

**SAMPLE**



# Property Inspection Report



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## 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 ) Deck

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

##### (A1 - 1.1 ) Deck



### (A1 - 2 ) Main House

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

##### (A1 - 2.1 ) Main House



Two large holes or low areas are noted in the crawl space area. The openings appears to be sink holes or a depression that has occurred over time. One hole was approximately 1 foot wide and about 4 feet deep. The hole needs to be investigated to determine the cause, outline a repair, and to ensure that the movement has not disturbed the supporting soil of the piers and or foundation perimeter. A licensed general contractor should be consulted to investigate the holes to ensure the stability of the home, if the hole is found to extend below the depth of the footings the contractor should consult an engineer for a complete evaluation and to develop a repair plan. Please note the stability of the soil or the depth of the hole could not be determined, this condition could pose a safety concern, the foundation area and surrounding areas adjacent to the hole should be entered with caution.

### (A1 - 3 ) Main House

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

##### (A1 - 3.1 ) Main House



The wood framing in the crawl space area was noted to have random spots of fungal growths typical of mold.

If the buyer has additional concerns related to the presence of the fungal growths such as mold, an industrial hygienist should be consulted.

### (A2 - 2 ) Main House

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

##### (A2 - 2.1 ) Main House



### **(A3 - 1 ) Main House Attic**

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

##### **(A3 - 1.1 ) Main House Attic**



### **(A3 - 3 ) Main House Single Story Section**

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

##### **(A3 - 3.1 ) Main House Single Story Section**



### **(A3 - 4 ) Deck**

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

##### **(A3 - 4.1 ) Deck**



### **(A3 - 5 ) Porch**

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

##### **(A3 - 5.1 ) Porch**



Crawl space under porch does not have vapor barrier installed and vents are closed. As a result, corrugated porch support can deteriorate over time due to excess moisture. Contact a specialist in crawl space systems.

### **(B1 - 1 ) Main House**

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

##### **(B1 - 1.1 ) Main House**



This siding must be installed to allow for expansion/contraction or buckling/gaps will result creating points of entry for water penetration. The siding on this home was noted to have several open gaps and buckled sections at panel intersections. A licensed general contracting company and a certified vinyl siding installer should be consulted to inspect the condition of the wood framing and sheathing and verify the siding/flashing installation.

## **(B1 - 2 ) Main House Front**

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

#### **(B1 - 2.1 ) Main House Front**



Exposed molding. Unpainted molding can cause additional decay. A licensed general contractor should be consulted to repair all visible damage and check the home for possible areas of hidden damage.

## **(B1 - 5 ) Main House Front**

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

#### **(B1 - 5.1 ) Main House Front**



There is a hole in the siding on the front porch and at the back of the house. Deterioration can result in water penetration which can result in structural damage. A licensed general contractor should be consulted to repair all visible damage and check the home for possible areas of hidden damage.

## **(B2 - 1 ) All Windows, Location: All Accessible**

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

#### **(B2 - 1.1 ) All Windows**

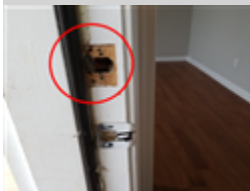


All window sills fill with water after heavy rain. Sills will need to be cleaned out of debris and evaluated for sill damages. The weather-stripping for some windows is damaged. A licensed general contractor should be consulted for evaluation and repair.

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

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

#### **(B2 - 2.1 ) Door**



The door jamb is missing a striker where the door lock is engaged to provide security. The plate needs to be replaced to ensure that the door closes securely. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

## **(B2 - 3 ) Door, Location: Main House**

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

#### **(B2 - 3.1 ) Door**



The door rubs at the top corner and is difficult to open or close. This condition could cause framing movement. The door needs repair to ensure that the door closes easily. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.



**(B3 - 1 ) Deck , Location: Main House Front**

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

**(B3 - 1.1 ) Deck**



The deck steps are loose and in need of repair or replacement to ensure safe and functional use of the deck/porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(B3 - 2 ) Porch , Location: Main House Front**

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

**(B3 - 2.1 ) Porch**



The hand railing baluster is loose and in need of repair or replacement to ensure safe and functional use of the porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(B3 - 3 ) Steps, Location: Main House Front**

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

**(B3 - 3.1 ) Steps**



The brick step is missing mortar joint and is in need of repair. Deterioration of the mortar has created conditions that could result in additional damage to the steps due to water damage. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

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

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

**(B4 - 1.1 ) Driveway**



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

**(B4 - 2 ) Walk**

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

**(B4 - 2.1 ) Walk**



Plumbing cleanout pipe at front of house is missing a cap. Debris can clog up drain. A licensed plumbing contractor should be consulted to make necessary repairs.

**(B5 - 1 ) Grading, Location: Main House Rear**

**Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 1.1 ) Grading**



Under the deck, the rear yard slopes toward the home and there is evidence of erosion of soil against the perimeter of the home. Corrections are needed to control drainage and prevent water penetration, a licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(B5 - 2 ) Grading, Location: Main House Left**

**Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 2.1 ) Grading**



On both sides of the house, the house roof gutter downspout exits are too close to the foundation perimeter. This can result in erosion of the supporting soil and cause water penetration. Corrections are needed to control drainage and prevent water penetration, a licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(B5 - 3 ) Fence, Location: Main House Rear**

**Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 3.1 ) Fence**



Backyard fence needs repair at several locations.

**(B5 - 4 ) Fence, Location: Main House Rear**

**Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 4.1 ) Fence**



Damage to fence.

