Property Inspection Report

Report Number: 07-25-2019

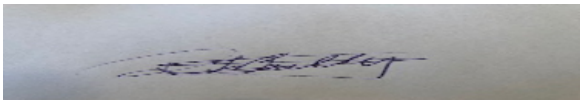
For The Property Located On:

345 Sample Street
Pinehurst, North Carolina 28374

Prepared For Exclusive Use By:

Joe Sample

Report Prepared By: Rob Beatty, NC: 4338

Inspector Signature: 

Date of Inspection: Thursday, July 25, 2019

Time Started: 9:00 AM, Time Completed: 12:00 PM

Crawford Home Inspection Professionals, P.O. Box 3786, Pinehurst, NC, 28374
Phone: 910-725-9988, Email: rob@crawfordhomeinspectionpro.com

Report Sections / Confirmation of Inspection

Legend

IN This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

NI This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.

LT The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

NP The described component or system was not present at the time of the inspection or is not a component or system of the subject property.

DE The described component or system presented tangible evidence to indicate that the component or system was not functioning as intended, warranted further investigation, and or repair prior to purchase.

FE The described component or system requires further evaluation by a licensed professional such as an engineer or contractor with expert knowledge of the component or system to determine if repair is needed prior to purchase.

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

A1 - Structural: Foundation	IN/NI	LT	NP	DE	FE
(A1 - 1) Main House	IN				FE
(A1 - 2) Main House Front	IN				FE
A2 - Structural: Columns and Piers	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(A2 - 1) Main House	IN				FE
A3 - Structural: Floor Structure	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(A3 - 1) Main House	IN	LT			
A4 - Structural: Wall Structure	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(A4 - 1) All Interior Areas	IN	LT			
A5 - Structural: Ceiling Structure	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(A5 - 1) All Accessible Attic Areas	IN	LT			
A6 - Structural: Roof Structure	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(A6 - 1) Main House	IN	LT			

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim	IN/NI	LT	NP	DE	FE
(B1 - 1) Main House	IN				FE
(B1 - 2) Main House Rear	IN				
B2 - Exterior: Windows and Doors	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(B2 - 1) Master Bathroom Window	IN				FE
(B2 - 2) Garage Windows	IN				FE
(B2 - 3) Front Left Bedroom Window	IN				FE
(B2 - 4) Front Porch Windows	IN				FE
(B2 - 5) Back Deck Windows	IN				
B3 - Exterior: Decks, Porches, Stoops, and Balconies	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(B3 - 1) Deck	IN				FE
(B3 - 2) Front Porch	IN				FE
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(B4 - 1) Driveway	IN	LT			

B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI	LT	NP	DE	FE
(B4 - 2) Sidewalk	IN				
B5 - Exterior: Vegetation and Grading	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(B5 - 1) Vegetation	IN				FE
C - Roofing					
C1 - Roofing: Coverings	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(C1 - 1) Main House	IN	LT			FE
C2 - Roofing: Drainage Systems	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(C2 - 1) Main House	IN	LT			FE
D - Plumbing					
D1 - Plumbing: Water Distribution Systems	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(D1 - 1) Crawl Space	IN	LT			
D2 - Plumbing: Drain, Waste, and Vent Systems	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(D1 - 1) Crawl Space	IN				FE
(D1 - 2) Back Yard	IN				FE
(D1 - 3) Laundry	IN				
D3 - Plumbing: Water Heating Equipment	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(D3 - 1) Unit #1	IN	LT			FE
E - Electrical					
E1 - Electrical: Main Service	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(E1 - 1) Underground	IN				
E2 - Electrical: Main Panels	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(E1 - 1) Main Panel (Garage)	IN				FE
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(E1 - 1) Attic	IN				FE
(E1 - 2) Exterior	IN				FE
(E1 - 3) Dining Room	IN				FE
(E1 - 4) Bathrooms	IN				
(E1 - 5) Front Porch	IN			DE	
(E1 - 6) Family Room	IN				FE
(E1 - 7) Master Bedroom	IN				FE
(E1 - 8) Laundry	IN				FE
F - Heating					
F1 - Heating: Equipment	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(F1 - 1) Heating Unit #1-Crawl	IN	LT			FE
(F1 - 2) Heating Unit #2-Attic	IN	LT			FE
F2 - Heating: Distribution Systems	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(F2 - 1) Heating Unit #1-Crawl	IN				FE
(F2 - 2) Heating Unit #2-Attic	IN				
F3 - Heating: Gas Piping, Fuel Storage Systems	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(F3 - 1) Exterior	IN				FE
G - Cooling					
G1 - Cooling: Equipment	**IN/NI**	**LT**	**NP**	**DE**	**FE**
(G1 - 1) Cooling Unit #1-Exterior Right Side	IN	LT			FE
(G1 - 2) Cooling Unit #2-Exterior Right Side	IN	LT			

G2 - Cooling: Distribution Systems	IN/NI	LT	NP	DE	FE
(G2 - 1) Cooling Unit #1	IN				
(G2 - 2) Cooling Unit #2	IN				

H - Interiors

H1 - Interiors: General Rooms	IN/NI	LT	NP	DE	FE
(H1 - 1) Dining Room	IN				FE
(H1 - 2) Pantry	IN				FE
(H1 - 3) Breakfast Nook	IN				FE
(H1 - 4) Family Room	IN				FE
(H1 - 5) Upstairs Bedroom	IN				FE
(H1 - 6) Front Left Upstairs Bedroom	IN				
(H1 - 7) Front Right Bedroom	IN				FE

H3 - Interiors: Bathrooms	IN/NI	LT	NP	DE	FE
(H3 - 1) Bathroom: Master	IN				FE
(H3 - 2) Powder Room	IN				FE
(H3 - 3) Front Center Upstairs Bathroom	IN				FE
(H3 - 4) Upstairs Hallway Bathroom	IN				FE

H4 - Interiors: Garages	IN/NI	LT	NP	DE	FE
(H4 - 1) Garage	IN				FE

H6 - Interiors: Fireplaces and Stoves	IN/NI	LT	NP	DE	FE
(H6 - 1) Fireplace: Pre-Manufactured	IN				FE

I - Insulation and Ventilation

I1 - Insulation and Ventilation: Areas	IN/NI	LT	NP	DE	FE
(I1 - 1) Attic: All Accessible	IN	LT			
(I1 - 2) Crawl Space: All Accessible Areas	IN	LT			FE

J - Built In Appliances

J1 - Built In Appliances: Equipment	IN/NI	LT	NP	DE	FE
(J1 - 1) Dishwasher	IN	LT			
(J1 - 2) Range: Electric	IN				
(J1 - 3) Oven: Electric	IN	LT			FE
(J1 - 4) Vent: Dryer	IN				FE
(J1 - 5) Microwave: Over Range	IN				FE
(J1 - 6) Refrigerator	IN	LT			

Summary

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

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

(A1 - 1.1) Main House

The soil on the left side of the crawl space is severely eroded and has left a portion of the crawl space foundation unsupported. An engineer should be consulted to determine the significance of the concerns and for a full evaluation of the foundation to outline necessary repairs.

(A1 - 1.2) Main House

Efflorescence (salt stains) was noted on the foundation walls in the crawl space. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A licensed general contractor with experience in foundation drainage and water proofing that should be consulted for a complete evaluation to determine the source of the moisture and to make necessary repairs.

(A1 - 1.3) Main House

There are two holes in a cinder block brick on the back wall foundation in the crawl space. The purpose of these holes could not be determined at the time of the inspection. It doesn't appear that these holes have impacted the structural fitness of the foundation. If the buyer is concerned about these holes, an engineer should be consulted.

(A1 - 2) Main House Front
Summary - Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 2.1) Main House Front

The grading around the foundation at the front of the home has become too high and is partially covering the weep holes. Years of bedding and wood chips has brought the bedding level to or above the slab interior floor level. Incorrect clearance can result in water penetration, drainage, and conditions inducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

(A2 - 1) Main House
Summary - Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Main House

The pier located on the center right side of the crawl space is not plumb or vertical. This could indicate that the pier is leaning, the pier footing has failed, or that the pier has moved. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

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

(B1 - 1.1) Main House

It appears that a small area of bricks above the garage door have been repaired/new mortar applied. Deteriorated mortar could indicate defects related to age, water penetration, or improper installation. Homeowner disclosure and a masonry contractor should be consulted for further evaluation of the brick veneer and to repair all loose, soft, missing mortar.

(B1 - 2) Main House Rear
Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 2.1) Main House Rear

The vinyl siding at the bottom left side of the sliding patio door is damaged and pulling away from the structure. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

(B2 - 1) Master Bathroom Window
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 1.1) Master Bathroom Window

The exterior seal on the top of the master bathroom window is deteriorated and needs repair to stop water penetration and ensure the weather tightness of the window. The homeowner should be asked for disclosure related to the age/extent of the repair and any history of leaks. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 1.2) Master Bathroom Window

The exterior seal on the bottom of the master bathroom window is deteriorated and needs repair to stop water penetration and ensure the weather tightness of the window. The homeowner should be asked for disclosure related to the age/extent of the repair and any history of leaks. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 2) Garage Windows, *Location: Garage Front*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) Garage Windows

Wood decay was noted above the small garage window. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay behind the trim as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.

(B2 - 2.2) Garage Windows

There is a gap at the bottom left side of the garage window between the window and the brick veneer. The gap could indicate a problem with the window installation or movement of the brick veneer. A licensed general contractor should be consulted for a complete evaluation of this and other windows to determine the significance of the concern and outline necessary repairs.

(B2 - 2.3) Garage Windows

The shutter to the right of the large garage window is not secure to the exterior of the home. A general contractor should be consulted to ensure this and other shutter's are properly secured to the home.

(B2 - 2.4) Garage Windows

Wood decay was noted above the large garage window. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay behind the trim as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.

(B2 - 3) Front Left Bedroom Window, *Location: Main House Front*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Front Left Bedroom Window

Wood decay was noted above the front left bedroom window. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay behind the trim as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.

(B2 - 4) Front Porch Windows, *Location: Main House Front*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 4.1) Front Porch Windows

The weather-stripping for the windows on the front porch are damaged. The weather-stripping needs repair/replacement to ensure that the window is weather tight. A licensed general contractor should be consulted for evaluation and repair.

(B2 - 5) Back Deck Windows
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 5.1) Back Deck Windows

The weather-stripping for the windows on the back deck are damaged. The weather-stripping needs repair/replacement to ensure that the window is weather tight. A licensed general contractor should be consulted for evaluation and repair.

