(B1-1.1) Additional Photos



(B1-1.2) Main House

The crawlspace ground was not fully covered with a plastic vapor barrier. This can allow ground evaporation to condense on various components, resulting in damage.

It was noted that some HVAC ducts were moisture damaged/cracked and microbial growths were present on wooden and other surfaces, indications of reoccurring periods of elevated moisture. Continued and/or repeated exposure to excessive moisture may result in floor system decay or further defects. A crawlspace remediation specialist or licensed general contractor should be consulted for comprehensive evaluation of the crawlspace to determine the cause(s) and extent of moisture related concerns, and to make recommendations of repair as needed.

B2. Structural: Columns and Piers

B2-1 Main House

Column/Pier Type: Pier: Crawl Space
Column/Pier Materials: Block

B3. Structural: Floor Structure

B3-1 Main House

Floor Joist Type: Dimensional Lumber: Standard Construction
Floor Beam Type: Dimensional Lumber: Standard Construction
Sub-Floor Type: Plywood

(B3-1.1) Main House

The sill plates were noted to have movement and were not flat on the foundation in most locations, particularly on the right and rear of the home. Movement of the sill plates can indicate improper fastening of the floor structure to the foundation and related movement of the floor and/or wall structures. Further movement could potentially result in damages to finished surfaces. A licensed general contractor should be consulted to evaluate the sill plate throughout the home to determine the extent of defects and to make repairs as needed.

(B3-1.1) Additional Photos

(B3-1.2) Main House

Varying degrees of wood decay were noted in all floor structure components at the left door/kitchen door, conditions which could result support capabilities of the floor, potentially resulting in movement and related damages. A licensed general contractor should be consulted to determine the cause and extent of defects and to make repairs as needed.

*Inspector's note- apologies for the blurry photo!

(B3-1.2) Additional Photos

B4. Structural: Wall Structure

B4-1 All Interior Areas

Wall Structure Type: Finished Areas: Not Accessible

B5. Structural: Ceiling Structure

B5-1 All Accessible Attic Areas

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood
Ceiling Beam Type: Dimensional Lumber: Standard Construction: Wood

B6. Structural: Roof Structure

B6-1 Main House

Roof Type: Gable
Rafter/Beam Type: Dimensional Lumber: Standard Construction
Roof Sheathing Type: Plywood

C. Roofing

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Roofing or a General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

C. Roofing: Inspection Methods

The roof covering was inspected using binoculars and or a zoom camera and from a ladder at the roof eaves. This method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small defects or hidden areas that may only be located or identified by walking on the roof surface which is beyond the scope of this home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a Licensed Roofing Contractor prior to purchase

C1. Roofing: Coverings

C1-1 Main House

Roof Covering Type: Shingles Composite or Fiberglass

C2. Roofing: Drainage Systems

C2-1 Gutters

Roof Drainage System Component Type: Gutters

(C2-1.1) Gutters

Gutter systems were in poor overall condition, were with damaged or improperly installed fasteners, damaged trays and noted to be full of shingle granules of other debris, conditions which can impair proper roof drainage. Improper roof drainage can result in damages to fascia, sheathing and other underlying components. A licensed general contractor should be consulted for full evaluation of the roof drainage systems and to make repairs as needed.

(C2-1.1) Additional Photos

D. Plumbing

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

D1. Plumbing: Main Water Supply

D1-1 Main

Main Water Shut Off Location: Water Meter
Water Supply Type: Public
Main Water Supply Line Materials: Polyethylene (Black)

D2. Plumbing: Water Distribution Systems

D2-1 All

Distribution Line Materials: CPVC

(D2-1.1) All

The hose bib at the rear of the home was not secured, a condition which allows potentially damaging movement of the plumbing supply components. A qualified general repair specialist should be consulted to make repairs as needed.

