roof Structure

B6-1 Main House



From the attic, the wood framing components located near vents/chimney and rear are discolored, decayed, cracked, and select areas of replaced. The level of decay indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(B6-1.2) Main House

From the exterior of the home, the roof surface has visible low and high spots that correspond to the roof transitions between levels. The raised/low areas have displaced the roof covering materials and this condition could increase the probability of leaking. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure.

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

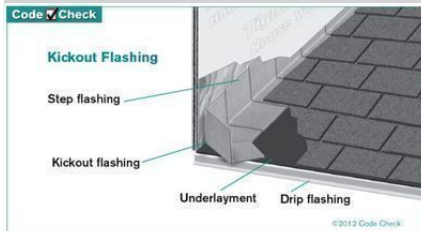
The shingles were not properly trimmed along the roof eave. The shingles were cut too short leaving the edge of the roof sheathing exposed. Improper edge termination along eaves can result in water penetration in the building envelope. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1-1.2) Main House

A raised shingle on the rear area of the roof surface is in need of repair/replacement. Displaced shingles could indicate an underlying problem with the shingle installation, roof sheathing, 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.

C2. Roofing: Drainage Systems**C2-1**

The inspection of the downspout drains did not show visible evidence that they are plugged with debris. It is important to keep the drains and/or splash blocks clear and functional so that they do not overflow next to the foundations perimeter. Recommend inspecting the drains and/or splash blocks after heavy rain to confirm that they are providing their intended service. 5-6 foot extensions are also recommended to wick water at a safer distance from the foundation where an underground system is not installed if applicable.

C3. Roofing: Flashings, Skylights, Penetrations**C3-1**

The inspector recommends that the rain boots and/or caulking around the roof vents and flashing material be inspected on an annual basis and touched up when needed to include exposed nail heads. Rainwater leaking into the attic from the roof is a common and avoidable condition of deteriorated flashing and caulking. Some raised flashing is in need of repair. Kick out flashing is also needed to prevent deterioration along the exterior siding or related deterioration. Contact a qualified professional for further evaluation and repairs.

(C3-1.2)

The seam between the right side transition is heavily caulked and no flashing was visible. Heavy caulking is a temporary repair and an indication of a history of leaking. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weathertightness of the roof covering system.

C4. Roofing: Chimneys

C4-1 Main House



Chimneys built of masonry will eventually need tuckpointing. A chimney top that has cracked is susceptible to water and carbonic acid accessing behind the surface of the brick/stone and could accelerate deterioration. This one appeared to also have deflected brick. Missing, rusted, or damaged caps and screens should also be installed or repaired over time to prevent rain, pests, and stray sparks. Contact a qualified specialist for review and repair.

D2. Plumbing: Water Distribution Systems

D2-1 Crawl Space/Accessible Areas

The plumbing fixtures in the home have blue stains. Copper can produce blue-green stains on sinks, porcelain bathroom fixtures, and even on laundry. Copper levels in water are typically elevated when the PH level of the water supply approaches acidic levels. Copper in the water can produce a metallic taste, a blue-green color, and a possible odor to the water. A plumber should be consulted to inspect the condition of the copper plumbing and analyze the water source.

(D2-1.2) Crawl Space/Accessible Areas

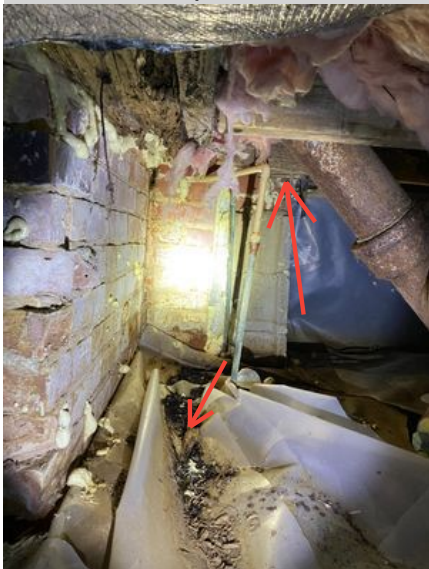
Guest bath hot/cold reversed. Recommend contacting plumber to correct and allow ease of use.

(D2-1.3) Crawl Space/Accessible Areas

The exterior faucets are not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets. Rear side was also found loose and not on/supplied at time of inspection. Contact plumber for repair.

D3. Plumbing: Drain, Waste, Vent Systems

D3-1 Crawl Space



The left side waste line is corroded and leaking under left bath area. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D3-1.2) Crawl Space

The main waste line is corroded where it has been touching or in close contact with the earth. The waste line is weak and susceptible to leaking. A licensed plumbing contractor should be consulted for complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

E2. Electrical: Main Panel**E2-1 Main Panel Pantry** (*Location: Pantry*)

The main electrical service cable is not compatible to the main service breaker of the panel. The breaker and service cable must be matched to ensure that the panel can safely provide the required service and that the system and components of the electrical system are protected. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

E3. Electrical: Distribution Panels**E3-1 Distribution or Sub-panel(s) if applicable** (*Location: Garage*)

The aluminum service wire connections to the panel are not coated with a conductive grease that is used to prevent the aluminum from oxidizing over time. Oxidation of the wires can cause them to lose good contact with the panel.

E4. Electrical: Branch Circuits, Wiring**E4-1 Interior and Main Panel**

Electrical connections have been made in the attic area without being properly protected in a covered junction box. The open junction (and service disconnect) leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

(E4-1.2) Interior and Main Panel

The home was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

(E4-1.3) Interior and Main Panel

The GFCI receptacle for the bathrooms did not respond when tested with an electrical tester and the circuit tested as open ground. Based on the era of the home this could indicate that the home does not have equipment grounds and the GFCI circuit has been added to enable the use of 3 prong receptacles, however, no labels were present and protection could not be confirmed. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-1 All Accessible

The smoke detectors did not respond to the test button, or missing. A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. The unit should be repaired or replaced to ensure a safe environment.

(E5-1.2) All Accessible

Hall light/switch system near 1/2 bath did not function as intended at time of inspection. Contact electrician for review and repairs.

(E5-1.3) All Accessible

More than one ceiling fan light did not respond to turn on the light or the fan and/or warped blades. This could indicate a problem with the fixture, the switch or the wiring. Loose fixtures also in 1/2 bath. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5-1.4) All Accessible

There are receptacle(s) tested as open ground and/or 2 prong. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

F1. Heating Systems: Equipment

F1-1 Heating system(s) *(Location: Package Exterior/ Attic)*

Ducting observed without sealant is needed for homes 2007 or newer. Homes older than this are recommended for added efficiency considerations. Contact a qualified HVAC professional for evaluation and service as needed. In general, duct sealing requires that sections of ductwork fit tightly together at joints and connections. All joints, seams, and connections must be secured with welds, gaskets, liquid sealants, or appropriate tapes, such as metal tape. Seams and connections can also be sealed with mastic, a sealing compound designed especially for ductwork, or with mastic/embedded fabric sealants that are stronger and more reliable. In some cases, joints can also be mechanically fastened with screws or other types of fasteners. Standard duct tape should be avoided since the adhesive can dry out and fail.

(F1-1.2) Heating system(s) *(Location: Package Exterior/ Attic)*

There were no visible service records for the unit. Recommend check with seller in this regard. Contacting a qualified HVAC contractor for further evaluation, an annual service check-up & cleaning prior to the close of escrow is recommended. Most manufacturers recommend an annual service evaluation and cleaning as a preventive maintenance measure.