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

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

(B3 - 1.1) Deck

There is a post under the main part of the deck near the staircase that is kicked out and is no longer vertical. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.2) Deck

There is a post under the deck attached to the staircase that is no longer vertical. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.3) Deck

The floor joists for the deck are supported or attached to the home by toe nail connections only. Nails can corrode and fail leaving the floor system unsupported. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.4) Deck

There is a post under the center of the deck that has settled and is now improperly supporting the deck structure. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.5) Deck

The underside of the wood deck was found to be weathered. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.6) Deck

Some of the wood deck posts are supported by poured cement footings. The poured footing on the right side of the deck nearest the home is no longer in contact with the ground and therefore not providing the necessary and required support. Incorrect post footings could allow the structure to move or fail. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.7) Deck

The facia boards on the back right area of the rear deck are separating. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs to ensure the boards are secure to prevent cupping and possible trip hazards.

(B3 - 1.8) Deck

The railings on the back of the deck are loose in a couple of areas and present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

(B3 - 1.9) Deck

The railing on the back, center of the deck are damaged. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

(B3 - 1.10) Deck

The railing on the back, center of the deck are damaged. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

(B3 - 1.11) Deck

There is a hole in the wood deck near the sliding patio door. The owner should be asked for disclosure regarding the reason for this hole.

(B3 - 1.12) Deck

The bottom step to the rear wood deck has settled, is in direct contact with the ground and is decayed/deteriorating. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

(B3 - 1.13) Deck

The facia boards on the rear deck near the stair case are separating. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs to ensure the boards are secure to prevent cupping and possible trip hazards.

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

(B3 - 2.1) Front Porch

The wood step for the front porch is in direct contact with the cement walkway and there is evidence that water is directed towards the step during rain storms. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 2.2) Front Porch

There is evidence of wasps on the exterior siding to the right of the front door. A licensed pest contractor should be consulted for a complete evaluation of the exterior siding to remove this and any other pests on the exterior of the home.

(B3 - 2.3) Front Porch

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

(B3 - 2.4) Front Porch

Some of the styles on the front porch columns are weathered and in need of paint to avoid decay and further damage. Repair and painting is needed to prevent further damage and decay. A general repair person should be consulted.

(B3 - 2.5) Front Porch

Some of the front porch columns are weathered and starting to split. Repair and painting is needed to prevent further damage and decay. A general repair person should be consulted.

(B4 - 1) Driveway, *Location: Main House Front*
Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 1.1) Driveway

The driveway is sloped to encourage storm drainage to flow toward the home. Efflorescence in the front left area of the crawl space indicate that lot drainage from the driveway area is entering the crawl space area. Drainage into the crawl space can result in damage to the home. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 1.2) Driveway

The driveway is cracked. The crack may provide a path for water penetration under the slab. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 2) Sidewalk *, Location: Main House Front*
Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 2.1) Sidewalk

The sidewalk is raised, cracked, uneven along the walking surface resulting in a trip hazard. A licensed general contractor should be consulted for further evaluation and repair.

(B5 - 1) Vegetation*, Location: Main House Right*
Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Vegetation

The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

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

(C1 - 1.1) Main House

A couple of the valleys on the rear part of the roof covering are covered with a heavy build-up of leaves/pine needles/debris. This limited the inspection of the roof surface. Debris on the roof surface can trap moisture allowing water and debris to travel under the shingle tabs resulting in material failure and leaks. A roofing contractor should be consulted to remove the debris and inspect the shingles/adjacent component for evidence of damage and make necessary repairs.

(C1 - 1.2) Main House

There are a number of tree limbs either in contact with the home/roof or starting to grow over the roof. Keeping trees trimmed and spaced away from the roof, wall cladding and foundation provides air circulation. It is recommended that an arborist be consulted to evaluate and/or trim the trees.

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

(C2 - 1.1) Main House

The gutters around the home have excess debris, pine needles and leaves. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.2) Main House

The gutters around the home have excess debris, pine needles and leaves. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.3) Main House

The gutter downspout to the right of the garage is not extended or piped to direct roof drainage away from the foundation. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.4) Main House

The gutter downspouts around the home are piped underground, however the exits were not located or verified. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation to locate and verify the downspout extension and to make necessary repairs.

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

(D2 - 1.1) Crawl Space

The waste line for the master bathroom toilet is/has been leaking and the long term presence of moisture has caused damage to the surrounding floor structure. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home. In addition the waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.2) Crawl Space

The waste line for the powder room toilet on the first floor of the home is/has been leaking and the long term presence of moisture has caused damage to the surrounding floor structure. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home. In addition the waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.3) Crawl Space

Second image of the waste line for the powder room toilet on the first floor of the home that is/has been leaking and the long term presence of moisture has caused damage to the surrounding floor structure. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home. In addition the waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 2) Back Yard
Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

(D2 - 2.1) Back Yard

The main waste line is exposed above grade in the back yard of the home. The waste line should be below grade to protect it from damage and extreme temperatures. A licensed plumbing contractor should be consulted for a complete evaluation 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 water heater installed in the crawl space is in poor condition and at the time of the inspection it appeared that the unit was no longer level. A licensed plumbing contractor should be consulted to evaluate the condition of the unit and correct the installation to prevent damage.

(D3 - 1.2) Unit #1

The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV is located on the side of the hot water unit to prevent burn injury in the event of a discharge and is required to be piped down to the floor area. The TPRV for this unit does not have an extension, this is a safety issue that needs to be repaired to prevent personal injury or property damage. A plumbing contractor should be consulted for further evaluation and repair.

(D3 - 1.3) Unit #1

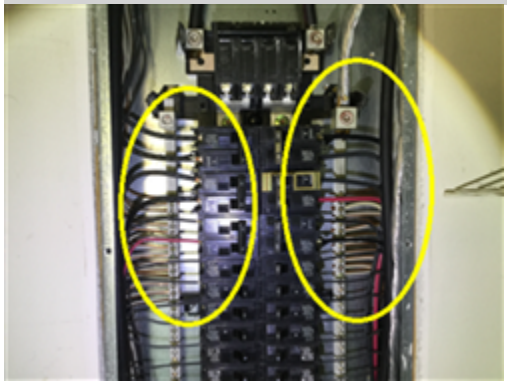
Manufacturer: RUUD
Serial Number: RU1000C11944
Model Number: PES50-2
Date: 2000

(D3 - 1.4) Unit #1

The water heater is equipped with a drain valve in the lower region of the tank. Water heaters need to be drained for maintenance, repair, and replacement. The valve for this unit was noted to be damaged and in need of repair. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe and reliable hot water supply.

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

(E2 - 1.1) Main Panel (Garage)



There are a number of breakers on the left/right side of the electrical panel has a conductor and ground wire attached to the power screw. 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 to verify the breaker rating and to make necessary repairs.

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

(E5 - 1.1) Attic

The plate for the light switch used to turn on the attic light is broken. 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 - 1.2) Attic

Electrical connections have been made in the attic area without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

(E5 - 2) Exterior
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 2.1) Exterior

The GFCI receptacles for the exterior of the home all tested properly and can be reset using the GFCI receptacle on the right side of the garage wall. The GFCI is an important safety feature and should be tested annually.

(E5 - 2.2) Exterior

The receptacle on the front porch to the right of the front door 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.

(E5 - 3) Dining Room
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 3.1) Dining Room

There are two receptacles in the dining room that do not have a protective cover plate. This 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.

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

(E5 - 4.1) Bathrooms

The GFCI receptacles for all of the interior bathrooms of the home all tested properly and can be reset using the GFCI receptacle in the master bathroom. The GFCI is an important safety feature and should be tested annually.

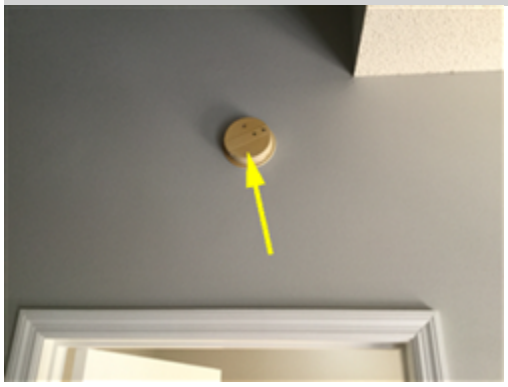
(E5 - 5) Front Porch
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 5.1) Front Porch

One of the front porch lights was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 6) Family Room
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 6.1) Family Room



This home has a limited number of smoke detectors as compared to current standards and the inspector could not confirm the presence of Carbon Monoxide detectors. Currently is it recommended that a smoke/carbon dioxide detector be installed at each floor level in the home and in each sleeping room. Correction is recommended.

(E5 - 7) Master Bedroom
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 7.1) Master Bedroom

A receptacle in the master bedroom whose protective plate is not installed. This 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.

(E5 - 8) Laundry
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 8.1) Laundry

The home was built before GFCI circuits were required to protect all electrical receptacles located within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

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

(F1 - 1.1) Heating Unit #1-Crawl

Parts of the metal housing for the Heating Unit in the crawl space has visible areas of rust that is likely due to long term presence of moisture. 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.

(F1 - 1.2) Heating Unit #1-Crawl

Manufacturer: Carrier
Serial Number: 0411A68080
Model Number: FX4DNF031
Date: January 2011
(rated tonnage capacity undetermined)

(F1 - 2) Heating Unit #2-Attic, *Location: Attic*
Summary - Heating: Equipment (Defects, Comments, and Concerns):

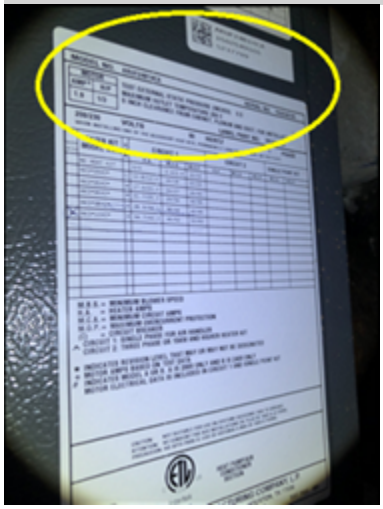
(F1 - 2.1) Heating Unit #2-Attic

The auxiliary drain pan underneath the Heat Pump Unit in the attic has evidence of rust. This condition indicates a history of improper drainage of the system condensate water. Improper drainage of the condensate water can result in system and property damage. 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.

