



Property Inspection Report

Report Number: Sample
For The Property Located On:

123 Main Street
America



Prepared For Exclusive Use By:

Mr. Timothy Skibitsky
PO Box 310, Lakeview, North Carolina 28350
Report Prepared By: Timothy Skibitsky, NC 4573

Inspector Signature:

A handwritten signature in black ink, appearing to read "Timothy Skibitsky", written over a white background.

Date of Inspection: Saturday, June 6, 2020

Time Started: 7:45 AM, Time Completed: 10:30 AM

This report was prepared for the exclusive use of the client named above. This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

Report Sections

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

A1 - Structural: Foundation

(A1 - 1) Main House

A2 - Structural: Columns and Piers

(A2 - 1) Porch

A3 - Structural: Floor Structure

(A3 - 1) Main House

A4 - Structural: Wall Structure

(A4 - 1) All Interior Areas

A5 - Structural: Ceiling Structure

(A5 - 1) All Accessible Attic Areas

(A5 - 2) All Accessible Interior Areas

A6 - Structural: Roof Structure

(A6 - 1) All Accessible Areas

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim

(B1 - 1) Main House

B2 - Exterior: Windows and Doors

(B2 - 1) Windows

(B2 - 2) Door

(B2 - 3) Door

B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls

(B4 - 1) Patio

C - Roofing

C1 - Roofing: Coverings

(C1 - 1) Main House

C2 - Roofing: Drainage Systems

(C2 - 1) Main House

C3 - Roofing: Flashings, Skylights, and Penetrations

(C3 - 1) Main House

C4 - Roofing: Chimneys and Flues

(C2 - 1) Main House

D - Plumbing

D1 - Plumbing: Water Distribution Systems

(D1 - 1) Exterior

(D1 - 2) All Accessible Areas

D2 - Plumbing: Drain, Waste, and Vent Systems

(D1 - 1) All Accessible Areas

D3 - Plumbing: Water Heating Equipment

(D3 - 1) Unit #1

E - Electrical

E1 - Electrical: Main Service

(E1 - 1) Underground

E2 - Electrical: Main Panels

(E1 - 1) Main Panel #1

E3 - Electrical: Distribution Panels

(E1 - 1) Distribution Panel #1

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

(E1 - 1) Exterior

(E1 - 2) Garage

(E1 - 3) Master Bathroom

(E1 - 4) Attic

F - Heating

F1 - Heating: Equipment

(F1 - 1) Heating Unit #1

(F1 - 2) Heating Unit #2

F2 - Heating: Distribution Systems

(F2 - 1) Heating Unit #1

(F2 - 2) Heating Unit #2

G - Cooling

G1 - Cooling: Equipment

(G1 - 1) Cooling Unit #1

(G1 - 2) Cooling Unit #2

G2 - Cooling: Distribution Systems

(G2 - 1) Cooling Unit #1

(G2 - 2) Cooling Unit #2

H - Interiors

H1 - Interiors: General Rooms

(H1 - 1) Sunroom

(H1 - 2) Foyer

(H1 - 3) Family Room

(H1 - 4) Formal Dining Room

(H1 - 5) Bedroom: Master

(H1 - 6) Dining Room

(H1 - 7) Bedroom #1 - Rear

(H1 - 8) Bedroom #2 - Left

(H1 - 9) Laundry

H2 - Interiors: Kitchens

(H2 - 1) Kitchen

H3 - Interiors: Bathrooms

(H3 - 1) Bathroom: Master

(H3 - 2) Bathroom #1

(H3 - 3) Bathroom #3

H4 - Interiors: Garages

(H4 - 1) Garage

H6 - Interiors: Fireplaces and Stoves

(H6 - 1) Fireplace Insert: Wood

I - Insulation and Ventilation

I1 - Insulation and Ventilation: Areas

(I1 - 1) Attic

J - Built In Appliances

J1 - Built In Appliances: Equipment

(J1 - 1) Dishwasher

(J1 - 2) Garbage Disposal

(J1 - 3) Microwave: Over Range

(J1 - 4) Oven Range: Electric

(J1 - 5) Vent: Dryer

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."

