Property Inspection Report

Report Number: 9-30-312

For The Property Located On:

312 Juniper Creek Blvd
Pinehurst, North Carolina 28374

Prepared For Exclusive Use By:

Jeremiah Grow

Prepared By: Jeffrey R. Porter, NC: 4662

Date of Inspection: Tuesday, September 30, 2025

Time Started: 8:30 AM, Time Completed: 10:30 AM

Report Sections / Confirmation of Inspection

Legend

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

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

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

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

	IN/NI	LT
A1 - Structural: Foundation		
(A1 - 1) Main House	IN	
A2 - Structural: Columns and Piers		
(A2 - 1) Porch	IN	
A3 - Structural: Floor Structure		
(A3 - 1) Main House	IN	
A4 - Structural: Wall Structure		
(A4 - 1) Basement	IN	
A5 - Structural: Ceiling Structure		
(A5 - 1) Attic	IN	
A6 - Structural: Roof Structure		
(A6 - 1) Main House	IN	

B - Exterior

	IN/NI	LT
B1 - Exterior: Wall Claddings, Flashing, and Trim		
(B1 - 1) Main House Front	IN	
(B1 - 2) Main House	IN	
B2 - Exterior: Windows and Doors		
(B2 - 1) Door	IN	
(B2 - 2) Door	IN	
(B2 - 3) Door	IN	
(B2 - 4) Door	IN	
(B2 - 5) Door	IN	
(B2 - 6) Door	IN	
(B2 - 7) Windows	IN	
B3 - Exterior: Decks, Porches, Stoops, and Balconies		
(B3 - 1) Porch	IN	
(B3 - 2) Deck	IN	
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls		
(B4 - 1) Driveway	IN	
(B4 - 2) Patio	IN	
B5 - Exterior: Vegetation and Grading		
(B5 - 1) Vegetation	IN	
(B5 - 2) Grading	IN	

C - Roofing		
C1 - Roofing: Coverings	**IN/NI**	**LT**
(C1 - 1) Main House	**IN**	
C2 - Roofing: Drainage Systems	**IN/NI**	**LT**
(C2 - 1) Main House	**IN**	
C3 - Roofing: Flashings, Skylights, and Penetrations	**IN/NI**	**LT**
(C3 - 1) Main House	**IN**	
D - Plumbing		
D1 - Plumbing: Water Distribution Systems	**IN/NI**	**LT**
(D1 - 1) All Accessible Areas	**IN**	
D2 - Plumbing: Drain, Waste, and Vent Systems	**IN/NI**	**LT**
(D2 - 1) All Accessible Areas	**IN**	
D3 - Plumbing: Water Heating Equipment	**IN/NI**	**LT**
(D3 - 1) Unit #1	**IN**	
E - Electrical		
E1 - Electrical: Main Service	**IN/NI**	**LT**
(E1 - 1) Underground	**IN**	
E2 - Electrical: Main Panels	**IN/NI**	**LT**
(E2 - 1) Main Panel #1	**IN**	
(E2 - 2) Main Panel #2	**IN**	
E4 - Electrical: Branch Circuits and Wiring	**IN/NI**	**LT**
(E4 - 1) Attic	**IN**	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	**IN/NI**	**LT**
(E5 - 1) Exterior	**IN**	
(E5 - 2) Interior	**IN**	
F - Heating		
F1 - Heating: Equipment	**IN/NI**	**LT**
(F1 - 1) Heating Unit #1	**IN**	
(F1 - 2) Heating Unit #2	**IN**	
F2 - Heating: Distribution Systems	**IN/NI**	**LT**
(F2 - 1) Heating Unit #1	**IN**	
(F2 - 2) Heating Unit #2	**IN**	
G - Cooling		
G1 - Cooling: Equipment	**IN/NI**	**LT**
(G1 - 1) Cooling Unit #1	**IN**	
(G1 - 2) Cooling Unit #2	**IN**	
G2 - Cooling: Distribution Systems	**IN/NI**	**LT**
(G2 - 1) Cooling Unit #1	**IN**	
(G2 - 2) Cooling Unit #2	**IN**	
H - Interiors		
H1 - Interiors: General Rooms	**IN/NI**	**LT**
(H1 - 1) All Rooms	**IN**	
H2 - Interiors: Kitchens	**IN/NI**	**LT**
(H2 - 1) Kitchen	**IN**	
H3 - Interiors: Bathrooms	**IN/NI**	**LT**
(H3 - 1) Bathroom: Main Level	**IN**	

