



Property Inspection Report

June 09, 2022 (8:00 AM)

HI02012022B
123 Sample Street Sample City, NC



Prepared For:
Thomas Gregory

Prepared By:
Thomas Gregory (NC: 1394)
IRBpro Software

Inspector Signature

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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.

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Summary

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

A1. Structural: Foundation

A1-1 Main House



The foundation of this home is underpinned or skirted using a single brick wall. This wall does not provide structural support for the home, however, it protects the undercarriage from drainage and animals. The curtain wall for this home has openings, cracks, and needs repairs. A masonry contractor should be consulted for further evaluation and repair.

(A1-1.2) Main House



Typically manufactured homes use metal anchor or strapping system to stabilize the home for lateral or uplift forces. The anchor straps for this home were noted to be loose, damaged, rusted, and or missing. This could indicate improper installation or movement. A licensed general contractor with experience in manufactured home installation and setup should be consulted for further evaluation and repair to ensure the stability of the home.

(A1-1.3) Main House



This home has a steel frame/chassis/undercarriage that provides structural support for the home. The steel frame for this home is rusted and in need of repair to prevent further deterioration. The rust on the frame indicates elevated moisture in the crawl space. A licensed general contractor should be consulted to evaluate the crawl space to correct moisture problems and repair the steel frame to correct corrosion problems.

(A1-1.4) Main House



Stains and water lines indicate a history of standing water in the crawl space around the perimeter of the foundation and under the porches. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold-mildew. Repairs are needed to prevent water penetration. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(A1-1.5) Main House



Evidence suggests that the undercarriage of the home has damage that is concealed by the belly fabric. The type or extent of damage could not be determined due to the access limitations. Damage concerns include but are not limited to plumbing systems-leaks, water damage, and structure damage. In addition buckling in the interior floors were of concern. The buyer should request disclosure related to any history of damage or repairs. An engineer should be consulted for a complete evaluation of the structure and plumbing systems and any modifications that have been made to the home.

A2. Structural: Columns and Piers

A2-2 Main House



This home is a doublewide unit. The sections of the home are joined along the center to form a marriage wall. The marriage wall is directly supported by a pier row. The marriage wall of this home is not properly supported. The piers were loose and leaning. This condition could indicate improper installation or differential movement of the home. A licensed general contractor with experience in manufactured home installation and setup should be consulted for further evaluation and repair to ensure the stability of the home.

A3. Structural: Floor Structure

A3-1 Main House



Interior floors were noted to slope more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary. See foundation section for moisture and plumbing leak concerns.

(A3-1.2) Main House



The hardwood board panels have buckled at long seams. Excessive movement of the hardwood floors can indicate improper installation and or unbalanced moisture conditions that indicate underlying problems. A flooring installation-repair company should be consulted for further evaluation to determine the significance and source of the concern.

(A3-1.3) Main House



This home has a steel frame/chassis/undercarriage that provides structural support for the home. The steel frame for this home is rusted and in need of repair to prevent further deterioration. The rust on the frame indicates elevated moisture in the crawl space. A licensed general contractor should be consulted to evaluate the crawl space to correct moisture problems and repair the steel frame to correct corrosion problems.

A5. Structural: Ceiling Structure

A5-1 All Accessible Attic Areas

The attic area of the home could not be entered, no access was located. Evidence in the interior and on the exterior of the home indicated the possibility of damage that could extend to the attic area. The inspection of the attic is an important part of the home inspection and should be completed after conditions are corrected and prior to purchase. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure. Refer to the roofing section of the report.

A6. Structural: Roof Structure

A6-1 Porch

The attic area of the home could not be entered, no access was located. Evidence in the interior and on the exterior of the home indicated the possibility of damage that could extend to the attic area. The inspection of the attic is an important part of the home inspection and should be completed after conditions are corrected and prior to purchase. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure. Refer to the roofing section of the report.

