Property Inspection Report

Report Number: 1540

For The Property Located On:

105 Bryan Pl.
Washington, North Carolina 27889

Prepared For Exclusive Use By:

Ryan Leggett

Prepared By: James Young, NC: 4406

Date of Inspection: Monday, September 15, 2025

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.

C2 - Roofing: Drainage Systems	IN/NI	LT
(C2 - 1) Main House	IN	LT
C4 - Roofing: Chimneys and Flues	IN/NI	LT
(C4 - 1) Main House	IN	LT
D - Plumbing		
D1 - Plumbing: Water Distribution Systems	IN/NI	LT
(D1 - 1) All Accessible Areas	IN	LT
D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI	LT
(D2 - 1) All Accessible Areas	IN	LT
D3 - Plumbing: Water Heating Equipment	IN/NI	LT
(D3 - 1) Unit 1	IN	LT
E - Electrical		
E1 - Electrical: Main Service	IN/NI	LT
(E1 - 1) Overhead	IN	
E2 - Electrical: Main Panels	IN/NI	LT
(E2 - 1) Main Panel 1	IN	
E3 - Electrical: Distribution Panels	IN/NI	LT
(E3 - 1) Distribution Panel 1	IN	
E4 - Electrical: Branch Circuits and Wiring	IN/NI	LT
(E4 - 1) Area: Main Panel	IN	
(E4 - 2) Exterior Right	IN	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI	LT
(E5 - 1) Smoke Detector	IN	LT
(E5 - 2) Exterior	IN	
(E5 - 3) Exterior Rear	IN	
(E5 - 4) Exterior Front	IN	
F - Heating		
F1 - Heating: Equipment	IN/NI	LT
(F1 - 1) Heating Unit 1	IN	LT
F2 - Heating: Distribution Systems	IN/NI	LT
(F2 - 1) Heating Unit 1	IN	
F3 - Heating: Gas Piping, Fuel Storage Systems	IN/NI	LT
(F3 - 1) Exterior	IN	
G - Cooling		
G1 - Cooling: Equipment	IN/NI	LT
(G1 - 1) Cooling Unit 1	IN	LT
G2 - Cooling: Distribution Systems	IN/NI	LT
(G2 - 1) Cooling Unit 1	IN	
H - Interiors		
H1 - Interiors: General Rooms	IN/NI	LT
(H1 - 1) Laundry	IN	
(H1 - 2) Utility Room	IN	
(H1 - 3) Family Room Rear	IN	
(H1 - 4) Dining Room	IN	
(H1 - 5) Formal Dining Room	IN	

H1 - Interiors: General Rooms	IN/NI	LT
(H1 - 6) Living Room	IN	
(H1 - 7) Hall	IN	
(H1 - 8) Bedroom Right	IN	
(H1 - 9) Bedroom Rear Right	IN	
(H1 - 10) All Rooms	IN	
H2 - Interiors: Kitchens	**IN/NI**	**LT**
(H2 - 1) Kitchen	IN	
H3 - Interiors: Bathrooms	**IN/NI**	**LT**
(H3 - 1) Bathroom Rear	IN	
(H3 - 2) Bathroom Hall	IN	
H4 - Interiors: Garages	**IN/NI**	**LT**
(H4 - 1) Garage: Carport, Attached	IN	
H5 - Interiors: Attic, Basement, Rooms, and Areas	**IN/NI**	**LT**
(H5 - 1) Attic: Unfinished	IN	
I - Insulation and Ventilation		
I1 - Insulation and Ventilation: Areas	**IN/NI**	**LT**
(I1 - 1) Attic: All Accessible	IN	LT
(I1 - 2) Crawl Space	IN	LT
J - Built In Appliances		
J1 - Built In Appliances: Equipment	**IN/NI**	**LT**
(J1 - 1) Dishwasher	IN	
(J1 - 2) Oven: Electric	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."

(A1 - 1) Main House
Summary - Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House

Cracks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

Note: Photo of front right

(A2 - 1) Main House
Summary - Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Main House

A foundation pier on front and rear side of crawl space have rotated or moved. A licensed general contractor should be consulted to evaluate and repair. If further evaluation is needed an engineer should be consulted to evaluate.

(A2 - 2) Carport
Summary - Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 2.1) Carport

Structures over four feet tall require lateral bracing to prevent sway in heavy winds. A general contractor should be consulted to evaluate and determine the significance of the defect.

(A3 - 1) Main House
Summary - Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House

The floor sheathing under the hall bathroom is water stained and indicates a history of a leak. There was no visible leak at the time of inspection but the home is vacant. A licensed general contractor should be consulted to evaluate the area and determine if repairs are needed.

(A6 - 1) Main House
Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House

A few of the rafters near the chimney are heavily decayed due to water penetration. A licensed general contractor should be consulted to evaluate to roof structure and repair.

