Property Inspection Report

Report Number: 1860 - 9/9

For The Property Located On:

1860 Oak Harbor Drive
Ocean Isle Beach, North Carolina 28469

Prepared For Exclusive Use By:

Joe Leone

Prepared By: Geoffrey K. Lowery, NC: 3401

Date of Inspection: Tuesday, September 9, 2025

Time Started: 10:30 AM, Time Completed: 1:00 PM

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.

D - Plumbing

D1 - Plumbing: Water Distribution Systems	IN/NI	LT
(D1 - 1) All Accessible Areas	IN	
(D1 - 2) Exterior: Screened Porch	IN	
D2 - Plumbing: Drain, Waste, and Vent Systems	**IN/NI**	**LT**
(D2 - 1) All Accessible Areas	IN	
(D2 - 2) Pool Room Bar	IN	
(D2 - 3) First Floor Guest Bathroom	IN	
(D2 - 4) Second Floor (Owner's Bedroom) Bathroom	IN	
D3 - Plumbing: Water Heating Equipment	**IN/NI**	**LT**
(D3 - 1) Unit #1 (Mai House unit) (Man. Year 2019)	IN	
(D3 - 2) Unit #2 (Pool Room Unit) (Man. Year 2008)	IN	

E - Electrical

E1 - Electrical: Main Service	IN/NI	LT
(E1 - 1) Underground	IN	
E2 - Electrical: Main Panels	**IN/NI**	**LT**
(E2 - 1) Meter Panel	IN	
(E2 - 2) Main Panel #2	IN	
(E2 - 3) Main Panel #3	IN	
E4 - Electrical: Branch Circuits and Wiring	**IN/NI**	**LT**
(E4 - 1) Area: Right Main Panel	IN	
(E4 - 2) Attic	IN	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	**IN/NI**	**LT**
(E5 - 1) Exterior: Front Porch / Left Rear	IN	
(E5 - 2) Exterior: Screened Porch	IN	

F - Heating

F1 - Heating: Equipment	IN/NI	LT
(F1 - 1) Heating Unit #1 (Downstairs, Left Side Air Handler) (No Access, Over Left Garage)	IN	
(F1 - 2) Heating Unit #2 (Right Side Air Handler) (No Access, Over Left Garage)	IN	
(F1 - 3) Heating Unit #3 (Second Floor Air Handler) (Rheem, Man. date November 2019)	IN	
F2 - Heating: Distribution Systems	**IN/NI**	**LT**
(F2 - 1) Heating Unit #1	IN	
(F2 - 2) Heating Unit #2	IN	
(F2 - 3) Heating Unit #3	IN	
F3 - Heating: Gas Piping, Fuel Storage Systems	**IN/NI**	**LT**
(F3 - 1) Fireplace Area	IN	

G - Cooling

G1 - Cooling: Equipment	IN/NI	LT
(G1 - 1) Cooling Unit #1 (Downstairs, Left Side Condenser) (Rheem/Ruud, Man. Date November 2019)	IN	
(G1 - 2) Cooling Unit #2 (Downstairs, Right Side Condenser) (Rheem, Man. Date August 2017)	IN	
(G1 - 3) Cooling Unit #3 (Second Floor Condenser) (Rheem, Man. date September 2019)	IN	
G2 - Cooling: Distribution Systems	**IN/NI**	**LT**
(G2 - 1) Cooling Unit #1	IN	
(G2 - 2) Cooling Unit #2	IN	
(G2 - 3) Cooling Unit #3	IN	

H - Interiors

H1 - Interiors: General Rooms	IN/NI	LT
(H1 - 1) Owner's Bathroom	IN	
(H1 - 2) Owner's Bedroom (and Kitchen)	IN	
(H1 - 3) Right Side Rear Bedroom	IN	
(H1 - 4) Right Side Center Bedroom	IN	
(H1 - 5) Bedrooms: General	IN	
(H1 - 6) Right Front Room	IN	

H4 - Interiors: Garages	IN/NI	LT
(H4 - 1) Garage	IN	

H6 - Interiors: Fireplaces and Stoves	IN/NI	LT
(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Gas Logs	IN	

I - Insulation and Ventilation

I1 - Insulation and Ventilation: Areas	IN/NI	LT
(I1 - 1) Attic: All Accessible	IN	

J - Built In Appliances

J1 - Built In Appliances: Equipment	IN/NI	LT
(J1 - 1) Clothes Dryer	IN	
(J1 - 2) Clothes Washer	IN	
(J1 - 3) Refrigerator	IN	
(J1 - 4) Mini Refrigerator	IN	
(J1 - 5) Refrigerator	IN	
(J1 - 6) Freezer	IN	
(J1 - 7) Dishwasher	IN	
(J1 - 8) Garbage Disposal	IN	
(J1 - 9) Trash Compactor	IN	
(J1 - 10) Microwave: Over Range	IN	
(J1 - 11) Microwave: Counter Top Model	IN	
(J1 - 12) Oven: Electric	IN	
(J1 - 13) Range Top: Gas	IN	
(J1 - 14) Oven: Gas: Convection	IN	
(J1 - 15) Range Hood: Exterior Duct	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."

