Property Inspection Report

Report Number: 676745

For The Property Located On:

222 Nothing Happens Valley Rd
Lostburg, North Carolina

Prepared For Exclusive Use By:

Tony Smith

Report Prepared By: John Chittick, 2617

Inspector Signature:

Date of Inspection: Wednesday, April 29, 2020

Home Inspection Professionals, P.O. Box 923, Bridgeton, NC, 28519
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Report Sections

E1 - Electrical: Main Service

(E1 - 1) Underground

E2 - Electrical: Main Panels

(E1 - 1) Main Panel Garage

E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors

(E1 - 1) Exterior

(E1 - 2) Interior

F - Heating

F1 - Heating: Equipment

(F1 - 1) Heating Unit 1

F2 - Heating: Distribution Systems

(F2 - 1) Heating Unit 1

G - Cooling

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(G1 - 1) Cooling Unit 1

G2 - Cooling: Distribution Systems

(G2 - 1) Cooling Unit 1

H - Interiors

H1 - Interiors: General Rooms

(H1 - 1) Living Room

(H1 - 2) Bedroom: Master

(H1 - 3) Bedroom Left

(H1 - 4) Bedroom Right

H2 - Interiors: Kitchens

(H2 - 1) Kitchen

H3 - Interiors: Bathrooms

(H3 - 1) Bathroom: Master

(H3 - 2) Bathroom Hall

H4 - Interiors: Garages

(H4 - 1) Garage

I - Insulation and Ventilation

I1 - Insulation and Ventilation: Areas

(I1 - 1) Attic

(I1 - 2) Crawl Space

J - Built In Appliances

J1 - Built In Appliances: Equipment

(J1 - 1) Dishwasher

(J1 - 2) Range: Electric

(J1 - 3) Microwave: Over Range

(J1 - 4) Garbage Disposal

Summary

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

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

(A1 - 1.1) Main House

A hole in the foundation wall can allow vermin and storm water easy access to the crawlspace. A competent handy man can seal.

(A1 - 1.2) Main House

The footing has been exposed at the front right corner of the crawlspace. A competent handy man can fill as needed.

(A1 - 2) Garage
Summary - Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 2.1) Garage

The garage slab is cracked at a couple locations. An engineer should be consulted for a complete evaluation, to determine the significance of the concern and outline necessary repairs.

(A1 - 2.2) Garage

The steps at the entrance of the home have a noticeable variance in the height of the bottom step. This configuration could result in the trip or fall hazard as someone enters or leaves the home. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

The stairs do not have a handrail for safety. A qualified professional can install as desired.

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

(A3 - 1.1) Main House

A floor joist has been drilled through to allow plumbing to be installed. No repairs were noted. I recommend a licensed general contractor investigate further and determine if repairs are necessary.

(A3 - 1.2) Main House

The floor system under the house has evidence of high moisture levels with organic growth. I recommend a licensed general contractor investigate further and recommend measures to mitigate the moisture levels. I further recommend subsequent observation to make sure any measures taken function long term.

(A3 - 1.3) Main House

The floor structure along the back wall is water stained and damaged. Repairs have been made and the repairs also appear to have been stained. I recommend a sellers disclosure statement and subsequent observation. I recommend a licensed general contractor investigate further and determine if any further repairs are necessary.

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

(B1 - 1.1) Main House

A crack was noted on the front wall. An engineer should be consulted for a complete evaluation, to determine the significance of the concern, and outline necessary repairs.

(B2 - 1) Doors *, Location: Crawlspace*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 1.1) Doors

The crawlspace door does not close and secure properly to prevent vermin entering the crawlspace. A qualified professional can install/replace as needed.

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

(B3 - 1.1) Stoop

The steps at the entrance of the home have a noticeable variance in the height of the steps. This configuration could result in the trip or fall hazard as someone enters or leaves the home. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

The steps do not have handrails to prevent accidentally falling or stepping off the floor surface. It is recommended that handrails be installed to ensure safe and functional use of the stairs. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.2) Stoop

The mortar joints for the front stairs need repair to prevent loose bricks and a trip hazard. A professional mason can repair.