(A6 - 1.2) Main House

The roof sheathing is stained in the utility room and attic areas and evidence suggest a history of a leak. At the time of the inspection, due to attic temperature it could not be determined if the stains were wet or dry indicating a past leak or a possible on going leak., however, the shingles/flashing were noted to be newer and in good condition. A licensed general contractor should be consulted to evaluate the decayed wood and determine if repairs are needed. A roofing contractor may need to be consulted to determine if there are any roof leaks.

(B1 - 1) Main House
Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 1.1) Main House

A cracks were noted on right side of home in the brick veneer. Cracks in brick veneer indicate a deficiency in the brick installation and or support of the veneer or underlying structure. Cracks can create openings for direct water penetration into the building envelope which will result hidden damage and poor environmental conditions. A licensed general contractor should be consulted to evaluate and repair. If further evaluation is needed an engineer should be consulted to evaluate.

(B1 - 1.2) Main House

The brick veneer for this home has no visible weep system. The weep system prevents water and condensation buildup behind the brick veneer. Weep openings for homes of this era are typically installed at the foundation vent locations. A licensed general contractor should be consulted for complete evaluation to determine the significance of this concern and repair as necessary.

(B1 - 2) Main House
Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 2.1) Main House

The facia for the carport area has areas of decay. A licensed general contactor should be consulted to evaluate and repair.

(B2 - 1) Door Rear, *Location: Main House Rear*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 1.1) Door Rear

The storm door on rear side of home has a cracked glass. A handyman or general contractor should be consulted to evaluate and repair.

(B2 - 2) Windows, *Location: All Accessible*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) Windows

Gaps were noted at the window to brick veneer transitions around the home. This should be repaired to prevent water penetration. A handyman or general contractor should be consulted to evaluate and repair.

(B2 - 2.2) Windows

The windows were noted to have areas of missing paint. This should be repaired to help prevent decay. A handyman or general contractor should be consulted to evaluate and repair.

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

(B3 - 1.1) Stoop Front

The front stoop has cracked bricks and missing mortar. This should be repaired to ensure the bricks are secure and to help prevent trip/fall hazards. A licensed general contractor or brick mason should be consulted to evaluate and repair.

(B3 - 1.3) Stoop Front

The guard rail and hand rails are loose and should be repaired to help prevent fall hazards. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 1.4) Stoop Front

The hand rail and guard rails were noted to be rusted. This should be repaired to prevent further deterioration. A licensed general contractor should be consulted to evaluate and repair.

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

(B3 - 2.1) Screen Porch

The floor joists for the screened porch on left side of home are nailed only without a ledger boards or joist hangers. This increases the chance of movement. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 2.2) Screen Porch

Some of the posts for the screened porch are not attached to the ground. This increases the chance of structural movement. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 2.3) Screen Porch

The balusters for the screened porch guard rails are spaced wide and this elevates the chance of a fall hazards. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 2.4) Screen Porch

The stairs for front side of screened porch appear to have shifted and are not level. A licensed general contractor should be consulted to evaluate and repair.

(B4 - 1) Driveway, *Location: Main House Left*
Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 1.1) Driveway

The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

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

(B5 - 1.1) Grading

The grading around the foundation of the home is lower than the adjacent yard sections which will not allow storm water to drain away from the foundation. A licensed general contractor should be consulted to evaluate and correct the grading as needed to protect the foundation.

(C1 - 1) Main House
Summary - Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House

A raised shingle on the front left area of the roof surface is in need of repair/replacement. Displaced shingles could indicate an underlying problem with the shingle installation, roof sheathing, or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

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

(D1 - 1.1) All Accessible Areas

Some of the plumbing supply lines for the home are the original steel galvanized pipes. As galvanized pipes age they tend to corrode along the inside diameter and become clogged. Evidence such as visible area of corrosion can indicate that the pipes for this home are nearing the end of their service line. A plumbing contractor should be consulted for a full evaluation of the system and to make necessary repairs.

(D3 - 1) Unit 1, *Location: Laundry*
Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 1.1) Unit 1

The hot water temperature in the home is lower than typically recommended for proper service and to prevent viral and bacterial development in the storage tank of the system. The low temperature could be the result of the actual thermostat setting or could indicate improper operation of the water hearing unit. A plumbing contractor should be consulted for a complete evaluation.

(E3 - 1) Distribution Panel 1, *Location: Hall*
Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel 1

The 30 amp 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.

(E3 - 1.2) Distribution Panel 1

The breaker located on the right 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.

(E3 - 1.3) Distribution Panel 1

The ground bus bar located on the left / right side of the panel is not bonded or connected to the grounding system. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E3 - 1.4) Distribution Panel 1

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

(E4 - 2) Exterior Right
Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):

(E4 - 2.1) Exterior Right

There is an unprotected wire on right side of home. The wire can be damaged and this elevates the chance of fire/shock hazards. A licensed electrician should be consulted to evaluate and repair.

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

(E5 - 2.1) Exterior

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

(E5 - 2.2) Exterior

The receptacle is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(E5 - 3) Exterior Rear
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 3.1) Exterior Rear

The junction box on rear side of home is missing the cover. This elevates the chance of fire/shock hazards. A licensed electrician should be consulted to evaluate and repair.