D3. Plumbing: Drain, Waste, Vent Systems

D3-1 Crawl Space

Drain/Waste/Vent Line Materials: ABS
Drain/Waste Trap Line Materials: Plastic

(D3-1.1) Crawl Space

There were leaks from the hall bathroom shower assembly and evidence of prior leaks from the hall and master bathroom toilets. Further leaks may result in damages to underlying and adjacent components. A licensed plumbing contractor should be consulted to evaluate all hall and master bathroom drain systems and to make repairs where needed.

Wood decay, water damages and wood destroying fungus were noted on a few structural components in the hall and master bathroom areas related to prior leaks. Repairs have been made, however, some damages are still present. Damaged wooden structure can result in improper support, related movement, and further damages. A licensed general contractor should be consulted to fully evaluate the floor structure components at the bathrooms' location, and to make repairs as needed.

(D3-1.1) Additional Photos

D4. Plumbing: Water Heating Equipment

D4-1 Unit 1

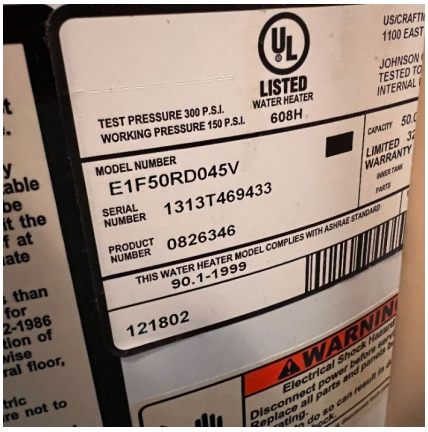
Water Heater Location: Laundry
Fuel Source: Electric
Capacity: 50 Gallons

(D4-1.1) Unit 1

The 2013 US Craftmaster 50 gallon electric water heater was operated and functioned as intended.

It was noted that the electrical service conductor entered the onboard junction without proper strain relief connection. This allows the electrical conductor to contractor the sharp metal edge of the junction lid, a condition which can result in damages. This can also allow damaging movement of the conductor and loss of service. A licensed electrician or licensed plumbing contractor should be consulted to make repairs as needed.

(D4-1.1) Additional Photos



E. Electrical

All Electrical items listed below were found to be of concern and are in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made, the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.
Smoke Detectors: Not Present
Carbon Monoxide Detectors: Not Present

E1. Electrical: Main Service

E1-1 Underground

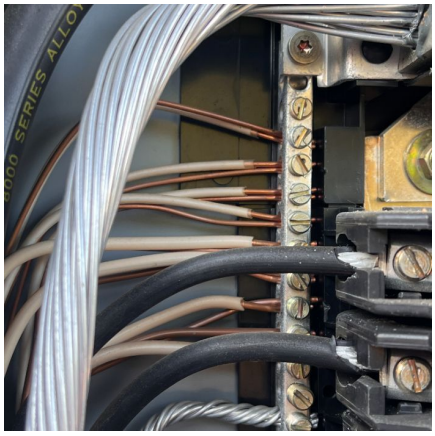
Grounding Electrode Type: Undetermined

E2. Electrical: Main Panel

E2-1 Main Panel

Location: Exterior Left
Service Cable Material: Aluminum
Amperage: 200 Amps
Voltage: 120-240 Volts: 1 Phase

(E2-1.1) Main Panel



The following concerns were noted with the main electrical panel and meter base, located on the exterior left of the home -
1. The ground/neutral bus bar located has connections where two neutral conductors or neutral/grounds are connected together under one lug (double-tapped). This condition presents a safety hazard that could result in improper overcurrent protection, improper grounding, and/or circuit overheating.

2. Both the meter base and the main panel were not secured to the exterior of the home, a condition which can allow for potentially damaging movement of electrical components. (This is likely the result of failed cladding/siding)

A licensed electrical contractor should be consulted to make repairs.

(E2-1.1) Additional Photos


E4. Electrical: Branch Circuits, Wiring

E4-1 Crawl Space and Main Panel

Wiring Methods: Non-Metallic (Plastic)

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-1 Exterior

(E5-1.1) Exterior

Exterior receptacles were not functioning at the time of the home inspection. This may indicate damages to the circuit, the corresponding GFCI device, or other components. A licensed electrician should be consulted to make repairs as needed to restore service to the exterior receptacles.