(A6-1.2) Porch



The wood framing components of the front porch in the soffit-boxing area are discolored and decayed. The level of decay indicates a history of a long term leak that could involve hidden areas of damage, the flashing, the gutters, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(A6-1.3) Porch



From the exterior of the home, the roof surface has visible sags where the front porch roof is attached to the mobile home. The low areas have displaced the roof covering materials and this condition could increase the probability of leaking. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure.

B1. Exterior: Wall Cladding

B1-1 Main House



The vinyl siding pieces were noted to be loose and not snapped or zipped in place to interlock with adjacent siding pieces. This could indicate improper installation, damaged siding, and or damage to the substrate. The siding needs to be installed to create a complete cladding system covering all underlying wall components. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1-1.2) Main House



The foundation of this home is underpinned or skirted using siding panels. This wall does not provide structural support for the home, however, it protects the undercarriage from drainage and animals. The underpinning for this home needs repairs. A licensed general contractor should be consulted for further evaluation and repair.

(B1-1.3) Main House



Fascia cladding is cracked or damaged at front right exterior area of residence. The exterior of the home has been upgraded with vinyl siding. Wood trim including the fascia at the right front corner, windows, and exposed hardboard type sidings were noted to be deteriorated. It is suspected that other areas of damage were covered with the new vinyl and aluminum trim. Deterioration of exterior components can result in water penetration into the living areas and foundation which can result in structural damage and undesirable environmental conditions contributing to fungus-mold-mildew growth. A licensed general contractor should be consulted to repair all visible damage and check the home for possible areas of hidden damage.

(B1-1.4) Main House



The siding was noted to be wavy. This may be caused by concealed damage see comment 1.1.3 above or that the siding was observed to be installed tightly without leaving room for expansion during summer months. Without proper expansion and contraction clearances the siding may buckle or become loose. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1-1.5) Main House



The siding for this home has a decorative trim between the levels. During the inspection it was noted that the trim piece was abutted to the siding J channel and was installed without a Z or other flashing to prevent water from the upper siding level from draining behind the trim piece and the lower siding panels. A licensed general contracting company and a certified vinyl siding installer should be consulted to inspect the condition of the wood framing and sheathing and verify the siding -flashing installation.

(B1-1.6) Main House



Moisture damage is noted at wood wall components at rear exterior well pump house at residence. Further deterioration and improper operation may occur. A qualified contractor is recommended to evaluate and make any needed repairs or improvements.

B2. Exterior: Windows and Doors

B2-1 Doors (Location: Main House)



The front porch screened-storm door is in need of repair or replacement, the door would not close or latch properly. Technically a storm door is not covered by the home inspection SOP, however, when not functional, the uncontrolled movement of the door becomes a safety hazard. A repair specialist should be consulted for repair or replacement.

(B2-1.2) Doors (Location: Main House)

The storm door at the front entry of the home is in need of repair or replacement, the door would not latch properly and the auto closer was broken. Technically a storm door is not covered by the home inspection SOP, however, when auto closers are not functional, the uncontrolled movement of the door becomes a safety hazard. A repair specialist should be consulted for repair or replacement.

(B2-1.3) Doors (Location: Main House)

The door lock assembly to the main bedroom closet is damaged, missing components, and is not functional. The lock could not be engaged to secure the door. The lock needs repair-replacement to ensure that the door closes securely. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.4) Doors (Location: Main House)

The right side main bedroom door drags, is difficult to open or close, and has no stop to prevent damage to the adjacent wall in the event the door is opened too far. This condition could indicate improper installation or framing movement. The door needs repair-replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.5) Doors (Location: Main House)

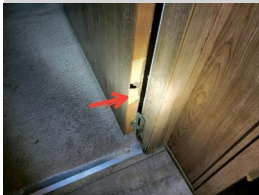
The main entrance door weather-stripping is damaged. The weather-stripping needs repair-replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.6) Doors (Location: Main House)

The front entrance door is misaligned, does not latch properly, and the lock assembly 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. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.7) Doors (Location: Main House)

The front entry door threshold is loose, damaged, cracked, deteriorated, and improperly supported. In addition stains on the door frame-floor indicate that the door leaks at the door sill-threshold area. Water penetration can result in hidden damage and undesirable conditions. A general repair specialist or licensed general contractor should be consulted for a complete evaluation to determine the source of the leak, to locate any related damage, and repair as needed.