(E5 - 4) Exterior Front
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 4.1) Exterior Front

The 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. A licensed electrical contractor should be consulted for further evaluation and repair.

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

(F3 - 1.1) Exterior

The home has an above ground fuel storage tank; storage tanks are either leased from the fuel supplier or owned by the homeowner. The buyer should request more information concerning the storage tank, service requirements and ownership.

(G1 - 1) Cooling Unit 1*, Location: Exterior: Utility Room*
Summary - Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 1.1) Cooling Unit 1

Rust was noted at the base of the air handler for the HVAC system in the utility room. This can indicate improper drainage of condensate. A licensed HVAC contractor should be consulted to evaluate.

(G1 - 1.2) Cooling Unit 1

The return air filter in the home was found to be clogged. A clogged filter reduces add load to the system that can result in premature failures. A HVAC contractor should be consulted for a complete evaluation and service of the system to ensure reliable and proper operation.

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

(H1 - 1.1) Laundry

The base boards were noted to be decayed on rear left corner of the laundry room. Water stains were noted in the same area and indicates a history of water penetration. A licensed general contractor should be consulted to determine the source of water penetration and make repairs to the decayed areas and ensure the area is water tight.

(H1 - 1.3) Laundry

The receptacle is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(H1 - 1.4) Laundry

The receptacles tested as open ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for further evaluation and repair.

(H1 - 1.5) Laundry

The cabinets in laundry room open up to an unfinished area of the home. This will allow heat loss/gain. A licensed general contractor should be consulted to evaluate and repair.

(H1 - 1.6) Laundry

The tilt lock for the window is stuck on left side and should be repaired to ensure the window can tilt during cleaning. A handyman or general contractor should be consulted to evaluate and repair.

(H1 - 2) Utility Room
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Utility Room

The walls in the utility room are water stained. Some of the stains were near the HVAC supply duct and can indicate a history of condensation. A licensed general contractor should be consulted to evaluate.

(H1 - 3) Family Room Rear
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Family Room Rear

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 general contractor is recommended.

(H1 - 3.2) Family Room Rear

The window needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.
Note: The inspection of the window can not be completed when the inspector is not able to open window. When repairs are made the inspection and the window can be opened the inspection should be completed.

(H1 - 3.3) Family Room Rear

The window latch is broken and should be repaired to ensure the window can be secured as intended. A handyman or general contractor should be consulted.

(H1 - 3.4) Family Room Rear

The closet door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A handyman or licensed general contractor should be consulted for evaluation and repair.

(H1 - 3.5) Family Room Rear

Mildew was noted on the closet ceiling. A licensed general contractor should be consulted to evaluate.

(H1 - 5) Formal Dining Room
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Formal Dining 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 general contractor is recommended.

(H1 - 5.2) Formal Dining Room

The wall is cracked. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

(H1 - 8) Bedroom Right
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 8.1) Bedroom Right

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

(H1 - 9) Bedroom Rear Right
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 9.1) Bedroom Rear Right

The door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A handyman or licensed general contractor should be consulted for evaluation and repair.

(H1 - 9.2) Bedroom Rear Right

The window latch is broken and should be repaired to ensure the window can be secured as intended. A handyman or general contractor should be consulted.

(H1 - 9.3) Bedroom Rear Right

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 general contractor is recommended.

(H1 - 9.4) Bedroom Rear Right

The wall is cracked. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

(H1 - 10) All Rooms
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 10.1) All Rooms

Ceiling tiles installed before 1990 could contain asbestos. Asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States. However, in order to minimize economic hardship to existing inventories of asbestos ceiling materials were exempt from the ban, so it is possible to find asbestos in ceilings that were installed through the 1980s. The tiles in this home may have been installed before the ban on asbestos; its removal/repair should only be done by a licensed professional or after testing of a sample by a qualified laboratory has ruled out asbestos contamination. For more information consult http://www.epa.gov/asbestos/protect-your- family.html.

(H1 - 10.2) All Rooms

For the era of this home most of the receptacles are not equipped with equipment ground paths. In most situations for daily use this does not present a safety issue because most devices only have 2 prong cords. For washing machines, dryer timers, refrigerators, and surge protectors, an equipment ground path is needed to operate safely. A licensed electrical contractor should be consulted to review the appliance circuits and repair as needed to ensure safe and reliable service.

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

(H2 - 1.1) Kitchen

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

(H2 - 1.2) Kitchen

Some floor movement was noted in the kitchen floor. There were not visible defects from the crawl space, however, insulation limits the inspection. A licensed general contractor should be consulted to evaluate.

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

(H3 - 1.1) Bathroom Rear

The door lock assembly is not aligned with the striker in the jamb area. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A handyman or licensed general contractor should be consulted for evaluation and repair.

(H3 - 1.2) Bathroom Rear

The window needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.
Note: The inspection of the window can not be completed when the inspector is not able to open window. When repairs are made the inspection and the window can be opened the inspection should be completed.