## **(C1 - 1 ) Main House**

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

#### **(C1 - 1.1 ) Main House**



The roof shingles were noted to be lifting or curling at the corners of the tabs. Since shingles are designed to lay flat to shed water and debris, the curling can result in trapped moisture and leaks. Shingles curl for several reasons including: end of the service life, improper installation and or limited ventilation. 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.

A shingle is missing on the right area of the roof surface and in need of replacement. The missing shingle could indicate an underlying problem with the shingle installation or sheathing. A licensed general contractor should be consulted for a complete evaluation of the roof covering system to verify that shingles are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system.

## **(C1 - 2 ) Porch-1**

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

#### **(C1 - 2.1 ) Porch-1**



There are several visible repairs to the roof covering. Repairs typically indicate physical damage or history of leaks and can indicate that a roof covering is approaching the end of the service life. The owners should be asked for disclosure related to the history of repairs. A licensed roofing contractor should be consulted to evaluate the repairs and determine the life expectancy of the roof covering.

## **(C1 - 3 ) Porch-2**

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

#### **(C1 - 3.1 ) Porch-2**



Roof gutter down spout exits onto porch roof. This is contributing to the porch roof damages.

## **(D1 - 1 ) Crawl Space**

### **Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):**

#### **(D1 - 1.1 ) Crawl Space**



The plumbing system is in need of further evaluation and repair; the following concerns were noted at the time of the inspection:

1. Pressure Reducing valve is leaking and corroded
2. Standing water is visible

Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

## **(D1 - 2 ) Crawl Space**

### **Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):**

#### **(D1 - 2.1 ) Crawl Space**



The plumbing system is in need of further evaluation and repair; the following concerns were noted at the time of the inspection:

1. Evidence of water leak - Wet insulation

Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

## **(D1 - 3 ) Exterior faucets**

### **Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):**

#### **(D1 - 3.1 ) Exterior faucets**



All Faucets are loose and are missing anti-siphon valves.

## **(D2 - 1 ) Crawl Space**

### **Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):**

#### **(D2 - 1.1 ) Crawl Space**



Possible leak. liquid on vapor barrier. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

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

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

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



The overflow pipe was noted to be corroded A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe, reliable and proper operation of the water heating system.

## **(E1 - 1 ) Underground**

### **Summary - Electrical: Main Service (Defects, Comments, and Concerns):**

#### **(E1 - 1.1 ) Underground**



**(E3 - 1 ) Distribution Panel #1, Location: Closet (see comments)**

**Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):**

**(E3 - 1.1 ) Distribution Panel #1**



**(E5 - 1 ) Living Room**

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

**Limitation(s):** Receptible will not accept tester

**(E5 - 1.1 ) Living Room**



The receptacle has visible damage that could indicate a short or history of arcing. 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. (near Patio door)

**(E5 - 2 ) Exterior**

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

**(E5 - 2.1 ) Exterior**



The receptacle had no power or tested as not hot. This could indicate a damaged receptacle or branch wiring circuit. 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.

**(E5 - 3 ) Stairway**

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

**(E5 - 3.1 ) Stairway**



The smoke detector did not respond to the test button. A properly functioning smoke detector is vital to the safety of a home. Smoke detectors should be replaced or updated every 5 to 7 years and batteries changed annually. The unit should be repaired or replaced to ensure a safe environment. (Upstairs Bedroom)

**(F2 - 1 ) Heating Unit #1, Access: Attic**

**Summary - Heating: Distribution Systems (Defects, Comments, and Concerns):**

**(F2 - 1.1 ) Heating Unit #1**



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

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

**Limitation(s):** Fire place gas propane tank was not on the property during the inspection.

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



### **(G2 - 1 ) Cooling Unit #1, Access: Attic**

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

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



### **(H1 - 1 ) Formal Living**

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

#### **(H1 - 1.1 ) Formal Living**



Laminated flooring needs refinishing

### **(H1 - 2 ) Laundry**

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

#### **(H1 - 2.1 ) Laundry**



The Washer/Dryer overflow pan needs further evaluation and repair; the following concerns were noted at the time of the inspection:

1. Water overflow can damage first floor ceiling

Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.



### **(H1 - 3 ) Laundry**

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

##### **(H1 - 3.1 ) Laundry**



The dryer duct system is in need of repair to ensure proper air flow and the following concern was noted at the time of the inspection:

1. Clogged ducts have been known to cause fire

An HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

### **(H1 - 4 ) Laundry**

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

##### **(H1 - 4.1 ) Laundry**



Light fixture did not come on when switch was turned on. Light fixture needs further evaluation and repair.

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

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

##### **(H1 - 5.1 ) Bedroom: Master**



The flooring squeaks in this area more than typical. A flooring installation/ repair company should be consulted for further evaluation to determine the significance and source of the concern.

### **(H1 - 6 ) Bedroom: Master**

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

##### **(H1 - 6.1 ) Bedroom: Master**



The ceiling fan is off balance, fans need to be balanced and secure to operate safely. The light receptacle box needs to be verified to be rated for fan installation. A licensed electrical contractor should be consulted for further evaluation and repair.

### **(H1 - 7 ) Hall**

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

##### **(H1 - 7.1 ) Hall**

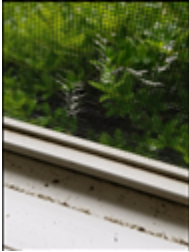


Filter is missing from ceiling air return grill.

## **(H1 - 8 ) Hall**

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

#### **(H1 - 8.1 ) Hall**



Damage window screen in second floor hall window.

## **(H1 - 9 ) Family Room**

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

#### **(H1 - 9.1 ) Family Room**



Filter is missing from ceiling air return grill.

## **(H1 - 10 ) Family Room**

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

#### **(H1 - 10.1 ) Family Room**



Inspector was not able to identify the light switch appliances during inspection - not able to identify the use of the switches.