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

(B3 - 2.1) Deck

The top plate or grip that is installed on the handrails for the deck steps is too wide. The top plate should be within a size and thickness so that it can be easily gripped to prevent a fall. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure safe and functional use of the deck.

(B3 - 2.2) Deck

The wood deck was found to be severely weathered. Decking boards were splintering and cupped. This can present a safety hazard. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 2.3) Deck

The outside support beam has an unsupported seam. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

(B3 - 2.4) Deck

Multiple pickets are loose to the handrail. A competent handy man can secure.

(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.

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

(C1 - 1.1) Main House

The shingles are being pushed up at multiple locations by nails. This can damage the shingles and expose the shingles to wind damage. A professional roofer can repair/secure as needed.

(C3 - 1) Main House, *System Type: Flashing: Roof Rake*
Summary - Roofing: Flashings, Skylights, Penetrations (Defects, Comments, and Concerns):

(C3 - 1.1) Main House

Both the facia roof rake trim and the drip edge have been installed incorrectly which can trap moisture behind the trim. A professional siding installer can investigate further and determine if repairs are necessary.

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

(D1 - 1.1) All Accessible Areas

The plumbing distribution lines have visible corrosion at the fitting to the refrigeration line. A licensed plumbing contractor should be consulted for complete evaluation of the water supply and distribution systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1) All Accessible Areas
Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

(D2 - 1.1) All Accessible Areas

The waste line has been repaired by gluing PVC and ABS pipes together. This is not a recommended connection and often fails with age resulting in leaks. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.2) All Accessible Areas

The waste line just inside the crawlspace door is separated. This is allowing soil to enter the system and drain lines and waste water to enter into the crawlspace. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

(D2 - 1.3) All Accessible Areas

The main waste line is leaking around the master shower. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.4) All Accessible Areas

The main waste line is leaking. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

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

(D3 - 1.1) Unit 1

A wire connection next to the water heater is missing a junction box. A licensed electrician can install.

(E2 - 1) Main Panel Garage, *Location: Main Panel Garage*
Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel Garage

The cover panel is missing a screw to secure to the cover properly. A competent handy man can install.

(E2 - 1.2) Main Panel Garage

The service breakers in the 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.

(E5 - 1) Exterior
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 1.1) Exterior

The GFCI receptacle(s) did not test/reset correctly to ensure that it was ground fault protected. GFCI protection is needed to reduce shock in hazardous locations.

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

(G1 - 1.1) Cooling Unit 1

The Freon line is missing the fill cap. A competent HVAC mechanic can install.

(G2 - 1) Cooling Unit 1, *Access: Crawl Space*
Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit 1

The insulation around the HVAC duct system is loose/falling off. This can expose the inner liner to damage. A licensed HVAC mechanic can investigate further and repair/replace as needed.

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

(H1 - 3.1) Bedroom Left

The windows in the home tilt after opening for cleaning. When the windows are snapped back into place after tilting the tilt lock does not engage. When the window tilt lock is not engaged the window sash can fall forward and cause personal injury. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

(H2 - 1.1) Kitchen

The GFCI receptacle(s) did not test/reset correctly to ensure that it was ground fault protected. GFCI protection is needed to reduce shock in hazardous locations.

(H2 - 1.3) Kitchen

Evidence suggest repairs to the ceiling have been made. I recommend a sellers disclosure.

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

(H3 - 1.1) Bathroom: Master

The receptacle(s) is/are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 1.2) Bathroom: Master

The sink cabinet is not securely mounted. Movement of the fixture could result in personal injury or plumbing system damage. A general repair specialist should be consulted for evaluation and repair.

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

(H3 - 2.1) Bathroom Hall

The bathroom sink stopper does not function properly. A competent plumber can repair/adjust as needed.

(H3 - 2.2) Bathroom Hall

The bathroom tub stopper does not function properly. A competent plumber can repair/adjust as needed.

(H4 - 1) Garage
Summary - Interiors: Garages (Defects, Comments, and Concerns):

(H4 - 1.1) Garage

The exterior door is missing a screw in the hinge. This can affect the operation of the door. A competent handy man can secure/install as needed.

