



# Property Inspection Report

**Report Number: 8629**

**For The Property Located On:**

778 Alum Springs Rd.  
Mount Olive, North Carolina 28365



**Prepared For Exclusive Use By:**

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**Inspector Signature:**

Date of Inspection: Monday, July 21, 2025

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## Summary

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

### (A3 - 1) Main House

#### Summary - Structural: Floor Structure (Defects, Comments, and Concerns):

##### (A3 - 1.1) Main House



Due to the leak in the master bathroom, the floors in the master bathroom, master bedroom, master bedroom closet, living room, and laundry room are actively wet with standing water. This can effect the integrity of the flooring system. A licensed general contractor should be consulted for review.

##### (A3 - 1.2) Main House



The floors were noted to be stained throughout the home. It is assumed this is from animals. A general repair specialist or licensed general contractor should be consulted to determine the significance of the concern.

##### (A3 - 1.3) Main House



The subfloor in front of the French doors has been replaced. This can indicate a history of water penetration. The sellers can be asked for disclosure. If concerned further, a general repair specialist or licensed general contractor should be consulted for review.

**(A3 - 1.4 ) Main House**



The floor was noted to be decayed to the right of the rear door out of the laundry ton. This only happens if moisture has been able to penetrate to this point for an extended period of time. The sellers should be asked for disclosure. A licensed general contractor should be consulted for review.

**(A3 - 1.5 ) Main House**



The subfloor in the front left bedroom closet is discolored and decayed and show evidence of wood destroying fungus. High moisture levels are required for wood destroying fungus to be active. A licensed general contractor should be consulted for an invasive inspection of the wood framing components and to reduce the moisture levels.

**(A4 - 1 ) All Interior Areas**

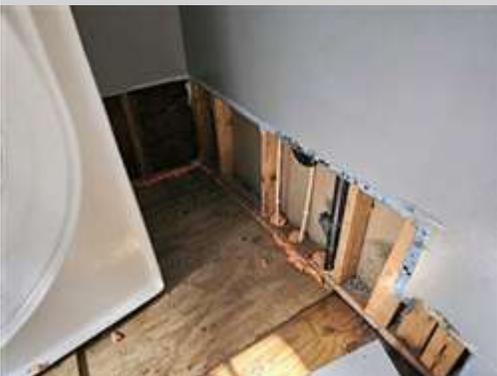
**Summary - Structural: Wall Structure (Defects, Comments, and Concerns):**

**(A4 - 1.1 ) All Interior Areas**



There is a growth consistent with mold on the wall in the master bathroom. Mold requires a constant moisture content to survive. A licensed general contractor should be consulted for an inspection to determine the source of the moisture and to make any corrections needed.

**(A4 - 1.2 ) All Interior Areas**



The wall behind where the garden tub was removed in the master bathroom is damaged. A general repair specialist or licensed general contractor should be consulted for review.

**(A4 - 1.3 ) All Interior Areas**



The bottom of the walls in the master bathroom, master bedroom, master bedroom closet, living room, and laundry room have been subjected to moisture from the leak in the master bathroom. This can negatively effect the walls and potentially produce fungal growth. A general repair specialist or licensed general contractor should be consulted for review.

**(A4 - 1.4 ) All Interior Areas**



There is a growth consistent with mold in multiple areas on the walls around the home. Mold requires a constant moisture content to survive. A licensed general contractor should be consulted for an inspection to determine the source of the moisture and to make any corrections needed.

**(A5 - 1 ) All Accessible Areas**

**Summary - Structural: Ceiling Structure (Defects, Comments, and Concerns):**

**(A5 - 1.1 ) All Accessible Areas**



Stains were noted on the wood that covered up the skylight in the master bathroom. It could not be determined if this is an active or historical issue. A roofing contractor can be consulted for review.

**(A5 - 1.2 ) All Accessible Areas**



Active mold was noted on the ceilings in isolated areas around the home. Active mold requires a constant source of moisture. The health ramifications of mold are beyond the scope of a home inspection. A licensed general contractor should be consulted to determine the source of the mold and to make any necessary repairs to the ceiling.

**(A5 - 1.3 ) All Accessible Areas**



There is a stain on the ceiling on the right side of the front right bedroom. It could not be determined if this is an active or historical issue. A general repair specialist or licensed general contractor should be consulted for review.