(B1 - 1) Main House

Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 1.1) Main House



A crack was noted below the window in the brick veneer at the rear of the home (middle window of sun room). Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The crack on this home was closed at the time of the inspection and presented no visible evidence of progression to the foundation areas, however, the cracks could open or change seasonally. The owners should be asked for disclosure related to the progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumer or buyer concerns at the time of resell. The buyers should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, and monitored to establish a history of stability.

(B2 - 1) Windows , Location: Garage

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

(B2 - 1.1) Windows



The garage windows have visible wood filler repairs. Wood filler is used as a temporary repair when wood decay is present. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. Since wood filler repairs have a limited life and depend on the complete removal of all decay, the repairs need further evaluation. The homeowner should be asked for disclosure related to the age/extent of the repair and any history of leaks.

The garage windows also have missing trim which holds the single pain of glass in place. This is a safety issue because the glass pain can potentially fall out when the window is open/closed.

A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 1.3) Windows

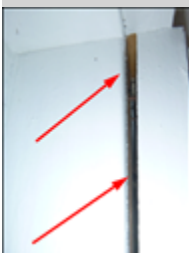


The Bay window at the front of the home has visible wood filler repairs. Wood filler is used as a temporary repair when wood decay is present. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. Since wood filler repairs have a limited life and depend on the complete removal of all decay, the repairs need further evaluation. The homeowner should be asked for disclosure related to the age/extent of the repair and any history of leaks. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 2) Door, Location: Main House Front

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

(B2 - 2.1) Door



The front door frame is pulling away from the home at the top corner. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 2.2) Door



The storm door at the front of the home is in need of repair , the doors handle was loose. Technically a storm door is not covered by the home inspection SOP, however, when the handle is loose it creates a safety issue. A repair specialist should be consulted for repair or replacement.

(B2 - 3) Door, Location: Main House Rear

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

(B2 - 3.1) Door



The stains on the door frame/door wall for the sliding glass door to the patio indicate that the door leaks at the door area. Water penetration can result in hidden damage and undesirable conditions. A general repair specialist or licensed general contractor should be consulted for a complete evaluation to determine the source of the leak, to locate any related damage, and repair as needed.

(B4 - 1) Patio , Location: Main House Rear

Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 1.1) Patio



The patio surface is sloped to encourage storm drainage back toward the home. Drainage toward the foundation and framing areas can result in damage to the siding, doors, adjacent structural components, and allow water to enter the home resulting in undesirable conditions (see rear sliding door comment). A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

(C1 - 1) Main House

Summary - Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House



The shingles have visible signs of deterioration such as tab shrinkage, low ballast, and exposed base mat that indicate that they are approaching the end of their service life. Damaged shingles are in need of replacement. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(C2 - 1) Main House, System Type: Buried Downspout Extension Pipe

Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House



Evidence on the bedding and ground areas indicates that the roof drainage has been overflowing the gutter trays a the right rear of the home. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

(C2 - 1.2) Main House



The downspout at the front of the home is not securely connected to the gutter. This can result in improper drainage and increases the opportunity for the downspout to become disconnected from the gutter. A licensed roofing or gutter contractor should be consulted to repair.

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

(C3 - 1.1) Main House



The flashings system around the chimney is damaged/heavily caulked. A licensed roofing contractor should be consulted for evaluation to determine the source of the leak, the extent of the damage, and repair as needed.

(C4 - 1) Main House, Type: Chimney: Masonry
Summary - Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House



The mortar crown is deteriorated and cracked. When the mortar crown is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

(C4 - 1.2) Main House



The fireplace cleanout door is damaged and in need of repair/replacement. The cleanout door prevents active or hot embers from entering unprotected areas. The chimney needs a complete evaluation and invasive inspection prior to use. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(C4 - 1.3) Main House



The chimney cap is rusted. The corrosion could indicate the age of the cap or that the cap is not properly installed. If the cap is not functioning properly it could direct drainage or moisture into the flue or roof area. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

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

(D3 - 1.2) Unit #1



The hot water temperature for the home was noted to be too high. The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.

(D3 - 1.3) Unit #1



The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV has been covered by the insulation applied around the tank. This prevents visual evidence that the TPR valve has released. A licensed plumber should be consulted to reapply the insulation around the tank where the TPRV is on the outside of the insulation.