(H4 - 1.2) Garage

The receptacle(s) is/are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(H4 - 1.3) Garage

The door to the home is missing a screw in the hinge. This can affect the operation of the door. A competent handy man can secure/install as needed.

(H4 - 1.4) Garage

The door to the home is not insulated and a fire rated door. I recommend a professional carpenter investigate further and determine if replacement is necessary.

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

(I1 - 1.1) Attic

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

The insulation is compressed or displaced. The effectiveness of the insulation is reduced when displaced or compressed. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.3) Attic

The insulation is blocking the soffit vents. The insulation was not installed with baffles to prevent movement to unheated areas. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

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

(I1 - 2.1) Crawl Space

The vapor barrier is not properly covering the ground. This can lead to high moisture issues in the crawlspace. A qualified can investigate further and determine if repairs/adjustments are necessary.

(I1 - 2.2) Crawl Space

The insulation in the crawlspace is falling at multiple locations. This can damage the insulation and affect the insulation value of the home. A competent handy man can repair/install as needed.

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” per the home inspection standards of practice means the act of making a visual examination. The subject home was disclosed to be part of an estate or a foreclosed property and has been disclosed to be vacant. The sellers are not tenants or occupants of the home and therefore the buyer should budget for defective items that could only be discovered by disclosure from the sellers. The inspector makes every effort to locate as many defects as possible, however, when a home is vacant, or part of an estate defects that are typically discovered by evidence from daily use and loads may not be apparent. There is an added risk to the buyer when purchasing a home without seller disclosure especially when a home has been vacant for more than 1 year. The home inspection should be considered preliminary and the buyer should request a second inspection after they have placed the home in service. The word “inspect” per the home inspection standard of practice means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECIEVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 74 Deg. F

Weather Conditions: Partly Cloudy

Inspection Report Body

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

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance/cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof, and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

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

When accessible and safe the inspector entered attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) Main House Structural: Foundation

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

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

(A1 - 1.1) Main House

A hole in the foundation wall can allow vermin and storm water easy access to the crawlspace. A competent handy man can seal.

(A1 - 1.2) Main House

The footing has been exposed at the front right corner of the crawlspace. A competent handy man can fill as needed.

(A1 - 2) Garage
Structural: Foundation

Foundation Type: Slab: Concrete
Foundation Materials: Concrete

(A1 - 2) Garage
Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 2.1) Garage

The garage slab is cracked at a couple locations. An engineer should be consulted for a complete evaluation, to determine the significance of the concern and outline necessary repairs.

(A1 - 2.2) Garage

The steps at the entrance of the home have a noticeable variance in the height of the bottom step. This configuration could result in the trip or fall hazard as someone enters or leaves the home. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

The stairs do not have a handrail for safety. A qualified professional can install as desired.

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

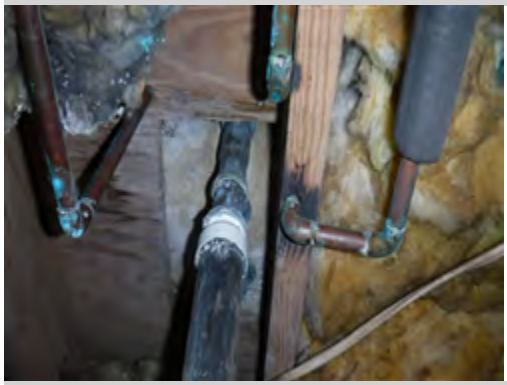
Column/Pier Type: Pier: Crawl Space
Column/Pier Materials: Block
Limitation(s): The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

(A3 - 1) Main House
Structural: Floor Structure

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

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

(A3 - 1.1) Main House



A floor joist has been drilled through to allow plumbing to be installed. No repairs were noted. I recommend a licensed general contractor investigate further and determine if repairs are necessary.

(A3 - 1.2) Main House

The floor system under the house has evidence of high moisture levels with organic growth. I recommend a licensed general contractor investigate further and recommend measures to mitigate the moisture levels. I further recommend subsequent observation to make sure any measures taken function long term.