(F1 - 2.2) Heating Unit #2-Attic

During the inspection, there is a rust stain on the exterior of the home where the drain exit for the AC condensate exits the crawl space. An HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(F1 - 2.3) Heating Unit #2-Attic



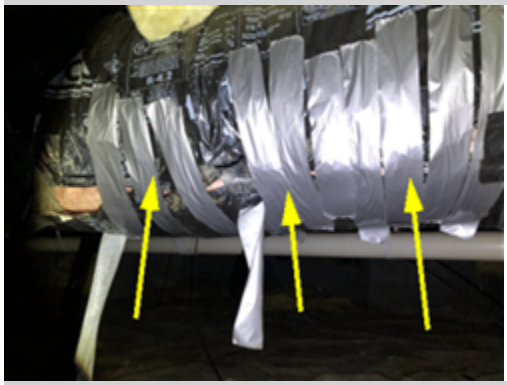
Manufacturer: Goodman
Serial Number: 1502549165
Model Number: ARUF24B14CA
Date: February 2015
(2.0 tons rated capacity)

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

(F2 - 1.1) Heating Unit #1-Crawl

The insulation cover for duct branches near the front of the crawl space are deteriorated, damaged and have been repaired with duct tape. The cover protects the duct structure and holds the insulation in place. An HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(F2 - 1.2) Heating Unit #1-Crawl



The insulation cover for duct branches near the front of the crawl space are deteriorated, damaged and have been repaired with duct tape. The cover protects the duct structure and holds the insulation in place. An HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(F2 - 1.3) Heating Unit #1-Crawl

The insulation for the duct system attached to the main Heat Pump unit in the crawl space was noted to be spongy and wet. The source of the moisture and any related concerns need to be addressed to ensure proper air flow and prevent contamination of the air supply. An HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(F2 - 1.4) Heating Unit #1-Crawl

Many of the main floor ducts are filled with garbage and debris. The debris reduces the air flow and contaminates the air supply. An HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

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

(F3 - 1.1) Exterior

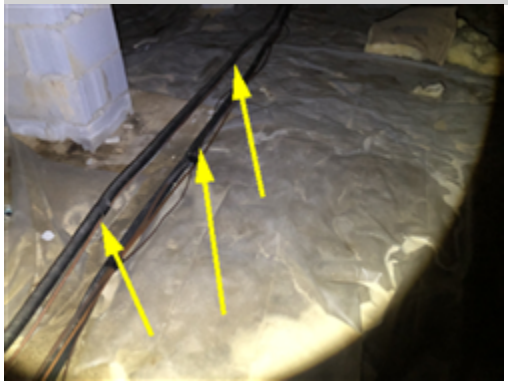
The home has an underground propane storage tank. Storage tanks are either leased from the fuel supplier or owned by the homeowner. The tank was not visible and therefore was not inspected. The buyer should request more information concerning the storage tank, service requirements and ownership.

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

(G1 - 1.1) Cooling Unit #1-Exterior Right Side

The condensate drain line has been improperly installed directly into the main sewer line. This could result in sewer backing up into the air handler resulting in cross contamination where germs could enter the air supply. A HVAC contractor should be consulted to inspect the air handler for contamination or wet insulation and correct the condensate drain line to ensure drainage. A licensed plumbing contractor should be consulted to repair/replace the section of the waste line where the opening was improperly installed.

(G1 - 1.2) Cooling Unit #1-Exterior Right Side



The AC refrigerant line sets that connects the outside compressor units to the interior air handler are in direct contact with the ground of the crawl space. An HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G1 - 1.3) Cooling Unit #1-Exterior Right Side

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

(G1 - 1.4) Cooling Unit #1-Exterior Right Side

Manufacturer: Carrier
Serial Number: 0311E10467
Model Number: 25HCC530A300
Date: January 2011
(2.5 tons rated capacity)

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

(G1 - 2.1) Cooling Unit #2-Exterior Right Side

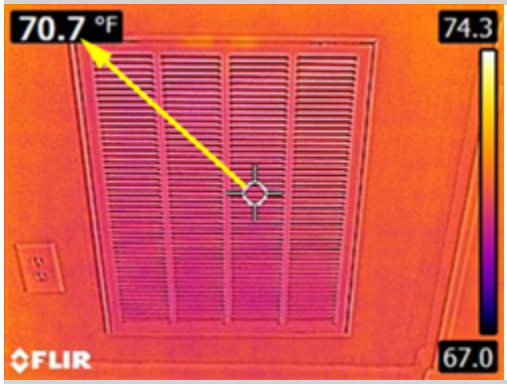
The large line of the AC refrigerant line set that connects the Goodman outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing/damaged near the connection to the unit. An HVAC contractor should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

(G1 - 2.2) Cooling Unit #2-Exterior Right Side

Manufacturer: Goodman
Serial Number: 1408637170
Model Number: GSZ130241BD
Date: August 2014
(2.0 tons rated capacity)

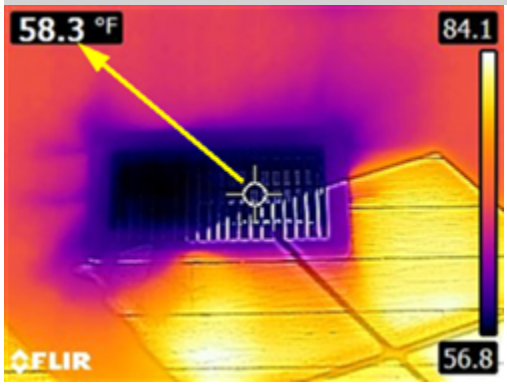
(G2 - 1) Cooling Unit #1, *Access: Exterior Right Side*
Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1



Thermal image of the temperature variance between the return/supply air for the main floor AC condensing unit. The temperature variance between the return/supply air was 12.4 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

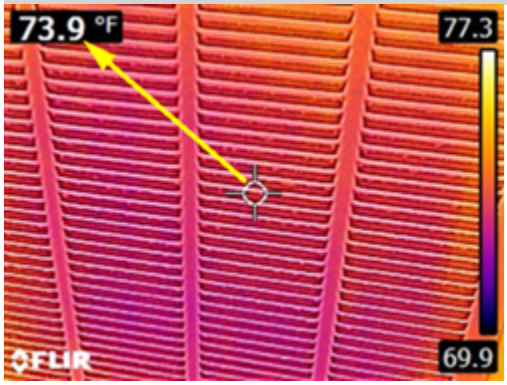
(G2 - 1.2) Cooling Unit #1



Thermal image of the temperature variance between the return/supply air for the main floor AC condensing unit. The temperature variance between the return/supply air was 12.4 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

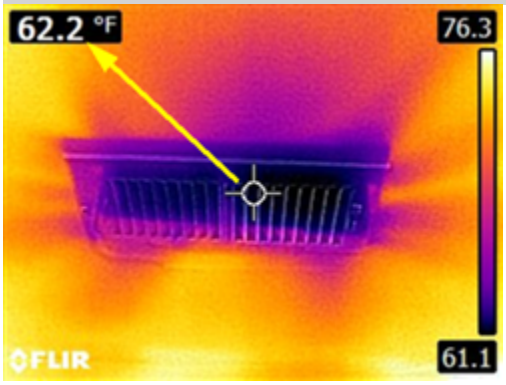
(G2 - 2) Cooling Unit #2, *Access: Exterior Right Side*
Summary - Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 2.1) Cooling Unit #2



Thermal image of the temperature variance between the return/supply air for the main floor AC condensing unit. The temperature variance between the return/supply air was 11.7 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

(G2 - 2.2) Cooling Unit #2



Thermal image of the temperature variance between the return/supply air for the main floor AC condensing unit. The temperature variance between the return/supply air was 11.7 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

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

(H1 - 1.1) Dining Room

The window in the dining room is damaged and needs further evaluation and repair. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted. Refer to the exterior section of the report.

(H1 - 1.2) Dining Room

The window on the left hand side of the dining room needs repair to ensure proper operation. The window did not properly latch, lock, open. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted to review the installation and repair as needed to ensure safe and secure operation.

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

(H1 - 2.1) Pantry

The light fixture in the pantry off the kitchen is damaged. Damaged fixtures could result in improper operation and electrical hazards. A licensed electrical contractor should be consulted for further evaluation and repair.

(H1 - 3) Breakfast Nook
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Breakfast Nook

The single window to the right of the breakfast nook looking to the back yard is damaged and doesn't open/close properly. This could indicate a problem with the window and or trim installation. A licensed general contractor should be consulted to determine the cause of the separation and repair as needed.

(H1 - 3.2) Breakfast Nook

At least two of the windows in the breakfast nook 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 windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1 - 3.3) Breakfast Nook

At least two of the windows in the breakfast nook area have started to decay inside the frame area and there is a lot of debris present at the bottom inside of the panes. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1 - 4) Family Room
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Family Room

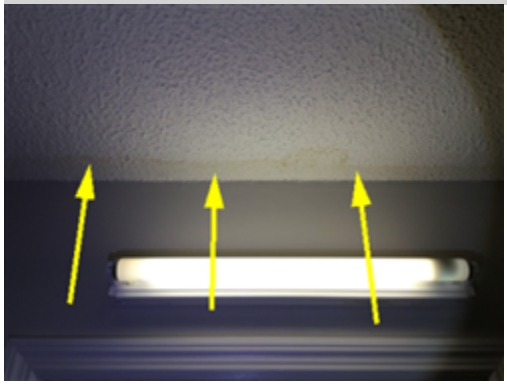
The locking mechanism for the sliding patio door is damaged and does not operate as intended. The door needs repair/replacement to ensure that the it closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 4.2) Family Room

The ceiling above the sliding patio door in the family room is cracked. No related concerns were noted throughout the adjacent inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. A general repair specialist should be consulted for evaluation and repair to ensure that the ceiling is secure.

(H1 - 5) Upstairs Bedroom
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

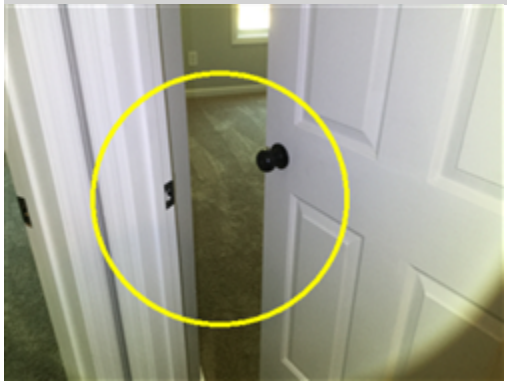
(H1 - 5.1) Upstairs Bedroom



Stains on the ceiling in a bedroom closet upstairs indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the Attic section of the report.