H3 - Interiors: Bathrooms	IN/NI	LT
(H3 - 2) Bathroom: Master	IN	
(H3 - 3) Bathroom: Basement	IN	
H4 - Interiors: Garages	**IN/NI**	**LT**
(H4 - 1) Garage	IN	
H5 - Interiors: Attic, Basement, Rooms, and Areas	**IN/NI**	**LT**
(H5 - 1) Attic: Unfinished	IN	LT
H6 - Interiors: Fireplaces and Stoves	**IN/NI**	**LT**
(H6 - 1) Fireplace: Pre-Manufactured: Faux	IN	
I - Insulation and Ventilation		
I1 - Insulation and Ventilation: Areas	**IN/NI**	**LT**
(I1 - 1) Attic: All Accessible	IN	
(I1 - 2) Basement: Utility Room	IN	
J - Built In Appliances		
J1 - Built In Appliances: Equipment	**IN/NI**	**LT**
(J1 - 1) All Built In Appliances	IN	

Summary

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

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

(B3 - 1.1) Porch

The bottom stringer for the porch handrailing is not securely fastened to the bottom post. Recommend repairs by a licensed repair specialist.

(B3 - 1.2) Porch

The steps at the entrance of the home have a noticeable variance in the height of the first step. This configuration could result in the trip or fall hazard as someone enters or leaves the home. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

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

(B3 - 2.1) Deck

Pickets on the handrailing was noted to not be securely fastened to the stair stringer along the bottom. Recommend further evaluation of this concern by a licensed repair specialist and repaired as needed.

(B5 - 1) Vegetation, *Location: Main House*
Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Vegetation

The vegetation in some areas around the perimeter of the home is over grown and making contact with the home. This also blocks the air circulation and limited the inspection of some areas. Recommend consulting a qualified person to evaluate and trim vegetation as needed.

(B5 - 2) Grading, *Location: Main House Right*
Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 2.1) Grading

Efforts to control soil erosion on the right side of the home need further evaluation and repairs. Erosion was noted to the gravel bed and soil that will worsen over time if not repaired. Recommend consulting a licensed general contractor for further evaluation and repairs.

(C2 - 1) Main House, *System Type: Standard Tray System*
Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House

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

(C2 - 1.2) Main House

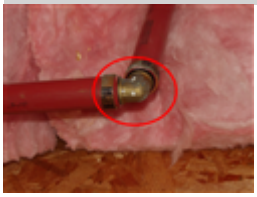
During the inspection, the gutters were found to contain debris. This debris prevents the gutters from properly removing water that is shed from the roof areas by clogging gutter trays and down spouts. Water build up in the gutter trays can lead to water penetration of the roofing materials. Water can also overflow onto the foundation areas and cause moisture issues and/or soil erosion to the foundation and crawlspace areas. Recommend cleaning and regularly scheduled maintenance to ensure proper operation of the gutter system.

(C2 - 1.3) Main House

The downspout on the left front garage corner is not securely fastened to the home. Recommend repairs by a qualified contractor.

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

(D1 - 1.3) All Accessible Areas



The visible plumbing lines in this home are cross-linked polyethylene (PEX) with brass fittings. Evidence of discolored/corroded fittings was noted during the basement inspection. This could be the result of dezincification of the brass alloy. Dezincification occurs when zinc leaches from the brass leaving the fittings in a weakened state. As the zinc leaches, it can also form a build-up inside the fitting restricting water flow and ultimately leaving the plumbing system prone to failure. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern and to make necessary repairs.

(D1 - 1.4) All Accessible Areas

Additional photo showing corrosion on brass PEX fitting above the water heater.

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

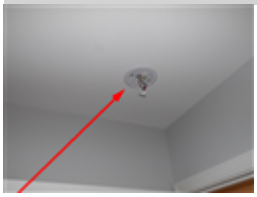
(E5 - 2.1) Interior

Some of the light fixtures for the home were not operational/tested at the time of inspection. This could be due to burned out bulbs. Recommend replacement of the bulbs and contact a licensed electrical contractor for further evaluation and repair is issue is not corrected by bulb replacement.

