(B1 - 1.8) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 6 Far view

(B1 - 1.9) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 6 Close view

(B1 - 1.10) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 6 Close view

(B1 - 1.11) All Accessible Areas

Cracks were noted below the right rear side fireplace windows and over the left side kitchen windows in the brick veneer. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home were closed at the time of the inspection and presented no visible evidence of progression to the foundation areas, however, the cracks could open or change seasonally. The owners should be asked for disclosure related to the progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumer or buyer concerns at the time of resell. The buyers should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, repaired by a general contractor, and monitored to establish a history of stability. If additional information is needed an engineer should be consulted.

-Under the right rear side fireplace room windows, Close view.

(B1 - 1.12) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-11

-Under the right rear side fireplace room windows, Far view.

(B1 - 1.13) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-11

-Over the left rear side kitchen windows, Close view.

(B1 - 1.14) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-11

-Over the left rear side kitchen windows, far view.

(B2 - 1) All Windows **IN/NI LT**
Exterior: Windows and Doors **IN**

Window/Door Type: Wood double hung and stationary, not insulated
Location: All Accessible

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

(B2 - 1.1) All Windows

The windows are in need of further evaluation and repair, as they were noted to be of great age and in poor condition. Replacing of all windows is recommended. the following items were noted at the time of the inspection. A complete evaluation is needed as a repair plan is developed to determine the extent of the damage.
Repair/replacement is needed to ensure that the home is secure and protected from air/water penetration. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

1. Several broken large and small window panes were noted on the front and left side windows. The broken glass should be repaired to prevent accidental injury and weather intrusion.
2. Several broken or missing glass panes were noted on several storm windows.
3, Several windows have soft and decayed wood in the sill, trim, sash area; more on windows that have portable a/c units. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible.

(B2 - 1.2) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 1.3) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 1.4) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 1.5) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 1.6) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 1.7) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 1.8) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 1.9) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 1.10) All Windows

Additional Photograph: This is a photograph of above noted item 1-1

(B2 - 2) All Doors **Exterior: Windows and Doors**	**IN/NI LT** **IN**

Window/Door Type: Door: Single
Location: All Accessible

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

(B2 - 2.1) All Doors

The doors are in need of further evaluation and repair, the following items were noted at the time of the inspection. A complete evaluation is needed as a repair plan is developed to determine the extent of the damage. Repair/replacement is needed to ensure that the home is secure and protected from air/water penetration. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

1. Broken glass on front storm door.
2. The rear exterior door has soft and decayed wood in the lower frame area. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. Rear storm door has been taken down.
3. The left rear furnace rom door slab has soft and decayed wood in the door panel and trim areas. Decay in the door panel can result in leaking and water penetration and should be repaired as soon as possible.

-Comment # 1

(B2 - 2.2) All Doors

Additional Photograph: This is a photograph of above noted item 2-1

-Comment # 2

(B2 - 2.3) All Doors

Additional Photograph: This is a photograph of above noted item 2-1

-Comment # 2

(B2 - 2.4) All Doors

Additional Photograph: This is a photograph of above noted item 2-1

-Comment # 3

(B3 - 1) Porch **IN/NI LT**
Exterior: Decks, Porches, Stoops, and Balconies **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 front porch is in need of further evaluation and repair, the following items were noted at the time of the inspection. A complete evaluation is needed as a repair plan is developed to determine the extent of the damage. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

1. Great damaged noted on the front porch ceiling, adjacent to the front entrance door likely indicates history of a roof 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.
2. The right front corner of porch floor pad is cracked and has moved to a point no longer level with the brick perimeter. This condition could indicate a problem with the pad support. The movement of the pad has resulted in an uneven walking surface and created an opening where water could enter the foundation area.
3. The front porch hand railings are loose, damaged, and decayed and in need of repair or replacement to ensure safe and functional use of the deck/porch.

-Comment # 1

(B3 - 1.2) Porch

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 1

(B3 - 1.3) Porch

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 2

(B3 - 1.4) Porch

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 3

(B3 - 1.5) Porch

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 3

(B3 - 1.6) Porch

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 3

(B3 - 1.7) Porch

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 3

(B3 - 1.8) Porch

Also repair: damaged and loose right side porch handrail.

(B3 - 1.9) Porch

Also repair: damaged and loose handrails on left rear storage room/furnace room entry.

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) All Accessible Areas
Roofing: Coverings

IN/NI LT
IN

Roof Covering Type: Shingles/Composite/Fiberglass

(C1 - 1) All Accessible Areas
Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) All Accessible Areas

Note: The home was under a roof shingle replacement a the time of inspection. A licensed roofing contractor should be consulted for a complete evaluation of the roofing systems to verify that shingles are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system.