(H1 - 6) Front Left Upstairs Bedroom
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

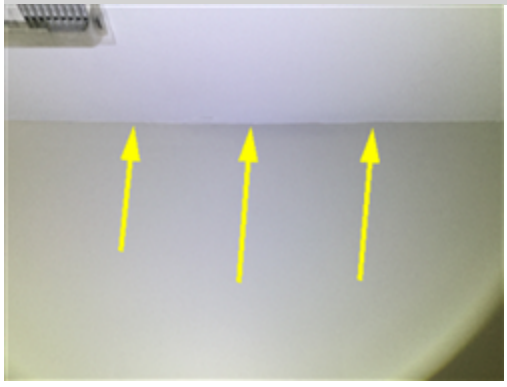
(H1 - 6.1) Front Left Upstairs Bedroom



The door lock assembly in the front left upstairs bedroom is damaged/not functional. The lock could not be engaged to secure the door. The 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) Front Right Bedroom
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 7.1) Front Right Bedroom



Stains on the ceiling in the large front right upstairs bedroom indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the Attic section of the report.

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

(H3 - 1.1) Bathroom: Master

The whirlpool tub faucet is dripping/leaking. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 1.2) Bathroom: Master

The whirlpool pump motor has not been bonded as required for homes with copper or metal plumbing. A licensed electrical contractor should be consulted for evaluation and repair to ensure safe and proper operation.

(H3 - 1.3) Bathroom: Master

The whirlpool could not be verified to be protected by a GFCI circuit. A GFCI is needed to ensure safe and functional operation of the tub. A licensed electrical contractor should be consulted for evaluation and repair.

(H3 - 1.4) Bathroom: Master

The grout/caulking where the tile meets the whirlpool tub needs repair. New caulking has been installed below the entrance to the shower stall. The purpose of the grout/caulk is to fill the space between the tiles and to 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.

(H3 - 1.5) Bathroom: Master

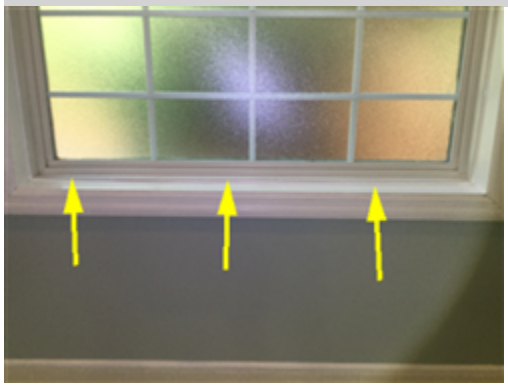
The toilet flush valve is not operating properly. This could result in improper functioning, flooding and waste of water. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3 - 1.6) Bathroom: Master

The toilet in the master bathroom rocks and is 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.

NOTE: refer to the plumbing section of the report to see images taken from the crawl space of damage to the underlying framing in this area of the home.

(H3 - 1.7) Bathroom: Master



A window is present in the shower/tub area. The window is being exposed to constant water contact and could allow water penetration into the wall or framing areas. The window glass also presents a safety issue related to breakage and personal injury in the event that a person should slip or fall and impact the window. A licensed general contractor should be consulted to review the window and adjacent framing components for concerns related to water penetration, possible hidden damage, and safety concerns related to the glass in the shower area.

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

(H3 - 2.1) Powder Room

There is a water sprayer installed in the main floor powder room. This is not a normal plumbing installation. The seller should be asked to disclose the purpose for this installation.

(H3 - 2.2) Powder Room

Evidence suggests that the ceiling in the powder room has been repaired/painted. The owner should be asked for disclosure related to the extent of any related repairs, leaks or problems and the reason the ceiling was painted. New paint can limit the inspection as all history of defects or concerns are not visible.

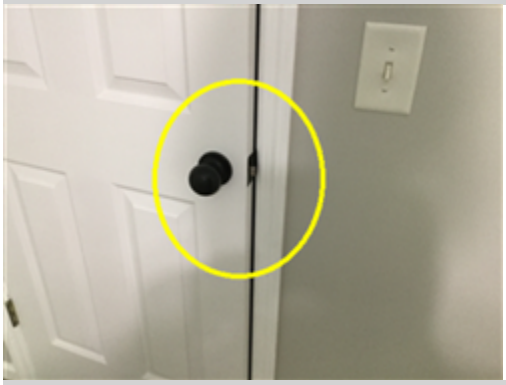
(H3 - 2.3) Powder Room

The wood flooring around the toilet in the main floor powder room shows evidence of a previous water leak. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay to prevent further damage and undesirable conditions.

NOTE: refer to the plumbing section of the report to see images taken from the crawl space of damage to the underlying framing in this area of the home.

(H3 - 3) Front Center Upstairs Bathroom
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 3.1) Front Center Upstairs Bathroom



The door lock assembly in the front right upstairs bathroom is damaged/not functional. The lock could not be engaged to secure the door. The 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 - 3.2) Front Center Upstairs Bathroom

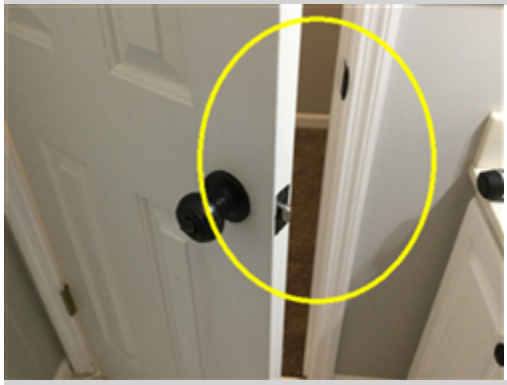
The sink drain plug in the front center upstairs bathroom did not operate as intended. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 3.3) Front Center Upstairs Bathroom

The toilet in the front center upstairs bathroom rocks and is 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.

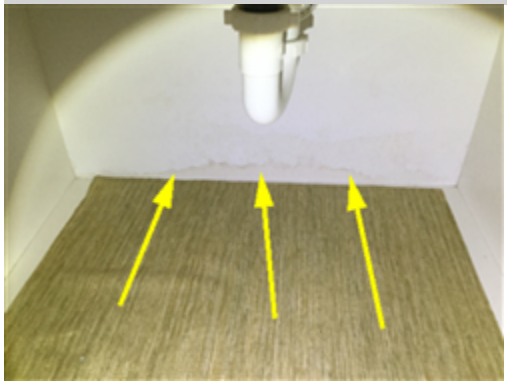
(H3 - 4) Upstairs Hallway Bathroom
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 4.1) Upstairs Hallway Bathroom



The door lock assembly in the upstairs hallway bathroom is damaged/not functional. The lock could not be engaged to secure the door. The 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 - 4.2) Upstairs Hallway Bathroom



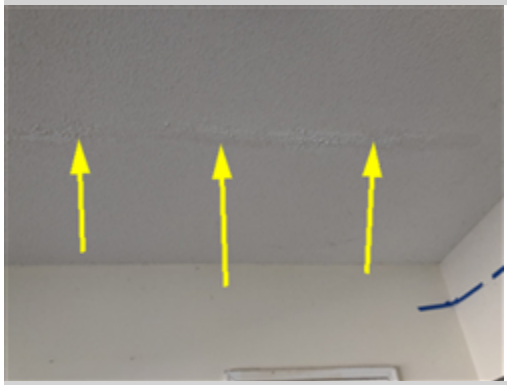
There is evidence of a leak in the cabinet underneath the sink in the upstairs hallway bathroom. The inspector could not determine whether this was an active or current leak. The owner should be asked for information regarding a leak in this area of the home and if required, a plumbing contractor should be consulted to assess this area of the home and recommend repairs.

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

(H4 - 1.1) Garage

Stains above the garage door on the inside indicate that water has entered the garage area adjacent to or around the metal lintel. A licensed general contractor should be consulted to determine the significance of this concern and to make necessary repairs.

(H4 - 1.2) Garage



There is evidence of damage/repairs on the ceiling of the garage that may indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended.

(H4 - 1.3) Garage

The garage door needs adjustment and repair. The right side panel is bent/damaged. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.4) Garage

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

(H6 - 1) Fireplace: Pre-Manufactured, *Location: Family Room*
Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Pre-Manufactured

The gas log unit was visually inspected but not operated because the pilot was off. The unit should be serviced and operated prior to closing to ensure safe and proper operation of the HVAC system.

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

(I1 - 2.1) Crawl Space: All Accessible Areas

The insulation is/has been wet due to leaks or elevated area moisture levels and is missing, hanging or has fallen to the floor of the crawl space. Typically insulation must be replaced if it has been wet because it does not retain fire protective coatings. The insulation needs to be replaced and the adjacent areas inspected for damage. A licensed general contractor should be consulted for repair/replacement.

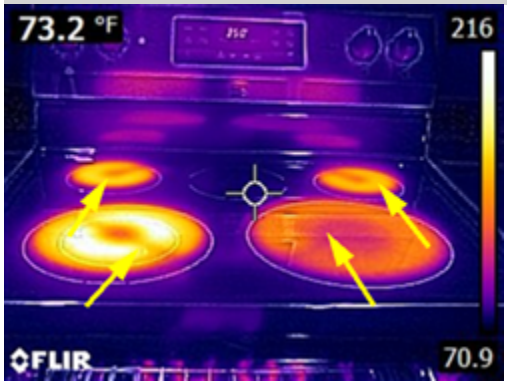
(J1 - 1) Dishwasher, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Dishwasher

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

(J1 - 2) Range: Electric, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 2.1) Range: Electric



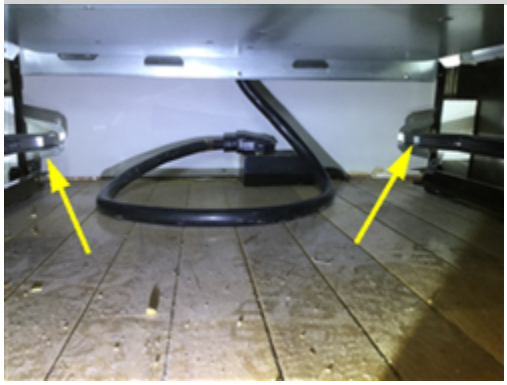
The range elements were operated with indicator set to HIGH until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

(J1 - 3) Oven: Electric, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 3.1) Oven: Electric

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

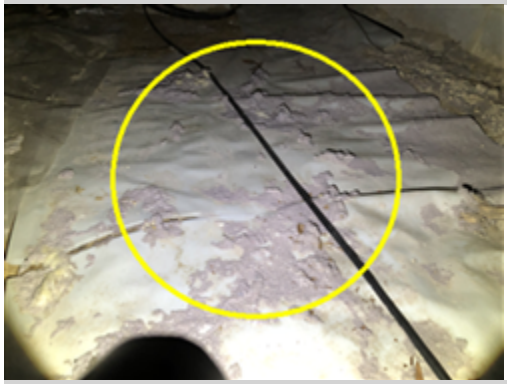
(J1 - 3.2) Oven: Electric



The oven moves forward when the door is opened. The oven needs to be secured or anchored with an anti-tip bracket to prevent the unit from turning over when weight is applied to the door. An appliance repair specialist or general contractor should be consulted for further evaluation and repair.