(H3 - 1.3) Bathroom Rear

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

(H3 - 1.4) Bathroom Rear

It was noted that the tub stopper is leaking. The stopper's purpose is to hold water at the desired level. This should be repaired to ensure proper function of the tub. A handyman or licensed plumber should be consulted to evaluate and repair.

(H3 - 1.5) Bathroom Rear

The caulk at tub to wall transitions was noted to be loose and should be repaired to help prevent water penetration. A handyman should be consulted to evaluate and repair.

(H3 - 1.6) Bathroom Rear

The diverter valve leaks when the water is on. This should be repaired to prevent water from leaking behind the shower wall. A licensed plumber should be consulted to evaluate and repair.

(H3 - 1.7) Bathroom Rear

It was noted that the sink is missing the stopper. The stopper's purpose is to hold water at the desired level. This should be repaired to ensure proper function of the sink. A handyman or licensed plumber should be consulted to evaluate and repair.

(H3 - 1.8) Bathroom Rear

The receptacle tested as open ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for further evaluation and repair.

(I1 - 1) Attic: All Accessible
Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 1.1) Attic: All Accessible

The light switch has a missing cover plate. An exposed light switch could result in increased shock and fire hazards. A qualified person should check the light switch and electrical connections for any visible concern and a cover plate should be installed to ensure safe and proper operation and installation.

(I1 - 2) Crawl Space
Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space

The foundation vent grill is damaged on left side of home and should be repaired to help prevent pests from entering the crawl space. A licensed general contractor should be consulted to evaluate and repair.

(I1 - 2.2) Crawl Space

The foundation vent on rear left side of home connects to the laundry room. This will allow heat loss/gain and pest entry into the laundry room. A licensed general contractor should be consulted to evaluate and repair.

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” means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 73 Deg. F

Weather Conditions: Partly Cloudy

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 — IN/NI LT

Structural: Foundation — **IN**

Foundation Type: Crawl Space: Exterior Entrance
Foundation Materials: Block: Brick

(A1 - 1) Main House
Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House

Cracks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

Note: Photo of front right

(A1 - 1.2) Main House

Additional photo right front

(A1 - 1.3) Main House

Additional photo in laundry room

(A1 - 2) Main House Rear
Structural: Foundation

IN/NI LT
IN LT

Foundation Type: Slab: Concrete
Foundation Materials: Concrete
Limitation(s): The slab for the laundry room was not fully visible for inspection. This was due to low siding.

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.

(A2 - 1) Main House
Structural: Columns and Piers

IN/NI LT
IN LT

Column/Pier Type: Pier: Crawl Space
Column/Pier Materials: Block: Brick
Limitation(s): The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

(A2 - 1) Main House
Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Main House

A foundation pier on front and rear side of crawl space have rotated or moved. A licensed general contractor should be consulted to evaluate and repair. If further evaluation is needed an engineer should be consulted to evaluate.

(A2 - 1.2) Main House

Additional photo

(A2 - 2) Carport
Structural: Columns and Piers

IN/NI LT
IN LT

Column/Pier Type: Column: Exterior
Column/Pier Materials: Wood
Limitation(s): The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

(A2 - 2) Carport
Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 2.1) Carport

Structures over four feet tall require lateral bracing to prevent sway in heavy winds. A general contractor should be consulted to evaluate and determine the significance of the defect.

(A3 - 1) Main House
Structural: Floor Structure

IN/NI LT
IN LT

Sub-Floor Type: Plywood
Floor Joist Type: Dimensional Lumber: Standard Construction
Girder/Beam Type: Dimensional Lumber: Standard Construction
Limitation(s): 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.

(A3 - 1) Main House
Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House

The floor sheathing under the hall bathroom is water stained and indicates a history of a leak. There was no visible leak at the time of inspection but the home is vacant. A licensed general contractor should be consulted to evaluate the area and determine if repairs are needed.

(A4 - 1) All Interior Areas
Structural: Wall Structure

IN/NI LT
IN LT

Wall Structure Type: Finished Areas: Not Accessible
Limitation(s): The wall and ceiling structures are not visible for inspection or reporting a structural description.

(A5 - 1) Interior: First Floor
Structural: Ceiling Structure

IN/NI LT
IN LT

Ceiling Joist Type: Not Visible: Not Accessible For Inspection or Description
Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description
Limitation(s): The wall and ceiling structures are not visible for inspection or reporting a structural description.

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT
IN LT

Roof Style/Type: Combination Hip: Shed
Roof Sheathing Type: Dimensional Lumber
Rafter & Beam Types: Dimensional Lumber: Standard Construction
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.

(A6 - 1) Main House
Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House

A few of the rafters near the chimney are heavily decayed due to water penetration. A licensed general contractor should be consulted to evaluate to roof structure and repair.

(A6 - 1.2) Main House

The roof sheathing is stained in the utility room and attic areas and evidence suggest a history of a leak. At the time of the inspection, due to attic temperature it could not be determined if the stains were wet or dry indicating a past leak or a possible on going leak., however, the shingles/flashing were noted to be newer and in good condition. A licensed general contractor should be consulted to evaluate the decayed wood and determine if repairs are needed. A roofing contractor may need to be consulted to determine if there are any roof leaks.