(D3 - 1.4) Unit #1



The maintenance cover panel on the hot water heater is missing screw. This could result in damage to the controls inside and also anyone who is trying to gain access. The screw should be replaced to ensure safety.

(E5 - 1) Exterior

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

(E5 - 1.1) Exterior



The light fixture by the front left side of the home was not fully functional when tested. One of the lights on the fixture would not turn on. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 2) Garage

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

(E5 - 2.1) Garage



The receptacle in the garage (GFCI) has a missing cover plate. A missing receptacle cover plate could result in increased shock and fire hazards. A general handyman should be consulted to install a new cover plate.

(E5 - 2.2) Garage



The light fixture to the right side inside the garage was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 3) Master Bathroom

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

(E5 - 3.1) Master Bathroom



The GFCI receptacle for the master bathroom by the toilet did not operate properly when tested. The GFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.

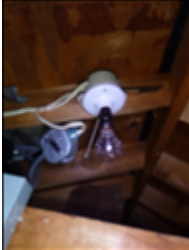
(E5 - 4) Attic
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors
(Defects, Comments, Concerns):

(E5 - 4.1) Attic



The light fixture at the entrance of the attic was not tested because no bulbs were present. The bulbs should be installed and the fixture verified to operate properly. A general repair specialist should be consulted.

(E5 - 4.2) Attic



The light fixture in the attic by the attic ventilation fan was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

(G1 - 1) Cooling Unit #1, Location: Exterior: Attic
Summary - Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 1.2) Cooling Unit #1



The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing/damaged at the exterior of the home. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G1 - 1.3) Cooling Unit #1



The secondary overflow which is connect to the condensate pan in the attic is not properly aligned to discharge out of the hole in the soffit vents. This cause two issues: the first is if the secondary is needed, the condensate will be draining into the attic and not out of the home and second, the hole has allowed a penetration for insects/animals to enter the attic. A licensed HVAC contractor should be consulted to repair the situation.

(G1 - 2) Cooling Unit #2, Location: Exterior: Attic
Summary - Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 2.2) Cooling Unit #2



The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing/damaged and is buried under the landscaping at the exterior of the home. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(H1 - 1) Sunroom

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

(H1 - 1.1) Sunroom



The windows in the sun room needs repair to ensure proper operation. The window could not be opened. A licensed general contractor should be consulted for evaluation and repair.

Note: The inspection of the window can not be completed when the inspector is not able to open window. When repairs are made the inspection and the window can be opened the inspection should be completed.

(H2 - 1) Kitchen

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

(H2 - 1.1) Kitchen



The light fixture under the cabinet by the sink in the kitchen was not functional when tested. This could indicate a defective bulb or other more serious problem, further evaluation is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 1) Bathroom: Master

Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Bathroom: Master



In the master bathroom, the right side sink stopper did not function properly. The stopper would not stay closed when the handle was raised. This prevents the sink from filling up with water. A licensed plumber should be consulted to make necessary repairs.

(H3 - 1.2) Bathroom: Master



In the master bathroom, one of the shower doors was missing. The shower door is important to keep water from exiting the shower when in use. A licensed general contractor should be consulted in making the repairing/replacing the door assembly to ensure it is functioning as required.

(H3 - 1.3) Bathroom: Master



Soft spots and repairs on the walls above the whirlpool indicate a history of condensation. A licensed general contractor should be consulted to review the conditions and make necessary repairs.

(H4 - 1) Garage

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

(H4 - 1.1) Garage



The right side garage door needs adjustment and repair. The door lift motor was very loud and strained as it raised and lowered the door. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.2) Garage



The garage door on the left side needs adjustment and repair. The door did not stop/reverse when the path was interrupted. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H6 - 1) Fireplace Insert: Wood, Location: Den

Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace Insert: Wood



From the fireplace insert opening, heavy build of creosote was noted. Creosote build-up can result in improper function of the fireplace and high potential for fire. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(I1 - 1) Attic

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

(I1 - 1.1) Attic

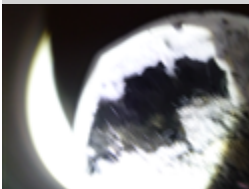


The inspector could not determine how to activate the attic fan. Damaged fan units can cause ventilation problems and present fire hazards. The owner should disclose how the fan is turned on and verify it operates, if not, a licensed electrician should be consulted for repair/replacement.