(J1 - 4) Vent: Dryer, *Location: Laundry Room*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 4.1) Vent: Dryer



The dryer duct is has been exiting into the crawl space. The dry exhaust exposes the wood framing and other systems in the foundation area to excessive moisture and lint build-up. Electrical and mechanical systems can pose a fire hazard when exposed to lint. Improper dryer exhaust duct installation can result in condensation and lint build up that will cause the dryer to overheat creating a fire hazard. A licensed general contractor or general repair specialist should be consulted for further evaluation to make sure the duct is properly installed, not clogged, and to make necessary repairs.

(J1 - 4.2) Vent: Dryer

There is an old dryer duct at the rear of the home near the deck staircase that is not properly secured to the exterior cladding of the home. Upon further investigation the inspector confirmed that this duct has been taped over inside the crawl space and another duct is now running to the left side of the home near the garage door. A licensed general contractor or general repair specialist should be consulted for further evaluation and to make necessary repairs.

(J1 - 4.3) Vent: Dryer

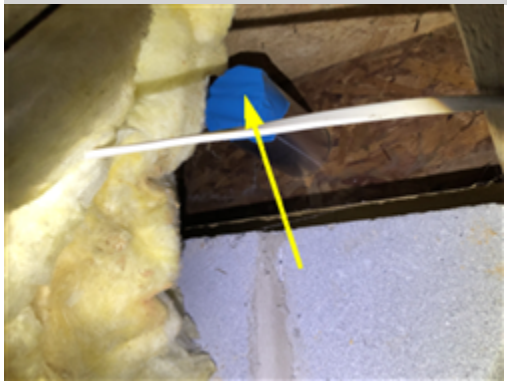


Image of the dryer duct from inside of the crawl space showing the duct taped shut and no longer in use.

(J1 - 5) Microwave: Over Range, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 5.1) Microwave: Over Range

The microwave was tested for leakage at the door area during operation. The test indicated leakage above what is considered safe or normal. An appliance repair specialist should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

(J1 - 6) Refrigerator, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 6.1) Refrigerator

The receptacle behind the fridge does not have a protective cover plate. This 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.

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: 80 Deg. F

Weather Conditions: Partly Cloudy

Inspection Report Body

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

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

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

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

(A1 - 1) Main House Structural: Foundation

IN/NI	LT	NP	DE	FE
IN				FE

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

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

(A1 - 1.1) Main House

The soil on the left side of the crawl space is severely eroded and has left a portion of the crawl space foundation unsupported. An engineer should be consulted to determine the significance of the concerns and for a full evaluation of the foundation to outline necessary repairs.

(A1 - 1.2) Main House

Efflorescence (salt stains) was noted on the foundation walls in the crawl space. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A licensed general contractor with experience in foundation drainage and water proofing that should be consulted for a complete evaluation to determine the source of the moisture and to make necessary repairs.

(A1 - 1.3) Main House

There are two holes in a cinder block brick on the back wall foundation in the crawl space. The purpose of these holes could not be determined at the time of the inspection. It doesn't appear that these holes have impacted the structural fitness of the foundation. If the buyer is concerned about these holes, an engineer should be consulted.

(A1 - 2) Main House Front **Structural: Foundation**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				**FE**

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

(A1 - 2) Main House Front
Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 2.1) Main House Front

The grading around the foundation at the front of the home has become too high and is partially covering the weep holes. Years of bedding and wood chips has brought the bedding level to or above the slab interior floor level. Incorrect clearance can result in water penetration, drainage, and conditions inducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

(A2 - 1) Main House **Structural: Columns and Piers**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				**FE**

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

(A2 - 1) Main House
Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Main House

The pier located on the center right side of the crawl space is not plumb or vertical. This could indicate that the pier is leaning, the pier footing has failed, or that the pier has moved. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A3 - 1) Main House **Structural: Floor Structure**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN	**LT**			

Sub-Floor Type: OSB
Floor Joist Type: Dimensional Lumber: Standard Construction
Girder/Beam Type: Dimensional Lumber: Standard Construction
Limitation(s): 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.

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

IN/NI LT NP DE FE
IN LT

Wall Structure Type: Finished Areas: Not Accessible
Limitation(s): The wall and ceiling structures are not visible for inspection or reporting a structural description.

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

IN/NI LT NP DE FE
IN LT

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood
Beam/Girder Type: Dimensional Lumber: Standard Construction: Wood
Limitation(s): The wall and ceiling structures are not visible for inspection or reporting a structural description.

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT NP DE FE
IN LT

Roof Style/Type: Gable
Roof Sheathing Type: OSB
Rafter & Beam Types: Dimensional Lumber: Standard Construction
Limitation(s): 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.

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

IN/NI LT NP DE FE
IN FE

Wall Cladding Type: Brick Veneer/Vinyl Siding
Trim Type: Wood Clad: Aluminum

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

(B1 - 1.1) Main House

It appears that a small area of bricks above the garage door have been repaired/new mortar applied. Deteriorated mortar could indicate defects related to age, water penetration, or improper installation. Homeowner disclosure and a masonry contractor should be consulted for further evaluation of the brick veneer and to repair all loose, soft, missing mortar.

(B1 - 2) Main House Rear
Exterior: Wall Cladding

IN/NI LT NP DE FE
IN

Wall Cladding Type: Brick Veneer/Vinyl Siding
Trim Type: Wood Clad: Aluminum

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

(B1 - 2.1) Main House Rear

The vinyl siding at the bottom left side of the sliding patio door is damaged and pulling away from the structure. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

(B2 - 1) Master Bathroom Window
Exterior: Windows and Doors

IN/NI	LT	NP	DE	FE
IN				FE

Window/Door Type: Window: Casement: Single

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

(B2 - 1.1) Master Bathroom Window

The exterior seal on the top of the master bathroom window is deteriorated and needs repair to stop water penetration and ensure the weather tightness of the window. The homeowner should be asked for disclosure related to the age/extent of the repair and any history of leaks. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 1.2) Master Bathroom Window

The exterior seal on the bottom of the master bathroom window is deteriorated and needs repair to stop water penetration and ensure the weather tightness of the window. The homeowner should be asked for disclosure related to the age/extent of the repair and any history of leaks. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

(B2 - 2) Garage Windows
Exterior: Windows and Doors

IN/NI	LT	NP	DE	FE
IN				FE

Window/Door Type: Door: Single
Location: Garage Front

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

(B2 - 2.1) Garage Windows

Wood decay was noted above the small garage window. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay behind the trim as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.

(B2 - 2.2) Garage Windows

There is a gap at the bottom left side of the garage window between the window and the brick veneer. The gap could indicate a problem with the window installation or movement of the brick veneer. A licensed general contractor should be consulted for a complete evaluation of this and other windows to determine the significance of the concern and outline necessary repairs.

(B2 - 2.3) Garage Windows

The shutter to the right of the large garage window is not secure to the exterior of the home. A general contractor should be consulted to ensure this and other shutter's are properly secured to the home.

(B2 - 2.4) Garage Windows

Wood decay was noted above the large garage window. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay behind the trim as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.

(B2 - 3) Front Left Bedroom Window **Exterior: Windows and Doors**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				**FE**

Window/Door Type: Window: Double Hung
Location: Main House Front

(B2 - 3) Front Left Bedroom Window
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Front Left Bedroom Window

Wood decay was noted above the front left bedroom window. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay behind the trim as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.

(B2 - 4) Front Porch Windows **Exterior: Windows and Doors**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				**FE**

Window/Door Type: Window: Double Hung
Location: Main House Front

(B2 - 4) Front Porch Windows
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 4.1) Front Porch Windows

The weather-stripping for the windows on the front porch are damaged. The weather-stripping needs repair/replacement to ensure that the window is weather tight. A licensed general contractor should be consulted for evaluation and repair.

(B2 - 5) Back Deck Windows **Exterior: Windows and Doors**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				

(B2 - 5) Back Deck Windows
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 5.1) Back Deck Windows

The weather-stripping for the windows on the back deck are damaged. The weather-stripping needs repair/replacement to ensure that the window is weather tight. A licensed general contractor should be consulted for evaluation and repair.

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

IN/NI	LT	NP	DE	FE
IN				FE

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

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

(B3 - 1.1) Deck

There is a post under the main part of the deck near the staircase that is kicked out and is no longer vertical. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.2) Deck

There is a post under the deck attached to the staircase that is no longer vertical. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.3) Deck

The floor joists for the deck are supported or attached to the home by toe nail connections only. Nails can corrode and fail leaving the floor system unsupported. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.4) Deck

There is a post under the center of the deck that has settled and is now improperly supporting the deck structure. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.5) Deck

The underside of the wood deck was found to be weathered. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.6) Deck

Some of the wood deck posts are supported by poured cement footings. The poured footing on the right side of the deck nearest the home is no longer in contact with the ground and therefore not providing the necessary and required support. Incorrect post footings could allow the structure to move or fail. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

(B3 - 1.7) Deck

The facia boards on the back right area of the rear deck are separating. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs to ensure the boards are secure to prevent cupping and possible trip hazards.

(B3 - 1.8) Deck

The railings on the back of the deck are loose in a couple of areas and present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

(B3 - 1.9) Deck

The railing on the back, center of the deck are damaged. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

(B3 - 1.10) Deck

The railing on the back, center of the deck are damaged. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

(B3 - 1.11) Deck

There is a hole in the wood deck near the sliding patio door. The owner should be asked for disclosure regarding the reason for this hole.

(B3 - 1.12) Deck

The bottom step to the rear wood deck has settled, is in direct contact with the ground and is decayed/deteriorating. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access and egress.

(B3 - 1.13) Deck

The facia boards on the rear deck near the stair case are separating. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs to ensure the boards are secure to prevent cupping and possible trip hazards.

(B3 - 2) Front Porch **Exterior: Decks, Porches, Stoops, and Balconies**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				FE

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

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

(B3 - 2.1) Front Porch

The wood step for the front porch is in direct contact with the cement walkway and there is evidence that water is directed towards the step during rain storms. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 2.2) Front Porch

There is evidence of wasps on the exterior siding to the right of the front door. A licensed pest contractor should be consulted for a complete evaluation of the exterior siding to remove this and any other pests on the exterior of the home.

(B3 - 2.3) Front Porch

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

(B3 - 2.4) Front Porch

Some of the styles on the front porch columns are weathered and in need of paint to avoid decay and further damage. Repair and painting is needed to prevent further damage and decay. A general repair person should be consulted.

(B3 - 2.5) Front Porch

Some of the front porch columns are weathered and starting to split. Repair and painting is needed to prevent further damage and decay. A general repair person should be consulted.