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

**(A6 - 1.1 ) Main House**



The gable board is decayed in the following locations: front left corner of the home, rear left corner of the home. Decayed boards are usually the result of long term exposure to water. This can allow water to enter the attic space. A licensed general contractor should be consulted to review the area and make necessary changes to ensure the weathertightness of the system.

**(A6 - 1.2 ) Main House**



The fascia is decayed as seen in multiple areas on the front of the home. Water has been able to penetrate to the roof structure. A licensed general contractor should be consulted to perform an invasive inspection of the area to determine the extent of the damage and to make any necessary repairs.

**(A6 - 1.3 ) Main House**



The soffit to the left of the rear porch is decayed. No other surrounding areas showed any evidence of damage. A licensed roofing contractor and/or licensed general contractor should be consulted to perform an invasive inspection to determine the source of the water that has caused the decay and of the surrounding areas and to make any necessary repairs.

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

**(B1 - 1.1) Main House**



There are small holes in the siding system as noted on the bottom around the entire home. This can allow water to penetrate to the framing of the home. A general repair specialist or licensed general contractor should be consulted for review.

**(B1 - 1.2) Main House**



The vinyl siding was noted to be loose in the following locations: near the peak on the left side of the home, above the windows to the left of the front deck. This can allow wind to pull the siding away from the home further and allow water to access the framing behind the siding system. A licensed general contractor should be consulted to evaluate the siding system and make necessary repairs to ensure the weathertightness of the system.

**(B1 - 1.3) Main House**



The vinyl siding trim is damaged on the rear left corner of the home. Damaged trim can allow water to penetrate to the framing. A general repair specialist or licensed general contractor should be consulted to evaluate the entire siding system to ensure the weathertightness of the system.

**(B1 - 1.4) Main House**



There is some trim missing from the following areas: around the exterior receptacles on the front and rear of the home, around the hood vent exit on the rear of the home. This can allow water to penetrate to the framing of the home. A general repair specialist or licensed general contractor can be consulted for repair.

**(B1 - 1.5 ) Main House**



The siding was noted to be damaged in the following areas: under the right window on the front of the home, two areas near the bottom on the right side of the home, three areas on the left side of the rear of the home, to the right of the window under the rear porch. Damaged siding can allow water to penetrate to the framing. A licensed general contractor should be consulted to evaluate the entire siding system to ensure the weathertightness of the system.

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

**(B2 - 1.1 ) Single Entry Doors**



There is a hole in the storm door for the front door. This can allow moisture and creatures access to the home. A general repair specialist should be consulted for review.

**(B2 - 1.2 ) Single Entry Doors**



The door knob for the front door does not function. The door cannot be closed and secured. A general repair specialist should be consulted for repair.

**(B2 - 1.3 ) Single Entry Doors**



The weather-stripping for the front door is damaged or poor. There is visible light coming in around the panel. The weather-stripping needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(B2 - 2 ) French Door, Location: Main House: Rear**  
**Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):**

**(B2 - 2.1 ) French Door**



There is wood rot on the French door frame and panel. Wood rot is a result of water exposure to these areas over an extended period of time. This can allow water to penetrate the home. A general repair specialist or licensed general contractor should be consulted to review the entire framing system and make any necessary repairs.

**(B2 - 2.2 ) French Door**



The exterior side of the French door is not painted. The manufacturer requires that all six sides of a door be painted for the warranty to be valid. More importantly, the paint provides an extra level of protection to avoid decay and damage to the door. A general repair specialist should be consulted for review.

**(B2 - 2.3 ) French Door**



There is rust on the metal faced French door. Rust causes the metal to weaken. A general repair specialist or licensed general contractor should be consulted to review all of the doors on the home and make any necessary repairs to ensure proper operation of the doors and ensure the weathertightness of the system.

**(B2 - 2.4 ) French Door**



The weather-stripping for the French door is damaged. The weather-stripping needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(B2 - 2.5 ) French Door**



The French door rubs. This could mean that the door is not properly installed, that there has been some slight movement in that area of the house, or the frame is not properly supported from below. A licensed general contractor should be consulted to review the door and make any necessary repairs.