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

(B2 - 1.1) Doors

The garage entrance door weather-stripping 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 - 1.2) Doors

The rear pool room (far left side) door has a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the visibility through the glass and the energy rating of the door. The severity of the visual obstruction in the glass can vary from intense white minerals that result in the door appearing cloudy to light hazing which varies with season and time of the day; therefore, all damaged windows and door glass may not have been visible at the time of the inspection. All windows and doors should be evaluated as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the concern and make necessary repairs.

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

(B2 - 2.1) Doors

One of the slider doors is missing the handles. The parts are there but need to be installed. The door needs repair 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 - 2.2) Doors

The handles are loose on the next door down. Repairs should be made when the other door is repaired.

(B2 - 4) Windows , *Location: Main House: Majority*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 4.1) Windows

Many of the window screens were noted to be bent at the bottom. Replacement can be expected. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

(B3 - 3.1) Pool Room / Sunroom

The tile system for the pool room floor needs evaluation and repair related to a loose tile pieces and loose grout. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

(B4 - 1) Driveway , *Location: Main House Front*
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.

(D1 - 2) Exterior: Screened Porch
Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) Exterior: Screened Porch

The porch sink did not function when tested. It is likely winterized but that was not confirmed. A general repair specialist or licensed plumbing contractor should be consulted for evaluation and repair.

(D2 - 2) Pool Room Bar
Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

(D2 - 2.1) Pool Room Bar

The sump pump under the pool room bar shows evidence of a past leak (it did not leak during this inspection). Evaluation and monitoring is recommended.

(D2 - 3) First Floor Guest Bathroom
Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

(D2 - 3.1) First Floor Guest Bathroom

The downstairs guest bath toilet tank is loose. Movement of the toilet tank can result in leaks and flooding. A licensed plumbing contractor should be consulted for evaluation and repair.

(D2 - 3.2) First Floor Guest Bathroom

The guest bath tub stopper is not installed.

(D2 - 4) Second Floor (Owner's Bedroom) Bathroom
Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

(D2 - 4.1) Second Floor (Owner's Bedroom) Bathroom

The upstairs bath (right side) sink drain leaks during use. Plumbing leaks should be repaired as soon as possible to ensure sanitary conditions and prevent damage to adjacent building components. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(D2 - 4.2) Second Floor (Owner's Bedroom) Bathroom

The sink was also noted to drain slow (likely from an obstruction at the leaky "p" trap).

(D3 - 2) Unit #2 (Pool Room Unit) (Man. Year 2008), *Location: Pool Room Closet*
Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 2.1) Unit #2 (Pool Room Unit) (Man. Year 2008)

The pool area water heating unit is over ten years old. A water heating unit has a life expectancy of 10 to 12 years. The unit was noted to be operational but was found to be in poor condition. The casing was noted to be corroded, and water lines indicate a history of leaks. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe, reliable and proper operation of the water heating system.

(D3 - 2.2) Unit #2 (Pool Room Unit) (Man. Year 2008)

(E2 - 1) Meter Panel, *Location: Exterior: Left Side*
Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

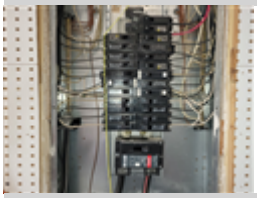
(E2 - 1.1) Meter Panel

(E2 - 1.2) Meter Panel

The service breakers in the outside panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration, and the main service disconnect.

(E2 - 2) Main Panel #2 , *Location: Left Garage*
Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 2.1) Main Panel #2



(E2 - 2.2) Main Panel #2

The left garage electrical service panel cover is missing fasteners that secure 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.

(E2 - 3) Main Panel #3*, Location: Right Garage*
Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 3.1) Main Panel #3

(E4 - 1) Area: Right Main Panel
Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):

(E4 - 1.1) Area: Right Main Panel

The lower Arc Fault breaker in the right garage panel did not trip when tested. The AFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.

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

(E4 - 2.1) Attic

Electrical connections have been made in the attic area without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

(E5 - 1) Exterior: Front Porch / Left Rear
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 1.1) Exterior: Front Porch / Left Rear

The front porch light fixtures (and left rear pool room door) were not functional when tested. This could indicate that the correct switch was not located, 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.

(E5 - 1.2) Exterior: Front Porch / Left Rear

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

(E5 - 2.1) Exterior: Screened Porch

The exterior receptacles of this home were covered or protected to prevent electrical shock hazards if used in the rain or in damp conditions. The screened porch covers are broken/damaged/missing. The requirement for receptacles to have a protective cover to keep the receptacle and the cord connection of a device dry and protected and are an important safety feature. A licensed electrical contractor should be consulted to repair as needed to ensure safe and reliable service.