F2. Heating Systems: Distribution System

F2-1 Heating System(s)

The insulation cover for the duct branch that supplies rear central area is deteriorated. The cover protects the duct structure and holds the insulation in place. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

G1. Cooling Systems: Equipment

G1-1 Cooling System(s) *(Location: Exterior)*

There were no visible service records for the unit. Recommend check with seller in this regard. Contacting a qualified HVAC contractor for further evaluation, an annual service check-up & cleaning prior to the close of escrow is recommended. Most manufacturers recommend an annual service evaluation and cleaning as a preventive maintenance measure.

(G1-1.2) Cooling System(s) *(Location: Exterior)*

An on-off test was not performed. The inspector could not override the programmed control system, or the system was shut down as the ambient outside temperature was LOWER than the recommended operating COOLING temperature. Recommend questioning seller in this regard and see service notes for details.

(G1-1.3) Cooling System(s) *(Location: Exterior)*

The evaporator coil is installed with a primary but not a secondary drain connection. The secondary drain opening is piped down to the auxiliary pan in an attic installation for float switch disconnect. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

H1. Interiors: General Rooms**H1-1 Bedrooms**

The historical ceiling/walls have crack lines that indicate that plaster is loose from the lath. Repair is needed to prevent system failure. A plaster repair specialist should be consulted to evaluate the ceiling and determine necessary repairs.

(H1-1.2) Bedrooms

Stains, cracking, damage on the ceilings in bedrooms indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the Attic section of the report.

(H1-1.3) Bedrooms

Some of the cracks are present in a way the size and length were more than would be typically expected other than plasterboard cracks. Multiple areas of the flooring were found uneven. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

(H1-1.4) Bedrooms

More than one of the bed room/closet doors are in need of adjustments or repairs to allow ease of use and/or latch as intended. Contact a qualified handyman for repairs.

(H1-1.5) Bedrooms

The wall in left front bed room has signs of damage or decay. We recommend consulting with pest specialist for further review and contact a qualified contractor for an invasive inspection to determine the extent of repair..

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

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.

H3. Interiors: Bathrooms**H3-1 Bathrooms (Combined)**

The toilet tank bolts are corroded for at more than one toilet and master bath to floor. The corroded bolts will allow the tank and/or toilet to become loose or leak. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3-1.2) Bathrooms (Combined)

The shower system including door was not operated/tested for 2nd floor right bath due to sign by owner stating not to test. Contact plumber for complete evaluation and repair where needed.

(H3-1.3) Bathrooms (Combined)

The master bath tub was sunken into the floor relying on a stair system to access. This could allow slipping into the area when it has become wet. Methods of repair should be considered to provide safety considerations. See above for tile seam repair concerns.

(H3-1.4) Bathrooms (Combined)

The sink faucet is loose in master left side which can allow water to leak around the faucet when it is splashed. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3-1.5) Bathrooms (Combined)

The floor is decayed at the 1/2 bath toilet area. Refer to the structural section of the report.

(H3-1.6) Bathrooms (Combined)



The pipe connection located under the sink is corroded. There are also other sinks with cloth on trap which could indicate prior leak concerns. The corroded or compromised seals need to be repaired/replaced to prevent leaks and ensure sanitary conditions. A licensed plumbing contractor should be consulted for evaluation and repair.

H5. Interiors: Attic, Basement

H5-1 Attic and Basement if applicable

The handrailing is missing for attic access walk up and main stairway railing is in loose condition. A correct and secure handrail is essential to ensure safe use of the stairway to prevent fall hazards. A licensed general contractor should be consulted for evaluation and repair.

(H5-1.2) Attic and Basement if applicable

A stair tread was noted to be loose. This creates a trip hazard that could result in serious injury. A licensed general contractor should be consulted for evaluation and repair.

H6. Interiors: Fireplaces

H6-1 Fireplace: Masonry *(Location: Family Room/BR)*



From the fireplace opening, it was noted that the chimney does not have a liner. The chimney needs a complete evaluation and invasive inspection prior to use. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(H6-1.2) Fireplace: Masonry *(Location: Family Room/BR)*

The firebrick liner of the fireplace has areas of loose mortar and/or deflected painted brick. The firebrick liner protects the chimney firebox and adjacent framing components from heat and embers. A masonry contractor should be consulted to repair/replace the damaged firebrick to ensure safe and reliable operation of the fireplace.

I1. Insulation & Ventilation: General**I1-1 Attic: All Accessible**

Screen system for vents appeared damaged or missing. This is needed to prevent unwanted pest access. Contact handyman to repair/install where needed.

I1. Insulation & Ventilation: General**I1-2 Crawl Space**

The foundation vents for the home have been sealed in an attempt to create a closed crawl space system, however, typical methods required by building standards have not been followed. Crawl space ventilation modifications must meet building standards/requirements or be specified by an engineer. The modification of this crawl space to a closed system was of concern because:

(add or delete reasons to match your house)

1. Mechanical system used to replace natural ventilation needs to be verified to meet code requirements or engineered design.
2. A backflow damper was not provided to prevent crawl space area from entering the home at the supply air duct location.
3. Vapor retarder was not installed with proper overlap or sealed seams.
4. Crawl space floor was not graded to prevent standing water.
5. Wood decay was noted in the wood framing members.
6. Portable dehumidifier was present
7. Crawl space door was not air sealed.

An engineer or licensed general contractor who specializes in closed crawl space systems should be consulted for a complete evaluation of the system and outline repair and maintenance requirements.

(I1-2.2) Crawl Space

The vapor barrier for the crawl space insulation was not installed to the conditioned space. Improper installation could result in condensation, 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 Dishwasher (Location: Kitchen)



The inspection of the dishwasher was not completed because the unit leaked during the operation. An appliance repair specialist should be consulted for further evaluation and repair to ensure the proper operation of the appliance. At the time of the repair adjacent areas should be checked for evidence of water damage, any evidence of water damage should be investigated by a licensed general contractor.

J1. Appliances: Appliances

J1-3 Microwave: Built In (Location: Kitchen)

The microwave is not secured or properly mounted/supported. The appliance needs to be secured to prevent damage to the unit or personal injury. An appliance repair specialist or general contractor should be consulted for repair.

J1. Appliances: Appliances

J1-7 Vent: Dryer (Location: Laundry room / Exterior)

Home maintenance should include periodic evaluation of the airflow at the dryer outlet. One-half inch of lint buildup will reduce venting capabilities by 40-. Screens on exterior covers are not allowed. Dryer exhausts piping should be permanently supported every 4 feet and terminated no less than 12 inches from exterior grading. It has recently become a requirement to label or tag exhaust lengths and not to exceed 35 ft. from the connection of the transition duct. Recommend dryer vent duct cleaning if the low flow is noted and every 6 months to a year. Testing and evaluation of flow/system were not done during this inspection. Repair as needed.

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. NOT LIMITED TO PICTURES.

Temperature: 52 Deg. F

Weather Conditions: Clear - Sunny

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 LT DE

Trim Type: Wood Clad/ Some AL
Cladding Type: Wood Lap/ Vinyl/Stone

Inspection Limitation(s):
Some vinyl present on rear dormer and some trim covered with AL clad.
see additional pictures in body of report. Not limited to pictured areas.

