

Coastal Property Inspections



252-670-8599

Property Inspection Report

April 23, 2025 (8:00 AM)

042301
4513 Country Club Road G 101
Morehead City, NC



Prepared For:
Katrina O'Connor

Prepared By:
Paul Graham
5747

Coastal Property Inspections LLC

Inspector Signature

This report was prepared for the exclusive use of the client named above. This report remains the property of the inspector and/or inspection company. The report cannot be transferred or sold. Acceptance and/or use of the inspection report binds the client to the terms of the Inspection Contract.

Table of Contents

Legend

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

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

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

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

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

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

Summary

Report

A. Exterior

A1. Wall Cladding

(A1-1) Main House IN LT

A2. Windows and Doors

(A2-1) All Doors IN LT

(A2-2) All Windows IN LT

A3. Decks, Porches, Stoops, and Balconies

(A3-1) Deck IN LT

(A3-2) Stoop IN

A4. Driveways, Patios, Walks, Retaining

(A4-1) Driveway and Front Walk IN LT

B. Structural

B1. Foundation

(B1-1) Main House IN LT

B3. Floor Structure

(B3-1) Main House IN

B4. Wall Structure

(B4-1) All Interior Areas IN LT

B5. Ceiling Structure

(B5-1) All Accessible Attic Areas IN LT

B6. Roof Structure

(B6-1) Main House IN LT

C. Roofing

C1. Coverings

(C1-1) Main House IN LT

C2. Drainage Systems

(C2-1) Main House IN LT

C3. Flashings, Skylights, Penetrations

(C3-1) Main House IN LT

D. Plumbing**D1. Main Water Supply**

(D1-1) Main IN LT

D2. Water Distribution Systems

(D2-1) All Accessible Areas IN LT

D3. Drain, Waste, Vent Systems

(D3-1) All Accessible Areas IN LT

D4. Water Heating Equipment

(D4-1) Unit 1 IN LT

E. Electrical**E1. Main Service**

(E1-1) Underground IN

E2. Main Panel

(E2-1) Main Panel IN

E3. Distribution Panels

(E3-1) Distribution Panel 1 IN

E4. Branch Circuits, Wiring

(E4-1) All accessible IN LT

E5. Light Fixtures, Receptacles, Smoke Detectors

(E5-1) Exterior IN LT

F. Heating Systems**F1. Equipment**

(F1-1) Heating Unit 1 IN LT

F2. Distribution System

(F2-1) Heating Unit 1 IN LT

G. Cooling Systems**G1. Equipment**

(G1-1) Cooling Unit 1 IN LT

G2. Distribution System

(G2-1) Cooling Unit 1 IN LT

H. Interiors**H1. General Rooms**

(H1-1) Bedroom Top Left IN LT

(H1-2) Bedroom Top Right IN LT

(H1-3) Bedroom: Master IN LT

(H1-4) Dining Area IN LT

(H1-5) Laundry IN LT

(H1-6) Living Room	IN	LT
(H1-7) Stairway	IN	LT
H2. Kitchens		
(H2-1) Kitchen	IN	LT
H3. Bathrooms		
(H3-1) Bathroom: 2nd Floor	IN	LT
(H3-2) Bathroom: Master	IN	LT
I. Insulation & Ventilation		
I1. General		
(I1-1) Attic: All Accessible	IN	LT
J. Appliances		
J1. Appliances		
(J1-1) Dishwasher	IN	LT
(J1-2) Microwave: Over Range	IN	LT
(J1-3) Oven: Range: Electric	IN	LT

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.

H1. Interiors: General Rooms

H1-1 Bedroom Top Left

The window has a double pane glass filled with spacers between the two glass panes that are sealed by a metal track and or gasket. The gasket has failed and or is damaged. This could indicate that the seal has been jeopardized which will allow moisture between the panes, cause a cloudy appearance, and/or reduce the energy efficiency of the window. A general contractor or window specialist should be consulted to evaluate all windows, determine the significance of this concern and make necessary repairs.