(H1 - 1) Owner's Bathroom
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) Owner's Bathroom

The tile system for the shower curbing needs evaluation and repair related to low/soft grout. The purpose of the grout is to fill the space between the tiles and protect the bond between the tile and the mortar base. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

(H1 - 2) Owner's Bedroom (and Kitchen)
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Owner's Bedroom (and Kitchen)

The sash springs were noted to be disconnected on the owner's bedroom (right side) window and the kitchen window during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

During the inspection I was not able to identify a fall prevention mechanism for the second floor windows. Typically second floor windows in new homes were required to have a safety feature in place to prevent falls from the upper levels of the home when windows are installed below 24 inches from the floor. The window installations in the second floor sections of this home need further evaluation by a general contractor to verify that a required fall protection mechanism is in place and if it was required in this jurisdiction when this home was built.

(H1 - 3) Right Side Rear Bedroom
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Right Side Rear Bedroom

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

(H1 - 4) Right Side Center Bedroom
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Right Side Center Bedroom

The center bedroom window needs repair to ensure proper operation. The window could not be opened. This window is the means of emergency egress for the bedroom. It is very important to have a proper method of egress from every sleeping area in case of an emergency such as a fire. A licensed general contractor should be consulted for evaluation and repair.

(H1 - 5) Bedrooms: General
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Bedrooms: General

Several closet doors were not installed at the time of the inspection.

(H1 - 6) Right Front Room
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 6.1) Right Front Room

The right front room (right front) window needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Gas Logs*, Location: Living Room and Pool Room*
Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

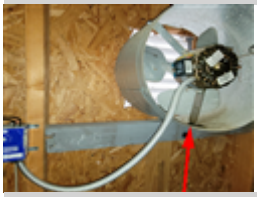
(H6 - 1.1) Fireplace: Pre-Manufactured: Metal: Box: Gas Logs

The fireplace logs were lit and found to function as intended.

(H6 - 1.2) Fireplace: Pre-Manufactured: Metal: Box: Gas Logs

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

(I1 - 1.1) Attic: All Accessible



The attic fan did not function when tested. Damaged fan units can cause ventilation problems and present fire hazards. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.2) Attic: All Accessible

The clothes dryer exhaust duct is vertical then exits at the upper wall level. The installation of a dryer duct in the vertical position is an approved method for most appliances, however, this installation requires annual inspection and cleaning to prevent clogging. It is recommended that a duct cleaning contractor be consulted to inspect and clean the duct prior to purchasing the home if the homeowners have not had the duct cleaned recently.

Household fires related to clothes dryers are very common. Before the installation of your dryer, the installer should inspect and verify the dryer exhaust duct and the electrical service including the receptacle.

(J1 - 10) Microwave: Over Range, *Location: Garage*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 10.1) Microwave: Over Range

The door handle of the microwave was found to be damaged. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 10.2) Microwave: Over Range

The surface light for the microwave did not function. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 12) Oven: Electric, *Location: Garage*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 12.1) Oven: Electric

The garage oven interior light did not function when tested. An appliance repair specialist should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

(J1 - 13) Range Top: Gas, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 13.1) Range Top: Gas

The right front burner for the range top did not operate to produce heat or respond to the control panel when it was requested to heat. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

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: 78 Deg. F

Weather Conditions: Clear - Sunny

Inspection Report Body

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

Where accessible, roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The foundation inspection was limited because the subject property is constructed on a slab foundation which is not visible for inspection due to construction methods, furniture, and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation, if additional information concerning the slab foundation is desired a professional engineer should be consulted prior to purchase.

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

The slab foundation could not be evaluated or inspected due to construction methods and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation.
When accessible and safe the inspector entered attic inspection areas with a small probe, a camera, and a standard flash light. Roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct spans, load transfers, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) All Accessible Areas — IN/NI LT

Structural: Foundation — IN

Foundation Type: Slab: Concrete
Foundation Materials: Concrete

(A3 - 1) Main House Second Story Section — IN/NI LT

Structural: Floor Structure — IN

Sub-Floor Type: OSB
Floor Joist Type: Not Visible For Inspection: Description
Girder/Beam Type: Not Visible For Inspection: Description

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

IN/NI LT
IN

Wall Structure Type: Standard Construction: Dimensional Lumber: Wood

(A5 - 1) All Accessible Interior Areas
Structural: Ceiling Structure

IN/NI LT
IN

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood
Beam/Girder Type: Engineered Lumber: LVL: GL: PL

(A6 - 1) All Accessible Areas
Structural: Roof Structure

IN/NI LT
IN

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

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

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

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

IN/NI LT
IN

Wall Cladding Type: Brick Veneer
Trim Type: Wood Clad: Aluminum / Vinyl / PVC / Wood: Paint