(C1 - 1.2) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(C1 - 1.3) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(C1 - 1.4) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(C1 - 1.5) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(C1 - 1.6) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(C2 - 1) N/A
Roofing: Drainage Systems

IN/NI LT
IN

System Type: N/A

(C2 - 1) N/A
Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) N/A

This home does not have a system such as gutters to control roof drainage. 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.

(C4 - 1) All Accessible Areas
Roofing: Chimneys and Flues

IN/NI LT
IN

Type: Chimney: Masonry

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

Main Water Shut-Off Location: Water Meter
Water Supply Type: Public

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: [Copper/Brass] [CPVC] [Galvanized]

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

IN/NI LT
IN

Piping Materials: [Galvanized] [Cast Iron] [PVC]

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

(D2 - 1.1) All Accessible Areas

Most plumbing waste lines for the home are likely the original steel galvanized and cast iron drain pipes. As galvanized and cast iron pipes age they tend to corrode along the inside diameter and become clogged. Evidence such as slow drainage of the sinks and tubs, and visible areas of corrosion indicate that the pipes for this home are nearing the end of their service line. Several areas of corrosion and small dripping leaks were noted in the foundation area of the home. A plumbing contractor should be consulted for a full evaluation of the system and to make necessary repairs.

(D2 - 1.2) All Accessible Areas

Additional Photograph: This is a photograph of above noted item 1-1

(D2 - 1.3) All Accessible Areas

The waste line for the kitchen sink is damaged and leaking. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

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

Location: Kitchen
Capacity: 30 Gallons
Energy Source: Electric

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

(D3 - 1.1) Unit #1

M# E6-30H45DV 100
S# 2409138061337

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

(E1 - 1) Overhead Electrical: Main Service

IN/NI LT: IN

Grounding Electrode: Driven Rod

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

(E1 - 1.1) Overhead

The electrical mast weather-head cover is missing/damaged. The cover protects the service cable and electrical system from water penetration. Water penetration in the electrical system can result in extremely dangerous conditions. The Power Company and or a licensed electrical contractor should be consulted to determine the significance of this concern and if repairs are needed.

(E1 - 1.2) Overhead

Large hole on siding next to the electrical service head mast should be repaired to prevent entry of rain and/or rodents.

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

IN/NI LT: IN

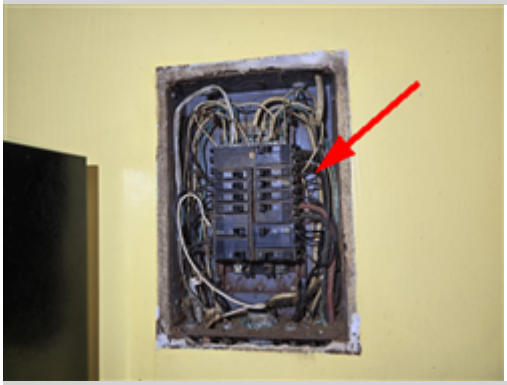
Location: Kitchen
Amperage Rating: 100 Amps
Voltage Rating: 120/240 Volts, 1 Phase
Service Cable Material: Aluminum

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

(E2 - 1.1) Main Panel #1

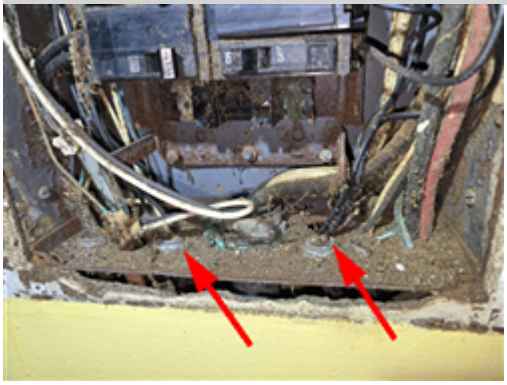
View of main electrical service panel in kitchen, cover on.

(E2 - 1.2) Main Panel #1



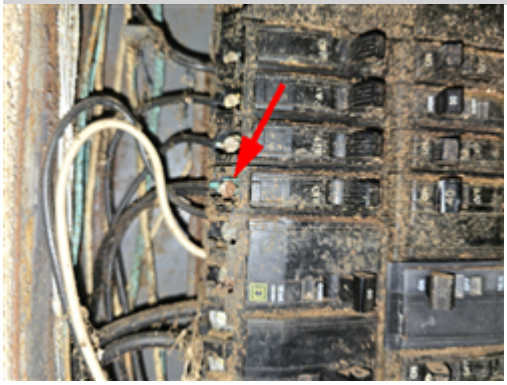
View of main electrical service panel in kitchen, cover off.