(B2-1.8) Doors (Location: Main House)

The main bedroom door is damaged split in the hinge area. The door needs repair-replacement to ensure that the door closes properly and securely. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.9) Doors (Location: Main House)

The main bedroom right side sliding closet doors do not function properly and are difficult to operate, the track was damaged or misaligned. A licensed general contractor should be consulted for further evaluation and repair to ensure proper operation and safe egress.

B2. Exterior: Windows and Doors

B2-2 Windows (Location: Main House)



A majority of the windows in this home are in need of further evaluation and repair, the following items were noted at the time of the inspection. A complete evaluation is needed as a repair plan is developed to determine the extent of the damage.

1. Overall poor condition consisting of cracked-damaged sash and frame components.
2. Are stuck and or do not open-operate properly.
3. Poor-damaged weatherstripping.
4. Glazing, glass securing-sealing strips-components loose and damaged.
5. Debris, algae, fungal growth.
6. Damaged-Broken Screens.
7. Adhered tinting film peeling-loose.
8. See other comments for further examples of the observed damage.

Repair-replacement is needed to ensure that the home is secure and protected from air-water penetration. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-2.2) Windows (Location: Main House)



This is a photograph of the damaged or loose glazing attachment strips. The vinyl windows have a double glazed insulating sash. These units are manufactured with desiccant filled spacers between the two glass panes that are sealed by a butyl rubber or silicone gasket. The sealant gaskets for several of the windows were noted to be loose and or displaced. This could indicate that the thermal seal has been jeopardized which will allow moisture between the panes, cause a cloudy appearance, and-or reduce the energy efficiency of the window. A general contractor or window specialist should be consulted to evaluate all windows, determine the significance of this concern and make necessary repairs.

(B2-2.3) Windows (Location: Main House)



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

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

B3. Exterior: Decks, Porches, Stoops, and Balconies

B3-1 Front Screen Porch (Location: Main House Front)



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

(B3-1.2) Front Screen Porch (Location: Main House Front)



The exterior girders for the wood deck are attached to the support post by a simple nail connection only. This is an uncommon construction method. In general, girders require through bolt connections and or direct bearing at end points to prevent framing movement or failure. A licensed general contractor should be consulted for a complete evaluation and to make necessary for repairs to ensure the stability and durability of the deck.

(B3-1.3) Front Screen Porch (Location: Main House Front)



The floor joists for the deck are supported or attached 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. Exterior: Decks, Porches, Stoops, and Balconies

B3-2 Porch: Patio: Deck *(Location: Residence)*



The steps for the deck were found to be in poor condition. The following concerns were noted at the time of the inspection:

1. The steps treads were loose and weathered.
2. The steps were not protected by a handrail.
3. The steps have incorrect rise-run.
4. The steps were not properly attached or supported at the deck.
5. The rear deck girder for the left side landing that the left side steps are attached to is sagging and not attached properly to the supporting post.

A licensed general contractor should be consulted for a complete evaluation of the deck step system and to make necessary repairs to ensure safe and functional use of the deck.

(B3-2.2) Porch: Patio: Deck *(Location: Residence)*



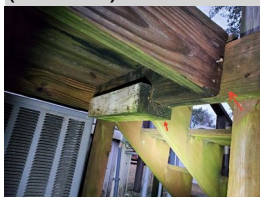
The steps at the entrance of the home have a noticeable variance in the height of the last step. This configuration could result in the trip or fall hazard as someone enters or leaves the home. A licensed general contractor should be consulted to review the steps and repair as needed to ensure safe access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

(B3-2.3) Porch: Patio: Deck *(Location: Residence)*



The floor joists for the deck are supported or attached 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.