(B1 - 2) Main House Rear
Exterior: Wall Cladding

IN/NI LT
IN

Wall Cladding Type: Vinyl Horizontal / Fiber Cement
Trim Type: Wood Clad: Aluminum / Vinyl / PVC

(B2 - 1) Doors
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Door: Single
Location: Main House Front, Rear, and Garage Entrance

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

(B2 - 1.1) Doors

The garage entrance door weather-stripping 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 - 1.2) Doors

The rear pool room (far left side) door has a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the visibility through the glass and the energy rating of the door. The severity of the visual obstruction in the glass can vary from intense white minerals that result in the door appearing cloudy to light hazing which varies with season and time of the day; therefore, all damaged windows and door glass may not have been visible at the time of the inspection. All windows and doors should be evaluated as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the concern and make necessary repairs.

(B2 - 2) Doors
Exterior: Windows and Doors

IN/NI LT
IN

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

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

(B2 - 2.1) Doors

One of the slider doors is missing the handles. The parts are there but need to be installed. The door needs repair 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 - 2.2) Doors

The handles are loose on the next door down. Repairs should be made when the other door is repaired.

(B2 - 3) Doors — IN/NI LT
Exterior: Windows and Doors — IN

Window/Door Type: Door: Garage: Roll-Up: (Left/Right)
Location: Garage Front

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

Window/Door Type: Single Hung Vinyl
Location: Main House: Majority

(B2 - 4) Windows
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 4.1) Windows

Many of the window screens were noted to be bent at the bottom. Replacement can be expected. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

Window/Door Type: Window: Fixed Radius
Location: Main House Front

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

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

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

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

(B3 - 2) Screen Porch
Exterior: Decks, Porches, Stoops, and Balconies — IN/NI LT: IN

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

(B3 - 3) Pool Room / Sunroom
Exterior: Decks, Porches, Stoops, and Balconies — IN/NI LT: IN

Structure Type: Concrete (Tile Surface)
Location: Main House Rear

(B3 - 3) Pool Room / Sunroom
Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 3.1) Pool Room / Sunroom

The tile system for the pool room floor needs evaluation and repair related to a loose tile pieces and loose grout. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

(B4 - 1) Driveway
Exterior: Driveways, Patios, Walks, and Retaining Walls — IN/NI LT: IN

Construction Type: Concrete
Location: Main House Front

(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.

(B4 - 2) Patio
Exterior: Driveways, Patios, Walks, and Retaining Walls — IN/NI LT: IN

Construction Type: Concrete
Location: Main House Rear

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

The roof covering systems were visually inspected, refer to the inspection method and report limitations. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected from the roof surface and by using binoculars / zoom camera and from a ladder at the roof eaves. The roof surface was accessed but the inspector did not travel to all areas. Walking on the roof surface is a limited service and is not performed on roof surfaces with a roof pitch of greater than 8:12, when the roof surface is wet, when the roof surface is covered with debris or ice, when exterior temperatures are over 95 degrees Fahrenheit, and or when roof covering materials will be damaged. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a Licensed Roofing Contractor prior to purchase.

(C1 - 1) All Accessible Areas Roofing: Coverings	IN/NI	LT
	IN	

Roof Covering Type: Shingles/Composite/Fiberglass (Architectural)

(C2 - 1) All Accessible Areas Roofing: Drainage Systems	IN/NI	LT
	IN	

System Type: Gutter

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

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

(D1 - 1) All Accessible Areas
Plumbing: Water Distribution Systems

IN/NI LT
IN

Piping Materials: [Copper/Brass] [PEX]

(D1 - 2) Exterior: Screened Porch
Plumbing: Water Distribution Systems

IN/NI LT
IN

Piping Materials: [PEX]

(D1 - 2) Exterior: Screened Porch
Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) Exterior: Screened Porch

The porch sink did not function when tested. It is likely winterized but that was not confirmed. A general repair specialist or licensed plumbing contractor should be consulted for evaluation and repair.

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

IN/NI LT
IN

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

(D2 - 2) Pool Room Bar
Plumbing: Drain, Waste, and Vent Systems

IN/NI LT
IN

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

(D2 - 2) Pool Room Bar
Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

(D2 - 2.1) Pool Room Bar

The sump pump under the pool room bar shows evidence of a past leak (it did not leak during this inspection). Evaluation and monitoring is recommended.

(D2 - 3) First Floor Guest Bathroom
Plumbing: Drain, Waste, and Vent Systems

IN/NI LT
IN

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

(D2 - 3) First Floor Guest Bathroom
Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

(D2 - 3.1) First Floor Guest Bathroom

The downstairs guest bath toilet tank is loose. Movement of the toilet tank can result in leaks and flooding. A licensed plumbing contractor should be consulted for evaluation and repair.

(D2 - 3.2) First Floor Guest Bathroom

The guest bath tub stopper is not installed.