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

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

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



The garbage disposal was operated by turning the service switch to the on position; however, the determination of the grinding effectiveness is beyond the scope of the home inspection.

## **(H2 - 2 ) Kitchen**

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

#### **(H2 - 2.1 ) Kitchen**



Although no leaks were detect at the time of inspection, the inspector has some concern about the plumbing configuration in this area. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

## **(H2 - 3 ) Kitchen**

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

#### **(H2 - 3.1 ) Kitchen**



Although no leaks were detect at the time of inspection, the inspector has some concern about the plumbing configuration in this area. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

## **(H2 - 4 ) Kitchen**

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

#### **(H2 - 4.1 ) Kitchen**



Although no leaks were detect at the time of inspection, the inspector has some concerns about the plumbing configuration in this area. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

## **(H2 - 5 ) Kitchen**

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

#### **(H2 - 5.1 ) Kitchen**



Damaged vinyl flooring.

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

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

#### **(H3 - 1.1 ) Bathroom #1**



Toilet tank floater is missing from this toilet. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H3 - 2 ) Bathroom #1**

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

##### **(H3 - 2.1 ) Bathroom #1**



Water supply lines are loose. This condition can result in water leaking into the wall areas. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H3 - 3 ) Bathroom #2**

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

##### **(H3 - 3.1 ) Bathroom #2**



Shower head is noisy. This condition should be looked at by a licensed plumbing contractor for a complete evaluation and to make necessary repairs.

### **(H3 - 4 ) Bathroom #2**

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

##### **(H3 - 4.1 ) Bathroom #2**



Tub stopper does not close properly. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H3 - 5 ) Bathroom #2**

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

##### **(H3 - 5.1 ) Bathroom #2**



Rusted toilet flange bolt (typical of all) toilets. Loose flange will causes the toilet to rocks and not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

### **(H3 - 6 ) Bathroom #2**

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

##### **(H3 - 6.1 ) Bathroom #2**



At least one GFCI receptacle was not functional in second floor hall bathroom. 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 - 7 ) Bathroom #2**

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

##### **(H3 - 7.1 ) Bathroom #2**



Sink tail pipe does not align with p-trap. This could result in water leakage. Moisture is present on pipe. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H3 - 8 ) Bathroom #3**

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

##### **(H3 - 8.1 ) Bathroom #3**

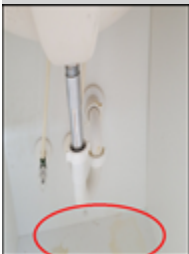


Missing master bathroom shower head. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H3 - 9 ) Bathroom #3**

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

##### **(H3 - 9.1 ) Bathroom #3**



Evidence of previous water stain. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H3 - 10 ) Bathroom #3**

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

##### **(H3 - 10.1 ) Bathroom #3**



Sink stopper does not close properly. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H3 - 11 ) Bathroom #3**

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

##### **(H3 - 11.1 ) Bathroom #3**



Water supply lines are loose. This condition can result in water leaking into the wall areas. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H3 - 12 ) Bathroom #3**

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

##### **(H3 - 12.1 ) Bathroom #3**



Toilet tank does not retain water. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(H6 - 1 ) Fireplace: Pre-Manufactured: Metal, *Location: Living Room***

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

**Limitation(s):** Fire was not functional at the time of inspection. Fire place does have exterior venting.

##### **(H6 - 1.1 ) Fireplace: Pre-Manufactured: Metal**



Fire place does not have exterior venting. Exterior venting prevents 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.

### **(I1 - 1 ) Attic**

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

##### **(I1 - 1.1 ) Attic**



### **(I1 - 3 ) Crawl Space: Main House**

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

##### **(I1 - 3.1 ) Crawl Space: Main House**



80% of the foundation vents for the home are closed. However, no moisture control system has been installed to replace the natural ventilation. The configuration does not meet industry standards and needs a complete review by a licensed general contractor.

### **(I1 - 4 ) Crawl Space: Main House**

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

##### **(I1 - 4.1 ) Crawl Space: Main House**



The crawl space presented evidence of elevated humidity and current/or past evidence of condensation. At the time of the inspection the following concerns were noted:

1. Vapor barrier damaged, leaving damp soil exposed

Moisture issues should be consulted for a complete evaluation of the crawl space and repair as needed to ensure a dry and stable environment.



**(J1 - 3 ) Dishwasher, Location: Kitchen**

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

**(J1 - 3.1 ) Dishwasher**



**(J1 - 4 ) Refrigerator, Location: Kitchen**

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

**Limitation(s):** Refrigerator is not in place at time of inspection

**(J1 - 4.1 ) Refrigerator**



## 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:* 77 Deg. F

*Weather Conditions:* Rain - Showers

## Inspection Report Body

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

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

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

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

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

**Foundation Type:** Crawl Space:

**Foundation Materials:** Wood

### (A1 - 1 ) Deck

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

##### (A1 - 1.1 ) Deck



### (A1 - 2 ) Main House

#### Structural: Foundation

**Foundation Type:** Crawl Space:

**Foundation Materials:** Block

### (A1 - 2 ) Main House

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

##### (A1 - 2.1 ) Main House



Two large holes or low areas are noted in the crawl space area. The openings appears to be sink holes or a depression that has occurred over time. One hole was approximately 1 foot wide and about 4 feet deep. The hole needs to be investigated to determine the cause, outline a repair, and to ensure that the movement has not disturbed the supporting soil of the piers and or foundation perimeter. A licensed general contractor should be consulted to investigate the holes to ensure the stability of the home, if the hole is found to extend below the depth of the footings the contractor should consult an engineer for a complete evaluation and to develop a repair plan. Please note the stability of the soil or the depth of the hole could not be determined, this condition could pose a safety concern, the foundation area and surrounding areas adjacent to the hole should be entered with caution.

