



# Home Inspection Report

**Report Number: 183**  
**For The Property Located On:**  
123 EC DOES IT Ave.  
Raleigh, North Carolina 27613



**Prepared For Exclusive Use By:**

Informed Client  
123 EC DOES IT Ave., Raleigh, North Carolina, 27613  
Report Prepared By: Edward Carapezza; License No.: 3447

**Inspector Signature:**

A handwritten signature in black ink, appearing to read "Edward Carapezza", written over a horizontal line.

Date of Inspection: Thursday, October 15, 2015

Time Started: 9:15 AM, Time Completed: 12:45 PM

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## Report Sections

### Summary

- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

### Report Introduction

### Weather Conditions

### Inspection Report Body

- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

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

#### (A1 - 1.1 ) Main House



A pier was noted to be leaning and not properly bearing under girder located under the kitchen area near HVAC cabinet. (The floor in the kitchen above this area has a notable hump). A licensed general contractor should be consulted for further evaluation and repair. If the repair is beyond the scope of the Building code, a professional engineer should be consulted to outline the repair.

#### (A1 - 1.2 ) Main House



Closed & open cracks were noted in the foundation of the home.

Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance /cause of the cracks and outline any necessary repairs.

#### (A1 - 1.3 ) Main House



Additional photo of cracks noted at front left foundation vent area.

#### (A1 - 1.4 ) Main House



Additional photo of closed crack noted in brick veneer at right side of garage door.

**(A1 - 1.5 ) Main House**



Additional crack noted in foundation under fireplace location.

**(A1 - 1.6 ) Main House**



Evidence suggests water is entering the foundation area through the foundation vent located between the the AC condensers on the left side of home. Water infiltration can cause environmental concerns and decay. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

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

**(A3 - 1.1 ) All Accessible Areas**



The floor joist located under kitchen sink has been cut and does not have proper bearing to provide proper end support for the floor system. Proper bearing is required to ensure the stability of the framing and floor structure. A licensed contractor should be consulted for further evaluation and to make necessary repairs.

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

**(B2 - 3.1 ) All Doors; Location: All Accessible**



The kitchen & dinette doors have a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the doors. The severity of the hazing varies with season and time of the day; therefore, all damaged seals may not have been visible at the time of the inspection. All doors should be evaluated as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the concern and make necessary repairs.

**(B2 - 3.2 ) All Doors; Location: All Accessible**



Additional photo of door with cloudy or hazed appearance in dinette area.

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

**(B3 - 2.1 ) Screen Porch ; Location: Main House Rear**



The screened porch door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(B3 - 3 ) Summary - Exterior: Decks, Porches, Stoops, and Balconies  
(Defects, Comments, and Concerns):**

**(B3 - 3.1 ) Deck ; Location: Main House Rear**





Lag bolts were noted to secure the deck to the home where bolts with washers and nuts are typically observed. Evidence suggests improvements have been made that are not original to the home. Determining whether the bolts comply to local permitting and/or building codes is beyond the scope of a home inspection. A licensed building contractor should be consulted for a complete evaluation.

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

##### **(B4 - 1.1 ) Driveway ; Location: Main House Front**



The driveway is cracked and displaced in a few locations. Sunken sections and cracks in a driveway creates 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.

#### **(C4 - 1 ) Summary - Roofing: Chimneys and Flues (Defects, Comments, and Concerns):**

##### **(C4 - 1.1 ) Main House Left; Location: Chimney: Masonry**



Cracks were noted at the base of the chimney as viewed from the left side yard, the crawl space and fireplace hearth area. The cracks indicate differential movement between the chimney and the house foundation. An engineer should be consulted to review the chimney and the foundation to determine the significance of the concern and to outline necessary repairs.

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

##### **(D3 - 1.1 ) Unit #1 ; Location: Crawl Space**



A shut off valve at top of water heater was noted to be leaking and needs to be repaired to prevent any additional water from entering the foundation area. Direct water infiltration can cause environmental and/or property damage. A licensed plumbing contractor should be consulted for a complete evaluation of the water heating system and to make necessary repairs.

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

##### **Summary - Electrical: Main Panels**

##### **(Confirmation of Limitations, Reasons for Not Inspecting):**

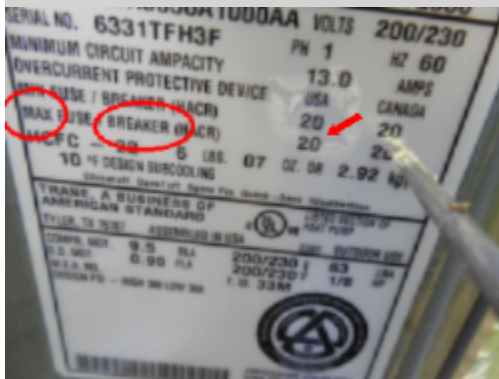
The electrical inspection was not completed because the dead front cover could not be removed due to storage. Corrections are needed to provide safe access. The inspection of the electrical panel is an important part of the home inspection and should be completed prior to the purchase of the home.

Location: Garage

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

##### **(Defects, Comments, and Concerns):**

##### **(E2 - 1.1 ) Main Panel #1; Location: Garage**



The conductors and the 50 amp breakers located on the left/bottom side of the main panel (AC's) are not compatible. The breaker and conductor must be matched to safely provide the required service and ensure that the appliance or components of the branch circuit are protected. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for further evaluation and repair.