(D2 - 4) Second Floor (Owner's Bedroom) Bathroom
Plumbing: Drain, Waste, and Vent Systems

IN/NI LT
IN

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

(D2 - 4) Second Floor (Owner's Bedroom) Bathroom
Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

(D2 - 4.1) Second Floor (Owner's Bedroom) Bathroom

The upstairs bath (right side) sink drain leaks during use. Plumbing leaks should be repaired as soon as possible to ensure sanitary conditions and prevent damage to adjacent building components. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(D2 - 4.2) Second Floor (Owner's Bedroom) Bathroom

The sink was also noted to drain slow (likely from an obstruction at the leaky "p" trap).

(D3 - 1) Unit #1 (Mai House unit) (Man. Year 2019)
Plumbing: Water Heating Equipment

IN/NI LT
IN

Location: Laundry
Capacity: 50 Gallons
Energy Source: Electric

(D3 - 2) Unit #2 (Pool Room Unit) (Man. Year 2008)
Plumbing: Water Heating Equipment

IN/NI LT
IN

Location: Pool Room Closet
Capacity: 40 Gallons
Energy Source: Electric

(D3 - 2) Unit #2 (Pool Room Unit) (Man. Year 2008)
Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 2.1) Unit #2 (Pool Room Unit) (Man. Year 2008)

The pool area water heating unit is over ten years old. A water heating unit has a life expectancy of 10 to 12 years. The unit was noted to be operational but was found to be in poor condition. The casing was noted to be corroded, and water lines indicate a history of leaks. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe, reliable and proper operation of the water heating system.

(D3 - 2.2) Unit #2 (Pool Room Unit) (Man. Year 2008)

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) Underground
Electrical: Main Service

IN/NI LT
IN

Grounding Electrode: Driven Rod

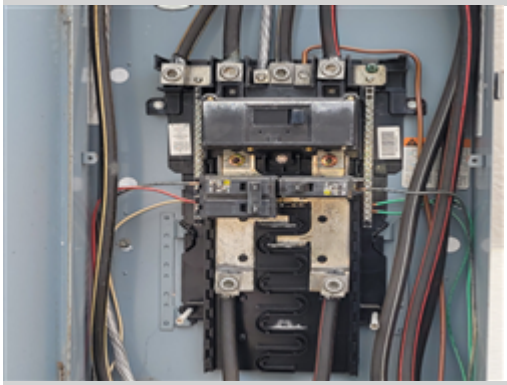
(E2 - 1) Meter Panel
Electrical: Main Panels

IN/NI LT
IN

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

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

(E2 - 1.1) Meter Panel



(E2 - 1.2) Meter Panel

The service breakers in the outside panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration, and the main service disconnect.

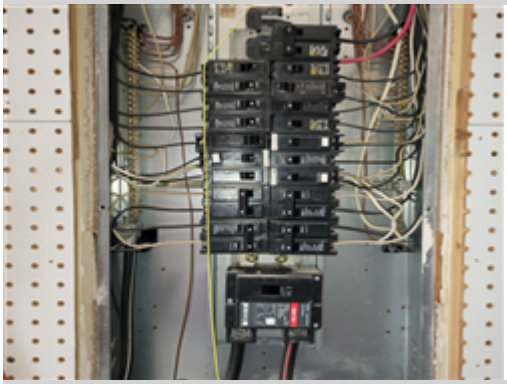
(E2 - 2) Main Panel #2
Electrical: Main Panels

IN/NI LT
IN

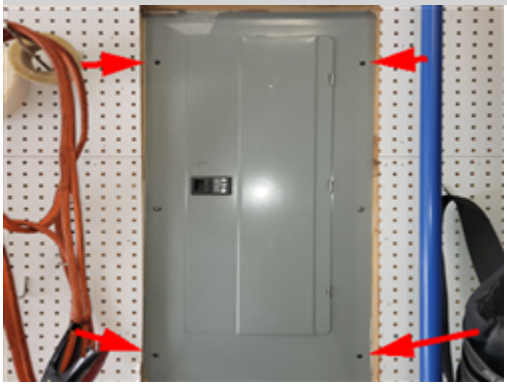
Location: Left Garage
Amperage Rating: 200 Amps
Voltage Rating: 120/240 Volts, 1 Phase
Service Cable Material: Aluminum

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

(E2 - 2.1) Main Panel #2



(E2 - 2.2) Main Panel #2



The left garage electrical service panel cover is missing fasteners that secure 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.