### (A1 - 3 ) Main House

#### Structural: Foundation

**Foundation Type:** Crawl Space:

**Foundation Materials:** Block

### **(A1 - 3 ) Main House**

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

##### **(A1 - 3.1 ) Main House**



The wood framing in the crawl space area was noted to have random spots of fungal growths typical of mold.

If the buyer has additional concerns related to the presence of the fungal growths such as mold, an industrial hygienist should be consulted.

### **(A2 - 1 ) Deck**

#### **Structural: Columns and Piers**

**Column/Pier Type:** Pier: Crawl Space

**Column/Pier Materials:** Wood

### **(A2 - 2 ) Main House**

#### **Structural: Columns and Piers**

**Column/Pier Type:** Pier: Crawl Space

**Column/Pier Materials:** Block

### **(A2 - 2 ) Main House**

#### **Structural: Columns and Piers (Defects, Comments, and Concerns):**

##### **(A2 - 2.1 ) Main House**



### **(A3 - 1 ) Main House Attic**

#### **Structural: Floor Structure**

**Sub-Floor Type:** OSB

**Floor Joist Type:** Engineered System: Truss: Wood

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

### **(A3 - 1 ) Main House Attic**

#### **Structural: Floor Structure (Defects, Comments, and Concerns):**

##### **(A3 - 1.1 ) Main House Attic**



### **(A3 - 2 ) Main House Second Story Section**

#### **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

### **(A3 - 3 ) Main House Single Story Section**

#### **Structural: Floor Structure**

**Sub-Floor Type:** OSB

**Floor Joist Type:** Engineered System: I- Joists: Wood

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

### **(A3 - 3 ) Main House Single Story Section**

#### **Structural: Floor Structure (Defects, Comments, and Concerns):**

##### **(A3 - 3.1 ) Main House Single Story Section**



### **(A3 - 4 ) Deck**

#### **Structural: Floor Structure**

**Sub-Floor Type:** Dimensional Lumber

**Floor Joist Type:** Dimensional Lumber: Standard Construction

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

**(A3 - 4 ) Deck**

**Structural: Floor Structure (Defects, Comments, and Concerns):**

**(A3 - 4.1 ) Deck**



**(A3 - 5 ) Porch**

**Structural: Floor Structure**

**Sub-Floor Type:** Concrete Slab

**Floor Joist Type:** Engineered System: Truss: Wood: Metal

**Girder/Beam Type:** Engineered System: Steel

**(A3 - 5 ) Porch**

**Structural: Floor Structure (Defects, Comments, and Concerns):**

**(A3 - 5.1 ) Porch**



Crawl space under porch does not have vapor barrier installed and vents are closed. As a result, corrugated porch support can deteriorate over time due to excess moisture. Contact a specialist in crawl space systems.

**(A4 - 1 ) Interior**

**Structural: Wall Structure**

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

**(A4 - 2 ) All Interior Areas**

**Structural: Wall Structure**

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

**(A5 - 1 ) Attic**

**Structural: Ceiling Structure**

**Ceiling Joist Type:** Engineered System: Truss: Wood

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



**(A5 - 1 ) Attic**

**Structural: Ceiling Structure (Defects, Comments, and Concerns):**

**(A5 - 1.1 ) Attic**



**(A5 - 2 ) Interior: First Floor**

**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

**(A5 - 3 ) Interior: Second Floor**

**Structural: Ceiling Structure**

**Ceiling Joist Type:** Engineered System: Truss: Wood

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

**(A5 - 3 ) Interior: Second Floor**

**Structural: Ceiling Structure (Defects, Comments, and Concerns):**

**(A5 - 3.1 ) Interior: Second Floor**



**(A5 - 4 )**

**Structural: Ceiling Structure**

**(A6 - 1 ) Main House**

**Structural: Roof Structure**

**Roof Style/Type:** Gable

**Roof Sheathing Type:** OSB

**Rafter & Beam Types:** Engineered System: Truss: Wood

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

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

### (B1 - 1 ) Main House Exterior: Wall Cladding

**Wall Cladding Type:** Vinyl Horizontal  
**Trim Type:** Plastic PVC

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

#### (B1 - 1.1 ) Main House



This siding must be installed to allow for expansion/contraction or buckling/gaps will result creating points of entry for water penetration. The siding on this home was noted to have several open gaps and buckled sections at panel intersections. A licensed general contracting company and a certified vinyl siding installer should be consulted to inspect the condition of the wood framing and sheathing and verify the siding/flashing installation.

### (B1 - 2 ) Main House Front Exterior: Wall Cladding

**Wall Cladding Type:** Vinyl Shingles: Shakes  
**Trim Type:** Vinyl Solid

### (B1 - 2 ) Main House Front Exterior: Wall Cladding (Defects, Comments, and Concerns):

#### (B1 - 2.1 ) Main House Front



Exposed molding. Unpainted molding can cause additional decay. A licensed general contractor should be consulted to repair all visible damage and check the home for possible areas of hidden damage.