(A6 - 1.3) Main House

Additional photo

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 — IN/NI LT
Exterior: Wall Cladding — IN

Wall Cladding Type: Brick Veneer
Trim Type: Wood Paint

(B1 - 1) Main House
Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 1.1) Main House

A cracks were noted on right side of home in the brick veneer. Cracks in brick veneer indicate a deficiency in the brick installation and or support of the veneer or underlying structure. Cracks can create openings for direct water penetration into the building envelope which will result hidden damage and poor environmental conditions. A licensed general contractor should be consulted to evaluate and repair. If further evaluation is needed an engineer should be consulted to evaluate.

(B1 - 1.2) Main House

The brick veneer for this home has no visible weep system. The weep system prevents water and condensation buildup behind the brick veneer. Weep openings for homes of this era are typically installed at the foundation vent locations. A licensed general contractor should be consulted for complete evaluation to determine the significance of this concern and repair as necessary.

(B1 - 2) Main House — IN/NI LT
Exterior: Wall Cladding — IN

Wall Cladding Type: Vinyl Horizontal
Trim Type: Wood Paint

(B1 - 2) Main House
Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 2.1) Main House

The facia for the carport area has areas of decay. A licensed general contactor should be consulted to evaluate and repair.

(B1 - 2.2) Main House

Additional photo

(B2 - 1) Door Rear
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Door: Single Storm
Location: Main House Rear

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

(B2 - 1.1) Door Rear

The storm door on rear side of home has a cracked glass. A handyman or general contractor should be consulted to evaluate and repair.

(B2 - 2) Windows
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Window
Location: All Accessible

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

(B2 - 2.1) Windows

Gaps were noted at the window to brick veneer transitions around the home. This should be repaired to prevent water penetration. A handyman or general contractor should be consulted to evaluate and repair.

(B2 - 2.2) Windows

The windows were noted to have areas of missing paint. This should be repaired to help prevent decay. A handyman or general contractor should be consulted to evaluate and repair.

(B3 - 1) Stoop Front
Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT
IN

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

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

(B3 - 1.1) Stoop Front

The front stoop has cracked bricks and missing mortar. This should be repaired to ensure the bricks are secure and to help prevent trip/fall hazards. A licensed general contractor or brick mason should be consulted to evaluate and repair.

(B3 - 1.2) Stoop Front

Additional photo

(B3 - 1.3) Stoop Front

The guard rail and hand rails are loose and should be repaired to help prevent fall hazards. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 1.4) Stoop Front

The hand rail and guard rails were noted to be rusted. This should be repaired to prevent further deterioration. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 2) Screen Porch — IN/NI LT

Exterior: Decks, Porches, Stoops, and Balconies — IN

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

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

(B3 - 2.1) Screen Porch

The floor joists for the screened porch on left side of home are nailed only without a ledger boards or joist hangers. This increases the chance of movement. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 2.2) Screen Porch

Some of the posts for the screened porch are not attached to the ground. This increases the chance of structural movement. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 2.3) Screen Porch

The balusters for the screened porch guard rails are spaced wide and this elevates the chance of a fall hazards. A licensed general contractor should be consulted to evaluate and repair.

(B3 - 2.4) Screen Porch

The stairs for front side of screened porch appear to have shifted and are not level. A licensed general contractor should be consulted to evaluate and repair.

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

IN/NI LT
IN LT

Construction Type: Concrete
Location: Main House Left
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.

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

(B4 - 1.1) Driveway

The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

(B5 - 1) Grading
Exterior: Vegetation and Grading

IN/NI LT
IN

Location: Main House

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

(B5 - 1.1) Grading

The grading around the foundation of the home is lower than the adjacent yard sections which will not allow storm water to drain away from the foundation. A licensed general contractor should be consulted to evaluate and correct the grading as needed to protect the foundation.

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

The roof covering, chimney, 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. Chimney related Items listed or identified were found to be of concern and in need of further evaluation and repair by a General Contractor and or Engineer. 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 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 problems areas or areas that may need adjustment or corrections. 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. Chimney inspections are limited to the visible surfaces only, flue liners, chimney caps, chimney crowns are not visible and therefore beyond the scope of the home inspection. To ensure safe and functional conditions, chimneys should have complete inspections by a specialist annually and prior to purchase. 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 — IN/NI LT
Roofing: Coverings — IN LT

Roof Covering Type: Shingles Composite or Fiberglass
Limitation(s): 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 flashings are 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 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.

(C1 - 1) Main House
Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House

A raised shingle on the front left area of the roof surface is in need of repair/replacement. Displaced shingles could indicate an underlying problem with the shingle installation, roof sheathing, or attic conditions. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.

(C2 - 1) Main House
Roofing: Drainage Systems

IN/NI LT
IN LT

System Type: Gutter
Limitation(s): Gutter systems are not inspected for design or sizing. Gutter systems are inspected for damage or evidence that they are not functioning.