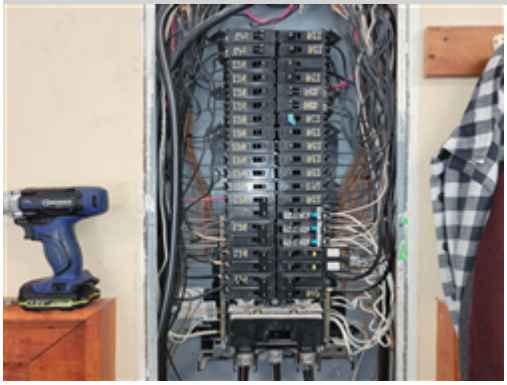
(E2 - 3) Main Panel #3
Electrical: Main Panels

IN/NI LT
IN

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

(E2 - 3) Main Panel #3
Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 3.1) Main Panel #3



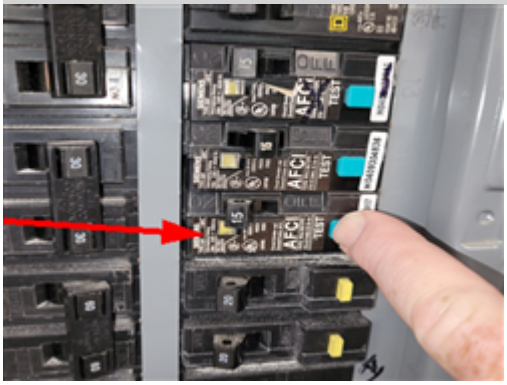
(E4 - 1) Area: Right Main Panel
Electrical: Branch Circuits

IN/NI LT
IN

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

(E4 - 1) Area: Right Main Panel
Electrical: Branch Circuits (Defects, Comments, and Concerns):

(E4- 1.1) Area: Right Main Panel



The lower Arc Fault breaker in the right garage panel did not trip when tested. The AFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.

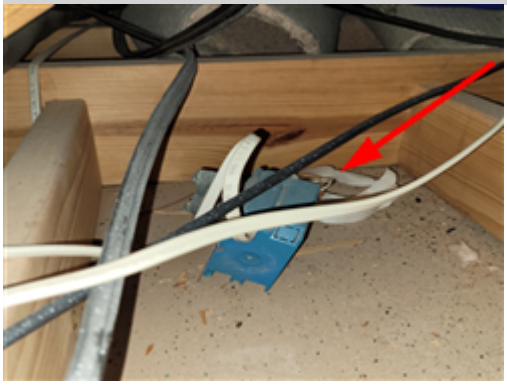
(E4 - 2) Attic
Electrical: Branch Circuits

IN/NI LT
IN

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

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

(E4- 2.1) Attic



Electrical connections have been made in the attic area without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

(E5 - 1) Exterior: Front Porch / Left Rear
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT
IN

GFCI Protection Present:

(E5 - 1) Exterior: Front Porch / Left Rear
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 1.1) Exterior: Front Porch / Left Rear

The front porch light fixtures (and left rear pool room door) were not functional when tested. This could indicate that the correct switch was not located, 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.

(E5 - 1.2) Exterior: Front Porch / Left Rear

(E5 - 2) Exterior: Screened Porch
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT
IN

GFCI Protection Present:

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

(E5 - 2.1) Exterior: Screened Porch

The exterior receptacles of this home were covered or protected to prevent electrical shock hazards if used in the rain or in damp conditions. The screened porch covers are broken/damaged/missing. The requirement for receptacles to have a protective cover to keep the receptacle and the cord connection of a device dry and protected and are an important safety feature. A licensed electrical contractor should be consulted to repair as needed to ensure safe and reliable service.

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

The heat pump system(s) were visually inspected and operated in the cooling cycle only. Refer to the Cooling System section of the report. 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 heat pump system(s) are visually inspected but not operated in the heating mode. Unless otherwise noted the auxiliary or emergency heat system(s) are not operated when the cooling system is the main focus of the inspection. It is not possible for the home inspector to draw a conclusion regarding the functionality of the heat pump system(s) in heating mode during a summer inspection. 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. 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 by a licensed HVAC contractor. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

(F1 - 1) Heating Unit #1 (Downstairs, Left Side Air Handler) (No Access, Over Left Garage) Heating: Equipment

IN/NI LT: IN

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

(F1 - 2) Heating Unit #2 (Right Side Air Handler) (No Access, Over Left Garage) Heating: Equipment

IN/NI LT: IN

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

(F1 - 3) Heating Unit #3 (Second Floor Air Handler) (Rheem, Man. date November 2019) Heating: Equipment

IN/NI LT: IN

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

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

IN/NI LT: IN

Location Observed/Access: No Access (Garage Attic)
Distribution System Type: Forced Air: Fiber Box: Flexible Branch

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

IN/NI LT: IN

Location Observed/Access: No Access: Garage Attic
Distribution System Type: Forced Air: Fiber Box: Flexible Branch

(F2 - 3) Heating Unit #3 Heating: Distribution Systems

IN/NI LT: IN

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

(F3 - 1) Fireplace Area
Heating: Gas Piping and Fuel Storage Systems

IN/NI LT
IN

Gas Piping Materials: Copper
Fuel Turn Off Location: At Propane Tank and Appliances
Fuel Storage: [Propane Storage Tank Present]

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

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the heating and cooling performance, service, and maintenance history of the HVAC system(s).