**(B1 - 3 ) Accent Area Front**  
**Exterior: Wall Cladding**

**Wall Cladding Type:** Brick Veneer  
**Trim Type:** Composite

**(B1 - 3 ) Accent Area Front**  
**Exterior: Wall Cladding (Defects, Comments, and Concerns):**

**(B1 - 3.1 ) Accent Area Front**



**(B1 - 4 ) Main House Front**  
**Exterior: Wall Cladding**

**Wall Cladding Type:** Stucco Masonry  
**Trim Type:** Composite

**(B1 - 4 ) Main House Front**  
**Exterior: Wall Cladding (Defects, Comments, and Concerns):**

**(B1 - 4.1 ) Main House Front**



**(B1 - 5 ) Main House Front**  
**Exterior: Wall Cladding**

**Wall Cladding Type:** Vinyl Horizontal  
**Trim Type:** Vinyl Solid

## **(B1 - 5 ) Main House Front**

### **Exterior: Wall Cladding (Defects, Comments, and Concerns):**

#### **(B1 - 5.1 ) Main House Front**



There is a hole in the siding on the front porch and at the back of the house. Deterioration can result in water penetration which can result in structural damage. A licensed general contractor should be consulted to repair all visible damage and check the home for possible areas of hidden damage.

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

### **Exterior: Windows and Doors**

**Window/Door Type:** Window: Double Hung

**Location:** All Accessible

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

### **Exterior: Windows and Doors (Defects, Comments, and Concerns):**

#### **(B2 - 1.1 ) All Windows**



All window sills fill with water after heavy rain. Sills will need to be cleaned out of debris and evaluated for sill damages. The weatherstripping for some windows is damaged. A licensed general contractor should be consulted for evaluation and repair.

## **(B2 - 2 ) Door**

### **Exterior: Windows and Doors**

**Window/Door Type:** Door: Main Entrance

**Location:** Main House Front

## (B2 - 2 ) Door

### Exterior: Windows and Doors (Defects, Comments, and Concerns):

#### (B2 - 2.1 ) Door



The door jamb is missing a striker where the door lock is engaged to provide security. The plate needs to be replaced to ensure that the door closes securely. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

## (B2 - 3 ) Door

### Exterior: Windows and Doors

**Window/Door Type:** Door: Single

**Location:** Main House

## (B2 - 3 ) Door

### Exterior: Windows and Doors (Defects, Comments, and Concerns):

#### (B2 - 3.1 ) Door



The door rubs at the top corner and is difficult to open or close. This condition could cause framing movement. The door needs repair to ensure that the door closes easily. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

## (B3 - 1 ) Deck

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

**Structure Type:** Wood (Wood Surface)

**Location:** Main House Front

### **(B3 - 1 ) Deck**

#### **Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):**

##### **(B3 - 1.1 ) Deck**



The deck steps are loose and in need of repair or replacement to ensure safe and functional use of the deck/porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(B3 - 2 ) Porch**

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

**Structure Type:** Concrete (Concrete Surface)

**Location:** Main House Front

### **(B3 - 2 ) Porch**

#### **Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):**

##### **(B3 - 2.1 ) Porch**



The hand railing baluster is loose and in need of repair or replacement to ensure safe and functional use of the porch. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(B3 - 3 ) Steps**

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

**Structure Type:** Masonry (Masonry Surface)

**Location:** Main House Front



### **(B3 - 3 ) Steps**

#### **Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):**

##### **(B3 - 3.1 ) Steps**



The brick step is missing mortar joint and is in need of repair. Deterioration of the mortar has created conditions that could result in additional damage to the steps due to water damage. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(B4 - 1 ) Driveway**

#### **Exterior: Driveways, Patios, Walks, and Retaining Walls**

**Constriction Type:** Concrete

**Location:** Main House Front

### **(B4 - 1 ) Driveway**

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

##### **(B4 - 1.1 ) Driveway**



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

### **(B4 - 2 ) Walk**

#### **Exterior: Driveways, Patios, Walks, and Retaining Walls**

**(B4 - 2 ) Walk**

**Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):**

**(B4 - 2.1 ) Walk**



Plumbing cleanout pipe at front of house is missing a cap. Debris can clog up drain. A licensed plumbing contractor should be consulted to make necessary repairs.

**(B5 - 1 ) Grading**

**Exterior: Vegetation and Grading**

**Location:** Main House Rear

**(B5 - 1 ) Grading**

**Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 1.1 ) Grading**



Under the deck, the rear yard slopes toward the home and there is evidence of erosion of soil against the perimeter of the home. Corrections are needed to control drainage and prevent water penetration, a licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(B5 - 2 ) Grading**

**Exterior: Vegetation and Grading**

**Location:** Main House Left

**(B5 - 2 ) Grading**

**Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 2.1 ) Grading**



On both sides of the house, the house roof gutter downspout exits are too close to the foundation perimeter. This can result in erosion of the supporting soil and cause water penetration. Corrections are needed to control drainage and prevent water penetration, a licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(B5 - 3 ) Fence**  
**Exterior: Vegetation and Grading**

**Location:** Main House Rear

**(B5 - 3 ) Fence**  
**Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 3.1 ) Fence**



Backyard fence needs repair at several locations.

**(B5 - 4 ) Fence**  
**Exterior: Vegetation and Grading**

**Location:** Main House Rear

**(B5 - 4 ) Fence**  
**Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 4.1 ) Fence**



Damage to fence.

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

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

## C - Roofing Section (Roof Covering Inspection Methods):

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

### (C1 - 1 ) Main House Roofing: Coverings

**Roof Covering Type:** Shingles Fiberglass

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

#### (C1 - 1.1 ) Main House



The roof shingles were noted to be lifting or curling at the corners of the tabs. Since shingles are designed to lay flat to shed water and debris, the curling can result in trapped moisture and leaks. Shingles curl for several reasons including: end of the service life, improper installation and or limited ventilation. 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.

A shingle is missing on the right area of the roof surface and in need of replacement. The missing shingle could indicate an underlying problem with the shingle installation or sheathing. A licensed general contractor should be consulted for a complete evaluation of the roof covering system to verify that shingles are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system.