(E5 - 2.2) Interior

Some of the light fixtures on the interior of the home were noted to dim and brighten indicating an issue with the light and/or fixture. Recommend replacement of the bulbs and consult with a licensed electrical contractor if issues persist.

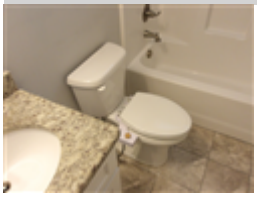
(E5 - 2.3) Interior



A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced where missing by a qualified person and updated every 5 to 7 years and batteries changed annually.

(H3 - 1) Bathroom: Main Level
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Bathroom: Main Level



The main level bathroom toilet was noted to be missing the toilet seat screw covers, have damage to the seat bumper, and have the supply line for the bidet disconnected. Recommend a licensed plumbing contractor for repairs as needed.

(H3 - 2) Bathroom: Master
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom: Master

The master bathroom toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. The toilet was also noted to have damage to the seat bumper. A licensed plumbing and general contractor should be consulted for evaluation and repair.

(H3 - 2.2) Bathroom: Master

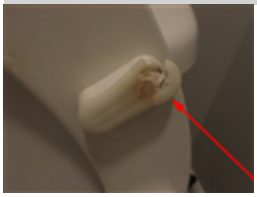


Photo showing damage to the seat bumper.

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

(H4 - 1.1) Garage

The lumber used to support the garage shelf appears to be undersized and installed with what appears to be standard non-structural screws. The fastener installation is crucial to the function of the support, when nails are replaced by screws, only screws determined to be structurally rated should be used. In general, standard screws are not approved for load bearing installations. A licensed general contractor should be consulted for complete evaluation of the shelf to determine the severity of this concern and to make repairs as needed to ensure the structural integrity of the shelf.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word “inspect” per the home inspection standards of practice means the act of making a visual examination. This report was prepared for a specific client (homeowner) to prepare for a real estate sale. This report reflects the condition of the property at the time of the inspection only and does not imply that no concerns other than those reported exist. This report was not intended to replace or discourage a buyer from having their own inspector perform a home inspection of the property. It is recommended that any potential buyer request a home inspection from a professional of their choice to reflect the condition of the property at the time of their purchase. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 68 Deg. F

Weather Conditions: Rain - Light

Inspection Report Body

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

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

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

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

(A1 - 1) Main House — Structural: Foundation

IN/NI LT: IN

Foundation Type: Basement: Daylight: Exterior/Interior Entrance
Foundation Materials: Block

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

IN/NI LT: IN

Column/Pier Type: Column: Exterior
Column/Pier Materials: Undetermined: Square: Clad Covered

(A3 - 1) Main House — Structural: Floor Structure

IN/NI LT: IN

Sub-Floor Type: OSB
Floor Joist Type: Engineered System: I- Joists: Wood
Girder/Beam Type: Not Visible For Inspection: Description

(A4 - 1) Basement
Structural: Wall Structure

IN/NI LT: IN

Wall Structure Type: Standard Construction: Dimensional Lumber: Wood

(A5 - 1) Attic
Structural: Ceiling Structure

IN/NI LT: IN

Ceiling Joist Type: Engineered System: Truss: Wood
Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT: IN