##### **(E2 - 1.2 ) Main Panel #1; Location: Garage**



Additional photo showing incorrect amperage breakers for AC system (20 amp max).

##### **(E2 - 1.3 ) Main Panel #1; Location: Garage**



The electrical circuits in the main panel were not completely labeled and could not be verified to have a safe and effective way to quickly turn the power off in case of an emergency. A licensed electrical contractor should be consulted for a complete evaluation of the electrical system to label and identify the panel disconnect method and or make necessary repairs to ensure a safe and properly functioning system.

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

### **(E5 - 2.1 ) Crawl Space**



The light fixture located in the crawl space near the front porch area was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

### **(E5 - 2.2 ) Crawl Space**



Extension cords have been used to hard wire crawl space ventilation fan. This indicates amateur electrical work and could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to review the installations and make necessary repairs to ensure safe and proper operation and installation.

## **(F3 - 1 ) Summary - Heating: Gas Piping, Fuel Storage Systems (Defects, Comments, and Concerns):**

### **(F3 - 1.1 ) Exterior**



The above ground propane fuel storage tank is located at left side of home; storage tanks are either leased from the fuel supplier or owned by the homeowner. The client should request more information concerning the storage tank, service requirements and ownership.

## **(G1 - 1 ) Summary - Cooling: Equipment**



**(Defects, Comments, and Concerns):**

**(G1 - 1.1 ) Cooling Unit #1; Location: Crawl Space**



The condensate drain line is not properly installed with a downward pitch from the HVAC cabinet to the location where it exits the foundation wall. The line pitches upward in the middle section and could hold condensate water. Improper drainage of the condensate water can result in system and property damage. 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 ) Summary - Cooling: Distribution Systems  
(Defects, Comments, and Concerns):**

**(G2 - 1.1 ) Cooling Unit #1; Access: Crawl Space**



The duct that supplies heating and air to the dinette area is disconnected and needs to be repaired. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.

**(G2 - 2 ) Summary - Cooling: Distribution Systems  
(Defects, Comments, and Concerns):**

**(G2 - 2.1 ) Cooling Unit #2; Access: Attic**



The grill on the HVAC return located in upstairs hall is damaged/loose and needs repair to prevent it from falling. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.

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

**(H1 - 1.1 ) Foyer**



The door lock assembly is not aligned with the striker in the jamb area. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 1.2 ) Foyer



The front storm door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 1.3 ) Foyer



The wall in the foyer is cracked at entrance to living room. No related concerns were noted in the throughout the other inspection areas. If additional concerns or questions are present, invasive inspection and repair will be needed.

## (H1 - 2 ) Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

### (H1 - 2.1 ) Living Room



The receptacle located at the front living room wall is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

### (H1 - 2.2 ) Living Room



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

### **(H1 - 3 ) Summary - Interiors: General Rooms (Defects, Comments, and Concerns):**

#### **(H1 - 3.1 ) Wet Bar**



The wet bar sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

### **(H1 - 4 ) Summary - Interiors: General Rooms (Defects, Comments, and Concerns):**

#### **(H1 - 4.1 ) Dining Room**



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

### **(H1 - 6 ) Summary - Interiors: General Rooms (Defects, Comments, and Concerns):**

#### **(H1 - 6.1 ) Bedroom #1**



The light fixture located on the #1 bedroom ceiling 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, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

**(H1 - 6.2 ) Bedroom #1**



The door lock assembly is not aligned with the striker in the jamb area at the #1 bedroom closet door. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(H1 - 6.3 ) Bedroom #1**



The door lock assembly is not aligned with the striker in the jamb area at the #1 bedroom door. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(H1 - 7 ) Summary - Interiors: General Rooms  
(Defects, Comments, and Concerns):**

**(H1 - 7.1 ) Bonus Room: Garage**

Evidence suggests improvements have been made at the bonus room above garage that are not original to the home. Determining whether the improvements comply to local permitting and/or building codes is beyond the scope of a home inspection. Seller should consult with a licensed building contractor for a complete evaluation.

**(H1 - 7.2 ) Bonus Room: Garage**





The receptacle located at the rear wall in the bonus room is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

**(H1 - 7.3 ) Bonus Room: Garage**



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

**(H1 - 7.4 ) Bonus Room: Garage**



The light fixture located on the bonus room ceiling 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, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

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

**(H2 - 1.1 ) Kitchen**



The sash spring was noted to be disconnected on the kitchen window near back door during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(H2 - 1.2 ) Kitchen**



The receptacle above the range is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

**(H2 - 1.3 ) Kitchen**



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

**(H2 - 1.4 ) Kitchen**



The faucet pull out spray handle was leaking and dripping water into the sink base cabinet when in use. Repair or replacement is needed. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

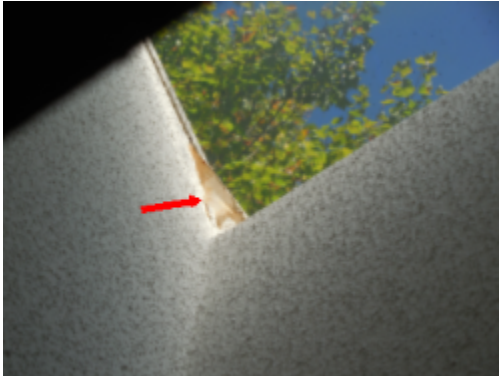
**(H3 - 2 ) Summary - Interiors: Bathrooms  
(Defects, Comments, and Concerns):**