**(B2 - 3 ) All Windows, Location: Main House**

**Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):**

**(B2 - 3.1 ) All Windows**



The majority of the windows in the home were difficult to operate. It was hard to lift and close the bottom sash. This can be due to the sash cords/springs that help hold the bottom sash in place. Difficult operation can be frustrating but can also be a safety hazard in the event that someone needs to open the window during an emergency. A general repair specialist, window contractor, or licensed general contractor can be consulted for review.

**(B2 - 3.2 ) All Windows**



The trim around the far left window on the front of the home is damaged. This can allow water to penetrate behind the trim and decay the framing elements of the window and/or wall. A licensed general contractor should be consulted to review the windows on the home and make necessary repairs.

**(B3 - 1 ) Front Deck, Location: Main House Front**

**Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):**

**(B3 - 1.1 ) Front Deck**



The handrail of the steps to the front deck is loose and presents a safety / fall hazard. A general repair specialist or licensed general contractor should be consulted for evaluation of the deck system and to make necessary repairs.

**(B3 - 1.2 ) Front Deck**



The steps to the front deck are loose. This freedom of movement can cause stress on the system. A general repair specialist or licensed general contractor can be consulted for review.

**(B3 - 1.3 ) Front Deck**



The front deck has several boards that are loose. This is a safety/trip hazard. A general repair specialist or licensed general contractor should be consulted for review and repair.

**(B3 - 1.4 ) Front Deck**



Several balusters (vertical units between the deck surface and top of the railing) are missing from the handrailing on the front deck. This is a trip and fall hazard and could allow small children to fall from the deck surface. A general repair specialist should be consulted for repair.

**(B3 - 1.5 ) Front Deck**



There is a gap between the deck and the home, which is a safety hazard. A general repair specialist or licensed general contractor should be consulted for review.

**(B3 - 2 ) Rear Porch, Location: Main House Rear**

**Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):**

**(B3 - 2.1 ) Rear Porch**



There is a loose board on the stairs to the rear porch. This is a trip/fall hazard. A general repair specialist or licensed general contractor should be consulted for review.

**(B3 - 2.2 ) Rear Porch**



Some of the boards on the steps for the rear porch were noted to be decayed. This can effect the stability of the decking floor system. A general repair specialist or licensed general contractor can be consulted to review the entire decking system and make any necessary repairs.

**(B3 - 3 ) Rear Deck, Location: Main House Rear**  
**Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):**

**(B3 - 3.1 ) Rear Deck**



The rear deck has multiple issues and appears unsafe to use. A licensed general contractor should be consulted for a complete evaluation and to make any necessary repairs.

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

**(D1 - 1.1 ) All Accessible Areas**



The distribution line for the right vanity in the master bathroom is actively leaking. It has flooded the master bathroom, master bedroom, master bedroom closet, living room, and laundry room. Leaks in the water supply lines should be addressed to prevent property damage and flooding. A plumber should be consulted for a complete evaluation of the distribution systems to determine the general condition of the system and make necessary repairs.

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

**(D3 - 1.1 ) Unit 1**



There is not a pan underneath the water heater. The pan is designed to catch any water that may come out of the drain valve and/or Temperature Pressure Relief Valve (TPRV). If there are any leaks or the TPRV releases, the water will flow out into the surrounding area and could cause damage to the floor framing in the area. If desired, a plumber can be consulted for review.

**(D3 - 1.2 ) Unit 1**



There is not a cover for the electrical element on the water heater. This is a safety hazard. A general repair specialist or plumber should be consulted for review.

**(E2 - 1 ) Main Panel #1, Location: Exterior**

**Summary - Electrical: Main Panels (Defects, Comments, and Concerns):**

**(E2 - 1.1 ) Main Panel #1**



The main electrical service panel cover is missing a knock out opening plug. The cover or plug prevents direct contact with hot electrical circuits. This condition presents a safety hazard that could result in interrupted service and serious personal injury /death from electrocution. A general repair specialist or electrician should be consulted for review.

**(E2 - 1.2 ) Main Panel #1**



The bottom breaker in the main electrical service panel is not labeled. Correctly labeled breakers are vital to the safety of any person who operates or works on the electrical system. An electrician should be consulted to correctly label the breaker.