(B3-2.4) Porch: Patio: Deck *(Location: Residence)*



The steps for the left side of the rear deck were found to be in poor condition. The following concerns were noted at the time of the inspection:

1. The steps treads were loose and weathered.
2. The steps were not protected by a handrail.
3. The steps have incorrect rise-run.
4. The steps were not properly attached or supported at the deck.
5. The steps are attached to the deck by means of the drop header and not bolts have been installed.

A licensed general contractor should be consulted for a complete evaluation of the deck step system and to make necessary repairs to ensure safe and functional use of the deck.

(B3-2.5) Porch: Patio: Deck *(Location: Residence)*



[IRBproUSC241-Porch Improper Slope Standing water-]at crawlspace as mentioned in this report

B4. Exterior: Driveways, Patios, Walks, Retaining

B4-1 Driveway and Walkway *(Location: Residence)*



The brick pavers on the front sidewalk are cracked, loose, and covered with algae. The loose bricks have resulted in an uneven walking surface, encouraged water flow toward the home, and has created an opening where water could become trapped resulting in additional damage. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and to make necessary repairs.

(B4-1.2) Driveway and Walkway *(Location: Residence)*

The rear sidewalk-patio area is sloped to encourage storm drainage to flow toward the home and into the crawl space. Drainage should be controlled and directed away from the foundation to reduce direct penetration and exposure. A licensed general contractor should be consulted for further evaluation and repair.

B5. Exterior: Vegetation and Grading**B5-1 Grading and Vegetation** *(Location: Front and Rear of Home)*

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

(B5-1.2) Grading and Vegetation *(Location: Front and Rear of Home)*

Standing water noted at rear yard and storage building at time of inspection. Improper drainage is occurring at areas. A licensed general contractor with experience in landscaping and grading should be consulted to evaluate and correct the grading as needed.

C1. Roofing: Coverings**C1-1 Main House**

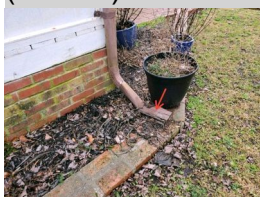
Several shingles are missing over the roof surface. The missing shingles could indicate an underlying problem with the shingle installation or the sheathing. A licensed general contractor should be consulted for a complete evaluation of the roofing systems to verify that shingles are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system. For additional information refer to the structural section comments 2.12 and 2.13

(C1-1.2) Main House

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

C2. Roofing: Drainage Systems**C2-1 Main House**

The gutter downspout at the left rear corner is damaged-clogged. Evidence on the bedding areas indicates that the gutters have been overflowing. 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 gutter downspout at the right front porch corner is damaged-clogged. Evidence on the bedding areas indicates that the gutters have been overflowing. 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 downspouts are 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

Standing water was noted in the gutter trays in several locations. This indicates that the gutters are not draining and could indicate improper tray slope, a clogged exits, or downspout extension. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

(C2-1.5) Main House

The gutters full of debris and clogged. Evidence on the bedding areas indicates that the gutters have been overflowing. 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.

C3. Roofing: Flashings, Skylights, Penetrations**C3-1 Main House**

The attic fan ventilator is corroded, in poor condition, and the seam between it and the roof surface is heavily caulked and no flashing was visible. Heavy caulking is a temporary repair and an indication of a history of leaking. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weathertightness of the roof covering system.

D2. Plumbing: Water Distribution Systems**D2-1 All Accessible Areas**

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990 s, it is no longer manufactured in the original formulation as an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

(D2-1.2) All Accessible Areas

The faucet was noted to be loose and in poor condition. Repair is needed to ensure proper service. A licensed plumbing contractor should be consulted for evaluation repair/replacement.