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

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

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

(B1 - 1) Main House Front
Exterior: Wall Cladding

IN/NI LT: IN

Wall Cladding Type: Stone Veneer
Trim Type: Plastic PVC

(B1 - 2) Main House
Exterior: Wall Cladding

IN/NI LT: IN

Wall Cladding Type: Vinyl Horizontal
Trim Type: Plastic PVC

(B2 - 1) Door
Exterior: Windows and Doors

IN/NI LT: IN

Window/Door Type: Door: Main Entrance
Location: Main House Front

(B2 - 2) Door
Exterior: Windows and Doors

IN/NI LT: IN

Window/Door Type: Door: Patio: Sliding
Location: Main House Rear: Main Level

(B2 - 3) Door
Exterior: Windows and Doors

IN/NI LT: IN

Window/Door Type: Door: Patio: Sliding
Location: Main House Rear:Basement

(B2 - 4) Door
Exterior: Windows and Doors — IN/NI LT: IN

Window/Door Type: Door: Single: Window
Location: Main House Left

(B2 - 5) Door
Exterior: Windows and Doors — IN/NI LT: IN

Window/Door Type: Door: Single
Location: Garage/House Entry

(B2 - 6) Door
Exterior: Windows and Doors — IN/NI LT: IN

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

(B2 - 7) Windows
Exterior: Windows and Doors — IN/NI LT: IN

Window/Door Type: Window: Double
Location: Main House

(B3 - 1) Porch
Exterior: Decks, Porches, Stoops, and Balconies — IN/NI LT: IN

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

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

(B3 - 1.1) Porch

The bottom stringer for the porch handrailing is not securely fastened to the bottom post. Recommend repairs by a licensed repair specialist.

(B3 - 1.2) Porch

The steps at the entrance of the home have a noticeable variance in the height of the first step. This configuration could result in the trip or fall hazard as someone enters or leaves the home. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

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

IN/NI LT
IN

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

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

(B3 - 2.1) Deck

Pickets on the handrailing was noted to not be securely fastened to the stair stringer along the bottom. Recommend further evaluation of this concern by a licensed repair specialist and repaired as needed.

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

IN/NI LT
IN

Construction Type: Concrete
Location: Garage Front

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

IN/NI LT
IN

Construction Type: Concrete
Location: Main House Rear

(B5 - 1) Vegetation
Exterior: Vegetation and Grading

IN/NI LT
IN

Location: Main House

(B5 - 1) Vegetation
Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Vegetation

The vegetation in some areas around the perimeter of the home is over grown and making contact with the home. This also blocks the air circulation and limited the inspection of some areas. Recommend consulting a qualified person to evaluate and trim vegetation as needed.

(B5 - 2) Grading
Exterior: Vegetation and Grading

IN/NI LT
IN

Location: Main House Right

(B5 - 2) Grading
Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 2.1) Grading

Efforts to control soil erosion on the right side of the home need further evaluation and repairs. Erosion was noted to the gravel bed and soil that will worsen over time if not repaired. Recommend consulting a licensed general contractor for further evaluation and repairs.

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

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

C - Roofing Section
(Roof Covering Inspection Methods):

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

(C1 - 1) Main House
Roofing: Coverings

IN/NI LT
IN

Roof Covering Type: Shingles/Fiberglass

(C2 - 1) Main House
Roofing: Drainage Systems

IN/NI LT
IN

System Type: Standard Tray System

(C2 - 1) Main House
Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House

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

(C2 - 1.2) Main House

During the inspection, the gutters were found to contain debris. This debris prevents the gutters from properly removing water that is shed from the roof areas by clogging gutter trays and down spouts. Water build up in the gutter trays can lead to water penetration of the roofing materials. Water can also overflow onto the foundation areas and cause moisture issues and/or soil erosion to the foundation and crawlspace areas. Recommend cleaning and regularly scheduled maintenance to ensure proper operation of the gutter system.

(C2 - 1.3) Main House

The downspout on the left front garage corner is not securely fastened to the home. Recommend repairs by a qualified contractor.

(C3 - 1) Main House
Roofing: Flashings, Skylights, and Penetrations

IN/NI LT
IN

System Type: Plumbing Vent

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

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

(D1 - 1) All Accessible Areas Plumbing: Water Distribution Systems	IN/NI LT
	IN

Piping Materials: [PEX]

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

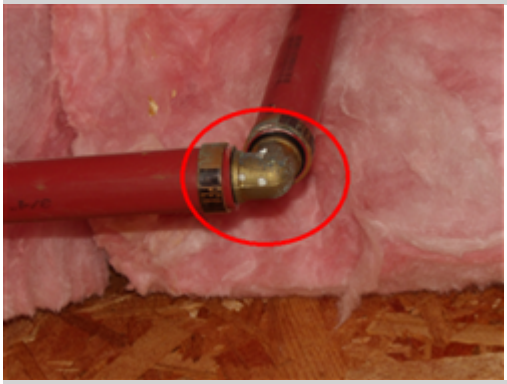
(D1 - 1.1) All Accessible Areas

Photo showing emergency water shut off valve located in the living room closet. The home has a second emergency water shut off located in the basements utility room. This is for your information only.