(G1 - 1) Cooling Unit #1 (Downstairs, Left Side Condenser) (Rheem/Ruud, Man. Date November 2019)
Cooling: Equipment

IN/NI LT
IN

Location: Exterior: Rear
Equipment Type: Heat Pump: Split System
Energy Source: Electric

(G1 - 2) Cooling Unit #2 (Downstairs, Right Side Condenser) (Rheem, Man. Date August 2017)
Cooling: Equipment

IN/NI LT
IN

Location: Exterior: Rear
Equipment Type: Heat Pump: Split System
Energy Source: Electric

(G1 - 3) Cooling Unit #3 (Second Floor Condenser) (Rheem, Man. date September 2019)
Cooling: Equipment

IN/NI LT
IN

Location: Exterior: Rear
Equipment Type: Heat Pump: Split System
Energy Source: Electric

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

IN/NI LT
IN

Location Observed/Access: No Access
Distribution System Type: Same as Heating

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

IN/NI LT
IN

Location Observed/Access: No Access
Distribution System Type: Same as Heating

(G2 - 3) Cooling Unit #3
Cooling: Distribution Systems

IN/NI LT
IN

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

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

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

(H1 - 1) Owner's Bathroom
Interiors: General Rooms

IN/NI LT
IN

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

(H1 - 1) Owner's Bathroom
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) Owner's Bathroom

The tile system for the shower curbing needs evaluation and repair related to low/soft grout. The purpose of the grout is to fill the space between the tiles and protect the bond between the tile and the mortar base. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

(H1 - 2) Owner's Bedroom (and Kitchen)
Interiors: General Rooms

IN/NI LT
IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 2) Owner's Bedroom (and Kitchen)
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Owner's Bedroom (and Kitchen)

The sash springs were noted to be disconnected on the owner's bedroom (right side) window and the kitchen window during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

During the inspection I was not able to identify a fall prevention mechanism for the second floor windows. Typically second floor windows in new homes were required to have a safety feature in place to prevent falls from the upper levels of the home when windows are installed below 24 inches from the floor. The window installations in the second floor sections of this home need further evaluation by a general contractor to verify that a required fall protection mechanism is in place and if it was required in this jurisdiction when this home was built.

(H1 - 3) Right Side Rear Bedroom
Interiors: General Rooms

IN/NI LT
IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 3) Right Side Rear Bedroom
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Right Side Rear Bedroom

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

(H1 - 4) Right Side Center Bedroom
Interiors: General Rooms

IN/NI LT
IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 4) Right Side Center Bedroom
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Right Side Center Bedroom

The center bedroom window needs repair to ensure proper operation. The window could not be opened. This window is the means of emergency egress for the bedroom. It is very important to have a proper method of egress from every sleeping area in case of an emergency such as a fire. A licensed general contractor should be consulted for evaluation and repair.

(H1 - 5) Bedrooms: General
Interiors: General Rooms

IN/NI LT
IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 5) Bedrooms: General
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Bedrooms: General

Several closet doors were not installed at the time of the inspection.

(H1 - 6) Right Front Room
Interiors: General Rooms

IN/NI LT
IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 6) Right Front Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 6.1) Right Front Room

The right front room (right front) window needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.

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

IN/NI LT
IN

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

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Gas Logs
Interiors: Fireplaces and Stoves

IN/NI LT
IN

Location: Living Room and Pool Room
Energy Source: Propane
Exhaust Flue Type: Non Vented and Metal

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Gas Logs
Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Pre-Manufactured: Metal: Box: Gas Logs

The fireplace logs were lit and found to function as intended.

(H6 - 1.2) Fireplace: Pre-Manufactured: Metal: Box: Gas Logs

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

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

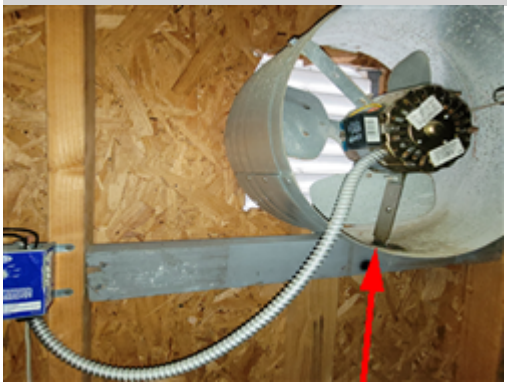
(I1 - 1) Attic: All Accessible Insulation and Ventilation: Areas

IN/NI LT: IN

Insulation Type: Loose: Fiberglass / Faced Batts
Ventilation Type: Soffit: Ridge: Fan

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

(I1 - 1.1) Attic: All Accessible



The attic fan did not function when tested. Damaged fan units can cause ventilation problems and present fire hazards. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.2) Attic: All Accessible

The clothes dryer exhaust duct is vertical then exits at the upper wall level. The installation of a dryer duct in the vertical position is an approved method for most appliances, however, this installation requires annual inspection and cleaning to prevent clogging. It is recommended that a duct cleaning contractor be consulted to inspect and clean the duct prior to purchasing the home if the homeowners have not had the duct cleaned recently.