(D2-1.3) All Accessible Areas

Nonstandard plumbing repairs and moisture stains noted at plumbing supply line at water heater area of residence (applied pipe worm clamp with corrosion present at plumbing coupling). No leaks noted at the time of inspection. This suggests an old or intermittent leak. Recommend subsequent observation and or further evaluation of repairs for adequacy by a qualified plumbing contractor.

(D2-1.4) All Accessible Areas

The shower head piping is dripping in both the hall and main bathrooms. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(D2-1.5) All Accessible Areas

The sink and bathtub drain stoppers were missing and damaged in the hall bathroom. The stopper blocks the flow of water into the drain so the sink or tub can be filled. A licensed plumbing contractor may be needed to replace the drain assembly if this is of concern and repair parts are not available.

D3. Plumbing: Drain, Waste, Vent Systems**D3-1 All Accessible Areas**

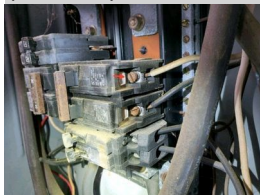
The waste line tail piece located under the sink in the hall bathroom is cracked and leaking. The cracked drain components need to be replaced to ensure sanitary conditions. A licensed plumbing contractor should be consulted for evaluation and repair.

(D3-1.2) All Accessible Areas

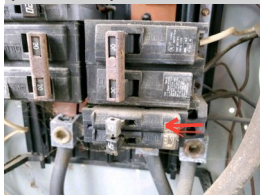
The main waste line was noted to be holding water and the pipe supports are damaged and corroded. This condition could indicate that the waste line is clogged or not sloped to drain. A licensed plumbing contractor should be consulted for complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

E3. Electrical: Distribution Panels**E3-2 HVAC Sub Panel** *(Location: Exterior (HVAC))*

The service breakers in the panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration.

(E3-2.2) HVAC Sub Panel *(Location: Exterior (HVAC))*

Several breakers located in the panel were noted to have visible water marks and corrosion. Evidence suggests a history of water penetration or moisture into the panel which could result in personal injury or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E3-2.3) HVAC Sub Panel *(Location: Exterior (HVAC))*

Several breakers in the electrical panel have been added or replaced. The new breakers are of a different brand from the panel enclosure and are not listed on the label of the panel. Breakers must be UL listed and certified for each panel to ensure proper operation. The compatibility of the breakers to the panel needs further evaluation by a licensed electrical contractor to ensure safe and proper operation of the overcurrent protection systems.

(E3-2.4) HVAC Sub Panel *(Location: Exterior (HVAC))*

The HVAC electrical service panel cover is installed with the wrong type of fasteners. The door-cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair-replacement of the panel to ensure that it is safe and functioning properly.

E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors**E5-1 Residence**

The smoke detector in the hallway did not function when operated with the test button and or standard test methods. The unit should be repaired or replaced to ensure a safe environment.

(E5-1.2) Residence

The receptacles in the hallway and main bedroom are 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.

(E5-1.3) Residence

The receptacles in the kitchen, hall bathroom, and exterior of the home are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5-1.4) Residence

The light fixture located in the main bedroom closet is an incandescent type that poses a fire hazard-risk if it comes in contact with storage items. A licensed electrical contractor should be consulted for replacement of this fixture with one that is designed for a clothes-storage closet.

(E5-1.5) Residence

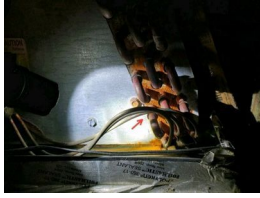
The GFCI receptacle for the main bathroom did not operate properly when tested. The GFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.

(E5-1.6) Residence

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

F1. Heating Systems: Equipment

F1-1 Heating Unit(s) *(Location: Exterior: Closet)*



The heat pump was not operating properly at the time of the inspection. The inside coil-air handler was found to be in poor condition, damaged fins, corrosion, damaged casing. A 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.