(D1 - 1.2) All Accessible Areas

Photo showing emergency water shut off located in basement utility room area.

(D1 - 1.3) All Accessible Areas



The visible plumbing lines in this home are cross-linked polyethylene (PEX) with brass fittings. Evidence of discolored/corroded fittings was noted during the basement inspection. This could be the result of dezincification of the brass alloy. Dezincification occurs when zinc leaches from the brass leaving the fittings in a weakened state. As the zinc leaches, it can also form a build-up inside the fitting restricting water flow and ultimately leaving the plumbing system prone to failure. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern and to make necessary repairs.

(D1 - 1.4) All Accessible Areas

Additional photo showing corrosion on brass PEX fitting above the water heater.

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

Piping Materials: [PVC]
Trap Materials: [Plastic]

(D3 - 1) Unit #1 IN/NI LT
Plumbing: Water Heating Equipment IN

Location: Utility Room: Basement
Capacity: 50 Gallons
Energy Source: Electric

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

(D3 - 1.1) Unit #1

Photo showing water heating unit located in the basement utility room. This is for your information only.

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

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

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

Smoke Detectors are Present in this Home
Carbon Monoxide Detectors are Present in this Home

(E1 - 1) Underground Electrical: Main Service

IN/NI LT: IN

Grounding Electrode: Driven Rod

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

(E1 - 1.1) Underground

Photo of main electrical service. This is for your information only.

(E2 - 1) Main Panel #1 Electrical: Main Panels

IN/NI LT: IN

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

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

(E2 - 1.1) Main Panel #1

Photo of main electrical panel located on exterior of home. This is for your information only.

(E2 - 2) Main Panel #2
Electrical: Main Panels

IN/NI LT
IN

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

(E2 - 2) Main Panel #2
Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 2.1) Main Panel #2

Photo of main electrical panel located in the garage area. This is for your information only.

(E4 - 1) Attic
Electrical: Branch Circuits

IN/NI LT
IN

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

(E5 - 1) Exterior
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT
IN

GFCI Protection Present:

(E5 - 2) Interior
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT
IN

GFCI Protection Not Present:

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

(E5 - 2.1) Interior

Some of the light fixtures for the home were not operational/tested at the time of inspection. This could be due to burned out bulbs. Recommend replacement of the bulbs and contact a licensed electrical contractor for further evaluation and repair is issue is not corrected by bulb replacement.

(E5 - 2.2) Interior

Some of the light fixtures on the interior of the home were noted to dim and brighten indicating an issue with the light and/or fixture. Recommend replacement of the bulbs and consult with a licensed electrical contractor if issues persist.

(E5 - 2.3) Interior

A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced where missing by a qualified person and updated every 5 to 7 years and batteries changed annually.

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

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

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

IN/NI LT
IN

Location: Attic
Equipment Type: Heat Pump: Split System
Energy Source: Electric

(F1 - 2) Heating Unit #2
Heating: Equipment

IN/NI LT
IN

Location: Basement: Utility Room
Equipment Type: Heat Pump: Split System
Energy Source: Electric

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

IN/NI LT
IN

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

(F2 - 2) Heating Unit #2
Heating: Distribution Systems

IN/NI LT
IN

Location Observed/Access: Basement: Utility Room
Distribution System Type: Forced Air: Metal Box: Flexible Branch

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

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 - 1) Cooling Unit #1
Cooling: Equipment

IN/NI LT
IN

Location: Attic
Equipment Type: Heat Pump: Split System
Energy Source: Electric

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

(G1 - 1.1) Cooling Unit #1

Photo of exterior HVAC unit 1. This is for your information only.

Manufacturer: International Comfort
Serial Number: E193109074
Model Number: N4H430GKG101
Date: July 2019

(G1 - 1.2) Cooling Unit #1

Photo of HVAC air handler unit 1 located in the attic. This is for your information only.

(G1 - 2) Cooling Unit #2
Cooling: Equipment

IN/NI LT
IN

Location: Basement: Utility Room
Equipment Type: Heat Pump: Split System
Energy Source: Electric

(G1 - 2) Cooling Unit #2
Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 2.1) Cooling Unit #2

Photo of exterior HVAC unit 2. This is for your information only.