(J1 - 5) Vent: Dryer, Location: Kitchen

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

(J1 - 5.1) Vent: Dryer



The exhaust duct for the clothes dryer is clogged. The dryer duct should be kept in good working order to prevent fire hazards and properly distribute moisture to the exterior of the home. A licensed HVAC contractor should be requested to repair/replace this duct to ensure safe operation.

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 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 components 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, 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) Main House Structural: Foundation

Foundation Type: Slab: Concrete
Foundation Materials: Undetermined

(A2 - 1) Porch
Structural: Columns and Piers

Column/Pier Type: Column: Exterior
Column/Pier Materials: Undetermined: Clad Covered

(A3 - 1) Main House
Structural: Floor Structure

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

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

Wall Structure Type: Finished Areas: Not Accessible for Inspection or Description

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

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

(A5 - 2) All Accessible Interior Areas
Structural: Ceiling Structure

Ceiling Joist Type: Not Visible: Not Accessible For Inspection or Description
Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description

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

Roof Style/Type: Combination: Gable: Hip: Shed
Roof Sheathing Type: Plywood
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
Exterior: Wall Cladding

Wall Cladding Type: Brick Veneer: Horizontal Vinyl
Trim Type: Vinyl Solid

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

(B1 - 1.1) Main House



A crack was noted below the window in the brick veneer at the rear of the home (middle window of sun room). Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The crack on this home was closed at the time of the inspection and presented no visible evidence of progression to the foundation areas, however, the cracks could open or change seasonally. The owners should be asked for disclosure related to the progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumer or buyer concerns at the time of resell. The buyers should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, and monitored to establish a history of stability.

(B2 - 1) Windows
Exterior: Windows and Doors

Window/Door Type: Window: Double Hung
Location: Garage

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

(B2 - 1.1) Windows



The garage windows have visible wood filler repairs. Wood filler is used as a temporary repair when wood decay is present. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. Since wood filler repairs have a limited life and depend on the complete removal of all decay, the repairs need further evaluation. The homeowner should be asked for disclosure related to the age/extent of the repair and any history of leaks.

The garage windows also have missing trim which holds the single pane of glass in place. This is a safety issue because the glass pane can potentially fall out when the window is open/closed.

A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 1.2) Windows



Additional Photograph: This is a photograph of garage windows

(B2 - 1.3) Windows



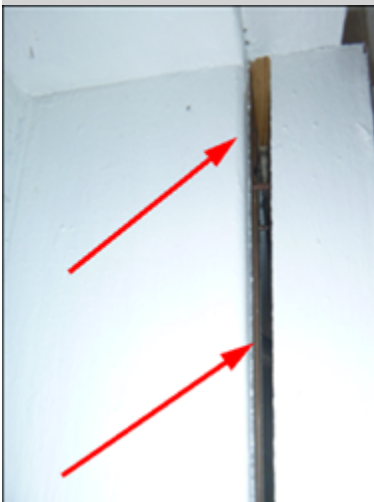
The Bay window at the front of the home has visible wood filler repairs. Wood filler is used as a temporary repair when wood decay is present. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. Since wood filler repairs have a limited life and depend on the complete removal of all decay, the repairs need further evaluation. The homeowner should be asked for disclosure related to the age/extent of the repair and any history of leaks. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

**(B2 - 2) Door
Exterior: Windows and Doors**

Window/Door Type: Door: Single
Location: Main House Front

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

(B2 - 2.1) Door



The front door frame is pulling away from the home at the top corner. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 2.2) Door



The storm door at the front of the home is in need of repair , the doors handle was loose. Technically a storm door is not covered by the home inspection SOP, however, when the handle is loose it creates a safety issue. A repair specialist should be consulted for repair or replacement.

**(B2 - 3) Door
Exterior: Windows and Doors**

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

(B2 - 3) Door
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Door



The stains on the door frame/door wall for the sliding glass door to the patio indicate that the door leaks at the door area. Water penetration can result in hidden damage and undesirable conditions. A general repair specialist or licensed general contractor should be consulted for a complete evaluation to determine the source of the leak, to locate any related damage, and repair as needed.