*Note - this may be linked to a GFCI not located during the inspection.

(E5-1.2) Exterior

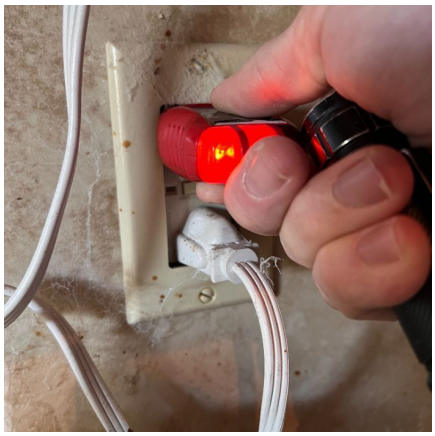
Exterior electrical receptacles were loose within wall mounts at the rear of the home, a condition which can result in damages and/or shock hazards. A licensed electrician or qualified general repair specialist should be consulted to evaluate all interior receptacles and to make repairs as needed.

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors

E5-2 Interior

GFCI Present: Yes

(E5-2.1) Interior



The GFCI receptacle to the right of the of kitchen sink did not respond the handheld tester, possibly indicating component damages. The receptacle did respond to onboard test buttons, however. Improperly functioning GFCI devices may present shock hazards. A licensed electrician should be consulted to make repairs as needed.

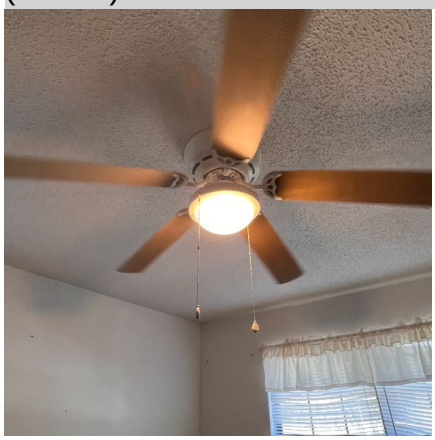
(E5-2.2) Interior

The receptacle left of the kitchen sink was noted to be loose and/or to have a damaged to the mount, a condition which may result in damaging movement of the receptacle or the attached conductors. A licensed electrician should be consulted to make repairs.

(E5-2.3) Interior

Interior electrical receptacles were loose within wall mounts in various locations of the home, a condition which can result in damages and/or shock hazards. A licensed electrician or qualified general repair specialist should be consulted to evaluate all interior receptacles and to make repairs as needed.

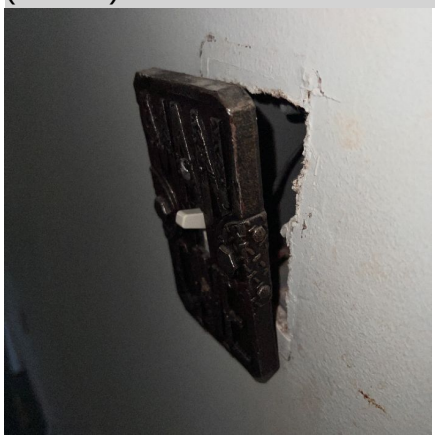
(E5-2.4) Interior



The front right bedroom fan and fan light are direct wired and not controlled by the wall switch. This not technically a defect, however, is not typical of modern installations.

(E5-2.4) Additional Photos

(E5-2.5) Interior



The wall switch in the master bedroom was loose and detaching from the wall, a potential shock hazard. A licensed electrician should be consulted to make repairs.