(E2 - 1.3) Main Panel #1



Several Romex wire connectors are missing from the bottom and top interior of the electrical panel. This would not protect the dwelling in case of shorts or arcs inside the electrical panel. This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E2 - 1.4) Main Panel #1



The single pole circuit breaker located on the left side of the electrical panel has two conductors attached to the power screw. Unless the breaker is rated for double taps loose connections and circuit overloads are possible. 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 further evaluation to verify the breaker rating and to make necessary repairs.

(E4 - 1) **Electrical: Branch Circuits**	**IN/NI LT** **IN**

(E4 - 1)
Electrical: Branch Circuits (Defects, Comments, and Concerns):

(E4- 1.1)

Disconnected knob and tube type wires were noted throughout the attic. Disconnected wires should be removed or properly terminated. The disconnected wires leave 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)

Additional Photograph: This is a photograph of above noted item 1-1

(E5 - 1) Interior and Exterior **Electrical: Light Fixtures, Receptacles, Smoke Detectors**	**IN/NI LT** **IN**

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

(E5 - 1.1) Interior and Exterior

The interior and exterior electrical fixtures and receptacles of the home are in need of further evaluation and repair. The following concerns were noted at the time of the inspection: The fixtures need repair to ensure proper and safe operation. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

1. Missing and damaged light bulbs were noted next to the front entrance door.
2. Multiple receptacles tested as open ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. The exterior electrical receptacle left of furnace room door had no power or tested as not hot. This could indicate a damaged receptacle or branch wiring circuit. No GCFI receptacles noted the on exterior of home.
3. The left rear storage room/furnace room ceiling light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture.
4. This home has a limited number of smoke detectors as compared to current standards. Currently is it recommended that a smoke detector be installed at each floor level in the home and in each sleeping room. Foyer ceiling smoke detector not operational. Correction is recommended. Installation is recommended.
5. Covers are missing or damaged on several electrical receptacles and light switches.

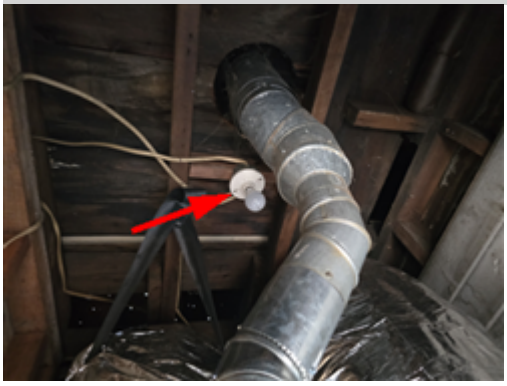
-Comment # 1

(E5 - 1.2) Interior and Exterior

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 2

(E5 - 1.3) Interior and Exterior



Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 3

(E5 - 1.4) Interior and Exterior

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 4

(E5 - 1.5) Interior and Exterior

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 5

(E5 - 1.6) Interior and Exterior

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 5

(E5 - 1.7) Interior and Exterior

Additional Photograph: This is a photograph of above noted item 1-1

-Comment # 5

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: Utility Room
Equipment Type: Gas: Furnace
Energy Source: Electric

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

(F1 - 1.1) Heating Unit #1

View of gas furnace:

M# Z8ES080B12SMPS1A
S#C2H4650846

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

IN/NI LT: IN

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

(F2 - 1) Heating Unit #1
Heating: Distribution Systems (Defects, Comments, and Concerns):

(F2 - 1.1) Heating Unit #1

The duct system is in need of repair to ensure proper air flow and conditioning of the interior areas. The duck work was noted to be in poos condition. The following concerns were noted at the time of the inspection: A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

1. Heavy debris was noted at several hvac duct lines at the hvac register vents throughout the interior of home. All hvac duct lines should be free of any debris for proper and clean air flow.
2. The duct system is in direct contact with the crawl space floor. Duct systems are required to have clearance from the ground surface to prevent water entry, to prevent decay, and to prevent contamination of the air supply.
3. The insulation cover for the duct branches throughout the crawl space is loose, torn, and/or deteriorated. The cover protects the duct structure and holds the insulation in place.
4. A duct located at right rear of crawl space, next to the hallway bathroom is disconnected and in need of repair/replacement. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.
5. Missing filters and filter grill noted at foyer area.
8. Note: Hvac duck work blocks adequate access to many areas of the crawl space.

(F2 - 1.2) Heating Unit #1

Additional Photograph: This is a photograph of above noted item 1-1

(F2 - 1.3) Heating Unit #1

Additional Photograph: This is a photograph of above noted item 1-1

(F2 - 1.4) Heating Unit #1

Additional Photograph: This is a photograph of above noted item 1-1

(F2 - 1.5) Heating Unit #1

Additional Photograph: This is a photograph of above noted item 1-1

(F2 - 1.6) Heating Unit #1

Additional Photograph: This is a photograph of above noted item 1-1

(F2 - 1.7) Heating Unit #1

Additional Photograph: This is a photograph of above noted item 1-1

(F3 - 1) Exterior **IN/NI LT**
Heating: Gas Piping and Fuel Storage Systems **IN**

Gas Piping Materials: Black Steel and copper
Fuel Turn Off Location: At Meter

(F3 - 1) Exterior
Heating: Gas Piping and Fuel Storage Systems (Defects, Comments, and Concerns):

(F3 - 1.1) Exterior

View of gas service meter on rear of home.