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

Constriction Type: Brick
Location: Main House Rear

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

(B4 - 1.1) Patio



The patio surface is sloped to encourage storm drainage back toward the home. Drainage toward the foundation and framing areas can result in damage to the siding, doors, adjacent structural components, and allow water to enter the home resulting in undesirable conditions (see rear sliding door comment). A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

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 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) Main House
Roofing: Coverings**

Roof Covering Type: Shingles/Composite/Fiberglass

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

(C1 - 1.1) Main House



The shingles have visible signs of deterioration such as tab shrinkage, low ballast, and exposed base matt that indicate that they are approaching the end of their service life. Damaged shingles are in need of replacement. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(C1 - 1.2) Main House



Additional Photograph: This is a photograph of worn shingles

**(C2 - 1) Main House
Roofing: Drainage Systems**

System Type: Buried Downspout Extension Pipe

Limitation(s): Piped extensions for gutter downspouts are not verified to be free flowing or exiting.

**(C2 - 1) Main House
Roofing: Drainage Systems (Defects, Comments, and Concerns):**

(C2 - 1.1) Main House



Evidence on the bedding and ground areas indicates that the roof drainage has been overflowing the gutter trays at the rear of the home. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

(C2 - 1.2) Main House



The downspout at the front of the home is not securely connected to the gutter. This can result in improper drainage and increases the opportunity for the downspout to become disconnected from the gutter. A licensed roofing or gutter contractor should be consulted to repair.

**(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



The flashings system around the chimney is damaged/heavily caulked. A licensed roofing contractor should be consulted for evaluation to determine the source of the leak, the extent of the damage, and repair as needed.

(C3 - 1.2) Main House



Additional Photograph: This is a photograph of damaged chimney flashing

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

Type: Chimney: Masonry

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

**(C4 - 1) Main House
Roofing: Chimneys and Flues (Defects, Comments, and Concerns):**

(C4 - 1.1) Main House



The mortar crown is deteriorated and cracked. When the mortar crown is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

(C4 - 1.2) Main House



The fireplace cleanout door is damaged and in need of repair/replacement. The cleanout door prevents active or hot embers from entering unprotected areas. The chimney needs a complete evaluation and invasive inspection prior to use. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(C4 - 1.3) Main House



The chimney cap is rusted. The corrosion could indicate the age of the cap or that the cap is not properly installed. If the cap is not functioning properly it could direct drainage or moisture into the flue or roof area. A masonry contractor should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

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

Main Water Shut-Off Location: Closet: Bedroom

Water Supply Type: Undetermined - WELL

Water Supply Piping Materials: [Copper/Brass] [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) Exterior Plumbing: Water Distribution Systems

Piping Materials: [Copper/Brass]

**(D1 - 1) Exterior
Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):**

(D1 - 1.1) Exterior



The exterior faucet located at the rear of the home is not a frost free or anti siphon fixture. Although not required when this home was built, the anti-siphon faucet prevents back flow related to pressure drops to prevent contamination of the water supply and piping systems. The buyer should consider upgrading the exterior faucets.

**(D1 - 2) All Accessible Areas
Plumbing: Water Distribution Systems**

Piping Materials: [Not Visible]

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

Piping Materials: [Not Visible]

Trap Materials: [Plastic]

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

Location: Garage
Capacity: 50 Gallons
Energy Source: Electric

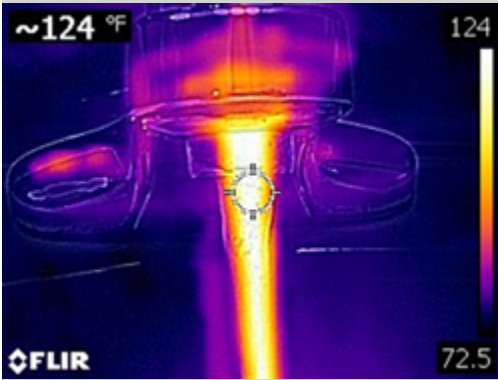
**(D3 - 1) Unit #1
Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):**

(D3 - 1.1) Unit #1



Manufacturer: State Industries (A.O. Smith)
Serial Number: K05A151170
Model Number: ES650DORS
Date: October 2005

(D3 - 1.2) Unit #1



The hot water temperature for the home was noted to be too high. The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.