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

**(E3 - 1.1 ) Distribution Panel #1**



The 50 amp breaker in the distribution panel has been added or replaced. The new breaker is of a different brand from the panel enclosure and is not listed on the label of the panel. Breakers must be UL listed and certified for each panel to ensure proper operation. The compatibility of the breakers to the panel needs further evaluation by an electrician to ensure safe and proper operation of the overcurrent protection systems.

**(E3 - 1.2 ) Distribution Panel #1**



The distribution electrical service panel 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. A general repair specialist or electrician should be consulted for placement.

**(E4 - 2 ) Area: Distribution Panel**  
**Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):**

**(E4 - 2.1 ) Area: Distribution Panel**



The Ground Fault Circuit Interrupter (GFCI) receptacle on the front of the home did not operate properly when tested. The GFCI is an important safety feature that should be kept functional to reduce shock hazards. An electrician should be consulted for review of the electrical system and to make any necessary repairs.

**(E4 - 2.2 ) Area: Distribution Panel**



The electrical cable on the rear porch does not have a conduit to protect it. This can lead to accidental damage and be a safety hazard. A general repair specialist or electrician should be consulted for review.

**(E5 - 1 ) Smoke Detector**

**Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors  
(Defects, Comments, Concerns):**

**(E5 - 1.1 ) Smoke Detector**



Some of the smoke detectors in the home are missing. Smoke detectors are vital to the safety of the occupants of the home. A general repair specialist should be consulted for review and installation.

**(E5 - 1.2 ) Smoke Detector**



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

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

**(E5 - 3.1 ) Light Fixtures, Receptacles**



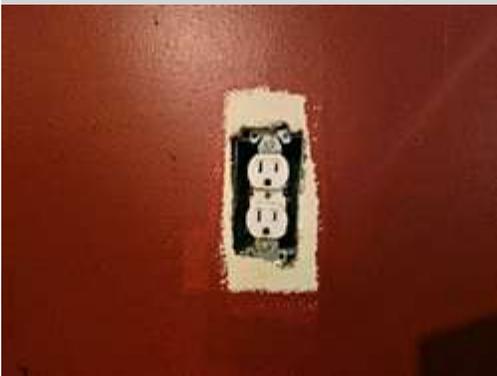
The button to the following Ground Fault Circuit Interrupter (GFCI) receptacles would not reset: left receptacle on the rear wall in the kitchen, on the rear of the home. The reset allows for power to be restored to the receptacle after the GFCI protection has been used. An electrician should be consulted for review.

**(E5 - 3.2 ) Light Fixtures, Receptacles**



There is a damaged cover plate to a receptacle in the following locations: on the left wall of the family room, right wall of the living room. A missing or damaged cover plate leaves the wires exposed to damage and possible bodily harm. A general repair specialist should be consulted for repair.

**(E5 - 3.3 ) Light Fixtures, Receptacles**



There are cover plates missing in the following areas: behind the refrigerator, on the rear porch, laundry room, front wall of the front right bedroom. A missing cover plate leaves the wires exposed to damage and possible bodily harm. A general repair specialist should be consulted for repair.

**(E5 - 3.4 ) Light Fixtures, Receptacles**



The light fixture in the kitchen is missing its cover. This can be a safety hazard. A general repair specialist or licensed general contractor can be consulted for placement.

**(E5 - 3.5 ) Light Fixtures, Receptacles**



The cover to the light fixture outside the front door is missing. All exterior light fixtures should have a cover on them to prevent damage to the bulb and ensure water doesn't cause undesired electrical activity. A general repair specialist should be consulted to repair the fixture.

**(E5 - 3.6 ) Light Fixtures, Receptacles**



The ceiling fans in the following locations are off balance: living room, kitchen. A general repair specialist should be consulted for review.

**(E5 - 3.7 ) Light Fixtures, Receptacles**



Multiple receptacles around the home are loose. Loose receptacles could result in electrical shock or property damage. An electrician should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

**(F1 - 1 ) Heating Unit 1, Location: Exterior: Package Unit (Heat and Cool)  
Summary - Heating: Equipment (Defects, Comments, and Concerns):**

**(F1 - 1.1 ) Heating Unit 1**



There is not a filter in the return. A filter should be added to prevent airborne contaminants from entering the HVAC system.