### (C1 - 2 ) Porch-1 Roofing: Coverings

**Roof Covering Type:** Shingles Fiberglass

### (C1 - 2 ) Porch-1 Roofing: Coverings (Defects, Comments, and Concerns):

#### (C1 - 2.1 ) Porch-1



There are several visible repairs to the roof covering. Repairs typically indicate physical damage or history of leaks and can indicate that a roof covering is approaching the end of the service life. The owners should be asked for disclosure related to the history of repairs. A licensed roofing contractor should be consulted to evaluate the repairs and determine the life expectancy of the roof covering.



### (C1 - 3 ) Porch-2 Roofing: Coverings

**Roof Covering Type:** Shingles Fiberglass

### (C1 - 3 ) Porch-2 Roofing: Coverings (Defects, Comments, and Concerns):

#### (C1 - 3.1 ) Porch-2



Roof gutter down spout exits onto porch roof. This is contributing to the porch roof damages.

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

**Main Water Shut-Off Location:** Closet

**Water Supply Type:** Public

**Water Supply Piping Materials:** [PVC]

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

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

**Piping Materials:** [PVC]

### (D1 - 1 ) Crawl Space

#### Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

##### (D1 - 1.1 ) Crawl Space



The plumbing system is in need of further evaluation and repair; the following concerns were noted at the time of the inspection:

1. Pressure Reducing valve is leaking and corroded
2. Standing water is visible

Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

### (D1 - 2 ) Crawl Space

#### Plumbing: Water Distribution Systems

*Piping Materials:* [PVC]

### (D1 - 2 ) Crawl Space

#### Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

##### (D1 - 2.1 ) Crawl Space



The plumbing system is in need of further evaluation and repair; the following concerns were noted at the time of the inspection:

1. Evidence of water leak - Wet insulation

Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

### (D1 - 3 ) Exterior faucets

#### Plumbing: Water Distribution Systems

*Piping Materials:* [PVC]

### (D1 - 3 ) Exterior faucets

#### Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

##### (D1 - 3.1 ) Exterior faucets



All Faucets are loose and are missing anti-siphon values.



## (D2 - 1 ) Crawl Space Plumbing: Drain, Waste, and Vent Systems

**Piping Materials:** [PVC]

**Trap Materials:** [Plastic]

## (D2 - 1 ) Crawl Space Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

### (D2 - 1.1 ) Crawl Space



Possible leak. liquid on vapor barrier. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

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

**Location:** Crawl Space

**Capacity:** 50 Gallons

**Energy Source:** Electric

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

### (D3 - 1.1 ) Unit #1



The overflow pipe was noted to be corroded A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe, reliable and proper operation of the water heating system.

## 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 Present in this Home

### (E1 - 1 ) Underground

#### Electrical: Main Service

**Grounding Electrode:** Driven Rod

### (E1 - 1 ) Underground

#### Electrical: Main Service (Defects, Comments, and Concerns):

##### (E1 - 1.1 ) Underground



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

#### Electrical: Main Panels

**Location:** Exterior

**Amperage Rating:** 200 Amps

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

**Service Cable Material:** Aluminum

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

#### Electrical: Main Panels (Defects, Comments, and Concerns):

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



### (E3 - 1 ) Distribution Panel #1

#### Electrical: Distribution Panels

**Location:** Closet (see comments)

**Amperage Rating:** 100 Amps

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

**Service Cable Material:** Aluminum

**(E3 - 1 ) Distribution Panel #1**

**Electrical: Distribution Panels (Defects, Comments, and Concerns):**

**(E3 - 1.1 ) Distribution Panel #1**



**(E4 - 1 ) Crawl Space**

**Electrical: Branch Circuits**

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

**(E5 - 1 ) Living Room**

**Electrical: Light Fixtures, Receptacles, Smoke Detectors**

**Limitation(s):** Receptible will not accept tester

**(E5 - 1 ) Living Room**

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

**(E5 - 1.1 ) Living Room**



The receptacle has visible damage that could indicate a short or history of arcing. 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. (near Patio door)

**(E5 - 2 ) Exterior**

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

**(E5 - 2.1 ) Exterior**



The receptacle had no power or tested as not hot. This could indicate a damaged receptacle or branch wiring circuit. 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.

### **(E5 - 3 ) Stairway**

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

##### **(E5 - 3.1 ) Stairway**



The smoke detector did not respond to the test button. A properly functioning smoke detector is vital to the safety of a home. Smoke detectors should be replaced or updated every 5 to 7 years and batteries changed annually. The unit should be repaired or replaced to ensure a safe environment. (Upstairs Bedroom)

### **F - Heating Section**

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

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

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

#### **Heating: Equipment**

**Location:** Attic

**Equipment Type:** Electric: Furnace

**Energy Source:** Electric

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

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

##### **(F1 - 1.1 ) Heating Unit #1**



1.5 to 5 tons

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

**Location Observed/Access:** Attic

**Distribution System Type:** Forced Air: Fiber Box: Flexible Branch

**(F2 - 1 ) Heating Unit #1**  
**Heating: Distribution Systems (Defects, Comments, and Concerns):**

**(F2 - 1.1 ) Heating Unit #1**



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

**Gas Piping Materials:** Copper

**Fuel Turn Off Location:** At Propane Tank

**Fuel Storage:** [Propane Storage Tank Present]

**Limitation(s):** Fire place gas propane tank was not on the property during the inspection.

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

**(F3 - 1.1 ) Exterior**





## **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

**Equipment Type:** Electric Unit

**Energy Source:** Electric

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

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

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



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

#### **Cooling: Distribution Systems**

**Location Observed/Access:** Attic

**Distribution System Type:** Same as Heating



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

### **Cooling: Distribution Systems (Defects, Comments, and Concerns):**

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



## **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, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. The washing machine drain, electrical power, or gas service were not verified, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