H1. Interiors: General Rooms

H1-2 Bedroom Top Right

The window has a double pane glass filled with spacers between the two glass panes that are sealed by a metal track and or gasket. The gasket has failed and or is damaged. This could indicate that the seal has been jeopardized which will allow moisture between the panes, cause a cloudy appearance, and/or reduce the energy efficiency of the window. A general contractor or window specialist should be consulted to evaluate all windows, determine the significance of this concern and make necessary repairs.

H1. Interiors: General Rooms

H1-6 Living Room

Stains on the ceilings 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.

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. This inspection was limited because the subject property was one unit in a section of homes such as a townhouse or condominium and some foundation, roofing, attic, and or exterior sides were shared or not accessible. Areas that were discovered as not accessible will be identified in the body of the report. It is important for the client to understand the limitations and responsibilities as outlined by the homeowners association related to major systems and components such as foundation, roofing, and exterior systems. The word 'inspect' per the home inspection standards of practice 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, 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 evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Temperature: 70 Deg. F

Weather Conditions: Cloudy

A. Exterior

The exterior inspection of this home was limited because the subject property was one unit in a section of homes such as a townhouse or condominium and exterior sides were shared or not accessible. 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. 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. It is important for the client to understand the limitations and responsibilities as outlined by the homeowner s association related to exterior systems.

A1. Exterior: Wall Cladding

A1-1 Main House

IN LT

Cladding Type: Vinyl Horizontal
Trim Type: Wood Clad: Aluminum

Inspection Limitation(s):

Flashings are not visible due to construction methods, siding prevents inspection access of flashings at porch or vertical wall areas. Since flashings are not fully visible, defects related to flashings are only discoverable when indications of direct water penetration or decay are located.

(A1-1.1) Main House



As seen from the left side of the home: One or more exterior wall penetrations had gaps/holes that should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

(A1-1.2) Main House



As seen from the left side of the home: One or more exterior wall penetrations had gaps/holes that should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

A2. Exterior: Windows and Doors

A2-1 All Doors

IN LT

Window/Door Type: Exterior Doors
Location: Main House

Inspection Limitation(s):

Flashings are not visible due to construction methods, siding prevents inspection access of flashings at porch or vertical wall areas. Since flashings are not fully visible, defects related to flashings are only discoverable when indications of direct water penetration or decay are located.

(A2-1.1) All Doors

The utility room door corrosion/rust in the lower panel area. Decay in the door panel can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(A2-1.2) All Doors

The front door weather-stripping is damaged/missing. The weather-stripping needs repair-replacement to ensure that the door closes securely and is weather tight. Recommend consulting a general repair specialist for repair.

A2. Exterior: Windows and Doors**A2-2 All Windows****IN LT****Window/Door Type:** Windows**Location:** Main House**Inspection Limitation(s):**

Flashings are not visible due to construction methods, siding prevents inspection access of flashings at porch or vertical wall areas. Since flashings are not fully visible, defects related to flashings are only discoverable when indications of direct water penetration or decay are located.

A3. Exterior: Decks, Porches, Stoops, and Balconies**A3-1 Deck****IN LT****Construction Type:** Wood (Wood Surface)**Location:** Main House Rear**Inspection Limitation(s):**

Wood decks should be securely bolted to the structure of the home or have direct support such as post at all corners. The verification of the deck attachment or support system was beyond the scope of the home inspection, the area was not accessible for inspection. Unless it can otherwise be proven to be self-supporting, the deck attachment should be verified.

(A3-1.1) Deck



The deck surface boards are cupped and splintered. Splintering boards can result in injury such as puncture wounds and should be considered hazardous for children. 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.