(D3 - 1.3) Unit #1



The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV has been covered by the insulation applied around the tank. This prevents visual evidence that the TPR valve has released. A licensed plumber should be consulted to reapply the insulation around the tank where the TPRV is on the outside of the insulation.

(D3 - 1.4) Unit #1



The maintenance cover panel on the hot water heater is missing screw. This could result in damage to the controls inside and also anyone who is trying to gain access. The screw should be replaced to ensure safety.

**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: Driven Rod

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

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

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

Location: Exterior (HVAC)
Amperage Rating: 50 Amps
Voltage Rating: 120/240 Volts, 1 Phase
Service Cable Material: Copper

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

(E5 - 1.1) Exterior



The light fixture by the front left side of the home was not fully functional when tested. One of the lights on the fixture would not turn on. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

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

(E5 - 2.1) Garage



The receptacle in the garage (GFCI) has a missing cover plate. A missing receptacle cover plate could result in increased shock and fire hazards. A general handyman should be consulted to install a new cover plate.

(E5 - 2.2) Garage



The light fixture to the right side inside the garage was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 3) Master Bathroom

Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 3.1) Master Bathroom



The GFCI receptacle for the master bathroom by the toilet did not operate properly when tested. The GFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.

(E5 - 4) Attic

Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 4.1) Attic



The light fixture at the entrance of the attic was not tested because no bulbs were present. The bulbs should be installed and the fixture verified to operate properly. A general repair specialist should be consulted.

(E5 - 4.2) Attic



The light fixture in the attic by the attic ventilation fan was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

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

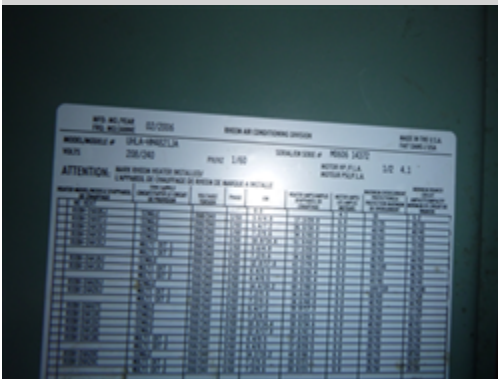
The heat pump system(s) were visually inspected and operated in the cooling cycle only. Refer to the Cooling System section of the report. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a summer inspection when outside temperatures are above 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
Heating: Equipment**

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

**(F1 - 1) Heating Unit #1
Heating: Equipment (Defects, Comments, and Concerns):**

(F1 - 1.1) Heating Unit #1



Manufacturer: Rheem
Serial Number: M0607 14372
Model Number: UHLA-HM4821JA
Date: February 2006

(F1 - 2) Heating Unit #2
Heating: Equipment

(F1 - 2) Heating Unit #2
Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 2.1) Heating Unit #2



Manufacturer: Goodman
Serial Number: 0508217447
Model Number: ARUF032-002-1C
Date: August 2005

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

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

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

Location Observed/Access: Attic
Distribution System Type: Forced Air: Metal Box: Flexible 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: Attic
Equipment Type: Electric: Split System
Energy Source: Electric

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

(G1 - 1.1) Cooling Unit #1



Manufacturer: Weather King (Rheem)
Serial Number: 7332N350604800
Model Number: 13PJA42A01
Tons: 3.5
Date: August 2006

(G1 - 1.2) Cooling Unit #1



The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing/damaged at the exterior of the home. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G1 - 1.3) Cooling Unit #1



The secondary overflow which is connect to the condensate pan in the attic is not properly aligned to discharge out of the hole in the soffit vents. This cause two issues: the first is if the secondary is needed, the condensate will be draining into the attic and not out of the home and second, the hole has allowed a penetration for insects/animals to enter the attic. A licensed HVAC contractor should be consulted to repair the situation.