(A3 - 1.3) Main House

The floor structure along the back wall is water stained and damaged. Repairs have been made and the repairs also appear to have been stained. I recommend a sellers disclosure statement and subsequent observation. I recommend a licensed general contractor investigate further and determine if any further repairs are necessary.

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

Wall Structure Type: Finished Areas: Not Accessible

(A6 - 1) Main House
Structural: Roof Structure

Roof Style/Type: Gable
Roof Sheathing Type: Plywood
Rafter & Beam Types: Engineered System: Truss: Wood

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
Exterior: Wall Cladding

Wall Cladding Type: Brick Veneer
Trim Type: Wood Clad: Aluminum

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

(B1 - 1.1) Main House

A crack was noted on the front wall. An engineer should be consulted for a complete evaluation, to determine the significance of the concern, and outline necessary repairs.

(B1 - 2) Accent Area Front
Exterior: Wall Cladding

Wall Cladding Type: Vinyl Vertical
Trim Type: Wood Clad: Aluminum

(B2 - 1) Doors
Exterior: Windows and Doors

Window/Door Type: Door: Single
Location: Crawlspace

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

(B2 - 1.1) Doors

The crawlspace door does not close and secure properly to prevent vermin entering the crawlspace. A qualified professional can install/replace as needed.

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

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

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

(B3 - 1.1) Stoop

The steps at the entrance of the home have a noticeable variance in the height of the steps. This configuration could result in the trip or fall hazard as someone enters or leaves the home. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

The steps do not have handrails to prevent accidentally falling or stepping off the floor surface. It is recommended that handrails be installed to ensure safe and functional use of the stairs. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.2) Stoop

The mortar joints for the front stairs need repair to prevent loose bricks and a trip hazard. A professional mason can repair.

(B3 - 2) Deck
Exterior: Decks, Porches, Stoops, and Balconies

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

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

(B3 - 2.1) Deck

The top plate or grip that is installed on the handrails for the deck steps is too wide. The top plate should be within a size and thickness so that it can be easily gripped to prevent a fall. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure safe and functional use of the deck.

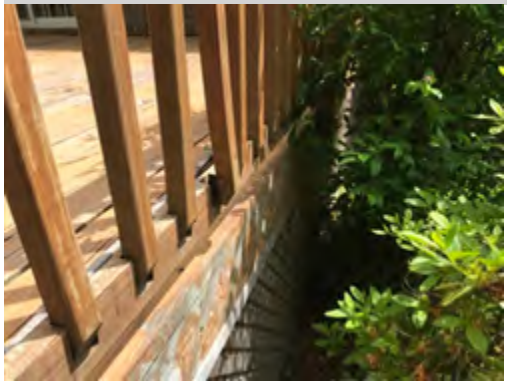
(B3 - 2.2) Deck

The wood deck was found to be severely weathered. Decking boards were splintering and cupped. This can present a safety hazard. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 2.3) Deck

The outside support beam has an unsupported seam. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

(B3 - 2.4) Deck



Multiple pickets are loose to the handrail. A competent handy man can secure.

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

Constriction 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) Walk
Exterior: Driveways, Patios, Walks, and Retaining Walls

Constriction Type: Concrete
Location: Main House Front

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

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 Section (Roof Covering Inspection Methods):

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

(C1 - 1) Main House Roofing: Coverings

Roof Covering Type: Shingles Composite or Fiberglass

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

(C1 - 1.1) Main House

The shingles are being pushed up at multiple locations by nails. This can damage the shingles and expose the shingles to wind damage. A professional roofer can repair/secure as needed.

(C2 - 1) Main House Roofing: Drainage Systems

System Type: Gutter

(C3 - 1) Main House Roofing: Flashings, Skylights, and Penetrations

System Type: Flashing: Roof Rake

(C3 - 1) Main House
Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):

(C3 - 1.1) Main House

Both the facia roof rake trim and the drip edge have been installed incorrectly which can trap moisture behind the trim. A professional siding installer can investigate further and determine if repairs are necessary.