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

IN/NI	LT	NP	DE	FE
IN	LT			

Constriction Type: Concrete
Location: Main House Front
Limitation(s): The driveway of the home was inspected related to slope and drainage concerns that adversely affect the home. Driveway surface imperfections are considered cosmetic and not reported as defects.

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

(B4 - 1.1) Driveway

The driveway is sloped to encourage storm drainage to flow toward the home. Efflorescence in the front left area of the crawl space indicate that lot drainage from the driveway area is entering the crawl space area. Drainage into the crawl space can result in damage to the home. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 1.2) Driveway

The driveway is cracked. The crack may provide a path for water penetration under the slab. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 2) Sidewalk
Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI	LT	NP	DE	FE
IN				

Constriction Type: Concrete
Location: Main House Front

(B4 - 2) Sidewalk
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 2.1) Sidewalk

The sidewalk is raised, cracked, uneven along the walking surface resulting in a trip hazard. A licensed general contractor should be consulted for further evaluation and repair.

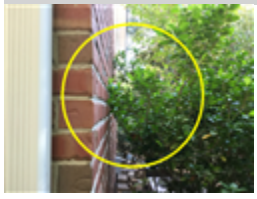
(B5 - 1) Vegetation
Exterior: Vegetation and Grading

IN/NI	LT	NP	DE	FE
IN				FE

Location: Main House Right

(B5 - 1) Vegetation
Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Vegetation



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

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 a drone and from a ladder at the roof eaves. The use of a drone allows the inspector to view the overall surface of the roof including areas that are not otherwise accessible but does not enable the inspector to locate small defects 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

IN/NI LT NP DE FE

IN LT FE

Roof Covering Type: Shingles Composite or Fiberglass
Limitation(s): Roof penetrations such as boots for plumbing pipes have a high probability of leaking over the life of the roof covering. Roof surfaces and attic areas should be inspected annually.

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

(C1 - 1.1) Main House

A couple of the valleys on the rear part of the roof covering are covered with a heavy build-up of leaves/pine needles/debris. This limited the inspection of the roof surface. Debris on the roof surface can trap moisture allowing water and debris to travel under the shingle tabs resulting in material failure and leaks. A roofing contractor should be consulted to remove the debris and inspect the shingles/adjacent component for evidence of damage and make necessary repairs.

(C1 - 1.2) Main House

There are a number of tree limbs either in contact with the home/roof or starting to grow over the roof. Keeping trees trimmed and spaced away from the roof, wall cladding and foundation provides air circulation. It is recommended that an arborist be consulted to evaluate and/or trim the trees.

(C2 - 1) Main House Roofing: Drainage Systems

IN/NI LT NP DE FE

IN LT FE

System Type: Gutter
Limitation(s): Gutter systems are not inspected for design or sizing. Gutter systems are inspected for damage or evidence that they are not functioning.

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

(C2 - 1.1) Main House

The gutters around the home have excess debris, pine needles and leaves. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.2) Main House

The gutters around the home have excess debris, pine needles and leaves. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.3) Main House

The gutter downspout to the right of the garage is not extended or piped to direct roof drainage away from the foundation. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.4) Main House

The gutter downspouts around the home are piped underground, however the exits were not located or verified. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation to locate and verify the downspout extension and to make necessary repairs.

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

Main Water Shut-Off Location: Laundry
Water Supply Type: Public
Water Supply Piping Materials: [Copper/Brass] [PEX] [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

IN/NI	LT	NP	DE	FE
IN	LT			

Piping Materials: [Copper/Brass] [PVC] PEX
Limitation(s): 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 pluming lines, the buyer should consult a licensed plumbing contractor prior to purchase.

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

IN/NI	LT	NP	DE	FE
IN				FE

Piping Materials: [Copper/Brass] [PVC] PVC, Traps-Plastic

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

(D2 - 1.1) Crawl Space

The waste line for the master bathroom toilet is/has been leaking and the long term presence of moisture has caused damage to the surrounding floor structure. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home. In addition the waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.2) Crawl Space

The waste line for the powder room toilet on the first floor of the home is/has been leaking and the long term presence of moisture has caused damage to the surrounding floor structure. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home. In addition the waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.3) Crawl Space

Second image of the waste line for the powder room toilet on the first floor of the home that is/has been leaking and the long term presence of moisture has caused damage to the surrounding floor structure. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home. In addition the waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for a complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 2) Back Yard
Plumbing: Drain, Waste, and Vent Systems

IN/NI	LT	NP	DE	FE
IN				FE

Piping Materials: [PVC]

(D2 - 2) Back Yard
Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

(D2 - 2.1) Back Yard

The main waste line is exposed above grade in the back yard of the home. The waste line should be below grade to protect it from damage and extreme temperatures. A licensed plumbing contractor should be consulted for a complete evaluation and to make necessary repairs.

(D2 - 3) Laundry
Plumbing: Drain, Waste, and Vent Systems

IN/NI	LT	NP	DE	FE
IN				

Piping Materials: [Copper/Brass] [PVC]

(D2 - 3) Laundry
Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):

(D2 - 3.1) Laundry

The main shut off for the water supply to this home is located in the laundry room.

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

IN/NI LT NP DE FE
IN LT FE

Location: Crawl Space
Capacity: 47 Gallons
Energy Source: Electric

Limitation(s): 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.

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

(D3 - 1.1) Unit #1

The water heater installed in the crawl space is in poor condition and at the time of the inspection it appeared that the unit was no longer level. A licensed plumbing contractor should be consulted to evaluate the condition of the unit and correct the installation to prevent damage.

(D3 - 1.2) Unit #1

The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV is located on the side of the hot water unit to prevent burn injury in the event of a discharge and is required to be piped down to the floor area. The TPRV for this unit does not have an extension, this is a safety issue that needs to be repaired to prevent personal injury or property damage. A plumbing contractor should be consulted for further evaluation and repair.

(D3 - 1.3) Unit #1

Manufacturer: RUUD
Serial Number: RU1000C11944
Model Number: PES50-2
Date: 2000

(D3 - 1.4) Unit #1

The water heater is equipped with a drain valve in the lower region of the tank. Water heaters need to be drained for maintenance, repair, and replacement. The valve for this unit was noted to be damaged and in need of repair. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure safe and reliable hot water supply.

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

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

E - Electrical Section
(Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):

Smoke Detectors are Present in this Home
Carbon Monoxide Detectors are Not Present in this Home

(E1 - 1) Underground
Electrical: Main Service

IN/NI LT NP DE FE
IN

Grounding Electrode: Undetermined

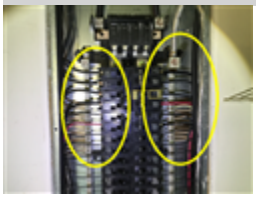
(E2 - 1) Main Panel (Garage)
Electrical: Main Panels

IN/NI LT NP DE FE
IN FE

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

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

(E2 - 1.1) Main Panel (Garage)



There are a number of breakers on the left/right side of the electrical panel has a conductor and ground wire attached to the power screw. 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 to verify the breaker rating and to make necessary repairs.

(E5 - 1) Attic
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT NP DE FE
IN FE

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

(E5 - 1.1) Attic

The plate for the light switch used to turn on the attic light is broken. 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 - 1.2) Attic

Electrical connections have been made in the attic area without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. Electrical concerns should be considered fire and safety issues and repaired as soon as possible. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

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

IN/NI LT NP DE FE
IN FE

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

(E5 - 2.1) Exterior

The GFCI receptacles for the exterior of the home all tested properly and can be reset using the GFCI receptacle on the right side of the garage wall. The GFCI is an important safety feature and should be tested annually.

(E5 - 2.2) Exterior

The receptacle on the front porch to the right of the front door 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.

(E5 - 3) Dining Room
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI	LT	NP	DE	FE
IN				FE

(E5 - 3) Dining Room
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 3.1) Dining Room

There are two receptacles in the dining room that do not have a protective cover plate. This 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.

(E5 - 4) Bathrooms
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI	LT	NP	DE	FE
IN				

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

(E5 - 4.1) Bathrooms

The GFCI receptacles for all of the interior bathrooms of the home all tested properly and can be reset using the GFCI receptacle in the master bathroom. The GFCI is an important safety feature and should be tested annually.

(E5 - 5) Front Porch
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI	LT	NP	DE	FE
IN			DE	

(E5 - 5) Front Porch
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 5.1) Front Porch

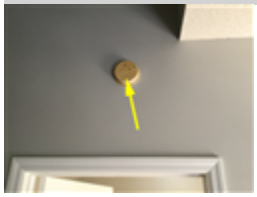
One of the front porch lights was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 6) Family Room
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI	LT	NP	DE	FE
IN				FE

(E5 - 6) Family Room
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 6.1) Family Room



This home has a limited number of smoke detectors as compared to current standards and the inspector could not confirm the presence of Carbon Monoxide detectors. Currently is it recommended that a smoke/carbon dioxide detector be installed at each floor level in the home and in each sleeping room. Correction is recommended.

(E5 - 7) Master Bedroom
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI	LT	NP	DE	FE
IN				FE

(E5 - 7) Master Bedroom
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 7.1) Master Bedroom

A receptacle in the master bedroom whose protective plate is not installed. This 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.

(E5 - 8) Laundry
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI	LT	NP	DE	FE
IN				FE

(E5 - 8) Laundry
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 8.1) Laundry

The home was built before GFCI circuits were required to protect all electrical receptacles located within six feet of water. GFCI circuits add an important safety feature to electrical systems. The buyer should consider upgrading the electrical system to include GFCI protection.

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

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 removal of the unit covers provided for service or maintenance by a qualified service technician is beyond the scope of the home inspection, therefore internal parts were not visible. The heating and cooling system(s) were visually inspected at the time of the home inspection. The visual inspection is supplemented by evaluating the operating function of the system(s) that is seasonally indicated. This inspection was considered a summer inspection. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a summer inspection when outside temperatures are above 65 degrees (F), it is not possible to evaluate if the system(s) will properly heat the home, therefore, the heating system(s) are visually inspected but not operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the heating system(s) during a summer inspection. Unless otherwise noted, the cooling system(s) were the main focus and operated for the duration of the inspection. If the buyer would like more information concerning the functionality and general condition of the system(s), an invasive inspection by a Licensed HVAC Contractor should be requested prior to purchase. All HVAC systems and components should be serviced and evaluated seasonally. 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-Crawl Heating: Equipment

IN/NI	LT	NP	DE	FE
IN	LT			FE

Location: Crawl Space
Equipment Type: Heat Pump: Split System
Energy Source: Electric
Limitation of Inspection Methods: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

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

(F1 - 1.1) Heating Unit #1-Crawl

Parts of the metal housing for the Heating Unit in the crawl space has visible areas of rust that is likely due to long term presence of moisture. 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.