## **(H1 - 1 ) Formal Living**

### **Interiors: General Rooms**

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

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

**(H1 - 1.1 ) Formal Living**



Laminated flooring needs refinishing

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

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

**(H1 - 2 ) Laundry**  
**Interiors: General Rooms (Defects, Comments, and Concerns):**

**(H1 - 2.1 ) Laundry**



The Washer/Dryer overflow pan needs further evaluation and repair; the following concerns were noted at the time of the inspection:

1. Water overflow can damage first floor ceiling

Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

**(H1 - 3 ) Laundry**  
**Interiors: General Rooms**

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

### (H1 - 3 ) Laundry

#### Interiors: General Rooms (Defects, Comments, and Concerns):

##### (H1 - 3.1 ) Laundry



The dryer duct system is in need of repair to ensure proper air flow and the following concern was noted at the time of the inspection:

1. Clogged ducts have been known to cause fire

An HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

### (H1 - 4 ) Laundry

#### Interiors: General Rooms

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

### (H1 - 4 ) Laundry

#### Interiors: General Rooms (Defects, Comments, and Concerns):

##### (H1 - 4.1 ) Laundry



Light fixture did not come on when switch was turned on. Light fixture needs further evaluation and repair.

### (H1 - 5 ) Bedroom: Master

#### Interiors: General Rooms

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

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

**Interiors: General Rooms (Defects, Comments, and Concerns):**

**(H1 - 5.1 ) Bedroom: Master**



The flooring squeaks in this area more than typical. A flooring installation/ repair company should be consulted for further evaluation to determine the significance and source of the concern.

**(H1 - 6 ) Bedroom: Master**

**Interiors: General Rooms**

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

**(H1 - 6 ) Bedroom: Master**

**Interiors: General Rooms (Defects, Comments, and Concerns):**

**(H1 - 6.1 ) Bedroom: Master**



The ceiling fan is off balance, fans need to be balanced and secure to operate safely. The light receptacle box needs to be verified to be rated for fan installation. A licensed electrical contractor should be consulted for further evaluation and repair.

**(H1 - 7 ) Hall**

**Interiors: General Rooms**

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

**(H1 - 7 ) Hall**

**Interiors: General Rooms (Defects, Comments, and Concerns):**

**(H1 - 7.1 ) Hall**



Filter is missing from ceiling air return grill.

**(H1 - 8 ) Hall**

**Interiors: General Rooms**

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

**(H1 - 8 ) Hall**

**Interiors: General Rooms (Defects, Comments, and Concerns):**

**(H1 - 8.1 ) Hall**



Damage window screen in second floor hall window.

**(H1 - 9 ) Family Room**

**Interiors: General Rooms**

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

**(H1 - 9 ) Family Room**

**Interiors: General Rooms (Defects, Comments, and Concerns):**

**(H1 - 9.1 ) Family Room**



Filter is missing from ceiling air return grill.

**(H1 - 10 ) Family Room**

**Interiors: General Rooms**

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

**(H1 - 10 ) Family Room**

**Interiors: General Rooms (Defects, Comments, and Concerns):**

**(H1 - 10.1 ) Family Room**



Inspector was not able to identify the light switch appliances during inspection - not able to identify the use of the switches.

**(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 garbage disposal was operated by turning the service switch to the on position; however, the determination of the grinding effectiveness is beyond the scope of the home inspection.

**(H2 - 2 ) Kitchen**  
**Interiors: Kitchens**

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

**(H2 - 2 ) Kitchen**  
**Interiors: Kitchens (Defects, Comments, and Concerns):**

**(H2 - 2.1 ) Kitchen**



Although no leaks were detected at the time of inspection, the inspector has some concern about the plumbing configuration in this area. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

**(H2 - 3 ) Kitchen**  
**Interiors: Kitchens (Defects, Comments, and Concerns):**

**(H2 - 3.1 ) Kitchen**



Although no leaks were detect at the time of inspection, the inspector has some concern about the plumbing configuration in this area. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

**(H2 - 4 ) Kitchen**  
**Interiors: Kitchens**

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

**(H2 - 4 ) Kitchen**  
**Interiors: Kitchens (Defects, Comments, and Concerns):**

**(H2 - 4.1 ) Kitchen**



Although no leaks were detect at the time of inspection, the inspector has some concerns about the plumbing configuration in this area. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

**(H2 - 5 ) Kitchen**  
**Interiors: Kitchens**

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

**(H2 - 5 ) Kitchen**  
**Interiors: Kitchens (Defects, Comments, and Concerns):**

**(H2 - 5.1 ) Kitchen**



Damaged vinyl flooring.

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

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

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

**(H3 - 1.1 ) Bathroom #1**



Toilet tank floater is missing from this toilet. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

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

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

**(H3 - 2 ) Bathroom #1**  
**Interiors: Bathrooms (Defects, Comments, and Concerns):**

**(H3 - 2.1 ) Bathroom #1**



Water supply lines are loose. This condition can result in water leaking into the wall areas. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

**(H3 - 3 ) Bathroom #2**  
**Interiors: Bathrooms**

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

**(H3 - 3 ) Bathroom #2**  
**Interiors: Bathrooms (Defects, Comments, and Concerns):**

**(H3 - 3.1 ) Bathroom #2**



Shower head is noisy. This condition should be looked at by a licensed plumbing contractor for a complete evaluation and to make necessary repairs.