Gutters should be cleaned and maintained over the life of the home to protect the foundation and wall cladding systems.

(C4 - 1) Main House
Roofing: Chimneys and Flues

IN/NI LT
IN LT

Type: Chimney: Masonry
Limitation(s): The chimney inspection does not include the inspection of the flue. All chimneys should have a complete inspection that includes the flue liner prior to use especially for wood burning. A chimney sweep or specialist should be consulted prior to purchase.

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

Main Water Shut-Off Location: Water Meter
Water Supply Type: Undetermined
Water Supply Piping Materials: Not Visible
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 — IN/NI LT
Plumbing: Water Distribution Systems — IN LT

Piping Materials: [Copper/Brass] [Galvanized] [PEX]
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.

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

(D1 - 1.1) All Accessible Areas

Some of the plumbing supply lines for the home are the original steel galvanized pipes. As galvanized pipes age they tend to corrode along the inside diameter and become clogged. Evidence such as visible area of corrosion can indicate that the pipes for this home are nearing the end of their service line. A plumbing contractor should be consulted for a full evaluation of the system and to make necessary repairs.

(D1 - 1.2) All Accessible Areas

Additional photo

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

Piping Materials: [ABS] [Galvanized] [Cast Iron] , Traps-
Trap Materials: [Plastic]
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.

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

Location: Laundry
Capacity: 38 Gallons
Energy Source: Electric

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.

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

(D3 - 1.1) Unit 1

The hot water temperature in the home is lower than typically recommended for proper service and to prevent viral and bacterial development in the storage tank of the system. The low temperature could be the result of the actual thermostat setting or could indicate improper operation of the water hearing unit. A plumbing contractor should be consulted for a complete evaluation.

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 Not Present in this Home

(E1 - 1) Overhead Electrical: Main Service

IN/NI LT: IN

Grounding Electrode: Undetermined

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

IN/NI LT: IN

Location: Exterior
Amperage Rating: Undetermined
Voltage Rating: 120-240 Volts: 1 Phase
Service Cable Material: Aluminum

(E3 - 1) Distribution Panel 1 Electrical: Distribution Panels

IN/NI LT: IN

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

(E3 - 1) Distribution Panel 1
Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel 1

The 30 amp 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.

(E3 - 1.2) Distribution Panel 1

The breaker located on the right 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 licsensed electrical contractor should be consulted for further evaluation to verify the breaker rating and to make necessary repairs.

(E3 - 1.3) Distribution Panel 1

The ground bus bar located on the left / right side of the panel is not bonded or connected to the grounding system. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E3 - 1.4) Distribution Panel 1

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

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

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

(E4 - 2) Exterior Right	**IN/NI LT**
Electrical: Branch Circuits	**IN**

(E4 - 2) Exterior Right
Electrical: Branch Circuits (Defects, Comments, and Concerns):

(E4- 2.1) Exterior Right

There is an unprotected wire on right side of home. The wire can be damaged and this elevates the chance of fire/shock hazards. A licensed electrician should be consulted to evaluate and repair.

(E5 - 1) Smoke Detector — IN/NI LT
Electrical: Light Fixtures, Receptacles, Smoke Detectors — IN LT

Limitation(s): A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. Verification is recommended

(E5 - 2) Exterior — IN/NI LT
Electrical: Light Fixtures, Receptacles, Smoke Detectors — IN

GFCI Protection Not Present:

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

(E5 - 2.1) Exterior

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

(E5 - 2.2) Exterior

The receptacle is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(E5 - 3) Exterior Rear Electrical: Light Fixtures, Receptacles, Smoke Detectors	IN/NI LT IN

(E5 - 3) Exterior Rear
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 3.1) Exterior Rear

The junction box on rear side of home is missing the cover. This elevates the chance of fire/shock hazards. A licensed electrician should be consulted to evaluate and repair.

(E5 - 4) Exterior Front Electrical: Light Fixtures, Receptacles, Smoke Detectors	IN/NI LT IN

(E5 - 4) Exterior Front
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 4.1) Exterior Front

The 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. A licensed electrical contractor should be consulted for further evaluation and repair.

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

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 - 1) Heating Unit 1 — IN/NI LT
Heating: Equipment — IN LT

Location: Exterior: Utility Room
Equipment Type: Heat Pump: Split System
Energy Source: Electric
Inspection Methods and Limitations: Inspection Method: Not Operated (Cover(s) Not Removed)

Limitations: 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 - 1) Heating Unit 1 — IN/NI LT
Heating: Distribution Systems — IN

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

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

Gas Piping Materials: Copper
Fuel Turn Off Location: At Propane Tank

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

(F3 - 1.1) Exterior

The home has an above ground fuel storage tank; storage tanks are either leased from the fuel supplier or owned by the homeowner. The buyer should request more information concerning the storage tank, service requirements and ownership.

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

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 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. 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 - 1) Cooling Unit 1
Cooling: Equipment

IN/NI LT
IN LT

Location: Exterior: Utility Room
Equipment Type: Heat Pump: Split System
Energy Source: Electric
Inspection Methods and Limitations: Inspection Method: Operated (Cover(s) Not Removed)

Limitations: 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.