(A1-1.1) Main House



The exterior trim, siding, and boxing of the home need repairs and painting, multiple peeling areas to include an area on right that appeared incomplete) 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: Siding was found to have areas of decay, loose boards, missing, peeling paint; Boxing and trim areas were found to have damage related to age/decay, and roof drainage over window. The wood trim pieces for the siding system are also decayed in areas, including some dormer and window areas. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

(A1-1.1) Additional Photos





(A1-1.2) Main House

The structure caulking is in need of repair around the tops and sides of the window, door, or corner trim, and all penetrations. The caulking keeps rainwater from penetrating behind the siding material and causing premature deterioration of the material. There are many different types of caulking available in today's market. Also touching up joints between stone. Contacting handyman or contractor for repair.

A2. Exterior: Windows and Doors

A2-1 All Exterior Doors

IN LT DE

Inspection Limitation(s):

Some entry doors were stuck, locked without key or blocked to for testing.

(A2-1.1) All Exterior Doors

All exterior access doors will need adjustment or repair to provide intended function and ease of use. Most appeared to stick or not fully operate. Missing handle at rear access. Over time doors may need slight adjustments to ease functionality. Interior key locks should be changed out to thumb lock to allow ease of use in the event of emergency. Contact door specialist or contractor for repairs.

A2. Exterior: Windows and Doors

A2-2 All Windows

IN DE

Window/Door Type: Door: Double/Fixed: Window

(A2-2.1) All Windows

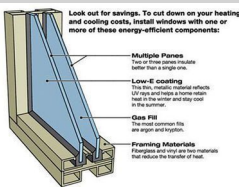
A random test of a representative number of windows was done to see if they could be latched or locked. At the time of this inspection, one or more did not line up to latch as intended or operate at all (painted/stuck in place). This is a random test and in no way a guarantee that all window latches and locks are functional. Contact a qualified window professional for repair. NOTE: Most windows will need periodic adjustment.

(A2-2.2) All Windows

A general recommendation to enhance safety for occupants is installation of safety stops on 2nd or 3rd story windows that open above sheer drops. Various after-market safety stops (Window Opening Control Devices (WOCDS)) are available to limit the distance a sash opens, while still being operable for emergency egress. An article with clear explanations about reducing accidental window falls can be accessed at this link:

<https://www.jeld-wen.com/en-us/discover/reference/window-safety-at-home>

(A2-2.3) All Windows



At the time of the inspection, the dual-pane insulating window seals were inspected and they appeared to be in satisfactory condition. The visual inspection of the windows may not disclose seals that have lost their vacuum seal in between the panes of glass. This deficiency is sometimes only visible under certain climatic conditions. The inspector noted that inspection of the energy seals is outside the scope of the inspection per the national home inspection standards. The inspector does NOT certify that the energy seals are functional and does NOT provide a warranty for any undisclosed or undiscovered conditions

(A2-2.4) All Windows

There appear to be some original windows that are single pane glass that may not be tempered to prevent injury in the event of breakage. A licensed general contractor should be consulted to evaluate the glass and determine if repair or replacement is needed.

(A2-2.5) All Windows

The 1/2 bath window has a broken/cracked pane. The broken glass should be repaired to prevent accidental injury and weather intrusion. Framing/seal concerns present as well. A licensed general contractor should be consulted to make necessary repairs.

(A2-2.6) All Windows

Moisture staining observed at more than one rear and front closet 2nd floor window on the cladding material. This could indicate water penetration in the wall cavity or behind the window claddings. A licensed general contractor should be consulted to determine the source of the stains, the extent of any possible damage, and repair as needed to ensure proper function of the window and protection the building envelope.

(A2-2.6) Additional Photos**(A2-2.7) All Windows**

The sash cords/springs are disconnected/damaged on right BR. The sash cords/springs assist in lifting and holding the window in place when it is opened. When the cords/springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. 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/Decks/Stoops/Balconies**

IN LT DE

Location: All entries**Construction Type:** Wood (Wood Surface)**Inspection Limitation(s):**

Rear is the only accessible area for stoops/porches.

(A3-1.1) Porch/Decks/Stoops/Balconies

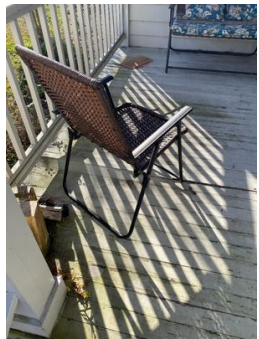
One or more posts on the deck/porch may have not been installed upon a metal post base or onto a manufactured concrete pier block. These posts appear to be set directly into the ground or possibly into a poured in place concrete pier. Due to the VISUAL non-invasive nature of this inspection, the inspector did not dig to verify the method of installation. This may or may not be a proper installation. The post ends appear to be in direct contact with the concrete and/or soil. This may lead to premature deterioration of the posts. There are also concerns observed with joist and attachment support for rear porch. Recommend further evaluation and repair by a qualified licensed contractor as needed.

(A3-1.2) Porch/Decks/Stoops/Balconies

The handrails to the deck and/or other entry areas are loose, too low, or missing with 4 or more steps, and or present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs. (NOTE: trim damage and weathered surface present as well)

(A3-1.3) Porch/Decks/Stoops/Balconies

The wood decks were found to be weathered, damaged, with partial repair areas. Decking boards were splintering and cupped. The deck should be considered a safety risk. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(A3-1.3) Additional Photos**(A3-1.4) Porch/Decks/Stoops/Balconies**

A few areas of ceiling boards appeared buckling, damaged, or holes. The above area was not accessible therefore the specific cause could not be determined. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

(A3-1.4) Additional Photos



A4. Exterior: Driveways, Patios, Walks, Retaining

A4-1 Driveways, Walkways IN

Location: Main House

Construction Type: Gravel/Dirt

A5. Exterior: Vegetation and Grading

A5-1 Vegetation and Grading IN LT DE

Inspection Limitation(s):

Foundation limited by vegetation at one or more sides.

(A5-1.1) Vegetation and Grading

There is vegetation growing up against the exterior surface material. All vegetation should be kept trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Contact landscaping professional as needed.

(A5-1.2) Vegetation and Grading

The grading around the foundation of the home is too high and is covering the foundation vents. Incorrect clearance can result in water penetration, drainage, and conditions conducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

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 LT DE

Foundation Materials: Block: Brick

Foundation Type: Crawl Space: Exterior Entrance

Inspection Limitation(s):

Inspectors are required by the state licensing board to move insulation to remove insulation around plumbing penetrations to allow inspection of the subfloor for water staining and/or damage. If covered by insulation, the remaining subfloor inspection does not fall within the scope of a standard home inspection. Buyer/Seller/Owner may wish to contact a qualified contractor to remove insulation for complete subfloor inspection.

Sill Plate Anchors: Not Verified - The inspector was not able to verify the placement of all of the sill-plate anchors. The sill-plate anchors may be covered and not visible or they may not exist.

A majority of the foundation framing and under deck/stoop are covered with insulation-like barrier or vapor barrier preventing access or visibility at time of inspection.

NOTE: foundation is painted and may limit visibility.

(B1-1.1) Main House



Deteriorated bricks and mortar lines inside and outside of the foundation have resulted in weak and damaged sections. Spalling of the brick is usually caused by years of water exposure. Layers of the brick are separated by the pressure of salts and freeze-thaw cycles of moisture trapped under the surface. Interior foundation bricks appeared to have a number of areas filled with foam spray at time of inspection. A masonry contractor should be consulted for further evaluation of the foundation and to repair all loose, soft, missing mortar/bricks. Repairs are also needed to prevent water penetration. A licensed general contractor with experience in foundation drainage and water proofing that should be consulted for a complete evaluation to determine the source of the moisture and to make necessary repairs. not limited to picture.