(A3-1.2) Deck



The deck surface boards are cupped and splintered. Splintering boards can result in injury such as puncture wounds and should be considered hazardous for children. 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. Exterior: Decks, Porches, Stoops, and Balconies

A3-2 Stoop

IN

Construction Type: Concrete (Concrete Surface)

Location: Main House Front

A4. Exterior: Driveways, Patios, Walks, Retaining

A4-1 Driveway and Front Walk

IN LT

Construction Type: Asphalt/Concrete

Location: Main House Front

Inspection Limitation(s):

The driveway of the home was inspected related to slope and drainage concerns that adversely affect the home. Driveway surface imperfections are considered cosmetic and not reported as defects.

B. Structural

All concerns related to structural components 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, roof 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. The foundation inspection was limited because the subject property is constructed on a slab foundation which is not visible for inspection due to construction methods, furniture, and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation, if additional information concerning the slab foundation is desired a professional engineer should be consulted prior to purchase.

B. Structural: Inspection Methods

The slab foundation could not be evaluated or inspected due to construction methods and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation. When accessible and safe the inspector entered attic inspection areas with a small probe, a camera, and a standard flash light. 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 spans, load transfers, 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

Foundation Type: Slab: Concrete

Foundation Materials: Brick: Concrete

Inspection Limitation(s):

The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during a home inspection.

B3. Structural: Floor Structure

B3-1 Main House

IN

Floor Joist Type: Not Visible for Inspection

Floor Beam Type: Not Visible for Inspection

Sub-Floor Type: Concrete Slab

B4. Structural: Wall Structure

B4-1 All Interior Areas

IN LT

Wall Structure Type: Finished Areas: Not Accessible

Inspection Limitation(s):

The wall structures are not visible for inspection or reporting a structural description.

B5. Structural: Ceiling Structure

B5-1 All Accessible Attic Areas

IN LT

Ceiling Joist Type: Engineered System: Truss: Wood

Ceiling Beam Type: Not Visible

Inspection Limitation(s):

The attic inspection was performed from the central walk board, remote or exterior perimeter areas were not accessible and therefore the inspection was limited.

B6. Structural: Roof Structure

B6-1 Main House

IN LT

Roof Type: Combination: Gable: Hip
Rafter/Beam Type: Engineered System: Truss: Wood
Roof Sheathing Type: OSB

Inspection Limitation(s):

Roof 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.

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

This inspection was limited because the subject property was one unit in a multi-story building such as a townhouse or condominium and many systems and components are shared by other units and not accessible. The roof covering, roof penetrations, flashing systems, and attic ventilation components were not fully accessible/visible and therefore the inspection was very limited. It is important for the client to understand their limitations and responsibilities related to maintenance and repairs of the roof coverings as outlined by the homeowner's association

C1. Roofing: Coverings

C1-1 Main House

IN LT

Roof Covering Type: Shingles Composite or Fiberglass

Inspection Limitation(s):

The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy.

C2. Roofing: Drainage Systems

C2-1 Main House

IN LT

Roof Drainage System Component Type: Gutter

Inspection Limitation(s):

Gutter systems are not inspected for design or sizing. Gutter systems are inspected for damage or evidence that they are not functioning.

(C2-1.1) Main House



The gutter extension is bent/damaged. This could be the result of physical damage. It is very important to keep gutters functioning properly to reduce direct drainage to the foundation and wall cladding systems. A qualified person specializing in the area of concern should be consulted for a complete evaluation and to make necessary repairs.

C3. Roofing: Flashings, Skylights, Penetrations

C3-1 Main House

IN LT

System or Component Type: Plumbing Vent

Inspection Limitation(s):

Roof penetrations such as boots for plumbing pipes have a high probability of leaking over the life of the roof covering. Roof surfaces and attic areas should be inspected annually.

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 installed under the slab and 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 LT

Main Water Shut Off Location: Water Meter

Water Supply Type: Public

Main Water Supply Line Materials: Not Visible

Inspection Limitation(s):

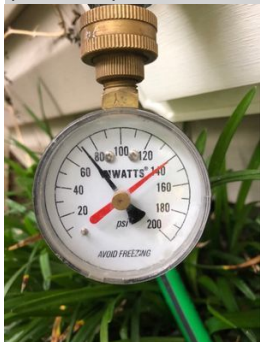
The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.