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

(G1 - 1.1) Cooling Unit 1

Rust was noted at the base of the air handler for the HVAC system in the utility room. This can indicate improper drainage of condensate. A licensed HVAC contractor should be consulted to evaluate.

(G1 - 1.2) Cooling Unit 1

The return air filter in the home was found to be clogged. A clogged filter reduces add load to the system that can result in premature failures. A HVAC contractor should be consulted for a complete evaluation and service of the system to ensure reliable and proper operation.

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

IN/NI LT
IN

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

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) Laundry	IN/NI LT
Interiors: General Rooms	IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]
GFCI Protection Not Present:

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

(H1 - 1.1) Laundry

The base boards were noted to be decayed on rear left corner of the laundry room. Water stains were noted in the same area and indicates a history of water penetration. A licensed general contractor should be consulted to determine the source of water penetration and make repairs to the decayed areas and ensure the area is water tight.

(H1 - 1.2) Laundry

Additional photo

(H1 - 1.3) Laundry

The receptacle is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(H1 - 1.4) Laundry

The receptacles tested as open ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for further evaluation and repair.

(H1 - 1.5) Laundry

The cabinets in laundry room open up to an unfinished area of the home. This will allow heat loss/gain. A licensed general contractor should be consulted to evaluate and repair.

(H1 - 1.6) Laundry

The tilt lock for the window is stuck on left side and should be repaired to ensure the window can tilt during cleaning. A handyman or general contractor should be consulted to evaluate and repair.

(H1 - 2) Utility Room	**IN/NI LT**
Interiors: General Rooms	**IN**

Additional Area Conditions/Limitations: [Unfinished Area] [Furniture/Storage Present In Area]
GFCI Protection Not Present:

(H1 - 2) Utility Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Utility Room

The walls in the utility room are water stained. Some of the stains were near the HVAC supply duct and can indicate a history of condensation. A licensed general contractor should be consulted to evaluate.

(H1 - 3) Family Room Rear	**IN/NI LT**
Interiors: General Rooms	**IN**

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

(H1 - 3) Family Room Rear
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Family Room Rear

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 general contractor is recommended.

(H1 - 3.2) Family Room Rear

The window needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.
Note: The inspection of the window can not be completed when the inspector is not able to open window. When repairs are made the inspection and the window can be opened the inspection should be completed.

(H1 - 3.3) Family Room Rear

The window latch is broken and should be repaired to ensure the window can be secured as intended. A handyman or general contractor should be consulted.

(H1 - 3.4) Family Room Rear

The closet door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A handyman or licensed general contractor should be consulted for evaluation and repair.

(H1 - 3.5) Family Room Rear

Mildew was noted on the closet ceiling. A licensed general contractor should be consulted to evaluate.

(H1 - 4) Dining Room	**IN/NI LT**
Interiors: General Rooms	**IN**

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]
GFCI Protection Not Present:

(H1 - 5) Formal Dining Room	**IN/NI LT**
Interiors: General Rooms	**IN**

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

(H1 - 5) Formal Dining Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Formal Dining 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 general contractor is recommended.

(H1 - 5.2) Formal Dining Room

The wall is cracked. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

(H1 - 6) Living Room	IN/NI LT
Interiors: General Rooms	IN

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

(H1 - 7) Hall	IN/NI LT
Interiors: General Rooms	IN

GFCI Protection Not Present:

(H1 - 8) Bedroom Right	IN/NI LT
Interiors: General Rooms	IN

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

(H1 - 8) Bedroom Right
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 8.1) Bedroom Right

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

(H1 - 9) Bedroom Rear Right	IN/NI LT
Interiors: General Rooms	IN

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

(H1 - 9) Bedroom Rear Right
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 9.1) Bedroom Rear Right

The door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A handyman or licensed general contractor should be consulted for evaluation and repair.

(H1 - 9.2) Bedroom Rear Right

The window latch is broken and should be repaired to ensure the window can be secured as intended. A handyman or general contractor should be consulted.

(H1 - 9.3) Bedroom Rear Right

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 general contractor is recommended.

(H1 - 9.4) Bedroom Rear Right

The wall is cracked. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed.

(H1 - 10) All Rooms Interiors: General Rooms	IN/NI LT IN

(H1 - 10) All Rooms
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 10.1) All Rooms

Ceiling tiles installed before 1990 could contain asbestos. Asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States. However, in order to minimize economic hardship to existing inventories of asbestos ceiling materials were exempt from the ban, so it is possible to find asbestos in ceilings that were installed through the 1980s. The tiles in this home may have been installed before the ban on asbestos; its removal/repair should only be done by a licensed professional or after testing of a sample by a qualified laboratory has ruled out asbestos contamination. For more information consult http://www.epa.gov/asbestos/protect-your- family.html.