(G1 - 2) Cooling Unit #2
Cooling: Equipment

Location: Exterior: Attic
Equipment Type: Electric: Split System
Energy Source: Electric

(G1 - 2) Cooling Unit #2
Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 2.1) Cooling Unit #2



Manufacturer: Goodman
Serial Number: 0507110857
Model Number: CPLJ18-1B
Tons: 1.5
Date: July 2005

(G1 - 2.2) Cooling Unit #2



The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing/damaged and is buried under the landscaping at the exterior of the home. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

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

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

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

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

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

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

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

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

(H1 - 1.1) Sunroom



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

(H1 - 1.2) Sunroom



Additional Photograph: This is a photograph of stuck window in sunroom

(H1 - 2) Foyer Interiors: General Rooms

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

(H1 - 3) Family Room Interiors: General Rooms

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

(H1 - 4) Formal Dining Room Interiors: General Rooms

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

(H1 - 5) Bedroom: Master Interiors: General Rooms

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

(H1 - 6) Dining Room Interiors: General Rooms

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

(H1 - 7) Bedroom #1 - Rear Interiors: General Rooms

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

(H1 - 8) Bedroom #2 - Left Interiors: General Rooms

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

(H1 - 9) Laundry Interiors: General Rooms

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

(H2 - 1) Kitchen Interiors: Kitchens

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

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

(H2 - 1.1) Kitchen



The light fixture under the cabinet by the sink in the kitchen was not functional when tested. This could indicate a defective bulb or other more serious problem, further evaluation is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(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



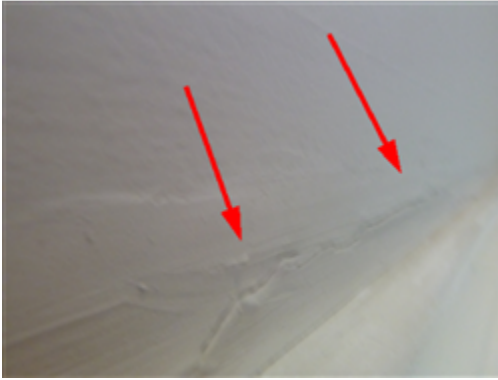
In the master bathroom, the right side sink stopper did not function properly. The stopper would not stay closed when the handle was raised. This prevents the sink from filling up with water. A licensed plumber should be consulted to make necessary repairs.

(H3 - 1.2) Bathroom: Master



In the master bathroom, one of the shower doors was missing. The shower door is important to keep water from exiting the shower when in use. A licensed general contractor should be consulted in making the repairing/replacing the door assembly to ensure it is functioning as required.

(H3 - 1.3) Bathroom: Master



Soft spots and repairs on the walls above the whirlpool indicate a history of condensation. A licensed general contractor should be consulted to review the conditions and make necessary repairs.

**(H3 - 2) Bathroom #1
Interiors: Bathrooms**

Bathroom Ventilation: [Ventilation Exhaust Fan]

**(H3 - 3) Bathroom #3
Interiors: Bathrooms**

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

Door Inspection Methods: Garage door does not automatically reverse or stop when meeting a reasonable resistance during closing. A garage door repair specialist should be consulted for evaluation and repair to ensure proper and safe operation of the unit.

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

(H4 - 1.1) Garage



The right side garage door needs adjustment and repair. The door lift motor was very loud and strained as it raised and lowered the door. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.2) Garage



The garage door on the left side needs adjustment and repair. The door did not stop/reverse when the path was interrupted. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H6 - 1) Fireplace Insert: Wood Interiors: Fireplaces and Stoves

Location: Den

Energy Source: Wood

Exhaust Flue Type: Masonry: Clay Tile Liner

(H6 - 1) Fireplace Insert: Wood Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace Insert: Wood



From the fireplace insert opening, heavy build of creosote was noted. Creosote build-up can result in improper function of the fireplace and high potential for fire. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

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: Batt: Faced Kraft Paper
Ventilation Type: Soffit: Ridge: Gable: Fan

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

(I1 - 1.1) Attic



The inspector could not determine how to activate the attic fan. Damaged fan units can cause ventilation problems and present fire hazards. The owner should disclose how the fan is turned on and verify it operates, if not, a licensed electrician should be consulted for repair/replacement.

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) 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.

(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) Oven 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 - 5) Vent: Dryer Built In Appliances: Equipment

Location: Kitchen

Inspection Method: Visual

(J1 - 5) Vent: Dryer Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 5.1) Vent: Dryer



The exhaust duct for the clothes dryer is clogged. The dryer duct should be kept in good working order to prevent fire hazards and properly distribute moisture to the exterior of the home. A licensed HVAC contractor should be requested to repair/replace this duct to ensure safe operation.