(D1-1.1) Main



For Your Records this is a photograph of the 3 main water turn offs located at the opposite end of the building. The water meter boxes are unmarked so it could not be determined which one belongs to G101.

(D1-1.2) Main



The water pressure of the townhome was 71psi at the time of inspection.

(D1-1.3) Main

For Your Records this is a photograph of the main water turn off located in the utility closet.

D2. Plumbing: Water Distribution Systems

D2-1 All Accessible Areas

IN LT

Distribution Line Materials: PEX

Inspection Limitation(s):

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 during a home inspection when the system cannot be put under the same load as presented by a family.

(D2-1.1) All Accessible Areas



This home has a private softener for potable water supply. Determining if the water supply is potable or of good quality is beyond the scope of the home inspection. Softeners require regular maintenance and can become contaminated with bacteria or other contaminants.

D3. Plumbing: Drain, Waste, Vent Systems

D3-1 All Accessible Areas

IN LT

Drain/Waste/Vent Line Materials: PVC

Drain/Waste Trap Line Materials: Plastic

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.

D4. Plumbing: Water Heating Equipment

D4-1 Unit 1

IN LT

Water Heater Location: Laundry

Fuel Source: Electric

Capacity: 38 Gallons

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) Unit 1



For Your Records this is a photograph of the water heater.

Manufacturer: A O Smith

Serial Number: 2010118488003

Model Number: ENLB-40 110

Date: 2020

(D4-1.2) Unit 1



The hot water temp at the time of inspection was 116.2 degrees.

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 Underground

IN

Grounding Electrode Type: Driven Rod

E2. Electrical: Main Panel

E2-1 Main Panel

IN

Location: Exterior

Service Cable Material: Undetermined

Amperage: 200 Amps

Voltage: 120-240 Volts: 1 Phase

(E2-1.1) Main Panel



For Your Records this is a photograph of the 3 main electric turn offs located at the opposite end of the building. The electric meter boxes are unmarked so it could not be determined which one belongs to G101. The townhomes main breakers are highlighted.

E3. Electrical: Distribution Panels

E3-1 Distribution Panel 1

IN

Location: Laundry

Service Cable Material: Aluminum

Amperage: 200 Amps

Voltage: 120-240 Volts: 1 Phase

E4. Electrical: Branch Circuits, Wiring

E4-1 All accessible

IN LT

Wiring Methods: Non-Metallic (Plastic)

Inspection Limitation(s):

Lights 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.

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-1 Exterior

IN LT

GFCI Present: Yes

Inspection Limitation(s):

Dust to dawn sensors cannot be verified for exterior lights. Testing is recommended prior to purchase.

F. Heating Systems

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

F1. Heating Systems: Equipment

F1-1 Heating Unit 1

IN LT

Location: Exterior: Attic
Heating Unit Type: Heat Pump: Split System
Energy Source: Electric
Inspection Method: Not Operated, Covers Not Removed

Inspection Limitation(s):

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

F2. Heating Systems: Distribution System

F2-1 Heating Unit 1

IN LT

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

Inspection Limitation(s):

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

G. Cooling Systems

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

G1. Cooling Systems: Equipment

G1-1 Cooling Unit 1

IN LT

Location: Exterior: Attic
Cooling Unit Type: Heat Pump: Split System
Energy Source: Electric
Inspection Method: Operated, Covers Not Removed
Inspection Limitation(s):

The system operated and met the requested thermostat settings of 74 degrees(F) for the cooling cycle, the unit was not operated in the heating mode due to summer weather conditions. The temperature variance for room closest to the unit and the outermost room from the unit was 3 degrees. This was thought to be within an acceptable range.