Manufacturer: International Comfort
Serial Number: E194007292
Model Number: N4H418GKG101
Date: October 2019

(G2 - 1) Cooling Unit #1
Cooling: Distribution Systems

IN/NI LT
IN

Location Observed/Access: Basement
Distribution System Type: Same as Heating

(G2 - 2) Cooling Unit #2
Cooling: Distribution Systems

IN/NI LT
IN

Location Observed/Access: Attic
Distribution System Type: Same as Heating

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

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

(H1 - 1) All Rooms — Interiors: General Rooms

IN/NI LT: IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]
GFCI Protection Not Present:

(H2 - 1) Kitchen — Interiors: Kitchens

IN/NI LT: IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]
GFCI Protection Present:

(H3 - 1) Bathroom: Main Level — Interiors: Bathrooms

IN/NI LT: IN

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Present:

(H3 - 1) Bathroom: Main Level
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Bathroom: Main Level

The main level bathroom toilet was noted to be missing the toilet seat screw covers, have damage to the seat bumper, and have the supply line for the bidet disconnected. Recommend a licensed plumbing contractor for repairs as needed.

(H3 - 2) Bathroom: Master
Interiors: Bathrooms

IN/NI LT
IN

Bathroom Ventilation: [Ventilation Exhaust Fan] [Operable Window]
GFCI Protection Present:

(H3 - 2) Bathroom: Master
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom: Master

The master bathroom toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. The toilet was also noted to have damage to the seat bumper. A licensed plumbing and general contractor should be consulted for evaluation and repair.

(H3 - 2.2) Bathroom: Master

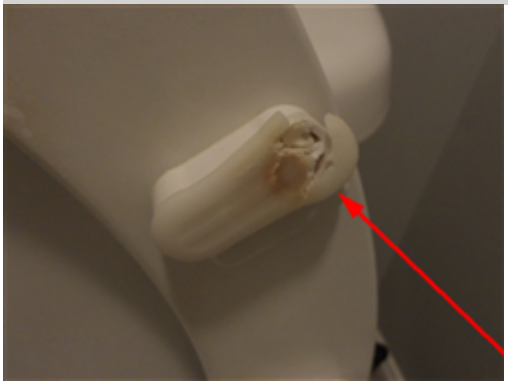


Photo showing damage to the seat bumper.

(H3 - 3) Bathroom: Basement
Interiors: Bathrooms

IN/NI LT
IN

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Present:

(H4 - 1) Garage
Interiors: Garage(s)

IN/NI LT
IN

GFCI Protection Present:
Garage Door Safety Sensor Present:
Door Inspection Methods: The Garage door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter are not inspected or operated.

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

(H4 - 1.1) Garage

The lumber used to support the garage shelf appears to be undersized and installed with what appears to be standard non-structural screws. The fastener installation is crucial to the function of the support, when nails are replaced by screws, only screws determined to be structurally rated should be used. In general, standard screws are not approved for load bearing installations. A licensed general contractor should be consulted for complete evaluation of the shelf to determine the severity of this concern and to make repairs as needed to ensure the structural integrity of the shelf.

(H5 - 1) Attic: Unfinished
Interiors: Attics, Basements, Areas, Other

IN/NI LT
IN LT

Additional Area Conditions/Limitations: [Unfinished Area]
Limitation(s): The attic area was inspected from the central walk board area only. The inspection was very limited.

(H6 - 1) Fireplace: Pre-Manufactured: Faux
Interiors: Fireplaces and Stoves

IN/NI LT
IN

Location: Basement
Energy Source: Electricity
Exhaust Flue Type: N/A

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

The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

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

IN/NI LT: IN

Insulation Type: Loose: Cellulose
Ventilation Type: Soffit: Ridge

(I1 - 2) Basement: Utility Room Insulation and Ventilation: Areas

IN/NI LT: IN

Insulation Type: Batt: Unfaced
Ventilation Type: Closed Space: House Supply

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

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

(J1 - 1) All Built In Appliances Built In Appliances: Equipment

IN/NI LT: IN

Location: Kitchen
Inspection Method: All built in appliances worked properly and as intended at the time of inspection.