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



Cracks and damage were noted in the master bathroom skylight area. Skylights are susceptible to leaking and causing damage to the home. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

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



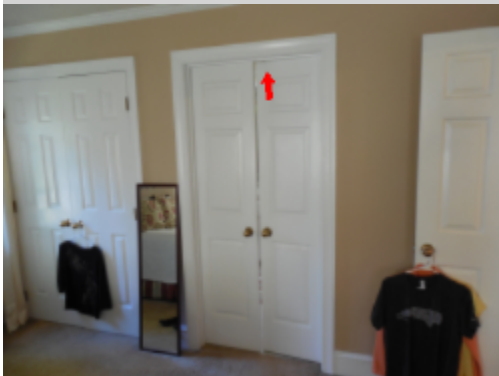
Additional photo of damage noted at master bathroom skylight area.

**(H3 - 2.3 ) Bathroom: Master**



The textured ceiling covering was noted to be loose in several areas on the ceiling. The loose texture indicates improper texture installation or elevated moisture levels. A general repair specialist should be consulted to determine why the texture is loose and repair as needed to prevent further damage.

**(H3 - 2.4 ) Bathroom: Master**



The door lock assembly is not aligned with the striker in the jamb area. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(H3 - 2.5 ) Bathroom: Master**



The shower head in the master bathroom shower leaks at the swivel and needs repair. A general repair specialist or a plumbing contractor should be consulted.

**(H3 - 3 ) Summary - Interiors: Bathrooms  
(Defects, Comments, and Concerns):**

**(H3 - 3.1 ) Bathroom #1**





The receptacle located in the #1 bathroom is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

**(H3 - 3.2 ) Bathroom #1**



The tile system for the bathroom floor needs evaluation and repair related to loose and cracked tiles. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

**(H3 - 3.3 ) Bathroom #1**



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

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

**(H4 - 1.1 ) Garage**



The receptacles located near garage pedestrian door and opposite wall have a cracked face. A cracked receptacle could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

**(H4 - 1.2 ) Garage**





Additional photo of a loose receptacle with a cracked face in garage.

## **(H5 - 1 ) Summary - Interiors: Attic, Basement, Rooms, and Areas (Defects, Comments, and Concerns):**

### **(H5 - 1.1 ) Attic: Unfinished**



The screening on the gable vent located on the left side of home did not cover entire vent area which could allow animals to enter the attic area. A general repair specialist should be consulted for repair.

## **(H6 - 1 ) Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):**

### **(H6 - 1.1 ) Fireplace: Masonry; Location: Living Room**



The fireplace does not have a damper lock. The damper lock ensures that the damper never closes completely to prevent hazardous operation of the gas log unit. This is a hazardous condition that needs correction. A licensed general contractor should be consulted for a complete evaluation and repair.

### **(H6 - 1.2 ) Fireplace: Masonry; Location: Living Room**



A closed crack was noted between the hearth and firebox at the left side of the fireplace opening. The hearth & fireplace needs further investigation. A licensed general contractor should be consulted for a complete evaluation and repair.

## **(I1 - 2 ) Summary - Insulation and Ventilation: Areas**

### **(Defects, Comments, and Concerns):**

#### **(I1 - 2.1 ) Crawl Space: All Accessible Areas**



The grading near the air conditioning condensers is too high and is covering the lower side of the foundation vent. Incorrect clearance can result in water penetration, drainage, and conditions conducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

#### **(I1 - 2.2 ) Crawl Space: All Accessible Areas**



The foundation vents for the home have been sealed in an attempt to create a closed crawl space system. The configuration does not meet industry standards and needs a complete review. An engineer or licensed general contractor who specializes in closed crawl space systems should be consulted for a complete evaluation of the system and outline repair /maintenance requirements.

#### **(I1 - 2.3 ) Crawl Space: All Accessible Areas**



Several sections of insulation in the crawl space are falling or missing. Improper insulation installation could result in condensation, overheating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

### **(J1 - 1 ) Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):**

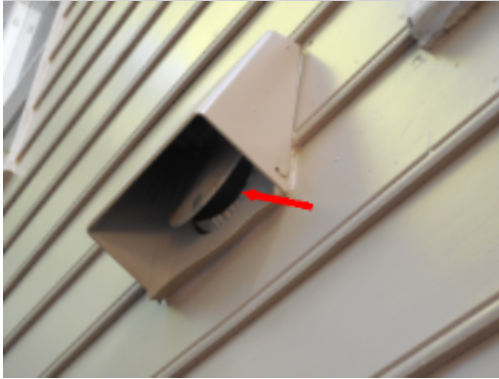
#### **(J1 - 1.1 ) Dishwasher; Location: Kitchen**



The soap dispenser door did not function as intended during normal wash cycle. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.

**(J1 - 5 ) Summary - Built In Appliances: Equipment  
(Defects, Comments, and Concerns):**

**(J1 - 5.1 ) Vent: Dryer; Location:**



The baffle for the dryer is does not shut all the way when not in use. The baffle should close to prevent air, insect and animals from entering the duct system. A licensed general contractor or general repair specialist should be consulted for further evaluation and to make necessary repairs.