(G1-1.1) Cooling Unit 1



For Your Records this photograph represents the compressor unit for split Heat Pump system.
 Manufacturer: Trane
 Serial Number: 233638MS5F
 Model Number: 4TWR4036N1000AA
 Date: 9/2023
 3 Ton Unit

(G1-1.2) Cooling Unit 1



The suction line on a HVAC compressor should be insulated to prevent heat loss. Without insulation, the refrigerant in the line can condense due to the lower temperatures outside, which can lead to a decrease in system efficiency and higher energy costs. Insulating the line will ensure that the refrigerant remains at the correct temperature and pressure, maximizing efficiency and reducing operating costs. Recommend a qualified contractor for repair or replacement of the missing insulation.

(G1-1.3) Cooling Unit 1



For Your Records this photograph represents the air handler for split Heat Pump system.
Manufacturer: Carrier
Serial Number: 1216A71540
Model Number: FB4CNP036
Date: 2016

G2. Cooling Systems: Distribution System

G2-1 Cooling Unit 1

IN LT

Access: Attic

Distribution System Type: Same as Heating

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.

H. Interiors

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

H1. Interiors: General Rooms

H1-1 Bedroom Top Left

IN LT

Heating and Cooling Source: Heating and Cooling Source Noted

Furniture/Storage Present: Yes

Finished Walls, Ceiling, Floor: Finished Area

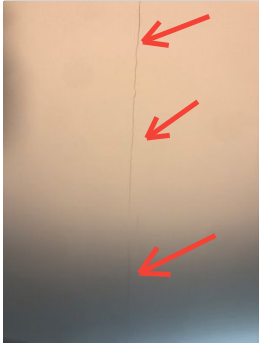
Inspection Limitation(s):

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

(H1-1.1) Bedroom Top Left



The window has a double pane glass filled with spacers between the two glass panes that are sealed by a metal track and or gasket. The gasket has failed and or is damaged. This could indicate that the seal has been jeopardized which will allow moisture between the panes, cause a cloudy appearance, and/or reduce the energy efficiency of the window. A general contractor or window specialist should be consulted to evaluate all windows, determine the significance of this concern and make necessary repairs.

(H1-1.2) Bedroom Top Left

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. Interiors: General Rooms**H1-2 Bedroom Top Right****IN LT****Heating and Cooling Source:** Heating and Cooling Source Noted**Furniture/Storage Present:** Yes**Finished Walls, Ceiling, Floor:** Finished Area**Inspection Limitation(s):**

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

(H1-2.1) Bedroom Top Right

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.

(H1-2.2) Bedroom Top Right

The door does not have a door stop to prevent drywall damage. The buyer should consider adding a door stop to prevent future damage.

(H1-2.3) Bedroom Top Right

The window has a double pane glass filled with spacers between the two glass panes that are sealed by a metal track and or gasket. The gasket has failed and or is damaged. This could indicate that the seal has been jeopardized which will allow moisture between the panes, cause a cloudy appearance, and/or reduce the energy efficiency of the window. A general contractor or window specialist should be consulted to evaluate all windows, determine the significance of this concern and make necessary repairs.

H1. Interiors: General Rooms

H1-3 Bedroom: Master

IN LT

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

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

(H1-3.1) Bedroom: Master

The HVAC vent register is missing. The register vent needs replacement. A HVAC contractor should evaluate the duct system and determine the significance of this concern and make necessary repairs.

H1. Interiors: General Rooms

H1-4 Dining Area

IN LT

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

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

(H1-4.1) Dining Area

The HVAC vent register is missing. The register vent needs replacement. A HVAC contractor should evaluate the duct system and determine the significance of this concern and make necessary repairs.

H1. Interiors: General Rooms**H1-5 Laundry****IN LT****Heating and Cooling Source:** Not Present**Furniture/Storage Present:** Yes**Finished Walls, Ceiling, Floor:** Finished Area**Inspection Limitation(s):**

The presence of the washer and dryer greatly limited the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for indications of water penetration, damage or other concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

H1. Interiors: General Rooms**H1-6 Living Room****IN LT****Heating and Cooling Source:** Heating and Cooling Source Noted**Furniture/Storage Present:** Yes**Finished Walls, Ceiling, Floor:** Finished Area**Inspection Limitation(s):**

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

(H1-6.1) Living Room

Stains on the ceilings 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.