**(H3 - 4 ) Bathroom #2**  
**Interiors: Bathrooms**

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

**(H3 - 4 ) Bathroom #2**  
**Interiors: Bathrooms (Defects, Comments, and Concerns):**

**(H3 - 4.1 ) Bathroom #2**



Tub stopper does not close properly. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

**(H3 - 5 ) Bathroom #2**  
**Interiors: Bathrooms**

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

### (H3 - 5 ) Bathroom #2

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

##### (H3 - 5.1 ) Bathroom #2



Rusted toilet flange bolt (typical of all) toilets. Loose flange will causes the toilet to rocks and not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

### (H3 - 6 ) Bathroom #2

#### Interiors: Bathrooms

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

### (H3 - 6 ) Bathroom #2

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

##### (H3 - 6.1 ) Bathroom #2



At least one GFCI receptacle was not functional in second floor hall bathroom. 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 - 7 ) Bathroom #2

#### Interiors: Bathrooms

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

### (H3 - 7 ) Bathroom #2

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

##### (H3 - 7.1 ) Bathroom #2



Sink tail pipe does not align with p-trap. This could result in water leakage. Moisture is present on pipe. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

**(H3 - 8 ) Bathroom #3**  
**Interiors: Bathrooms**

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

**(H3 - 8 ) Bathroom #3**  
**Interiors: Bathrooms (Defects, Comments, and Concerns):**

**(H3 - 8.1 ) Bathroom #3**



Missing master bathroom shower head. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

**(H3 - 9 ) Bathroom #3**  
**Interiors: Bathrooms**

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

**(H3 - 9 ) Bathroom #3**  
**Interiors: Bathrooms (Defects, Comments, and Concerns):**

**(H3 - 9.1 ) Bathroom #3**



Evidence of previous water stain. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

**(H3 - 10 ) Bathroom #3**  
**Interiors: Bathrooms**

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]



**(H3 - 10 ) Bathroom #3**  
**Interiors: Bathrooms (Defects, Comments, and Concerns):**

**(H3 - 10.1 ) Bathroom #3**



Sink stopper does not close properly. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

**(H3 - 11 ) Bathroom #3**  
**Interiors: Bathrooms**

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

**(H3 - 11 ) Bathroom #3**  
**Interiors: Bathrooms (Defects, Comments, and Concerns):**

**(H3 - 11.1 ) Bathroom #3**



Water supply lines are loose. This condition can result in water leaking into the wall areas. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

**(H3 - 12 ) Bathroom #3**  
**Interiors: Bathrooms**

**Bathroom Ventilation:** [Operable Window] [No Ventilation System Located]

**(H3 - 12 ) Bathroom #3**  
**Interiors: Bathrooms (Defects, Comments, and Concerns):**

**(H3 - 12.1 ) Bathroom #3**



Toilet tank does not retain water. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

## **(H6 - 1 ) Fireplace: Pre-Manufactured: Metal Interiors: Fireplaces and Stoves**

**Location:** Living Room

**Energy Source:** Gas

**Exhaust Flue Type:** None

**Limitation(s):** Fire was not functional at the time of inspection. Fire place does have exterior venting.

## **(H6 - 1 ) Fireplace: Pre-Manufactured: Metal Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):**

### **(H6 - 1.1 ) Fireplace: Pre-Manufactured: Metal**



Fire place does not have exterior venting. Exterior venting prevents 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.

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

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

## **(I1 - 1 ) Attic Insulation and Ventilation: Areas**

**Insulation Type:** Loose: Cellulose

**Ventilation Type:** Soffit: Ridge

**(I1 - 1 ) Attic**

**Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

**(I1 - 1.1 ) Attic**



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

**Insulation Type:** Batt: Faced Kraft Paper

**Ventilation Type:** Foundation Vents

**(I1 - 2 ) Crawl Space: Main House**

**Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

**(I1 - 2.1 ) Crawl Space: Main House**



R-19 Insulation

**(I1 - 3 ) Crawl Space: Main House  
Insulation and Ventilation: Areas**

### (I1 - 3 ) Crawl Space: Main House

#### Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

##### (I1 - 3.1 ) Crawl Space: Main House



80% of the foundation vents for the home are closed. However, no moisture control system has been installed to replace the natural ventilation. The configuration does not meet industry standards and needs a complete review by a licensed general contractor.

### (I1 - 4 ) Crawl Space: Main House

#### Insulation and Ventilation: Areas

**Insulation Type:** Batt: Faced Kraft Paper

**Ventilation Type:** Foundation Vents

### (I1 - 4 ) Crawl Space: Main House

#### Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

##### (I1 - 4.1 ) Crawl Space: Main House



The crawl space presented evidence of elevated humidity and current/or past evidence of condensation. At the time of the inspection the following concerns were noted:

1. Vapor barrier damaged, leaving damp soil exposed

Moisture issues should be consulted for a complete evaluation of the crawl space and repair as needed to ensure a dry and stable environment.

### 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 ) Microwave: Built In

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

**(J1 - 1.1 ) Microwave: Built In**



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

**Location:** Kitchen

**Inspection Method:** The range elements were operated with indicators set to HIGH until the elements were 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 - 2 ) Range Top: Electric**  
**Built In Appliances: Equipment (Defects, Comments, and Concerns):**

**(J1 - 2.1 ) Range Top: Electric**



**(J1 - 3 ) 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 - 3 ) Dishwasher**

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

**(J1 - 3.1 ) Dishwasher**



**(J1 - 4 ) Refrigerator**

**Built In Appliances: Equipment**

**Location:** Kitchen

**Limitation(s):** Refrigerator is not in place at time of inspection

**(J1 - 4 ) Refrigerator**

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

**(J1 - 4.1 ) Refrigerator**