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: Rear exterior
Equipment Type: Electric: Split System
Energy Source: Electric

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

(G1 - 1.1) Cooling Unit #1

View of exteior A/C unit.
New unit.

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

IN/NI LT
IN LT

Location Observed/Access: Crawl Space
Distribution System Type: Forced Air: Metal Box: Metal Branch
Limitation of Inspection Methods: See heating comments:

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, 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 - 1) All Rooms
Interiors: General Rooms

IN/NI LT
IN LT

Limitation(s): Note: This home is currently occupied. Not all areas of the interior of home were visible or accessible due to stored items.

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

(H1 - 1.1) All Rooms

Random cracks were noted on ceiling of most bedrooms and in the kitchen area. The ceiling is cracked. No related concerns were noted throughout the adjacent inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. A general repair specialist should be consulted for evaluation and repair to ensure that the ceiling is secure.

(H1 - 1.2) All Rooms

Additional Photograph: This is a photograph of above noted item 1-1

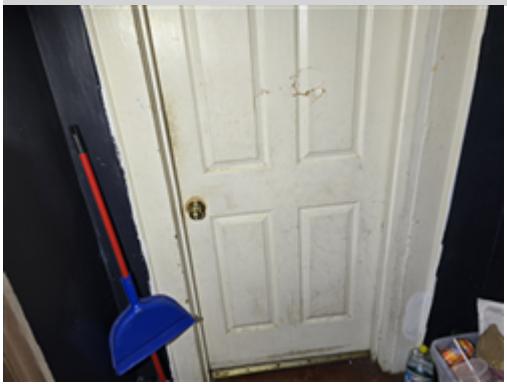
(H1 - 1.3) All Rooms

Additional Photograph: This is a photograph of above noted item 1-1

(H1 - 1.4) All Rooms

The door jambs at left front and right front bedrooms are split in the striker plate areas where the door lock is engaged to provide security. This could indicate improper installation or forced entry of the door. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 1.5) All Rooms



The hallway bathroom door is damaged split/busted panel area. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 1.6) All Rooms

Missing door at entryway between kitchen and left rear bedroom.

(H1 - 1.7) All Rooms

Damaged door handle noted on main front entrance door.

(H1 - 1.8) All Rooms

Sloped area of interior floors noted at along wall shared by the right front bedroom and rear fireplace room. The cause for this unlevel area was not determined as this area of crawl space was not accessible.

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

(H2 - 1) Kitchen
Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen

Unlevel and unstable interior floor noted in kitchen. This is the cause of severe moisture damaged floor system as noted in the structural floor comments: A licensed general contractor should be consulted for evaluation and repair.

(H3 - 1) Main hallway bathroom
Interiors: Bathrooms

IN/NI LT
IN

(H3 - 1) Main hallway bathroom
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Main hallway bathroom

Damaged wall noted around the hallway bathroom tub.

(H3 - 1.2) Main hallway bathroom

Downspout and water control knobs are loose and leaking at the hallway bathroom. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(H3 - 1.3) Main hallway bathroom

Moisture damage window cashing noted around the interior of the hallway bathroom.

(H3 - 1.4) Main hallway bathroom

The hallway bathroom sink vanity is loose and has very poor drain flow. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanatory conditions.

(H3 - 2) Master bathroom **Interiors: Bathrooms**	**IN/NI LT**
	IN

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

(H3 - 2.1) Master bathroom

Evidence suggests that the master bathroom ceiling has been repaired/painted. The owner should be asked for disclosure related to the extent of any related repairs, leaks or problems and the reason the ceiling was painted. New paint can limit the inspection as all history of defects or concerns are not visible.

(H3 - 2.2) Master bathroom

Wall damage was also noted around the master bathroom toilet area. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

Location: Family Room and at kitchen and left front bedroom
Energy Source: Not in current use
Exhaust Flue Type: Masonry: Clay Tile Liner

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

(H6 - 1.1) Fireplaces: Masonry

Fireplaces were not in currently use. All were blocked by large stored items. A HVAC contractor or a fireplace installation specialist should be consulted to evaluate the fireplace systems and make necessary repairs to ensure proper and safe operation of the units.

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

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

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

IN/NI LT
IN LT

Insulation Type: Loose: Fiberglass
Ventilation Type: Soffits and Gables
Limitation(s): Note: Crawl space is not equipped with insulation.
Due to age of home, presence of insulation on exterior walls was not determined.

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.