(B1-1.2) Main House



Additional girder support appeared as temporary installation in a few areas of the crawlspace. These are used to stabilize and or raise foundations that have been subjected to differential movement. The owner should be asked for disclosure related to the scope of the repair, service and maintenance requirements, and any warranty that may be transferrable. Main entry support is also not in direct contact with joists. Verification of the adequacy of the repair is beyond the scope of the home inspection, an engineer should be consulted for a complete evaluation of the foundation and the related repair areas to determine if additional repairs or modifications or monitoring is recommended. not limited to picture. see also column/pier details.

(B1-1.3) Main House



Closed/Open cracks and/or loose bricks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. One or more areas also appeared to be offset or deflected. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

(B1-1.3) Additional Photos



(B1-1.4) Main House



A sump pump have been installed in the crawl space to control direct water penetration. The drainage systems appears to have been recently installed. At the time of the inspection, there was no standing water however the unit is not below grade and installed inside a bucket that is not typically designed for such service. The effectiveness of the system could not be determined. The homeowner should be asked for more information concerning past drainage issues, the reason the drainage system was installed, and possible warranties related to the sump pump and drain. If no information is available, licensed general contractor with experience in crawl space drainage should be consulted for a complete evaluation.

B2. Structural: Columns and Piers

B2-1 Main House

IN DE

Column/Pier Materials: Block: Brick

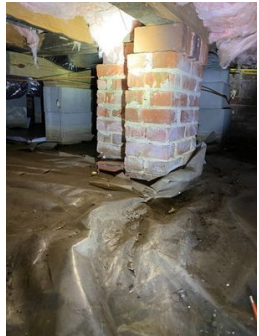
Column/Pier Type: Pier: Crawl Space

(B2-1.1) Main House

Proper Earth-Wood Clearance: The floor joists, plates, and plywood should be treated if closer than 18 inches to the ground. Treat as needed.

(B2-1.2) Main House

The cap for more than one pier is damaged or loose. The pier should be capped or filled in the first 4 inches to provide the required bearing area for the wood framing. Degraded or damaged brick supporting joists was also observed near center. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(B2-1.2) Additional Photos**B3. Structural: Floor Structure****B3-1 Main House**

IN LT DE

Sub-Floor Type: OSB/Wood plank
Floor Beam Type: Dimensional Lumber: Standard Construction
Floor Joist Type: Dimensional Lumber: Standard Construction

Inspection Limitation(s):

Inspectors are required by the state licensing board to move insulation to remove insulation around plumbing penetrations to allow inspection of the subfloor for water staining and/or damage. If covered by insulation, the remaining subfloor inspection does not fall within the scope of a standard home inspection. Buyer/Seller/Owner may wish to contact a qualified contractor to remove insulation for complete subfloor inspection.

Rear left side foundation inaccessible.

(B3-1.1) Main House

The subflooring under the 1/2 bath toilet and left side structure joists/girder support was noted to be soft and decayed. Evidence suggests direct water penetration. Some areas on center and right also suggest evidence of unwanted pest concerns. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration or noted damaged areas and the extent of the decay to prevent further damage and undesirable conditions.

(B3-1.1) Additional Photos



(B3-1.2) Main House



The girder located near center crawl has been notched in 2 areas for plumbing locations. The notch is beyond what would be typically expected and could result in cracking or failure of the beam. The girder is a main structural component that provides support of the framing structure and transfers loads to the foundation. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

NOTE: evidence of prior leak concerns.

B4. Structural: Wall Structure

B4-1 All Interior Areas

IN LT FE

Wall Structure Type: Finished Areas: Not Accessible

Inspection Limitation(s):

The home inspection of the structure does not include a -code compliance- examination. Code compliance examinations are performed by the local building department/building authority who has jurisdiction in this area. Building codes change and are adopted at different times depending on each local jurisdiction. No warranty is implied or given in regard to -code compliance- issues. Interested parties, seller/buyer/owner, may wish to contact the local building department in regard to -code compliance- issues.

(B4-1.1) All Interior Areas



A noticeable gap/opening was noted along the top of the wall at the intersection with ceiling in the bathroom. The gap was more than what would be expected from typical seasonal movement commonly known as truss lift. This could indicate an underlying problem with the framing, roof truss design, installation, and or attic conditions. An engineer should be consulted for further evaluation to determine the significance of the concern and outline necessary repairs to ensure the stability of the structure.

(B4-1.1) Additional Photos



B5. Structural: Ceiling Structure

B5-1 All Accessible Attic Areas IN LT

Ceiling Beam Type: Dimensional Lumber: Standard Construction: Wood

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood

Inspection Limitation(s):

Flooring covered with same type of insulation covering as crawlspace. Not all areas have plywood flooring and precautions should be taken.

B6. Structural: Roof Structure

B6-1 Main House IN DE

Roof Sheathing Type: Dimensional Lumber

Rafter/Beam Type: Dimensional Lumber: Standard Construction

Roof Type: Gable

(B6-1.1) Main House



From the attic, the wood framing components located near vents/chimney and rear are discolored, decayed, cracked, and select areas of replaced. The level of decay indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(B6-1.1) Additional Photos



(B6-1.2) Main House

From the exterior of the home, the roof surface has visible low and high spots that correspond to the roof transitions between levels. The raised/low areas have displaced the roof covering materials and this condition could increase the probability of leaking. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure.

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. Walked on rear lower only. 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

IN LT DE

Roof Covering Type: Shingles Composite or Fiberglass

Inspection Limitation(s):

Roof was covered with asphalt composition shingles. Asphalt shingles must be installed according to the manufacturer-s recommendations, which often vary from one manufacturer to another, and also between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection. Although I will inspect the roof to the best of my ability, The General Home Inspection does not include the use of destructive testing or research. I disclaim responsibility for confirming proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing, and fasteners. Confirming by visual inspection any claims of asphalt shingle compliance with any standards lies beyond the scope of the General Home Inspection.

There is no requirement for a -Roof Certification- warranty. The inspector noted that he does NOT provide a warranty against any future roof leaks. If the buyer/owner is interested in obtaining a multi-year roof warranty against future leakage, we recommend that a qualified licensed roofing contractor be contacted to provide this service.

The roof cover was evaluated from the ground, using visual aid. NOTE: there are areas not visible during time of inspection such as the short side of the chimney and cap due to inaccessibility, if applicable. Further evaluations and repairs may be needed. Contact a qualified professional as needed.

(C1-1.1) Main House

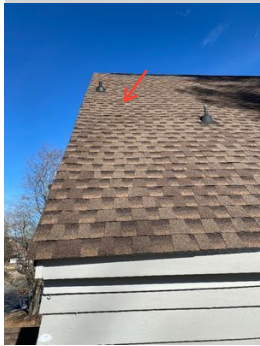
The pitched roof cover material appears to be 0-5 years of age. The material used on this roof has an approximate life expectancy of 15-25 years from the date of installation, unless otherwise stated by the manufacturer, if properly and regularly maintained.

(C1-1.2) Main House



The shingles were not properly trimmed along the roof eave. The shingles were cut too short leaving the edge of the roof sheathing exposed. Improper edge termination along eaves can result in water penetration in the building envelope. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C1-1.3) Main House



A raised shingle on the rear area of the roof surface is in need of repair/replacement. Displaced shingles could indicate an underlying problem with the shingle installation, roof sheathing, 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.