(C3 - 2) Main House
Roofing: Flashings, Skylights, and Penetrations

System Type: Roof to Wall Intersection

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

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

Piping Materials: [Copper/Brass]

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

(D1 - 1.1) All Accessible Areas

The plumbing distribution lines have visible corrosion at the fitting to the refrigeration line. A licensed plumbing contractor should be consulted for complete evaluation of the water supply and distribution systems to determine the general condition of the system and to make necessary repairs.

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

Piping Materials: [ABS] [PVC]

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

(D2 - 1.1) All Accessible Areas

The waste line has been repaired by gluing PVC and ABS pipes together. This is not a recommended connection and often fails with age resulting in leaks. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.2) All Accessible Areas

The waste line just inside the crawlspace door is separated. This is allowing soil to enter the system and drain lines and waste water to enter into the crawlspace. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

(D2 - 1.3) All Accessible Areas

The main waste line is leaking around the master shower. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.4) All Accessible Areas

The main waste line is leaking. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D3 - 1) Unit 1
Plumbing: Water Heating Equipment

Location: Garage
Capacity: 50 Gallons
Energy Source: Electric

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

(D3 - 1.1) Unit 1

A wire connection next to the water heater is missing a junction box. A licensed electrician can install.

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

Grounding Electrode: Undetermined

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

Location: Main Panel Garage
Amperage Rating: 200 Amps
Voltage Rating: 120-240 Volts: 1 Phase
Service Cable Material: Aluminum

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

(E2 - 1.1) Main Panel Garage

The cover panel is missing a screw to secure to the cover properly. A competent handy man can install.

(E2 - 1.2) Main Panel Garage

The service breakers in the 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.

(E5 - 1) Exterior
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 1.1) Exterior

The GFCI receptacle(s) did not test/reset correctly to ensure that it was ground fault protected. GFCI protection is needed to reduce shock in hazardous locations.

(E5 - 2) Interior
Electrical: Light Fixtures, Receptacles, Smoke Detectors

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

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

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 only basic maintenance covers were removed. This type of inspection will not reveal internal problems with 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. 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
Heating: Equipment

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

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

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

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. 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).

(G1 - 1) Cooling Unit 1
Cooling: Equipment

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

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

(G1 - 1.1) Cooling Unit 1

The Freon line is missing the fill cap. A competent HVAC mechanic can install.

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

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

(G2 - 1) Cooling Unit 1
Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit 1

The insulation around the HVAC duct system is loose/falling off. This can expose the inner liner to damage. A licensed HVAC mechanic can investigate further and repair/replace as needed.

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

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified, and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, 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. 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 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, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

(H1 - 1) Living Room
Interiors: General Rooms

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

(H1 - 2) Bedroom: Master
Interiors: General Rooms

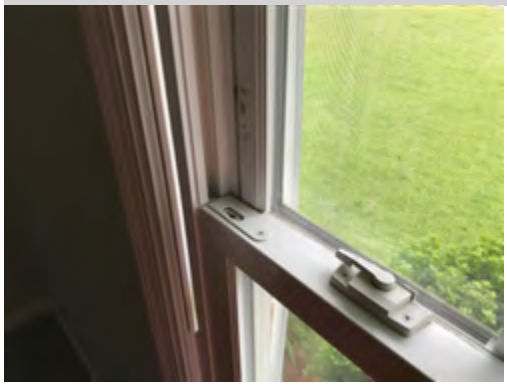
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 3) Bedroom Left
Interiors: General Rooms

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

(H1 - 3) Bedroom Left
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Bedroom Left



The windows in the home tilt after opening for cleaning. When the windows are snapped back into place after tilting the tilt lock does not engage. When the window tilt lock is not engaged the window sash can fall forward and cause personal injury. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 4) Bedroom Right
Interiors: General Rooms

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

(H2 - 1) Kitchen
Interiors: Kitchens

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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

(H2 - 1.1) Kitchen

The GFCI receptacle(s) did not test/reset correctly to ensure that it was ground fault protected. GFCI protection is needed to reduce shock in hazardous locations.

(H2 - 1.2) Kitchen

A drawer next to the range does not open because of the oven door.