F. Heating Systems

The HVAC system(s) were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where covers were not removed to expose internal components. This type of visual inspection will not reveal internal problems for the system(s). If a complete invasive inspection is desired a Licensed HVAC Contractor should be consulted prior to purchase. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. All HVAC systems and components should be serviced and evaluated seasonally. All concerns are in need of further evaluation and repair by a Licensed HVAC Contractor. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

F1. Heating Systems: Equipment

F1-1 Heating Unit 1

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

(F1-1.1) Heating Unit 1

The 2021 Goodman electric heat pump system was operated in both the heating and cooling cycles and appeared to function as intended. All system components, including the air handler which is located in the crawlspace, were visually evaluated with no noted defects.

HVAC systems should be regularly serviced to maintain optimal performance. If service is desired, a licensed HVAC contractor should be consulted.

F2. Heating Systems: Distribution System

F2-1 Heating Unit 1

Access: Crawl Space
Distribution System Type: Forced Air: Metal Box: Flexible Branch

(F2-1.1) Heating Unit 1

A duct near the air handler was excessively sagged and appeared to be holding water at the time of inspection, a condition which can impair or negate function of the duct, and potentially result in further damages. A licensed HVAC contractor should be consulted to fully evaluate the HVAC ducts to determine the extent defects and to make repairs as needed.

G. Cooling Systems

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

H. Interiors

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

H1. Interiors: General Rooms

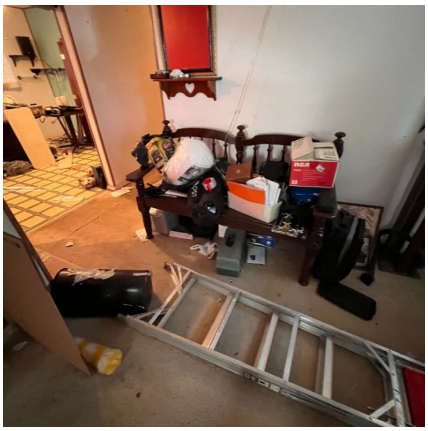
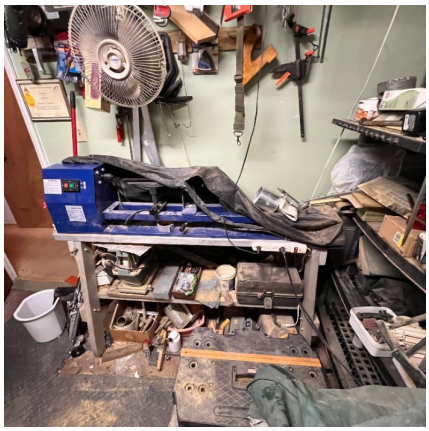
H1-1 All Rooms

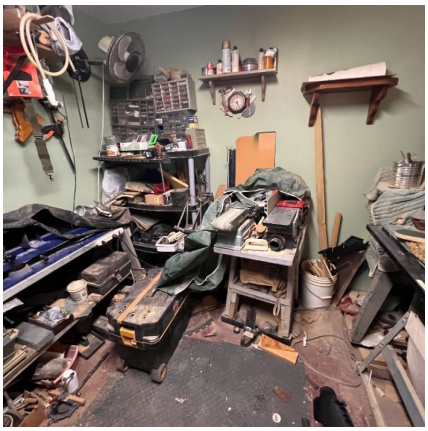
Heating and Cooling Source: Heating and Cooling Source Noted
Furniture/Storage Present: Yes
Finished Walls, Ceiling, Floor: Finished Area

(H1-1.1) All Rooms

Multiple areas contained storage and furniture which impeded the home inspection. Not all closet/cabinet areas, interior electrical receptacles, windows or finished surface components were safely accessible and/or evaluated.

(H1-1.1) Additional Photos



H2. Interiors: Kitchens

H2-1 Kitchen

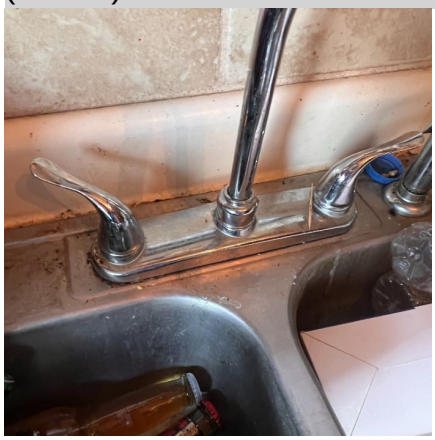
Heating and Cooling Source: Heating and Cooling Source Noted
Furniture/Storage Present: Yes
Finished Walls, Ceiling, Floor: Finished Area

(H2-1.1) Kitchen

The kitchen sink base was water damaged from prior leaks, negating intended storage function. Have repaired by a cabinet repair specialist or licensed general contractor.