C2. Roofing: Drainage Systems

C2-1 IN FE

Roof Drainage System Component Type: Standard Tray System

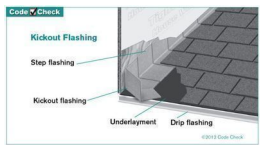
(C2-1.1)

The inspection of the downspout drains did not show visible evidence that they are plugged with debris. It is important to keep the drains and/or splash blocks clear and functional so that they do not overflow next to the foundations perimeter. Recommend inspecting the drains and/or splash blocks after heavy rain to confirm that they are providing their intended service. 5-6 foot extensions are also recommended to wick water at a safer distance from the foundation where an underground system is not installed if applicable.

C3. Roofing: Flashings, Skylights, Penetrations

C3-1 IN DE

(C3-1.1)



The inspector recommends that the rain boots and/or caulking around the roof vents and flashing material be inspected on an annual basis and touched up when needed to include exposed nail heads. Rainwater leaking into the attic from the roof is a common and avoidable condition of deteriorated flashing and caulking. Some raised flashing is in need of repair. Kick out flashing is also needed to prevent deterioration along the exterior siding or related deterioration. Contact a qualified professional for further evaluation and repairs.

(C3-1.1) Additional Photos



(C3-1.2)



The seam between the right side transition is heavily caulked and no flashing was visible. Heavy caulking is a temporary repair and an indication of a history of leaking. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weathertightness of the roof covering system.

C4. Roofing: Chimneys

C4-1 Main House

IN LT DE

Chimney or Flue Type: Chimney: Masonry

Inspection Limitation(s):

Flashings and Roof gutters system inspections are limited to evidence of past problems unless the inspection is performed on during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections.

2 of 3 vent flues were blocked o inaccessible at time of inspection.

(C4-1.1) Main House



Chimneys built of masonry will eventually need tuckpointing. A chimney top that has cracked is susceptible to water and carbonic acid accessing behind the surface of the brick/stone and could accelerate deterioration. This one appeared to also have deflected brick. Missing, rusted, or damaged caps and screens should also be installed or repaired over time to prevent rain, pests, and stray sparks. Contact a qualified specialist for review and repair.

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 Supply Line Materials: Copper/ CPVC

Water Supply Type: Public

Main Water Shut Off Location: Not Located

D2. Plumbing: Water Distribution Systems

D2-1 Crawl Space/Accessible Areas

IN LT DE

Distribution Line Materials: Copper/CPVC

Inspection Limitation(s):

not limited to pictures.

(D2-1.1) Crawl Space/Accessible Areas

The inspector noted a pressure reading of 65 PSI at the exterior hose bib. Typical water pressure readings are usually between 40-80 psi. If higher water pressure is noted it can cause potential leaks on the water line connections. Contact a qualified professional to reduce the pressure to prevent a leak from occurring.

Note: Water pressure typically fluctuates with time of day and over the course of the year as the neighborhoods usage pattern varies. The pressure reading noted is above is only the pressure noted at the time and date of the inspection.

(D2-1.2) Crawl Space/Accessible Areas

The plumbing fixtures in the home have blue stains. Copper can produce blue-green stains on sinks, porcelain bathroom fixtures, and even on laundry. Copper levels in water are typically elevated when the PH level of the water supply approaches acidic levels. Copper in the water can produce a metallic taste, a blue-green color, and a possible odor to the water. A plumber should be consulted to inspect the condition of the copper plumbing and analyze the water source.

(D2-1.3) Crawl Space/Accessible Areas

Guest bath hot/cold reversed. Recommend contacting plumber to correct and allow ease of use.

(D2-1.4) Crawl Space/Accessible Areas

The exterior faucets are not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets. Rear side was also found loose and not on/supplied at time of inspection. Contact plumber for repair.

D3. Plumbing: Drain, Waste, Vent Systems

D3-1 Crawl Space

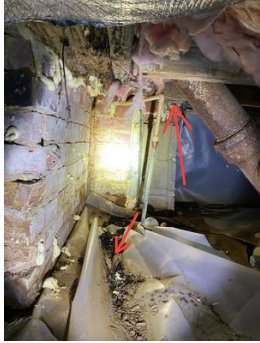
IN LT DE

Drain/Waste Trap Line Materials: Plastic/Cast Iron**Drain/Waste/Vent Line Materials:** PVC/Cast iron**Inspection Limitation(s):**

Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined.

(D3-1.1) Crawl Space

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

(D3-1.2) Crawl Space

The left side waste line is corroded and leaking under left bath area. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D3-1.3) Crawl Space

The main waste line is corroded where it has been touching or in close contact with the earth. The waste line is weak and susceptible to leaking. A licensed plumbing contractor should be consulted for complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

D4. Plumbing: Water Heating Equipment

D4-1 Water Heater

IN LT

Capacity: 50 Gallons**Fuel Source:** Electric**Water Heater Location:** Pantry**Inspection Limitation(s):**

The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number 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.

(D4-1.1) Water Heater

Residential Water Heater Sizing Guide			
Family Size	Demand	Gallon Capacity Required	
		Electric	Gas
5+	High	-	75
	Regular/Low	80	50
3-4	High	80	50-75
	Regular/Low	50	40
2-3	High	50	40-50
	Regular/Low	40	40
1-2	High	40-50	40-50
	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 1 gallon per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

See data plate if applicable

The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. As a preventative maintenance recommendation, it is recommended that water heaters be drained periodically to remove sediment buildup in the tank. If one or both heating elements fail, it is usually possible to replace the heating element. Replacing an element is not expensive and the elements are available at a local home improvement center.

(D4-1.2) Water Heater

Expansion tanks should all be strapped or supported as the weight could cause stress on lines and could leak over time, as needed for copper lines. Contact a licensed plumber for adjustments and/or installation as needed.

See also stand rating if applicable. NCAC 13.0412 expansion tanks shall be installed for units 2006 or newer with pressure valve.

(D4-1.3) Water Heater

There was no visible leak in the water heater tank that would indicate the need for replacement of the unit at this time. Inspecting the bottom of the water heater periodically for evidence of moisture is recommended.

(D4-1.4) Water Heater

There is an approved discharge pipe connected to the temperature/pressure relief valve. The pipe is installed to prevent someone from being sprayed with hot water in the event that the valve discharges. Discharging of a valve is uncommon and usually indicates that the water heater is in need of service or the relief valve is in need of replacing.

(D4-1.5) Water Heater



GE 2011

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: Not Present

E1. Electrical: Main Service

E1-1 Overhead IN

Grounding Electrode Type: Undetermined

E2. Electrical: Main Panel

E2-1 Main Panel Pantry IN DE

Voltage: 120-240 Volts: 1 Phase

Amperage: 200 Amps (breaker)

Service Cable Material: Aluminum

Location: Pantry

(E2-1.1) Main Panel Pantry

The main electrical service cable is not compatible to the main service breaker of the panel. The breaker and service cable must be matched to ensure that the panel can safely provide the required service and that the system and components of the electrical system are protected. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

E3. Electrical: Distribution Panels

E3-1 Distribution or Sub-panel(s) if applicable IN LT DE

Voltage: 120-240 Volts: 1 Phase

Amperage: 200 Amps

Service Cable Material: Aluminum/ Copper

Location: Garage

Inspection Limitation(s):

NO SUB for main house

(E3-1.1) Distribution or Sub-panel(s) if applicable

The aluminum service wire connections to the panel are not coated with a conductive grease that is used to prevent the aluminum from oxidizing over time. Oxidation of the wires can cause them to lose good contact with the panel.