F2. Heating Systems: Distribution System

F2-1 Heating Unit(s)



Several branch ducts are heavy and filled with debris. The debris reduces the air flow and contaminates the air supply. A 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(s)



The return air filter in the home was found to be clogged. A clogged filter reduces add load to the system that can result in premature failures. A HVAC contractor should be consulted for a complete evaluation and service of the system to ensure reliable and proper operation.

H1. Interiors: General Rooms

H1-1 All Rooms



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

(H1-1.2) All Rooms



The wall area at the laundry supply was noted to be the damaged. The damage could be related to a leak of the washing machine drain or supply lines which could have resulted in hidden damage. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(H1-1.3) All Rooms



The ceiling 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.

(H1-1.4) All Rooms



The closet was not accessible for inspection due to storage. The inspection of closet walls and ceilings is an important part of a home inspection. The buyer should observe the closet areas after storage has been removed prior to closing, any concerns should be brought to the attention of the inspector for further investigation.

(H1-1.5) All Rooms

Evidence suggests that the ceiling 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.

(H1-1.6) All Rooms

Water stains on the walls coming down from the ceiling indicated a history of a leak. At the time of the inspection, the source of the leak present or past could not be determined. The attic access was limited and the area above this concern could not be investigated. The homeowner should be asked for disclosure related to the history of the leak and past repairs. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(H1-1.7) All Rooms

Stains below the window indicate a history of leaks. Leaking at window locations can allow water into the walls areas and result in hidden damage and undesirable environmental conditions. A leak at a window area can be related to the window unit, the window installation or the adjacent flashings. A licensed general contractor should be consulted for a complete evaluation to determine the source of the leak and make necessary repairs.

H3. Interiors: Bathrooms**H3-1 Bathroom: Primary**

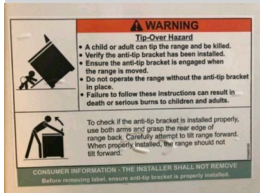
The GFCI receptacle for the bathroom/kitchen/exterior/garage did not operate properly when tested. The GFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.

I1. Insulation & Ventilation: General**I1-1 Attic: All Accessible**

The attic space of the main home is not accessible and there are no apparent intake or exhaust sources for ventilation. Improper ventilation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concern and make necessary repairs.

I1. Insulation & Ventilation: General**I1-2 Crawl Space**

The insulation was concealed under a vapor barrier or bell fabric and is not accessible and there are no apparent intake or exhaust sources for ventilation. See foundation section for concerns including improper ventilation that could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concern and make necessary repairs.

J1. Appliances: Appliances**J1-1 Range (Location: Kitchen)**

The oven/range 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.

(J1-1.2) Range *(Location: Kitchen)*

The wrong selector knob installed at bake or broil selector at kitchen range control panel did not function properly. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1-1.3) Range *(Location: Kitchen)*

The control panel, oven racks, door handle, door seal, light, were found to be damaged, not functional, or in poor condition. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

J1. Appliances: Appliances**J1-2 Range Hood** *(Location: Kitchen)*

Range Hood is loose or improperly attached at kitchen area of residence. Rust is noted at metal cabinet of unit. A qualified professional is recommended to evaluate and make any needed repairs or improvements.

Inspection Report

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 RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Temperature: 74 Deg. F

Weather Conditions: Clear - Sunny

A. Structural

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: 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. Structural: Foundation

A1-1 Main House

IN DE

Foundation Materials: Block: Brick

Foundation Type: Crawl Space: Exterior Entrance

(A1-1.1) Main House



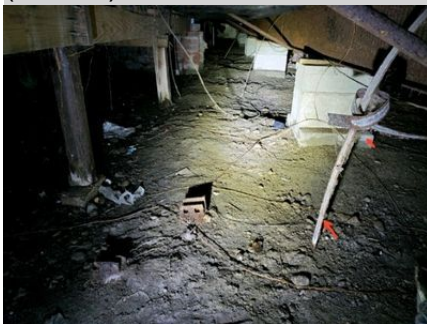
The foundation of this home is underpinned or skirted using a single brick wall. This wall does not provide structural support for the home, however, it protects the undercarriage from drainage and animals. The curtain wall for this home has openings, cracks, and needs repairs. A masonry contractor should be consulted for further evaluation and repair.