(H1 - 10.2) All Rooms

For the era of this home most of the receptacles are not equipped with equipment ground paths. In most situations for daily use this does not present a safety issue because most devices only have 2 prong cords. For washing machines, dryer timers, refrigerators, and surge protectors, an equipment ground path is needed to operate safely. A licensed electrical contractor should be consulted to review the appliance circuits and repair as needed to ensure safe and reliable service.

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

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]
GFCI Protection Not Present:

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

(H2 - 1.1) Kitchen

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

(H2 - 1.2) Kitchen

Some floor movement was noted in the kitchen floor. There were not visible defects from the crawl space, however, insulation limits the inspection. A licensed general contractor should be consulted to evaluate.

(H3 - 1) Bathroom Rear **IN/NI LT**
Interiors: Bathrooms **IN**

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Not Present:

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

(H3 - 1.1) Bathroom Rear

The door lock assembly is not aligned with the striker in the jamb area. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A handyman or licensed general contractor should be consulted for evaluation and repair.

(H3 - 1.2) Bathroom Rear

The window needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.
Note: The inspection of the window can not be completed when the inspector is not able to open window. When repairs are made the inspection and the window can be opened the inspection should be completed.

(H3 - 1.3) Bathroom Rear

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

(H3 - 1.4) Bathroom Rear

It was noted that the tub stopper is leaking. The stopper's purpose is to hold water at the desired level. This should be repaired to ensure proper function of the tub. A handyman or licensed plumber should be consulted to evaluate and repair.

(H3 - 1.5) Bathroom Rear

The caulk at tub to wall transitions was noted to be loose and should be repaired to help prevent water penetration. A handyman should be consulted to evaluate and repair.

(H3 - 1.6) Bathroom Rear

The diverter valve leaks when the water is on. This should be repaired to prevent water from leaking behind the shower wall. A licensed plumber should be consulted to evaluate and repair.

(H3 - 1.7) Bathroom Rear

It was noted that the sink is missing the stopper. The stopper's purpose is to hold water at the desired level. This should be repaired to ensure proper function of the sink. A handyman or licensed plumber should be consulted to evaluate and repair.

(H3 - 1.8) Bathroom Rear

The receptacle tested as open ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 2) Bathroom Hall	**IN/NI LT**
Interiors: Bathrooms	**IN**

Bathroom Ventilation: [Ventilation Exhaust Fan]
Electrical Receptacle: No Electrical Receptacle Found In Bathroom

(H4 - 1) Garage: Carport, Attached	**IN/NI LT**
Interiors: Garage(s)	**IN**

(H5 - 1) Attic: Unfinished	**IN/NI LT**
Interiors: Attics, Basements, Areas, Other	**IN**

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

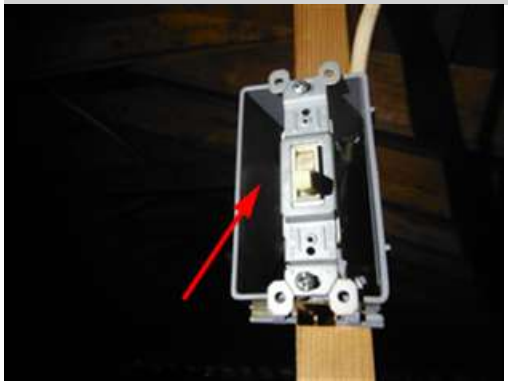
Insulation Type: Loose: Fiberglass
Ventilation Type: Static Vent; Fan
Limitation(s): The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value.

The home inspection does not include evaluation of the insulation related to insect or rodents. If this is of additional concern, a State Pest Inspector should be consulted.

The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered.

(I1 - 1) Attic: All Accessible Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 1.1) Attic: All Accessible



The light switch has a missing cover plate. An exposed light switch could result in increased shock and fire hazards. A qualified person should check the light switch and electrical connections for any visible concern and a cover plate should be installed to ensure safe and proper operation and installation.

(I1 - 2) Crawl Space
Insulation and Ventilation: Areas

IN/NI LT
IN LT

Insulation Type: Batt: Unfaced
Ventilation Type: Foundation Vents
Limitation(s): The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value.

The home inspection does not include evaluation of the insulation related to insect or rodents. If this is of additional concern, a State Pest Inspector should be consulted.

The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered.

(I1 - 2) Crawl Space
Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space

The foundation vent grill is damaged on left side of home and should be repaired to help prevent pests from entering the crawl space. A licensed general contractor should be consulted to evaluate and repair.

(I1 - 2.2) Crawl Space

The foundation vent on rear left side of home connects to the laundry room. This will allow heat loss/gain and pest entry into the laundry room. A licensed general contractor should be consulted to evaluate and repair.

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) Dishwasher	IN/NI LT
Built In Appliances: Equipment	**IN**

Location: Kitchen
Inspection Method: The dishwasher was operated through the "Normal Cycle" or until a defect was discovered. The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.

(J1 - 2) Oven: Electric	IN/NI LT
Built In Appliances: Equipment	**IN**

Location: Kitchen
Inspection Method: The range/oven elements were operated with indicator set to HIGH until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.