(E3-1.2) Distribution or Sub-panel(s) if applicable

The panel cover has a breaker location legend. The inspector recommends that the buyer or owner verify the accuracy of the legend in order to provide quick identification of service disconnects in the event of an emergency.

E4. Electrical: Branch Circuits, Wiring

E4-1 Interior and Main Panel

IN LT DE

Wiring Methods: AC-BX Metal Cable/ Non-Metallic (Plastic)

Inspection Limitation(s):

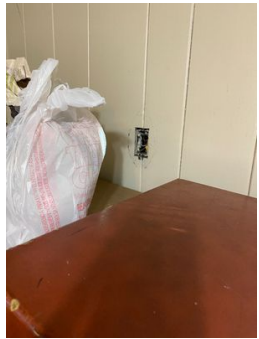
A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. Testing prior to purchase is recommended. These appeared missing or more than 10 years of age.

(E4-1.1) Interior and Main Panel



Electrical connections have been made in the attic area without being properly protected in a covered junction box. The open junction (and service disconnect) leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

(E4-1.1) Additional Photos



(E4-1.2) Interior and Main Panel

The home was built before GFCI circuits were required to protect all electrical receptacles located outside or within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

(E4-1.3) Interior and Main Panel

The GFCI receptacle for the bathrooms did not respond when tested with an electrical tester and the circuit tested as open ground. Based on the era of the home this could indicate that the home does not have equipment grounds and the GFCI circuit has been added to enable the use of 3 prong receptacles, however, no labels were present and protection could not be confirmed. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-1 All Accessible

IN LT DE

Inspection Limitation(s):

The inspector has SPOT CHECKED the three-prong female 110-volt electrical outlets throughout the structure and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist.

(E5-1.1) All Accessible

The smoke detectors did not respond to the test button, or missing. A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. The unit should be repaired or replaced to ensure a safe environment.

(E5-1.2) All Accessible

Hall light/switch system near 1/2 bath did not function as intended at time of inspection. Contact electrician for review and repairs.

(E5-1.3) All Accessible

More than one ceiling fan light did not respond to turn on the light or the fan and/or warped blades. This could indicate a problem with the fixture, the switch or the wiring. Loose fixtures also in 1/2 bath. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5-1.4) All Accessible

There are receptacle(s) tested as open ground and/or 2 prong. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

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 only basic maintenance covers were removed. This type of inspection will not reveal internal problems with 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. 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 system(s)

IN DE

Inspection Method: Operated, Covers Removed

Energy Source: Electric

Heating Unit Type: Electric: Furnace

Location: Package Exterior/ Attic

(F1-1.1) Heating system(s)

Ducting observed without sealant is needed for homes 2007 or newer. Homes older than this are recommended for added efficiency considerations. Contact a qualified HVAC professional for evaluation and service as needed. In general, duct sealing requires that sections of ductwork fit tightly together at joints and connections. All joints, seams, and connections must be secured with welds, gaskets, liquid sealants, or appropriate tapes, such as metal tape. Seams and connections can also be sealed with mastic, a sealing compound designed especially for ductwork, or with mastic/embedded fabric sealants that are stronger and more reliable. In some cases, joints can also be mechanically fastened with screws or other types of fasteners. Standard duct tape should be avoided since the adhesive can dry out and fail.

(F1-1.2) Heating system(s)

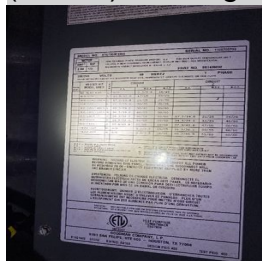
There were no visible service records for the unit. Recommend check with seller in this regard. Contacting a qualified HVAC contractor for further evaluation, an annual service check-up & cleaning prior to the close of escrow is recommended. Most manufacturers recommend an annual service evaluation and cleaning as a preventive maintenance measure.

(F1-1.3) Heating system(s)



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(F1-1.4) Heating system(s)



Goodman 2011

F2. Heating Systems: Distribution System

F2-1 Heating System(s)

IN FE

Distribution System Type: Forced Air: Metal Box: Flexible Branch

Access: Crawl Space/Attic

(F2-1.1) Heating System(s)

The heating system is controlled by an energy-saving thermostat that should provide a higher degree of efficiency to the furnace. 10-15 year life expectancy of heat pump systems and 15-20 on furnaces depending on service details. 7-8 years may show signs of wear and be in need of maintenance. Recommend having serviced twice a year to maintain and prolong the serviceable life of the units. Budgeting for replacement should be considered at or near the end of typical life expectancy.

Note: Max amperage should not exceed breaker.

(F2-1.2) Heating System(s)

The insulation cover for the duct branch that supplies rear central area is deteriorated. The cover protects the duct structure and holds the insulation in place. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

F3. Heating Systems: Gas Piping

F3-1 Gas service

IN LT

Fuel Storage Tanks (Select): Not Present

Fuel Turn-Off Location: At Propane Tank

Gas Piping Material: Copper

Inspection Limitation(s):

Propane - no service/ Fireplace.

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 System(s)

IN LT FE

Inspection Method: Operated, Covers Not Removed

Energy Source: Electric

Cooling Unit Type: Heat Pump: Split System

Location: Exterior

Inspection Limitation(s):

The inspection of the Cooling system was limited to a visual inspection of the accessible components and operation with normal controls when weather permits. Note: only a licensed Heating and Air Conditioning contractor with specialized equipment can determine if a system is sized properly and functioning within the manufacturers specifications.

(G1-1.1) Cooling System(s)

There were no visible service records for the unit. Recommend check with seller in this regard. Contacting a qualified HVAC contractor for further evaluation, an annual service check-up & cleaning prior to the close of escrow is recommended. Most manufacturers recommend an annual service evaluation and cleaning as a preventive maintenance measure.

(G1-1.2) Cooling System(s)

An on-off test was not performed. The inspector could not override the programmed control system, or the system was shut down as the ambient outside temperature was LOWER than the recommended operating COOLING temperature. Recommend questioning seller in this regard and see service notes for details.

(G1-1.3) Cooling System(s)



Goodman 2011

(G1-1.4) Cooling System(s)

The evaporator coil is installed with a primary but not a secondary drain connection. The secondary drain opening is piped down to the auxiliary pan in an attic installation for float switch disconnect. Improper drainage of the condensate water can result in system and property damage. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

G2. Cooling Systems: Distribution System

G2-1 Cooling Systems(s)

IN LT FE

Distribution System Type: Same as Heating

Access: Crawl Space/Attic

Inspection Limitation(s):

Some inaccessible registers were closed at time of inspection therefore not all areas could be verified at this time.

(G2-1.1) Cooling Systems(s)

The temperature differential between 14-22 degrees is typically acceptable in cooling mode.

The range can vary when a system has been off for an extended period of time.

Average Split reading was HEAT verified/functional.

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 Bedrooms

IN LT DE

Finished Walls, Ceiling, Floor (Select): Finished Area

Furniture/Storage Present (Select): Yes

Heating and Cooling Source (Select): Heating and Cooling Source Noted

Inspection Limitation(s):

Combined for ease of reading. Not limited to pictures.

There were stored items in the bedrooms that limited the inspectors ability to inspect all areas. Stored items can hinder the inspectors ability to identify existing issues in these areas.