(F1 - 1.2) Heating Unit #1-Crawl

Manufacturer: Carrier
Serial Number: 0411A68080
Model Number: FX4DNF031
Date: January 2011
(rated tonnage capacity undetermined)

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

IN/NI	LT	NP	DE	FE
IN	LT			FE

Location: Attic
Equipment Type: Heat Pump: Split System
Energy Source: Electric
Limitation of Inspection Methods: For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

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

(F1 - 2.1) Heating Unit #2-Attic

The auxiliary drain pan underneath the Heat Pump Unit in the attic has evidence of rust. This condition indicates a history of improper drainage of the system condensate water. Improper drainage of the condensate water can result in system and property damage. 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.

(F1 - 2.2) Heating Unit #2-Attic

During the inspection, there is a rust stain on the exterior of the home where the drain exit for the AC condensate exits the crawl space. An HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(F1 - 2.3) Heating Unit #2-Attic

Manufacturer: Goodman
Serial Number: 1502549165
Model Number: ARUF24B14CA
Date: February 2015
(2.0 tons rated capacity)

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

IN/NI	LT	NP	DE	FE
IN				FE

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

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

(F2 - 1.1) Heating Unit #1-Crawl

The insulation cover for duct branches near the front of the crawl space are deteriorated, damaged and have been repaired with duct tape. The cover protects the duct structure and holds the insulation in place. An HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(F2 - 1.2) Heating Unit #1-Crawl

The insulation cover for duct branches near the front of the crawl space are deteriorated, damaged and have been repaired with duct tape. The cover protects the duct structure and holds the insulation in place. An HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(F2 - 1.3) Heating Unit #1-Crawl

The insulation for the duct system attached to the main Heat Pump unit in the crawl space was noted to be spongy and wet. The source of the moisture and any related concerns need to be addressed to ensure proper air flow and prevent contamination of the air supply. An HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

(F2 - 1.4) Heating Unit #1-Crawl

Many of the main floor ducts are filled with garbage and debris. The debris reduces the air flow and contaminates the air supply. An HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

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

IN/NI	LT	NP	DE	FE
IN				

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

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

IN/NI	LT	NP	DE	FE
IN				FE

Gas Piping Materials: Copper
Fuel Turn Off Location: At Propane Tank
Fuel Storage: [Propane Storage Tank Present]

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

(F3 - 1.1) Exterior

The home has an underground propane storage tank. Storage tanks are either leased from the fuel supplier or owned by the homeowner. The tank was not visible and therefore was not inspected. The buyer should request more information concerning the storage tank, service requirements and ownership.

G - Cooling Section
(General Limitations, Implications, Directions, and Inspection Methods):

The air conditioning/heat pump system(s) were visually inspected and unless otherwise noted operated only in the cooling cycle(s). 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. The system outputs are evaluated based on typical HVAC system design specifications of 75 degrees Fahrenheit (F) interior temperatures on 90-degree Fahrenheit (F) days. Determining system performance for extreme weather days or consumer desire for room temperatures below 75 degrees Fahrenheit (F) is beyond the scope of the home inspection. Comfort levels vary from person to person and therefore are not the focus of a home 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 performance, service, and maintenance history of the HVAC system(s).

(G1 - 1) Cooling Unit #1-Exterior Right Side
Cooling: Equipment

IN/NI	LT	NP	DE	FE
IN	LT			FE

Location: Exterior
Equipment Type: Heat Pump: Split System
Energy Source: Electric
Limitation of Inspection Methods: The system operated and met the requested thermostat settings of 65 degrees(F) for the cooling cycle, the unit was not operated in the heating mode due to summer weather conditions. The temperature variance between the return/supply air was 12.4 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

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

(G1 - 1.1) Cooling Unit #1-Exterior Right Side

The condensate drain line has been improperly installed directly into the main sewer line. This could result in sewer backing up into the air handler resulting in cross contamination where germs could enter the air supply. A HVAC contractor should be consulted to inspect the air handler for contamination or wet insulation and correct the condensate drain line to ensure drainage. A licensed plumbing contractor should be consulted to repair/replace the section of the waste line where the opening was improperly installed.

(G1 - 1.2) Cooling Unit #1-Exterior Right Side

The AC refrigerant line sets that connects the outside compressor units to the interior air handler are in direct contact with the ground of the crawl space. An HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

(G1 - 1.3) Cooling Unit #1-Exterior Right Side

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

(G1 - 1.4) Cooling Unit #1-Exterior Right Side

Manufacturer: Carrier
Serial Number: 0311E10467
Model Number: 25HCC530A300
Date: January 2011
(2.5 tons rated capacity)

(G1 - 2) Cooling Unit #2-Exterior Right Side
Cooling: Equipment

IN/NI	LT	NP	DE	FE
IN	LT			

Location: Exterior
Equipment Type: Heat Pump: Split System
Energy Source: Electric
Limitation of Inspection Methods: The system operated and met the requested thermostat settings of 65 degrees(F) for the cooling cycle, the unit was not operated in the heating mode due to summer weather conditions. The temperature variance between the return/supply air was 11.7 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

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

(G1 - 2.1) Cooling Unit #2-Exterior Right Side

The large line of the AC refrigerant line set that connects the Goodman outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing/damaged near the connection to the unit. An 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 - 2.2) Cooling Unit #2-Exterior Right Side

Manufacturer: Goodman
Serial Number: 1408637170
Model Number: GSZ130241BD
Date: August 2014
(2.0 tons rated capacity)

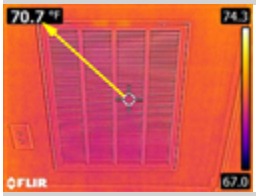
(G2 - 1) Cooling Unit #1
Cooling: Distribution Systems

IN/NI	LT	NP	DE	FE
IN				

Location Observed/Access: Exterior Right Side
Distribution System Type: Same as Heating

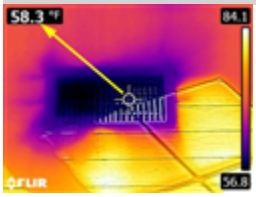
(G2 - 1) Cooling Unit #1
Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 1.1) Cooling Unit #1



Thermal image of the temperature variance between the return/supply air for the main floor AC condensing unit. The temperature variance between the return/supply air was 12.4 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

(G2 - 1.2) Cooling Unit #1



Thermal image of the temperature variance between the return/supply air for the main floor AC condensing unit. The temperature variance between the return/supply air was 12.4 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

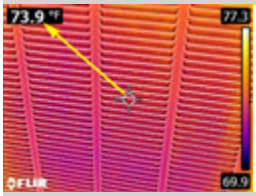
(G2 - 2) Cooling Unit #2
Cooling: Distribution Systems

IN/NI	LT	NP	DE	FE
IN				

Location Observed/Access: Exterior Right Side
Distribution System Type: Same as Heating

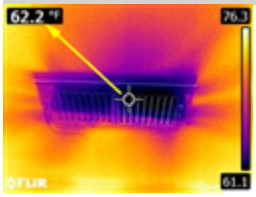
(G2 - 2) Cooling Unit #2
Cooling: Distribution Systems (Defects, Comments, and Concerns):

(G2 - 2.1) Cooling Unit #2



Thermal image of the temperature variance between the return/supply air for the main floor AC condensing unit. The temperature variance between the return/supply air was 11.7 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

(G2 - 2.2) Cooling Unit #2



Thermal image of the temperature variance between the return/supply air for the main floor AC condensing unit. The temperature variance between the return/supply air was 11.7 degrees(F). This variance was less than typically expected, a complete evaluation by an HVAC contractor is needed.

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

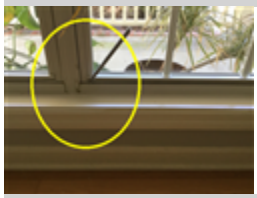
The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity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

(H1 - 1) Dining Room Interiors: General Rooms	IN/NI	LT	NP	DE	FE
	IN				FE

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

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

(H1 - 1.1) Dining Room



The window in the dining room is damaged and needs further evaluation and repair. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted. Refer to the exterior section of the report.

(H1 - 1.2) Dining Room

The window on the left hand side of the dining room needs repair to ensure proper operation. The window did not properly latch, lock, open. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted to review the installation and repair as needed to ensure safe and secure operation.

(H1 - 2) Pantry Interiors: General Rooms	IN/NI	LT	NP	DE	FE
	IN				FE

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

(H1 - 2.1) Pantry

The light fixture in the pantry off the kitchen is damaged. Damaged fixtures could result in improper operation and electrical hazards. A licensed electrical contractor should be consulted for further evaluation and repair.

(H1 - 3) Breakfast Nook
Interiors: General Rooms

IN/NI	LT	NP	DE	FE
IN				FE

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

(H1 - 3) Breakfast Nook
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Breakfast Nook

The single window to the right of the breakfast nook looking to the back yard is damaged and doesn't open/close properly. This could indicate a problem with the window and or trim installation. A licensed general contractor should be consulted to determine the cause of the separation and repair as needed.

(H1 - 3.2) Breakfast Nook

At least two of the windows in the breakfast nook 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 windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1 - 3.3) Breakfast Nook

At least two of the windows in the breakfast nook area have started to decay inside the frame area and there is a lot of debris present at the bottom inside of the panes. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted.

(H1 - 4) Family Room
Interiors: General Rooms

IN/NI	LT	NP	DE	FE
IN				FE

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

(H1 - 4) Family Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 4.1) Family Room

The locking mechanism for the sliding patio door is damaged and does not operate as intended. The door needs repair/replacement to ensure that the it closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 4.2) Family Room

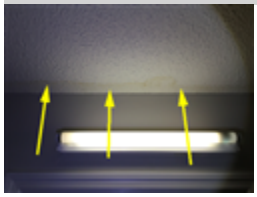
The ceiling above the sliding patio door in the family room is cracked. No related concerns were noted throughout the adjacent inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. A general repair specialist should be consulted for evaluation and repair to ensure that the ceiling is secure.

(H1 - 5) Upstairs Bedroom **Interiors: General Rooms**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				FE

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

(H1 - 5) Upstairs Bedroom
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 5.1) Upstairs Bedroom



Stains on the ceiling in a bedroom closet upstairs indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the Attic section of the report.