## Introduction

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. This report was prepared for a specific client (homeowner) to prepare for a real estate sale. This report reflects the condition of the property at the time of the inspection only and does not imply that no concerns other than those reported exist. This report was not intended to replace or discourage a buyer from having their own inspector perform a home inspection of the property. It is recommended that any potential buyer request a home inspection from a professional of their choice to reflect the condition of the property at the time of their purchase. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

## Inspection Weather Conditions

*Temperature:* 59 Deg. F

*Weather Conditions:* Clear - Sunny

## Home 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.

### A - Structural Section

#### (Foundation and Attic Inspection Methods):

When accessible and safe the inspector entered inspection areas with small probe, camera, and a standard flash light. Where visible and accessible floor and 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.

#### (A1 - 1 ) Main House

##### Structural: Foundation (Descriptions):

*Foundation Type:* Crawl Space: Interior Entrance

*Foundation Materials:* Block: Brick

#### (A1 - 1 ) Structural: Foundation

##### (Defects, Comments, and Concerns):

##### (A1 - 1.1 ) Main House

A pier was noted to be leaning and not properly bearing under girder located under the kitchen area near HVAC cabinet. (The floor in the kitchen above this area has a notable hump). A licensed general contractor should be consulted for further evaluation and repair. If the repair is beyond the scope of the Building code, a professional engineer should be consulted to outline the repair.

##### (A1 - 1.2 ) Main House

Closed & open cracks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance /cause of the cracks and outline any necessary repairs.

##### (A1 - 1.3 ) Main House

Additional photo of cracks noted at front left foundation vent area.

##### (A1 - 1.4 ) Main House

Additional photo of closed crack noted in brick veneer at right side of garage door.

##### (A1 - 1.5 ) Main House



Additional crack noted in foundation under fireplace location.

#### **(A1 - 1.6 ) Main House**

Evidence suggests water is entering the foundation area through the foundation vent located between the the AC condensers on the left side of home. Water infiltration can cause environmental concerns and decay. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

#### **(A2 - 1 ) Porch**

##### **Structural: Columns and Piers (Descriptions):**

*Column/Pier Type:* Column: Exterior

*Column/Pier Materials:* Wood

#### **(A2 - 2 ) Deck**

##### **Structural: Columns and Piers (Descriptions):**

*Column/Pier Type:* Pier: Exterior

*Column/Pier Materials:* Wood

#### **(A2 - 3 ) Screen Porch**

##### **Structural: Columns and Piers (Descriptions):**

*Column/Pier Type:* Pier: Exterior

*Column/Pier Materials:* Wood

#### **(A2 - 4 ) Main House**

##### **Structural: Columns and Piers (Descriptions):**

*Column/Pier Type:* Pier: Crawl Space

*Column/Pier Materials:* Block: Brick

#### **(A3 - 1 ) All Accessible Areas**

##### **Structural: Floor Structure (Descriptions):**

*Sub-Floor Type:* Plywood

*Floor Joist Type:* Dimensional Lumber: Standard Construction

*Girder/Beam Type:* Dimensional Lumber: Standard Construction

#### **(A3 - 1 ) Structural: Floor Structure**

##### **(Defects, Comments, and Concerns):**

#### **(A3 - 1.1 ) All Accessible Areas**

The floor joist located under kitchen sink has been cut and does not have proper bearing to provide proper end support for the floor system. Proper bearing is required to ensure the stability of the framing and floor structure. A licensed contractor should be consulted for further evaluation and to make necessary repairs.

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

##### **Structural: Wall Structure (Descriptions):**

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

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

##### **Structural: Ceiling Structure (Descriptions):**

*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 (Descriptions):**

*Roof Style/Type:* Gable

*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. 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. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. 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.

### **(B1 - 1 ) All Accessible Areas**

#### **Exterior: Wall Cladding (Descriptions):**

*Wall Cladding Type:* Hardboard Horizontal

*Trim Type:* Wood Paint

### **(B1 - 2 ) All Accessible Areas**

#### **Exterior: Wall Cladding (Descriptions):**

*Wall Cladding Type:* Fiber Cement Horizontal

*Trim Type:* Composite

### **(B2 - 1 ) Windows**

#### **Exterior: Windows and Doors (Descriptions):**

*Window/Door Type:* Window: Double Hung

*Location:* All Accessible

### **(B2 - 2 ) Windows**

#### **Exterior: Windows and Doors (Descriptions):**

*Window/Door Type:* Window: Picture

*Location:* All Accessible

### **(B2 - 3 ) All Doors**

#### **Exterior: Windows and Doors (Descriptions):**

*Window/Door Type:* Door: Single

*Location:* All Accessible

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

#### **(Defects, Comments, and Concerns):**

#### **(B2 - 3.1 ) All Doors**

The kitchen & dinette doors have a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the doors. The severity of the hazing varies with season and time of the day; therefore, all damaged seals may not have been visible at the time of the inspection. All doors should be evaluated as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the concern and make necessary repairs.

#### **(B2 - 3.2 ) All Doors**

Additional photo of door with cloudy or hazed appearance in dinette area.

### **(B3 - 1 ) Porch**

#### **Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):**

*Structure Type:* Masonry (Masonry Surface)

*Location:* Main House Front

**(B3 - 2 ) Screen Porch**

**Exterior: Decks, Porches, Stoops, and Balconies**

**(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The floor system of the deck was not inspected, there is no access under the deck, deck was too low.