(H1-1.1) Bedrooms



The historical ceiling/walls have crack lines that indicate that plaster is loose from the lathe. Repair is needed to prevent system failure. A plaster repair specialist should be consulted to evaluate the ceiling and determine necessary repairs.

(H1-1.2) Bedrooms



Stains, cracking, damage on the ceilings in bedrooms indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the Attic section of the report.

(H1-1.2) Additional Photos

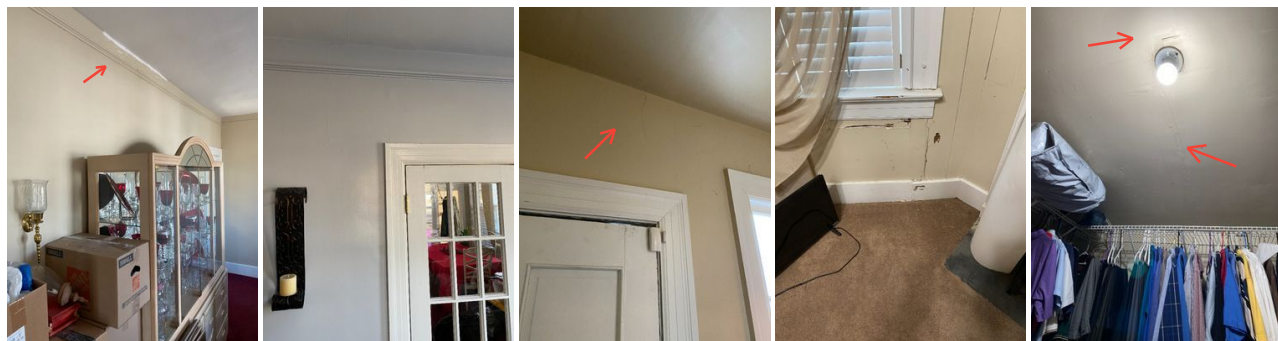


(H1-1.3) Bedrooms



Some of the cracks are present in a way the size and length were more than would be typically expected other than plasterboard cracks. Multiple areas of the flooring were found uneven. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

(H1-1.3) Additional Photos





(H1-1.4) Bedrooms

More than one of the bed room/closet doors are in need of adjustments or repairs to allow ease of use and/or latch as intended. Contact a qualified handyman for repairs.

(H1-1.5) Bedrooms



The wall in left front bed room has signs of damage or decay. We recommend consulting with pest specialist for further review and contact a qualified contractor for an invasive inspection to determine the extent of repair..

H1. Interiors: General Rooms

H1-2 Laundry

IN LT

Finished Walls, Ceiling, Floor (Select): Finished Area

Heating and Cooling Source (Select): Heating and Cooling Source Noted

Inspection Limitation(s):

The visible portions of the laundry area flooring appear to be in satisfactory condition at this time. Note: The inspector does not move the washer and dryer to inspect behind or under them. A visual inspection of the readily accessible portions of the floor was performed. The inspector does NOT warranty the flooring covering underneath or behind the appliances for mechanical damage, water-related damage including stains, or any other undiscovered/undisclosed conditions concealed by the appliances or hook-ups. Floors may be damaged by appliance legs or by moving dolly wheels during the moving process.

(H1-2.1) Laundry

Fan/window or other means of ventilation is not required in this laundry area/non-living space besides dryer exhaust. Recommend upgrading as desired.

H1. Interiors: General Rooms

H1-3 Living room

IN LT

Finished Walls, Ceiling, Floor (Select): Finished Area

Furniture/Storage Present (Select): Yes

Heating and Cooling Source (Select): Heating and Cooling Source Noted

Inspection Limitation(s):

There were stored items in the living room that limited the inspectors ability to inspect all areas. Stored items can hinder the inspectors ability to identify existing issues in these areas.

(H1-3.1) Living room

See bedroom for additional details.

H1. Interiors: General Rooms

H1-4 Other rooms

IN LT

Finished Walls, Ceiling, Floor (Select): Finished Area**Furniture/Storage Present (Select):** Yes**Heating and Cooling Source (Select):** Heating and Cooling Source Noted**Inspection Limitation(s):**

Combined for ease of reading.

H2. Interiors: Kitchens

H2-1 Kitchen

IN LT DE

Finished Walls, Ceiling, Floor (Select): Finished Area**Furniture/Storage Present (Select):** Yes**Heating and Cooling Source (Select):** Heating and Cooling Source Noted**Inspection Limitation(s):**

Combined kitchen or kitchenettes as applicable

(H2-1.1) Kitchen

The water was run for several minutes and the drain appears to be clear at this time.

Note: After occupancy, when the water system is under daily regular use an undisclosed or undiscovered concealed blockage in the waste lines may be discovered. It is also possible that usage may cause a clog that does not exist at this time. The inspector does not provide a warranty for undiscovered or undisclosed clogs in the waste system. Interested parties may wish to contact a licensed plumber in regard to the existing condition of the waste plumbing in all areas.

(H2-1.2) Kitchen

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.

H3. Interiors: Bathrooms

H3-1 Bathrooms (Combined)

IN LT DE

Receptacle Found (Y/N) (Select): Yes**Ventilation (Select):** Ventilation Exhaust Fan Present**Inspection Limitation(s):**

Combined for ease of reading.

(H3-1.1) Bathrooms (Combined)

Some local water districts provide low water flow, 2.5 gallons per minute(GPM) showerheads for reducing water usage during showering. Some of the low-flow heads are of good quality and provide adequate and comfortable service. Call your local water company to inquire about a no-fee low-flow shower head as desired.

(H3-1.2) Bathrooms (Combined)



The tile system for the guest bath wall and cracked tiles in right side 2nd floor bath need evaluation and repair related to loose/cracked tile pieces. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

(H3-1.2) Additional Photos



(H3-1.3) Bathrooms (Combined)

The toilet tank bolts are corroded for at more than one toilet and master bath to floor. The corroded bolts will allow the tank and/or toilet to become loose or leak. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3-1.4) Bathrooms (Combined)

The shower system including door was not operated/tested for 2nd floor right bath due to sign by owner stating not to test. Contact plumber for complete evaluation and repair where needed.

(H3-1.5) Bathrooms (Combined)



The master bath tub was sunken into the floor relying on a stair system to access. This could allow slipping into the area when it has become wet. Methods of repair should be considered to provide safety considerations. See above for tile seam repair concerns.

(H3-1.6) Bathrooms (Combined)

The sink faucet is loose in master left side which can allow water to leak around the faucet when it is splashed. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3-1.7) Bathrooms (Combined)



The floor is decayed at the 1/2 bath toilet area. Refer to the structural section of the report.

(H3-1.8) Bathrooms (Combined)

The pipe connection located under the sink is corroded. There are also other sinks with cloth on trap which could indicate prior leak concerns. The corroded or compromised seals need to be repaired/replaced to prevent leaks and ensure sanitary conditions. A licensed plumbing contractor should be consulted for evaluation and repair.

H5. Interiors: Attic, Basement

H5-1 Attic and Basement if applicable

IN LT DE

Inspection Limitation(s):

See other interior rooms for further basement details if applicable.

There are inaccessible structure cavities evident from the attic and there are areas of the attic which are inaccessible due to reduced clearance, or obstruction by structural members and or mechanical apparatus including pantry access..

(H5-1.1) Attic and Basement if applicable

The handrailing is missing for attic access walk up and main stairway railing is in loose condition. A correct and secure handrail is essential to ensure safe use of the stairway to prevent fall hazards. A licensed general contractor should be consulted for evaluation and repair.