(H1 - 6) Front Left Upstairs Bedroom **Interiors: General Rooms**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				

(H1 - 6) Front Left Upstairs Bedroom
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 6.1) Front Left Upstairs Bedroom

The door lock assembly in the front left upstairs bedroom is damaged/not functional. The lock could not be engaged to secure the door. The 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) Front Right Bedroom **Interiors: General Rooms**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				FE

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

(H1 - 7) Front Right Bedroom
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 7.1) Front Right Bedroom

Stains on the ceiling in the large front right upstairs bedroom indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the Attic section of the report.

(H3 - 1) Bathroom: Master Interiors: Bathrooms	IN/NI	LT	NP	DE	FE
	IN				FE

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 1.1) Bathroom: Master

The whirlpool tub faucet is dripping/leaking. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H3 - 1.2) Bathroom: Master

The whirlpool pump motor has not been bonded as required for homes with copper or metal plumbing. A licensed electrical contractor should be consulted for evaluation and repair to ensure safe and proper operation.

(H3 - 1.3) Bathroom: Master

The whirlpool could not be verified to be protected by a GFCI circuit. A GFCI is needed to ensure safe and functional operation of the tub. A licensed electrical contractor should be consulted for evaluation and repair.

(H3 - 1.4) Bathroom: Master

The grout/caulking where the tile meets the whirlpool tub needs repair. New caulking has been installed below the entrance to the shower stall. The purpose of the grout/caulk is to fill the space between the tiles and to 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.

(H3 - 1.5) Bathroom: Master

The toilet flush valve is not operating properly. This could result in improper functioning, flooding and waste of water. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3 - 1.6) Bathroom: Master

The toilet in the master bathroom rocks and is 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.

NOTE: refer to the plumbing section of the report to see images taken from the crawl space of damage to the underlying framing in this area of the home.

(H3 - 1.7) Bathroom: Master

A window is present in the shower/tub area. The window is being exposed to constant water contact and could allow water penetration into the wall or framing areas. The window glass also presents a safety issue related to breakage and personal injury in the event that a person should slip or fall and impact the window. A licensed general contractor should be consulted to review the window and adjacent framing components for concerns related to water penetration, possible hidden damage, and safety concerns related to the glass in the shower area.

(H3 - 2) Powder Room
Interiors: Bathrooms

IN/NI	LT	NP	DE	FE
IN				FE

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

(H3 - 2) Powder Room
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Powder Room

There is a water sprayer installed in the main floor powder room. This is not a normal plumbing installation. The seller should be asked to disclose the purpose for this installation.

(H3 - 2.2) Powder Room

Evidence suggests that the ceiling in the powder room has been repaired/painted. The owner should be asked for disclosure related to the extent of any related repairs, leaks or problems and the reason the ceiling was painted. New paint can limit the inspection as all history of defects or concerns are not visible.

(H3 - 2.3) Powder Room

The wood flooring around the toilet in the main floor powder room shows evidence of a previous water leak. A licensed general contractor should be consulted for an invasive investigation to determine the source of the water penetration and the extent of the decay to prevent further damage and undesirable conditions.

NOTE: refer to the plumbing section of the report to see images taken from the crawl space of damage to the underlying framing in this area of the home.

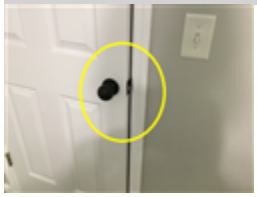
(H3 - 3) Front Center Upstairs Bathroom
Interiors: Bathrooms

IN/NI	LT	NP	DE	FE
IN				FE

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

(H3 - 3) Front Center Upstairs Bathroom
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 3.1) Front Center Upstairs Bathroom



The door lock assembly in the front right upstairs bathroom is damaged/not functional. The lock could not be engaged to secure the door. The 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 - 3.2) Front Center Upstairs Bathroom

The sink drain plug in the front center upstairs bathroom did not operate as intended. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

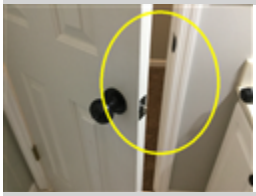
(H3 - 3.3) Front Center Upstairs Bathroom

The toilet in the front center upstairs bathroom rocks and is 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 - 4) Upstairs Hallway Bathroom **Interiors: Bathrooms**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				FE

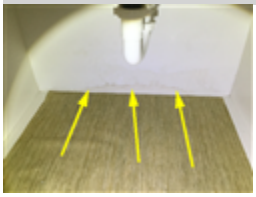
(H3 - 4) Upstairs Hallway Bathroom
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 4.1) Upstairs Hallway Bathroom



The door lock assembly in the upstairs hallway bathroom is damaged/not functional. The lock could not be engaged to secure the door. The 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 - 4.2) Upstairs Hallway Bathroom



There is evidence of a leak in the cabinet underneath the sink in the upstairs hallway bathroom. The inspector could not determine whether this was an active or current leak. The owner should be asked for information regarding a leak in this area of the home and if required, a plumbing contractor should be consulted to assess this area of the home and recommend repairs.

(H4 - 1) Garage **Interiors: Garage(s)**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				FE

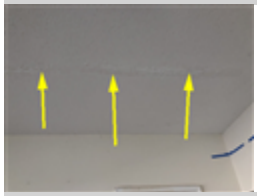
Door Inspection Methods: The Garage door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter are not inspected or operated.

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

(H4 - 1.1) Garage

Stains above the garage door on the inside indicate that water has entered the garage area adjacent to or around the metal lintel. A licensed general contractor should be consulted to determine the significance of this concern and to make necessary repairs.

(H4 - 1.2) Garage



There is evidence of damage/repairs on the ceiling of the garage that may indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended.

(H4 - 1.3) Garage

The garage door needs adjustment and repair. The right side panel is bent/damaged. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.4) Garage

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

(H6 - 1) Fireplace: Pre-Manufactured **Interiors: Fireplaces and Stoves**	**IN/NI**	**LT**	**NP**	**DE**	**FE**
	IN				**FE**

Location: Family Room
Energy Source: Propane
Exhaust Flue Type: Undetermined

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

(H6 - 1.1) Fireplace: Pre-Manufactured

The gas log unit was visually inspected but not operated because the pilot was off. The unit should be serviced and operated prior to closing to ensure safe and proper operation of the HVAC system.

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: All Accessible Insulation and Ventilation: Areas

IN/NI	LT	NP	DE	FE
IN	LT			

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

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

(I1 - 1.1) Attic: All Accessible

This piece of paper is located in the attic and outlines the type/amount of insulation that was installed when the home was built and does not necessarily indicate the amount of insulation present at the time of the inspection.

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

IN/NI	LT	NP	DE	FE
IN	LT			FE

Insulation Type: Batt: Faced Kraft Paper
Ventilation Type: Foundation Vents
Limitation(s): The presence of insulation prevents the inspection of the floor components that are concealed or covered.

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

(I1 - 2.1) Crawl Space: All Accessible Areas

The insulation is/has been wet due to leaks or elevated area moisture levels and is missing, hanging or has fallen to the floor of the crawl space. Typically insulation must be replaced if it has been wet because it does not retain fire protective coatings. The insulation needs to be replaced and the adjacent areas inspected for damage. A licensed general contractor should be consulted for repair/replacement.

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

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

(J1 - 1) Dishwasher
Built In Appliances: Equipment

IN/NI	LT	NP	DE	FE
IN	LT			

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.
Limitation(s): The dishwasher was operated through one normal cycle and found to be functional, however, the determination of the cleaning effectiveness of the unit is beyond the scope of the home inspection. Advanced cycles or features are not evaluated.

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

(J1 - 1.1) Dishwasher

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

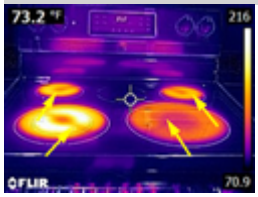
(J1 - 2) Range: Electric
Built In Appliances: Equipment

IN/NI	LT	NP	DE	FE
IN				

Location: Kitchen
Inspection Method: The range 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 - 2) Range: Electric
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 2.1) Range: Electric



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

(J1 - 3) Oven: Electric
Built In Appliances: Equipment

IN/NI	LT	NP	DE	FE
IN	LT			FE

Location: Kitchen
Inspection Method: The 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.
Limitation(s): The oven was tested to be functional, however, the verification of the calibration and set up of the unit is beyond the scope of the home inspection. An appliance specialist should be consulted if additional information concerning calibration is required.

(J1 - 3) Oven: Electric
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 3.1) Oven: Electric

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

(J1 - 3.2) Oven: Electric

The oven moves forward when the door is opened. The oven needs to be secured or anchored with an anti-tip bracket to prevent the unit from turning over when weight is applied to the door. An appliance repair specialist or general contractor should be consulted for further evaluation and repair.

(J1 - 4) Vent: Dryer
Built In Appliances: Equipment

IN/NI	LT	NP	DE	FE
IN				FE

Location: Laundry Room

(J1 - 4) Vent: Dryer
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 4.1) Vent: Dryer

The dryer duct is has been exiting into the crawl space. The dry exhaust exposes the wood framing and other systems in the foundation area to excessive moisture and lint build-up. Electrical and mechanical systems can pose a fire hazard when exposed to lint. Improper dryer exhaust duct installation can result in condensation and lint build up that will cause the dryer to overheat creating a fire hazard. A licensed general contractor or general repair specialist should be consulted for further evaluation to make sure the duct is properly installed, not clogged, and to make necessary repairs.

(J1 - 4.2) Vent: Dryer

There is an old dryer duct at the rear of the home near the deck staircase that is not properly secured to the exterior cladding of the home. Upon further investigation the inspector confirmed that this duct has been taped over inside the crawl space and another duct is now running to the left side of the home near the garage door. A licensed general contractor or general repair specialist should be consulted for further evaluation and to make necessary repairs.

(J1 - 4.3) Vent: Dryer

Image of the dryer duct from inside of the crawl space showing the duct taped shut and no longer in use.

(J1 - 5) Microwave: Over Range
Built In Appliances: Equipment

IN/NI	LT	NP	DE	FE
IN				FE

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 - 5) Microwave: Over Range
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 5.1) Microwave: Over Range

The microwave was tested for leakage at the door area during operation. The test indicated leakage above what is considered safe or normal. An appliance repair specialist should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

(J1 - 6) Refrigerator
Built In Appliances: Equipment

IN/NI	LT	NP	DE	FE
IN	LT			

Location: Kitchen
Limitation(s): The refrigerator, washing machine, and dryer are not part of the appliance inspection for a home inspection, they are assumed to be personal property. The appliances limit the inspection of the floors and wall areas. Prior to purchase and after appliances have been removed these areas should be observed for potential defects or concerns.

(J1 - 6) Refrigerator
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 6.1) Refrigerator

The receptacle behind the fridge does not have a protective cover plate. This 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.