(H2-1.1) Additional Photos

(H2-1.2) Kitchen



The kitchen sink faucet, while functional, was installed reversed of intended orientation.

H3. Interiors: Bathrooms

H3-1 Both Bathrooms

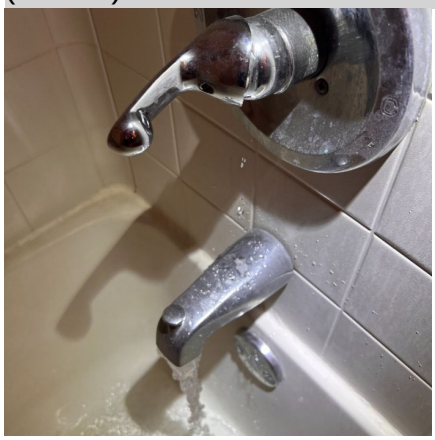
Ventilation : Ventilation Exhaust Fan Present
Receptacle Found: Yes
GFCI Present: Yes

(H3-1.1) Both Bathrooms

The tub spouts were loose and not sealed to the surrounds, a condition which may result in damages to the attached supply line. A plumbing contractor should be consulted to make repairs.

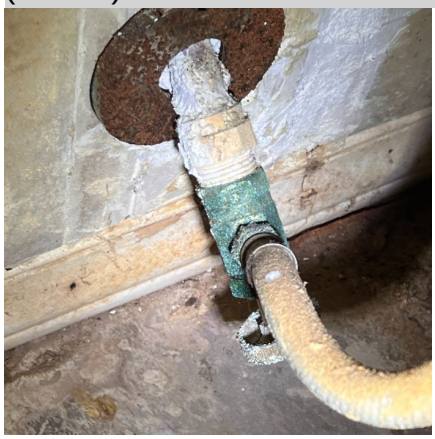
(H3-1.1) Additional Photos

(H3-1.2) Both Bathrooms



The hall bathroom shower control valve leaks, indicative of component damages. This may result in improper operation of the diverter valve. A plumber should be consulted for repair.

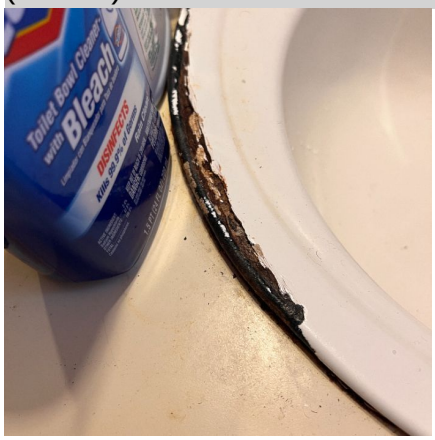
(H3-1.3) Both Bathrooms



Toilet supply valves were heavily corroded and not secured, conditions prone to leaks and/or component failure. The master bathroom valve had evidence of reoccurring leakage, a condition which could damage underlying components. A licensed plumbing contractor should be consulted for further evaluation and to make repairs as needed.

(H3-1.3) Additional Photos

(H3-1.4) Both Bathrooms



The master bathroom sink porcelain has failed and underlying metal is rusted, conditions which can be considered personal injury concerns. A licensed plumbing contractor should be consulted to make repairs or replacements as needed.

(H3-1.5) Both Bathrooms

The master bathroom toilet floor flange bolts were heavily rusted, a condition prone to improper bolt function and related toilet movement and damage. A plumbing contractor should be consulted to make repairs as needed.