Household fires related to clothes dryers are very common. Before the installation of your dryer, the installer should inspect and verify the dryer exhaust duct and the electrical service including the receptacle.

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. 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) Clothes Dryer — IN/NI LT
Built In Appliances: Equipment — IN

Location: Laundry
Inspection Method: The dryer was operated for a normal amount of time and was found to function as intended.

(J1 - 2) Clothes Washer — IN/NI LT
Built In Appliances: Equipment — IN

Location: Laundry
Inspection Method: The washing machine was operate through a normal cycle and was found to function as intended.

(J1 - 3) Refrigerator — IN/NI LT
Built In Appliances: Equipment — IN

Location: Garage
Inspection Method: The garage refrigerator was checked for cold and freeze and was found to function as intended.

(J1 - 4) Mini Refrigerator — IN/NI LT
Built In Appliances: Equipment — IN

Location: Screened Porch
Inspection Method: The mini refrigerator was checked with an infrared thermometer and was found to function as intended.

(J1 - 5) Refrigerator — IN/NI LT
Built In Appliances: Equipment — IN

Location: Kitchen
Inspection Method: The kitchen refrigerator was checked for cold and freeze and was found to function as intended.

(J1 - 6) Freezer
Built In Appliances: Equipment — IN/NI LT: IN

Location: Garage
Inspection Method: The garage freezer was checked for cold and freeze and was found to function as intended.

(J1 - 7) Dishwasher
Built In Appliances: Equipment — IN/NI LT: 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 - 8) Garbage Disposal
Built In Appliances: Equipment — IN/NI LT: IN

Location: Kitchen
Inspection Method: The sink disposal was operated by turning the switch to the on position and allowing the grinder to operate for 10 seconds or until a defect was discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.

(J1 - 9) Trash Compactor
Built In Appliances: Equipment — IN/NI LT: IN

Location: Kitchen
Inspection Method: The trash compactor was operated only to note that the compaction drive was operational. The effectiveness of the unit to compact trash was not determined.

(J1 - 10) Microwave: Over Range
Built In Appliances: Equipment — IN/NI LT: IN

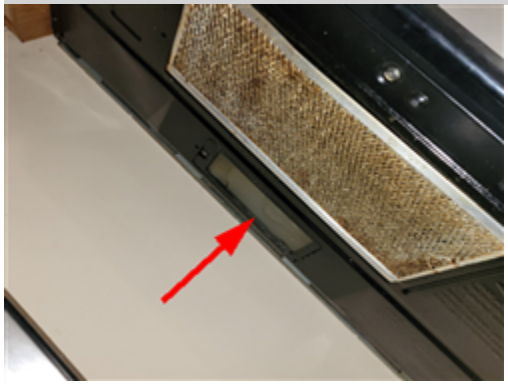
Location: Garage
Inspection Method: The garage microwave was operated on HIGH for 1 minute or to the point that steam was created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.

(J1 - 10) Microwave: Over Range
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 10.1) Microwave: Over Range

The door handle of the microwave was found to be damaged. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 10.2) Microwave: Over Range



The surface light for the microwave did not function. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 11) Microwave: Counter Top Model
Built In Appliances: Equipment

IN/NI LT
IN

Location: Kitchen
Inspection Method: The kitchen microwave was operated on HIGH for 1 minute or to the point that steam was created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.

(J1 - 12) Oven: Electric
Built In Appliances: Equipment

IN/NI LT
IN

Location: Garage
Inspection Method: The garage 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.

(J1 - 12) Oven: Electric
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 12.1) Oven: Electric

The garage oven interior light did not function when tested. An appliance repair specialist should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

(J1 - 13) Range Top: Gas
Built In Appliances: Equipment

IN/NI LT
IN

Location: Kitchen
Inspection Method: The range burners were operated with indicator set to HIGH until the burner was noted to be burning stable or until a defect is noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

(J1 - 13) Range Top: Gas
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 13.1) Range Top: Gas

The right front burner for the range top did not operate to produce heat or respond to the control panel when it was requested to heat. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1 - 14) Oven: Gas: Convection
Built In Appliances: Equipment

IN/NI LT

IN

Location: Kitchen
Inspection Method: The oven burners were operated with indicator set to HIGH until the burner was noted to be burning stable or until a defect is noted. The convection feature was tested to confirm fan function. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

(J1 - 15) Range Hood: Exterior Duct
Built In Appliances: Equipment

IN/NI LT

IN

Location: Kitchen
Inspection Method: The range hood fan was operated until a light suction was created. The effectiveness of the exhaust was not determined.