**(G2 - 1 ) Cooling Unit 1 / Same As Heating, Access: None**  
**Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):**

**(G2 - 1.1 ) Cooling Unit 1 / Same As Heating**



Water from the leak in the master bathroom has entered the duct work system via the registers in the master bathroom and living room. Moisture in the ducts can cause fungal growth. Moisture in the ducts can also damage them. An HVAC contractor can be consulted for review.

**(G2 - 1.2 ) Cooling Unit 1 / Same As Heating**



Multiple registers are loose in the floor. This can be a safety / trip hazard. A general repair specialist or HVAC contractor should be consulted for review.

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

**(H1 - 1.1 ) All Rooms**



The front right bedroom door is not installed. It is not known why the door is not in service. A general repair specialist or licensed general contractor can be consulted for placement.

**(H1 - 1.2 ) All Rooms**



The flooring has been removed throughout the home. The staples and nails haven't been removed. These can be a trip and / or safety hazard. A general repair specialist or flooring contractor should be consulted for review.

**(H1 - 1.3 ) All Rooms**



The following doors rubbed when closed: master bedroom door, rear right bedroom door, rear right bedroom closet door, hall bathroom closet door, hall bathroom door, front left bedroom door, front left bedroom closet door. Slight movement in the floor system, placement of the door frame without direct support on both sides from below, or improperly installed or positioned hinges can all cause this issue. A general repair specialist or licensed general contractor should be consulted to review the door systems and make any necessary repairs.

**(H1 - 1.4 ) All Rooms**



The wall next to the door in the master bedroom was noted to be damaged. A general repair specialist or licensed general contractor should be consulted for review.

**(H1 - 1.5 ) All Rooms**



The doors in the following locations are not plumb: rear right bedroom closet door (closes by itself), front right bedroom closet door (closes by itself). The doors do not stay in a set position. This can indicate an issue with installation or the hinges. A general repair specialist should be consulted for review.

### (H1 - 1.6 ) All Rooms



The catch plate is missing for the front left bedroom closet door. The door does not latch. A general repair specialist should be consulted to repair to provide privacy to the room's occupants.

### (H2 - 1 ) Kitchen

#### Summary - Interiors: Kitchens (Defects, Comments, and Concerns):

### (H2 - 1.1 ) Kitchen



There are missing drawers in the kitchen cabinet system. A cabinetry contractor or general repair specialist can be consulted for replacement.

### (H2 - 1.2 ) Kitchen



The bottom of the cabinet under the kitchen sink is damaged. This makes it difficult to store items. A general repair specialist or cabinetry contractor can be consulted for repair.

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

**(H3 - 1.2 ) Bathroom: Master**



The right shower handle in the master bathroom is missing. It is difficult to operate the shower. A general repair specialist or plumber can be consulted for placement.

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

**(H3 - 2.1 ) Bathroom: Hall**



The shower head in the hall bathroom is missing. This prevented an inspection of the plumbing. A general repair specialist should be consulted to place a shower head. If any issues arise after placement, a plumber should be consulted for repairs.

**(H3 - 2.2 ) Bathroom: Hall**



The plumbing trap for the hall bathroom sink is an S type trap. This trap has a tendency to siphon and become dry, allowing sewer gases to enter the home. The trap plumbing needs to be corrected or replaced to prevent sewer gases from entering the home and to ensure sanitary conditions. A plumber should be consulted for evaluation and repair.

## (I1 - 2 ) Crawl Space

### Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

#### (I1 - 2.1 ) Crawl Space



Water was noted in the elevated vapor barrier. Moisture compromises the insulation and can create fungal growth. A licensed general contractor should be consulted for review.

## (I1 - 3 ) Ducts (Dryer & Bathroom)

### Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

#### (I1 - 3.1 ) Ducts (Dryer & Bathroom)



The dryer duct at the exit in the laundry room is not connected. The duct should be connected on both ends to ensure that the warm air is being distributed outside and not to the crawl space area. A general repair specialist should be consulted to repair.

## (J1 - 1 ) Dishwasher, *Location: Kitchen*

### Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

#### (J1 - 1.2 ) Dishwasher



There are areas on the dishwasher trays where the protective coating has eroded away and rust is visible on the underlying metal. This rust can be transferred to the dishes when the dishwasher is operated. An appliance repair person should be consulted for review and to make any necessary repairs.