*Structure Type:* Wood (Wood Surface)

*Location:* Main House Rear

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

**(Defects, Comments, and Concerns):**

**(B3 - 2.1 ) Screen Porch**

The screened porch door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(B3 - 3 ) Deck**

**Exterior: Decks, Porches, Stoops, and Balconies**

**(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The floor system of the deck was not inspected, there is no access under the deck, deck was too low.

*Structure Type:* Wood (Wood Surface)

*Location:* Main House Rear

**(B3 - 3 ) Exterior: Decks, Porches, Stoops, and Balconies**

**(Defects, Comments, and Concerns):**

**(B3 - 3.1 ) Deck**

Lag bolts were noted to secure the deck to the home where bolts with washers and nuts are typically observed. Evidence suggests improvements have been made that are not original to the home. Determining whether the bolts comply to local permitting and/or building codes is beyond the scope of a home inspection. A licensed building contractor should be consulted for a complete evaluation.

**(B4 - 1 ) Driveway**

**Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):**

*Construction Type:* Concrete

*Location:* Main House Front

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

**(Defects, Comments, and Concerns):**

**(B4 - 1.1 ) Driveway**

The driveway is cracked and displaced in a few locations. Sunken sections and cracks in a driveway creates 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 ) Retaining Wall**

**Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):**

*Construction Type:* Landscape Timbers

*Location:* Main House Rear

## **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 Licensed Roofing or 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 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 gutters system inspections are limited to evidence of past problems unless the inspection is performed on 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.

## **C - Roofing Section**

### **(Roof Covering Inspection Methods):**

The roof covering was inspected using binoculars / zoom camera and from a ladder at the roof eaves. Walking on the roof surface is beyond the scope of the 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) All Accessible Areas**

#### **Roofing: Coverings (Descriptions):**

*Roof Covering Type:* Shingles/Composite/Fiberglass

### **(C2 - 1) All Accessible Areas**

#### **Roofing: Drainage Systems (Descriptions):**

*System Type:* Standard Tray with Leaf Guard System

### **(C3 - 1) Screen Porch**

#### **Roofing: Flashings, Skylights, and Penetrations (Descriptions):**

*System Type:* Skylight

### **(C3 - 2) Main House Second Story Section**

#### **Roofing: Flashings, Skylights, and Penetrations (Descriptions):**

*System Type:* Plumbing Vent

### **(C3 - 3) Main House Second Story Section**

#### **Roofing: Flashings, Skylights, and Penetrations (Descriptions):**

*System Type:* Skylight

### **(C4 - 1) Main House Left**

#### **Roofing: Chimneys and Flues (Descriptions):**

*Type:* Chimney: Masonry

### **(C4 - 1) Roofing: Chimneys and Flues**

#### **(Defects, Comments, and Concerns):**

#### **(C4 - 1.1) Main House Left**

Cracks were noted at the base of the chimney as viewed from the left side yard, the crawl space and fireplace hearth area. The cracks indicate differential movement between the chimney and the house foundation. An engineer should be consulted to review the chimney and the foundation to determine the significance of the concern and to outline necessary repairs.



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

All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be 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 during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti-scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not found and reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Backflow protection is not a requirement for all homes, and determining the presence or absence of backflow protection is beyond the scope of the inspection. Annual service and inspection of the main waste line will prevent system clogging and backup. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

## **D - Plumbing Section** **(Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):**

*Main Shut-Off Location:* Crawl Space

*Water Supply Type:* Public

*Supply Piping Materials:* [PEX]

## **(D1 - 1 ) Crawl Space** **Plumbing: Water Distribution Systems (Descriptions):**

*Piping Materials:* [Copper/Brass]

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

*Piping Materials:* [PVC]

*Trap Materials:* [Plastic]

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

*Location:* Crawl Space

*Capacity:* 47 Gallons

*Energy Source:* Electric

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

### **(D3 - 1.1 ) Unit #1**

A shut off valve at top of water heater was noted to be leaking and needs to be repaired to prevent any additional water from entering the foundation area. Direct water infiltration can cause environmental and/or property damage. A licensed plumbing contractor should be consulted for a complete evaluation of the water heating system and to make necessary repairs.

## **E - Electrical Section (General Limitations, Implications, and Directions):**

All Electrical items listed below that were found to be of concern and 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 ) Type: Underground Electrical: Main Service (Descriptions):**

*Grounding Electrode:* Undetermined

## **(E2 - 1 ) Main Panel #1 Electrical: Main Panels (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The electrical inspection was not completed because the dead front cover could not be removed due to storage. Corrections are needed to provide safe access. The inspection of the electrical panel is an important part of the home inspection and should be completed prior to the purchase of the home.

*Location:* Garage

*Amperage Rating:* 200 Amps

*Service Cable Material:* Undetermined

*Voltage Rating:* 120/240 Volts, 1  
Phase

## **(E2 - 1 ) Electrical: Main Panels (Defects, Comments, and Concerns):**

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

The conductors and the 50 amp breakers located on the left/bottom side of the main panel (AC's) are not compatible. The breaker and conductor must be matched to safely provide the required service and ensure that the appliance or components of the branch circuit are protected. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for further evaluation and repair.

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

Additional photo showing incorrect amperage breakers for AC system (20 amp max).