(H3-1.6) Both Bathrooms

Cracks were noted in the drywall above the master bathroom door, a possible indication of prior movement in this location of floor and/or wall structure components. This could be the result of one or the combination of multiple factors, ranging from damages to underlying floor structure or structural support, excessive moisture or expansion due to moisture, foundation concerns, improper framing installations and more. A licensed general contractor should be consulted to determine the cause and extent of defects, and to make repairs as needed.

(H3-1.6) Additional Photos

I. Insulation & Ventilation

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

I1. Insulation & Ventilation: General

I1-1 Attic: All Accessible

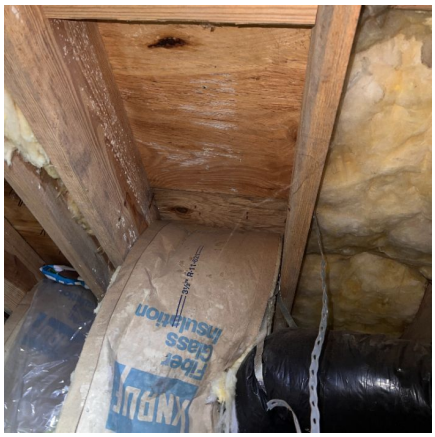
Insulation Type: Batt: Unfaced
Ventilation Type: Soffit: Ridge: Gable Vent

I1. Insulation & Ventilation: General

I1-2 Crawl Space

Insulation Type: Batt: Faced Kraft Paper
Ventilation Type: Foundation Vents

(I1-2.1) Crawl Space



Fiberglass batt floor system insulation was damaged and downed in various locations of the crawlspace, impairing intended function. A crawlspace remediation specialist or licensed general contractor should be consulted for further evaluation of the floor system insulation and to make repairs as needed.

(I1-2.1) Additional Photos



(I1-2.2) Crawl Space

Foundation vents were closed or partially opened in most locations, conditions which prevent proper crawlspace ventilation. This can result in elevated moisture within the crawlspace and related damages. A crawlspace remediation specialist or qualified general repair specialist should be consulted to make repairs as needed.

J. Appliances

The installed appliances were visually inspected and operated per the home inspector s standard of practice and or contract, unless otherwise noted as a limitation. Built in appliances are operated to determine if the units respond to and operate using normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as the cleaning ability of the dishwasher, the grinding efficiency of the disposal, or the calibration of the oven is beyond the scope of the home inspection. Refrigeration units, ice makers, wine coolers, countertop appliances, washing machines, and dryers are beyond the scope of the home inspection. All appliances listed as not operational, identified to be of concern are in need of a full evaluation and or repair by a certified appliance repair technician prior to purchase. If additional concerns are discovered during the process of evaluation and repair, a Licensed General Contractor should be consulted to contact a specialist in each trade as needed.

J1. Appliances: Appliances

J1-1 Oven: Electric

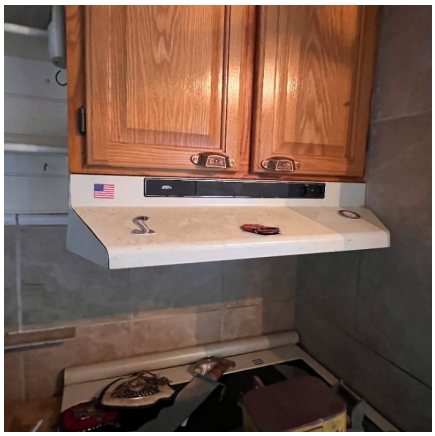
Location: Kitchen
Inspection Method: Functioned

J1. Appliances: Appliances

J1-2 Range Hood

Location: Kitchen
Inspection Method: Operated

(J1-2.1) Range Hood



The range hood installation was improper. The range hood was not equipped with recirculating fan or exterior exhaust, resulting in the fan exhausting into the base of the cabinet. This negates the intended purpose of the fan. A licensed general contractor should be consulted to make repairs as needed.