(H5-1.2) Attic and Basement if applicable

A stair tread was noted to be loose. This creates a trip hazard that could result in serious injury. A licensed general contractor should be consulted for evaluation and repair.

H6. Interiors: Fireplaces

H6-1 Fireplace: Masonry

IN LT DE

Energy Source: Propane**Exhaust Flue Type:** Masonry: Unlined**Location:** Family Room/BR**Inspection Limitation(s):**

No propane at time of inspection for testing. Other fireplaces and chases were inaccessible at time of inspection.

(H6-1.1) Fireplace: Masonry

From the fireplace opening, it was noted that the chimney does not have a liner. The chimney needs a complete evaluation and invasive inspection prior to use. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(H6-1.2) Fireplace: Masonry

The firebrick liner of the fireplace has areas of loose mortar and/or deflected painted brick. The firebrick liner protects the chimney firebox and adjacent framing components from heat and embers. A masonry contractor should be consulted to repair/replace the damaged firebrick to ensure safe and reliable operation of the fireplace.

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. Not limited to pictures.

I1. Insulation & Ventilation: General

I1-1 Attic: All Accessible

IN LT DE

Ventilation Type: Gable Vent(s)

Insulation Type: Batt: Unfaced/Loose/mostly covered

Inspection Limitation(s):

There are inaccessible structure cavities evident from the attic and there are areas of the attic which are inaccessible due to reduced clearance, or obstruction by structural members and or mechanical apparatus. The home inspection does not include evaluation of the insulation related to rodents. Rodents can cause damage to building components and unsanitary conditions. If this is of additional concern, a State Pest Inspector should be consulted and asked to inspect attic areas during the termite inspection prior to closing.

(I1-1.1) Attic: All Accessible

Recommended Specifications by Insulation Type:

	Cellulose	Fiberglass	Rock Wool
R-value per inch	3.2 - 3.8	2.2 - 2.7	3.0 - 3.3
Inches needed for R-38	10 - 12	14 - 17	11.5 - 13
Density in lbs. per ft.	1.5 - 2	0.5 - 1	Approx. 1.7
Weight at R-38 in lbs. per ft.	1.25 - 2	0.5 - 1.2	1.6 - 1.8

(I1-1.2) Attic: All Accessible

Screen system for vents appeared damage or missing. This is needed to prevent unwanted pest access. Contact handyman to repair/install where needed.

I1. Insulation & Ventilation: General

I1-2 Crawl Space

IN LT FE

Ventilation Type: Foundation Vents
Insulation Type: Batt: Faced Kraft Paper

Inspection Limitation(s):

The ventilation systems inspection was limited to a visual inspection of the observed components. The effectiveness of the installed systems was not determined. Brick openings for crawlspace vents also appeared closed with plywood at or below grade. This can allow deterioration and potential pest concerns.

(I1-2.1) Crawl Space

Debris and vegetation growth should be kept clear of the foundation vent openings to ensure proper ventilation of the raised crawl space area.

In the state of North Carolina, it is recommended that all vent covers be left open on warmer days to provide adequate airflow throughout the raised foundation and keep the area dry.

(I1-2.2) Crawl Space

The foundation vents for the home have been sealed in an attempt to create a closed crawl space system, however, typical methods required by building standards have not been followed. Crawl space ventilation modifications must meet building standards/requirements or be specified by an engineer. The modification of this crawl space to a closed system was of concern because:

(add or delete reasons to match your house)

1. Mechanical system used to replace natural ventilation needs to be verified to meet code requirements or engineered design.
2. A backflow damper was not provided to prevent crawl space area from entering the home at the supply air duct location.
3. Vapor retarder was not installed with proper overlap or sealed seams.
4. Crawl space floor was not graded to prevent standing water.
5. Wood decay was noted in the wood framing members.
6. Portable dehumidifier was present
7. Crawl space door was not air sealed.

An engineer or licensed general contractor who specializes in closed crawl space systems should be consulted for a complete evaluation of the system and outline repair and maintenance requirements.

(I1-2.3) Crawl Space

The vapor barrier for the crawl space insulation was not installed to the conditioned space. Improper installation could result in condensation, 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 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. Appliances: Appliances

J1-1 Dishwasher

IN LT DE

Inspection Method: Dishwasher: Operated

Location: Kitchen

Inspection Limitation(s):

Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven is beyond the scope of the home inspection.

(J1-1.1) Dishwasher



The inspection of the dishwasher was not completed because the unit leaked during the operation. An appliance repair specialist should be consulted for further evaluation and repair to ensure the proper operation of the appliance. At the time of the repair adjacent areas should be checked for evidence of water damage, any evidence of water damage should be investigated by a licensed general contractor.

(J1-1.1) Additional Photos



J1. Appliances: Appliances

J1-2 Disposal

IN LT

Inspection Limitation(s):

The garbage disposal was operated by turning the service switch to the on position, however, the determination of the grinding effectiveness is beyond the scope of the home inspection.

(J1-2.1) Disposal



J1. Appliances: Appliances

J1-3 Microwave: Built In

IN

Inspection Method: Microwave: Operated

Location: Kitchen

(J1-3.1) Microwave: Built In

The microwave is not secured or properly mounted/supported. The appliance needs to be secured to prevent damage to the unit or personal injury. An appliance repair specialist or general contractor should be consulted for repair.

J1. Appliances: Appliances

J1-4 Oven: Electric

NI LT DE

Inspection Method: Not Inspected

Location: Kitchen

Inspection Limitation(s):

No power to unit at time of inspection. Suspected unusual plug in system and not permanently installed. Contact a qualified specialist for repair.

J1. Appliances: Appliances

J1-5 Range Top: Electric

IN

Inspection Method: Range Oven

Location: Kitchen

(J1-5.1) Range Top: Electric



J1. Appliances: Appliances

J1-6 Refrigerator: Present

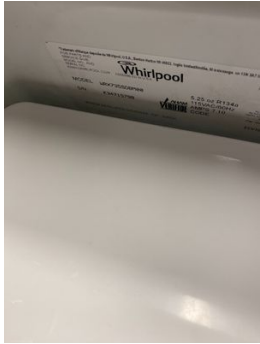
NI LT

Location: Kitchen

Inspection Limitation(s):

This home has a built in refrigerator. The inspection of refrigerators is beyond the scope of the home inspection. The unit in this home requires specialized service and maintenance. It is recommended that an appliance repair company that specializes in this level of appliance be consulted for a complete evaluation and service prior to purchase.

(J1-6.1) Refrigerator: Present



Whirlpool

J1. Appliances: Appliances

J1-7 Vent: Dryer

IN LT FE

Location: Laundry room / Exterior

Inspection Limitation(s):

The appliances themselves were not tested and not in the scope of our inspection services if present. Recommend having a qualified handyman verify the above conditions before operating the washer and dryer.

(J1-7.1) Vent: Dryer

Home maintenance should include periodic evaluation of the airflow at the dryer outlet. One-half inch of lint buildup will reduce venting capabilities by 40-. Screens on exterior covers are not allowed. Dryer exhausts piping should be permanently supported every 4 feet and terminated no less than 12 inches from exterior grading. It has recently become a requirement to label or tag exhaust lengths and not to exceed 35 ft. from the connection of the transition duct. Recommend dryer vent duct cleaning if the low flow is noted and every 6 months to a year. Testing and evaluation of flow/system were not done during this inspection. Repair as needed.