### **(E2 - 1.3 ) Main Panel #1**

The electrical circuits in the main panel were not completely labeled and could not be verified to have a safe and effective way to quickly turn the power off in case of an emergency. A licensed electrical contractor should be consulted for a complete evaluation of the electrical system to label and identify the panel disconnect method and or make necessary repairs to ensure a safe and properly functioning system.

## **(E4 - 1 ) Crawl Space Electrical: Branch Circuits and Wiring (Descriptions):**

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

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

### **(E5 - 2.1 ) Crawl Space**

The light fixture located in the crawl space near the front porch area was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

#### **(E5 - 2.2 ) Crawl Space**

Extension cords have been used to hard wire crawl space ventilation fan. This indicates amateur electrical work and could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to review the installations and make necessary repairs to ensure safe and proper operation and installation.

### **F - Heating Section**

#### **(General Limitations, Implications, and Directions):**

All concerns related to the Heating System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, and / or are a safety concern to the occupants of this home. The seasonal inspection of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems. If an complete invasive inspection is desired a HVAC contractor should be consulted prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

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

##### **Heating: Equipment (Descriptions):**

*Location:* Crawl Space

*Equipment Type:* Heat Pump: Split System

*Energy Source:* Electric

#### **(F1 - 2 ) Heating Unit #2**

##### **Heating: Equipment (Descriptions):**

*Location:* Attic

*Equipment Type:* Heat Pump: Split System

*Energy Source:* Electric

#### **(F2 - 1 ) Heating Unit Served: Heating Unit #1**

##### **Heating: Distribution Systems (Descriptions):**

*Location:* Crawl Space

*System Type:* Forced Air: Metal Box: Flexible Branch

#### **(F2 - 2 ) Heating Unit Served: Heating Unit #2**

##### **Heating: Distribution Systems (Descriptions):**

*Location:* Attic

*System Type:* Forced Air: Metal Box: Flexible Branch

#### **(F3 - 1 ) Exterior**

##### **Heating: Gas Piping and Fuel Storage Systems (Descriptions):**

*Gas Piping Materials:* Copper

*Fuel Turn Off Location:* At Propane Tank

*Fuel Storage:* [Propane Storage Tank Present]

#### **(F3 - 1 ) Heating: Gas Piping and Fuel Storage Systems**

##### **(Defects, Comments, and Concerns):**

#### **(F3 - 1.1 ) Exterior**

The above ground propane fuel storage tank is located at left side of home; storage tanks are either leased from the fuel supplier or owned by the homeowner. The client should request more information concerning the storage tank, service requirements and ownership.

## **G - Cooling Section**

### **(General Limitations, Implications, and Directions):**

All concerns related to the Air Conditioning System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, create possible environmental concerns due to high humidity levels or condensate leakage, and / or are a safety concern to the occupants of this home. Winter inspections do not include the operation of the system. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

### **(G1 - 1 ) Cooling Unit #1**

#### **Cooling: Equipment (Descriptions):**

*Location:* Crawl Space

*Equipment Type:* Heat Pump: Split System

*Energy Source:* Electric

### **(G1 - 1 ) Cooling: Equipment**

#### **(Defects, Comments, and Concerns):**

#### **(G1 - 1.1 ) Cooling Unit #1**

The condensate drain line is not properly installed with a downward pitch from the HVAC cabinet to the location where it exits the foundation wall. The line pitches upward in the middle section and could hold condensate water. Improper drainage of the condensate water can result in system and property damage. 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 - 2 ) Cooling Unit #2**

#### **Cooling: Equipment (Descriptions):**

*Location:* Attic

*Equipment Type:* Heat Pump: Split System

*Energy Source:* Electric

### **(G2 - 1 ) Cooling Unit Served: Cooling Unit #1**

#### **Cooling: Distribution Systems (Descriptions):**

*Location:* Crawl Space

*System Type:* Same as Heating

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

#### **(Defects, Comments, and Concerns):**

#### **(G2 - 1.1 ) Cooling Unit Served: Cooling Unit #1**

The duct that supplies heating and air to the dinette area is disconnected and needs to be repaired. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.

### **(G2 - 2 ) Cooling Unit Served: Cooling Unit #2**

#### **Cooling: Distribution Systems (Descriptions):**

*Location:* Attic

*System Type:* Same as Heating

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

#### **(Defects, Comments, and Concerns):**

#### **(G2 - 2.1 ) Cooling Unit Served: Cooling Unit #2**

The grill on the HVAC return located in upstairs hall is damaged/loose and needs repair to prevent it from falling. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.



## **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 blocked the access. Identifying 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. Homeowners 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, worn cabinets, worn hinges, damaged window blinds/shades, 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. 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 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 and Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

### **(H1 - 1 ) Foyer**

#### **Interiors: General Rooms (Descriptions):**

*Additional Information:* [Finished Area] [Furniture/Storage Present In Area]

### **(H1 - 1 ) Interiors: General Rooms**

#### **(Defects, Comments, and Concerns):**

#### **(H1 - 1.1 ) Foyer**

The door lock assembly is not aligned with the striker in the jamb area. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

#### **(H1 - 1.2 ) Foyer**

The front storm door drags and is difficult to open or close. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

#### **(H1 - 1.3 ) Foyer**

The wall in the foyer is cracked at entrance to living room. No related concerns were noted in the throughout the other inspection areas. If additional concerns or questions are present, invasive inspection and repair will be needed.