(H2 - 1.3) Kitchen

Evidence suggest repairs to the ceiling have been made. I recommend a sellers disclosure.

(H3 - 1) Bathroom: Master
Interiors: Bathrooms

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 1.1) Bathroom: Master

The receptacle(s) is/are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 1.2) Bathroom: Master

The sink cabinet is not securely mounted. Movement of the fixture could result in personal injury or plumbing system damage. A general repair specialist should be consulted for evaluation and repair.

(H3 - 2) Bathroom Hall
Interiors: Bathrooms

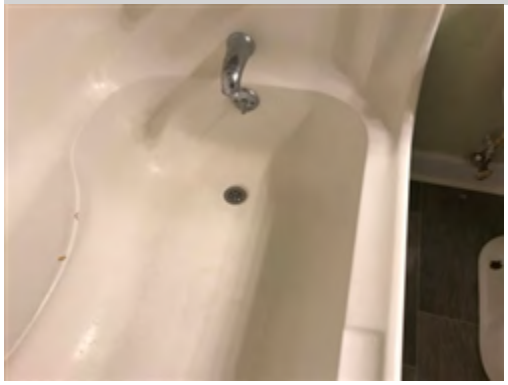
Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 2.1) Bathroom Hall

The bathroom sink stopper does not function properly. A competent plumber can repair/adjust as needed.

(H3 - 2.2) Bathroom Hall



The bathroom tub stopper does not function properly. A competent plumber can repair/adjust as needed.

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

Door Inspection Methods: The garage door is not equipped with an opener. The inspection was completed by manual operation only.

(H4 - 1) Garage
Interiors: Garage(s) (Defects, Comments, and Concerns):

(H4 - 1.1) Garage

The exterior door is missing a screw in the hinge. This can affect the operation of the door. A competent handy man can secure/install as needed.

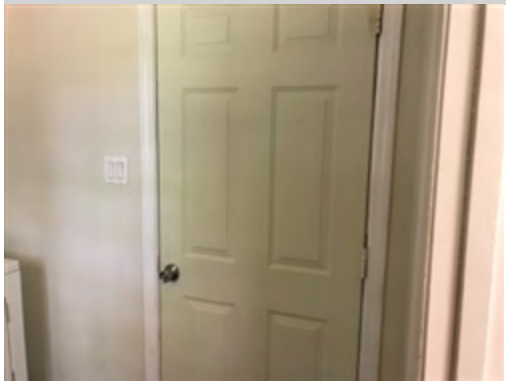
(H4 - 1.2) Garage

The receptacle(s) is/are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(H4 - 1.3) Garage

The door to the home is missing a screw in the hinge. This can affect the operation of the door. A competent handy man can secure/install as needed.

(H4 - 1.4) Garage



The door to the home is not insulated and a fire rated door. I recommend a professional carpenter investigate further and determine if replacement is necessary.

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

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

(I1 - 1) Attic
Insulation and Ventilation: Areas

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

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

(I1 - 1.1) Attic

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

The insulation is compressed or displaced. The effectiveness of the insulation is reduced when displaced or compressed. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

(I1 - 1.3) Attic

The insulation is blocking the soffit vents. The insulation was not installed with baffles to prevent movement to unheated areas. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

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

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

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

(I1 - 2.1) Crawl Space

The vapor barrier is not properly covering the ground. This can lead to high moisture issues in the crawlspace. A qualified can investigate further and determine if repairs/adjustments are necessary.

(I1 - 2.2) Crawl Space

The insulation in the crawlspace is falling at multiple locations. This can damage the insulation and affect the insulation value of the home. A competent handy man can repair/install as needed.

J - Built In Appliance Section (General Limitations, Implications, and Directions):

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

(J1 - 1) Dishwasher
Built In Appliances: Equipment

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

(J1 - 2) Range: Electric
Built In Appliances: Equipment

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

(J1 - 3) Microwave: Over Range
Built In Appliances: Equipment

Location: Kitchen
Inspection Method: The 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 - 4) Garbage Disposal
Built In Appliances: Equipment

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.