H1. Interiors: General Rooms

H1-7 Stairway

IN LT

Heating and Cooling Source: Heating and Cooling Source Noted

Finished Walls, Ceiling, Floor: Finished Area

Inspection Limitation(s):

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

(H1-7.1) Stairway



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.

H2. Interiors: Kitchens

H2-1 Kitchen

IN LT

Heating and Cooling Source: Heating and Cooling Source Noted

Furniture/Storage Present: Yes

Finished Walls, Ceiling, Floor: Finished Area

GFCI Present: Yes

Inspection Limitation(s):

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

(H2-1.1) Kitchen



The HVAC vent register is missing. The register vent needs replacement. A HVAC contractor should evaluate the duct system and determine the significance of this concern and make necessary repairs.

H3. Interiors: Bathrooms

H3-1 Bathroom: 2nd Floor

IN LT

Ventilation : Ventilation Exhaust Fan Present

Receptacle Found: Yes

GFCI Present: Yes

Inspection Limitation(s):

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

(H3-1.1) Bathroom: 2nd Floor



The water flow does not convert completely from tub to shower. This condition can result in water leaking into the wall areas. A plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

(H3-1.2) Bathroom: 2nd Floor



The light fixture was not functional. Repair may be as simple as bulb replacement. If more than a bulb replacement is needed recommend repair by a qualified electrician.

(H3-1.3) Bathroom: 2nd Floor



The ceiling has visible stain above the shower area. The stain may be the result of moisture from the shower and could indicate improper ventilation of the bathroom area. A licensed general contractor should be consulted to determine cause of the damage, repair the ceiling, and verify/correct the bathroom ventilation to prevent further or reoccurring damage.

H3. Interiors: Bathrooms

H3-2 Bathroom: Master

IN LT

Ventilation : Ventilation Exhaust Fan Present

Receptacle Found: Yes

GFCI Present: Yes

Inspection Limitation(s):

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

(H3-2.1) Bathroom: Master



The stopper did not operate when engaged or was missing. The stopper is considered a functioning component of the sink. A general repair specialist should be consulted for repair.

(H3-2.2) Bathroom: Master



The light fixture fan was not functional. Repair/replacement is needed recommend repair by a qualified electrician.

(H3-2.3) Bathroom: Master



The water flow does not convert completely from tub to shower. This condition can result in water leaking into the wall areas. A plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

I. Insulation & Ventilation

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

I1. Insulation & Ventilation: General

I1-1 Attic: All Accessible

IN LT

Insulation Type: Loose: Fiberglass

Ventilation Type: Soffit: Ridge

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. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. The insulation in accessible areas was inspected for indications of defects-damage only and not insulation effectiveness or R value.

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

Location: Kitchen

Inspection Method: Dishwasher: Operated Normal Cycle

Inspection Limitation(s):

The dishwasher was operated through one normal cycle and found to be functional, however, the determination of the cleaning effectiveness of the unit is beyond the scope of the home inspection. Advanced cycles or features are not evaluated.

J1. Appliances: Appliances

J1-2 Microwave: Over Range

IN LT

Location: Kitchen

Inspection Method: Microwave: Operated

Inspection Limitation(s):

The microwave was tested to be functional by heating a wet paper towel to the point of steam production, however, the determination of effectiveness of the cooking or required heating times is beyond the scope of the home inspection.

J1. Appliances: Appliances

J1-3 Oven: Range: Electric

IN LT

Location: Kitchen

Inspection Method: Range Oven: Electric: Operated

Inspection Limitation(s):

The oven-range was tested to be functional, however, the verification of the calibration and set up of the unit is beyond the scope of the home inspection. An appliance specialist should be consulted if additional information concerning calibration is required.

(J1-3.1) Oven: Range: Electric



The cooktop/oven burners functioned, with exceptions noted. The range/oven lacked an anti-tip device. This is a topple hazard for children. We recommend correcting this condition.