### **(H1 - 2 ) Living Room**

#### **Interiors: General Rooms (Descriptions):**

*Additional Information:* [Finished Area] [Furniture/Storage Present In Area]

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

### **(H1 - 2 ) Interiors: General Rooms**

#### **(Defects, Comments, and Concerns):**

#### **(H1 - 2.1 ) Living Room**

The receptacle located at the front living room wall is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

#### **(H1 - 2.2 ) Living Room**

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

#### **(H1 - 3 ) Wet Bar**

##### **Interiors: General Rooms (Descriptions):**

*Additional Information:* [Finished Area] [Furniture/Storage Present In Area]

#### **(H1 - 3 ) Interiors: General Rooms (Defects, Comments, and Concerns):**

##### **(H1 - 3.1 ) Wet Bar**

The wet bar sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

#### **(H1 - 4 ) Dining Room**

##### **Interiors: General Rooms (Descriptions):**

*Additional Information:* [Finished Area] [Furniture/Storage Present In Area]

*Heating/Cooling:* [Cooling Source Noted]

#### **(H1 - 4 ) Interiors: General Rooms (Defects, Comments, and Concerns):**

##### **(H1 - 4.1 ) Dining Room**

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

#### **(H1 - 5 ) Bedroom: Master**

##### **Interiors: General Rooms (Descriptions):**

*Additional Information:* [Finished Area] [Furniture/Storage Present In Area]

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

#### **(H1 - 6 ) Bedroom #1**

##### **Interiors: General Rooms (Descriptions):**

*Additional Information:* [Finished Area] [Furniture/Storage Present In Area]

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

#### **(H1 - 6 ) Interiors: General Rooms (Defects, Comments, and Concerns):**

##### **(H1 - 6.1 ) Bedroom #1**

The light fixture located on the #1 bedroom ceiling 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, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

##### **(H1 - 6.2 ) Bedroom #1**

The door lock assembly is not aligned with the striker in the jamb area at the #1 bedroom closet door. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

##### **(H1 - 6.3 ) Bedroom #1**

The door lock assembly is not aligned with the striker in the jamb area at the #1 bedroom door. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

### **(H1 - 7 ) Bonus Room: Garage**

#### **Interiors: General Rooms (Descriptions):**

*Additional Information:* [Finished Area] [Furniture/Storage Present In Area]

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

### **(H1 - 7 ) Interiors: General Rooms**

#### **(Defects, Comments, and Concerns):**

#### **(H1 - 7.1 ) Bonus Room: Garage**

Evidence suggests improvements have been made at the bonus room above garage that are not original to the home. Determining whether the improvements comply to local permitting and/or building codes is beyond the scope of a home inspection. Seller should consult with a licensed building contractor for a complete evaluation.

#### **(H1 - 7.2 ) Bonus Room: Garage**

The receptacle located at the rear wall in the bonus room is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

#### **(H1 - 7.3 ) Bonus Room: Garage**

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

#### **(H1 - 7.4 ) Bonus Room: Garage**

The light fixture located on the bonus room ceiling 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, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

### **(H2 - 1 ) Kitchen**

#### **Interiors: Kitchens (Descriptions):**

*Additional Information:* [Finished Area] [Furniture/Storage Present In Area]

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

### **(H2 - 1 ) Interiors: Kitchens**

#### **(Defects, Comments, and Concerns):**

#### **(H2 - 1.1 ) Kitchen**

The sash spring was noted to be disconnected on the kitchen window near back door during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

#### **(H2 - 1.2 ) Kitchen**

The receptacle above the range is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

#### **(H2 - 1.3 ) Kitchen**

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

#### **(H2 - 1.4 ) Kitchen**

The faucet pull out spray handle was leaking and dripping water into the sink base cabinet when in use. Repair or replacement is needed. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

### **(H3 - 1 ) Half Bathroom #1**

#### **Interiors: Bathrooms (Descriptions):**

*Electrical Receptacle:* Electrical Receptacle Present in Bathroom

*Bathroom Ventilation:* [Ventilation Exhaust Fan] [Operable Window]

### **(H3 - 2 ) Bathroom: Master**

#### **Interiors: Bathrooms (Descriptions):**

*Electrical Receptacle:* Electrical Receptacle Present in Bathroom

*Bathroom Ventilation:* [Ventilation Exhaust Fan]

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

#### **(Defects, Comments, and Concerns):**

#### **(H3 - 2.1 ) Bathroom: Master**

Cracks and damage were noted in the master bathroom skylight area. Skylights are susceptible to leaking and causing damage to the home. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

#### **(H3 - 2.2 ) Bathroom: Master**

Additional photo of damage noted at master bathroom skylight area.

#### **(H3 - 2.3 ) Bathroom: Master**

The textured ceiling covering was noted to be loose in several areas on the ceiling. The loose texture indicates improper texture installation or elevated moisture levels. A general repair specialist should be consulted to determine why the texture is loose and repair as needed to prevent further damage.

#### **(H3 - 2.4 ) Bathroom: Master**

The door lock assembly is not aligned with the striker in the jamb area. The lock could not be engaged to secure the door. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

#### **(H3 - 2.5 ) Bathroom: Master**

The shower head in the master bathroom shower leaks at the swivel and needs repair. A general repair specialist or a plumbing contractor should be consulted.

### **(H3 - 3 ) Bathroom #1**

#### **Interiors: Bathrooms (Descriptions):**

*Electrical Receptacle:* Electrical Receptacle Present in Bathroom

*Bathroom Ventilation:* [Ventilation Exhaust Fan] [Operable Window]

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

#### **(Defects, Comments, and Concerns):**

#### **(H3 - 3.1 ) Bathroom #1**

The receptacle located in the #1 bathroom is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

#### **(H3 - 3.2 ) Bathroom #1**

The tile system for the bathroom floor needs evaluation and repair related to loose and cracked tiles. A tile installation/repair company should be consulted to evaluate the tile system to determine the significance of the concern and make necessary repairs.

#### **(H3 - 3.3 ) Bathroom #1**



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

#### **(H4 - 1 ) Garage**

##### **Interiors: Garages**

##### **(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):**

The garage inspection was limited by storage.

*Door Inspection Method:* The Garage Door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter are not inspected or operated.

#### **(H4 - 1 ) Interiors: Garages**

##### **(Defects, Comments, and Concerns):**

##### **(H4 - 1.1 ) Garage**

The receptacles located near garage pedestrian door and opposite wall have a cracked face. A cracked receptacle could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

##### **(H4 - 1.2 ) Garage**

Additional photo of a loose receptacle with a cracked face in garage.

#### **(H5 - 1 ) Attic: Unfinished**

##### **Interiors: Attics. Basements, Areas, Rooms (Descriptions):**

*Additional Information:* [Unfinished Area]

#### **(H5 - 1 ) Interiors: Attics. Basements, Areas, Rooms**

##### **(Defects, Comments, and Concerns):**

##### **(H5 - 1.1 ) Attic: Unfinished**

The screening on the gable vent located on the left side of home did not cover entire vent area which could allow animals to enter the attic area. A general repair specialist should be consulted for repair.

#### **(H6 - 1 ) Fireplace: Masonry**

##### **Interiors: Fireplaces and Stoves (Descriptions):**

*Location:* Living Room

*Energy Source:* Natural Gas

*Exhaust Flue Type:* Masonry: Unlined

#### **(H6 - 1 ) Interiors: Fireplaces and Stoves**

##### **(Defects, Comments, and Concerns):**

##### **(H6 - 1.1 ) Fireplace: Masonry**

The fireplace does not have a damper lock. The damper lock ensures that the damper never closes completely to prevent hazardous operation of the gas log unit. This is a hazardous condition that needs correction. A licensed general contractor should be consulted for a complete evaluation and repair.

##### **(H6 - 1.2 ) Fireplace: Masonry**

A closed crack was noted between the hearth and firebox at the left side of the fireplace opening. The hearth & fireplace needs further investigation. A licensed general contractor should be consulted for a complete evaluation and repair.

## **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 Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult specialist in each trade as needed. 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: All Accessible Insulation and Ventilation: Areas (Descriptions):**

*Insulation Type:* Batt: Faced Kraft Paper

*Ventilation Type:* Soffit: Ridge: Gable

### **(I1 - 2 ) Crawl Space: All Accessible Areas Insulation and Ventilation: Areas (Descriptions):**

*Insulation Type:* Batt: Faced Kraft Paper

*Ventilation Type:* Foundation Vents: Fan

### **(I1 - 2 ) Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

#### **(I1 - 2.1 ) Crawl Space: All Accessible Areas**

The grading near the air conditioning condensers is too high and is covering the lower side of the foundation vent. Incorrect clearance can result in water penetration, drainage, and conditions conducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

#### **(I1 - 2.2 ) Crawl Space: All Accessible Areas**

The foundation vents for the home have been sealed in an attempt to create a closed crawl space system. The configuration does not meet industry standards and needs a complete review. An engineer or licensed general contractor who specializes in closed crawl space systems should be consulted for a complete evaluation of the system and outline repair /maintenance requirements.

#### **(I1 - 2.3 ) Crawl Space: All Accessible Areas**

Several sections of insulation in the crawl space are falling or missing. 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.

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

All appliances listed or identified below were found to be of concern or in need of a full evaluation and repair by a certified appliance repair technician. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven is beyond the scope of the home inspection. Refrigeration units and washing machines are beyond the scope of the home inspection.

### **(J1 - 1 ) Dishwasher Built In Appliances: Equipment (Descriptions):**

*Location:* Kitchen

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

### **(J1 - 1 ) Built In Appliances: Equipment (Defects, Comments, and Concerns):**

#### **(J1 - 1.1 ) Dishwasher**

The soap dispenser door did not function as intended during normal wash cycle. An appliance repair person should be consulted for further evaluation and repair to ensure proper operation of the appliance.

### **(J1 - 2 ) Garbage Disposal Built In Appliances: Equipment (Descriptions):**

*Location:* Kitchen

*Inspection Method:* The sink disposal was operated by turning the switch to the one position and allowing the grinder to operate for 10 seconds or until a defect is 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 (Descriptions):**

*Location:* Kitchen

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

### **(J1 - 4 ) Range: Electric Built In Appliances: Equipment (Descriptions):**

*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 (Descriptions):**

*Location:*

*Inspection Method:*

### **(J1 - 5 ) Built In Appliances: Equipment (Defects, Comments, and Concerns):**

#### **(J1 - 5.1 ) Vent: Dryer**

The baffle for the dryer is does not shut all the way when not in use. The baffle should close to prevent air, insect and animals from entering the duct system. A licensed general contractor or general repair specialist should be consulted for further evaluation and to make necessary repairs.