(A1-1.2) Main House

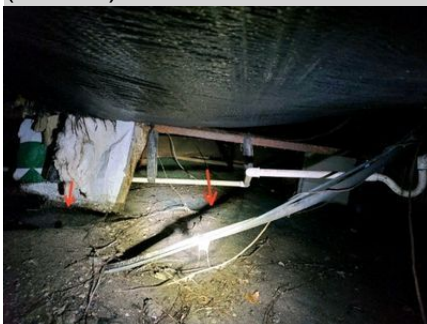
Typically manufactured homes use metal anchor or strapping system to stabilize the home for lateral or uplift forces. The anchor straps for this home were noted to be loose, damaged, rusted, and or missing. This could indicate improper installation or movement. A licensed general contractor with experience in manufactured home installation and setup should be consulted for further evaluation and repair to ensure the stability of the home.

(A1-1.3) Main House

This home has a steel frame/chassis/undercarriage that provides structural support for the home. The steel frame for this home is rusted and in need of repair to prevent further deterioration. The rust on the frame indicates elevated moisture in the crawl space. A licensed general contractor should be consulted to evaluate the crawl space to correct moisture problems and repair the steel frame to correct corrosion problems.

(A1-1.4) Main House

Stains and water lines indicate a history of standing water in the crawl space around the perimeter of the foundation and under the porches. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold-mildew. Repairs are needed to prevent water penetration. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

(A1-1.5) Main House

Evidence suggests that the undercarriage of the home has damage that is concealed by the belly fabric. The type or extent of damage could not be determined due to the access limitations. Damage concerns include but are not limited to plumbing systems-leaks, water damage, and structure damage. In addition buckling in the interior floors were of concern. The buyer should request disclosure related to any history of damage or repairs. An engineer should be consulted for a complete evaluation of the structure and plumbing systems and any modifications that have been made to the home.

A2. Structural: Columns and Piers

A2-1

IN

A2. Structural: Columns and Piers

A2-2 Main House

IN DE

Column/Pier Materials: Block: Brick

Column/Pier Type: Pier: Crawl Space

(A2-2.1) Main House



This home is a doublewide unit. The sections of the home are joined along the center to form a marriage wall. The marriage wall is directly supported by a pier row. The marriage wall of this home is not properly supported. The piers were loose and leaning. This condition could indicate improper installation or differential movement of the home. A licensed general contractor with experience in manufactured home installation and setup should be consulted for further evaluation and repair to ensure the stability of the home.

A3. Structural: Floor Structure

A3-1 Main House

NI DE

Sub-Floor Type: Not Visible for Inspection

Floor Beam Type: Engineered System: Steel

Floor Joist Type: Not Visible for Inspection

(A3-1.1) Main House



Interior floors were noted to slope more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary. See foundation section for moisture and plumbing leak concerns.

(A3-1.2) Main House



The hardwood board panels have buckled at long seams. Excessive movement of the hardwood floors can indicate improper installation and or unbalanced moisture conditions that indicate underlying problems. A flooring installation-repair company should be consulted for further evaluation to determine the significance and source of the concern.

(A3-1.3) Main House



This home has a steel frame/chassis/undercarriage that provides structural support for the home. The steel frame for this home is rusted and in need of repair to prevent further deterioration. The rust on the frame indicates elevated moisture in the crawl space. A licensed general contractor should be consulted to evaluate the crawl space to correct moisture problems and repair the steel frame to correct corrosion problems.

A4. Structural: Wall Structure

A4-1 All Interior Areas IN

Wall Structure Type: Finished Areas: Not Accessible

A5. Structural: Ceiling Structure

A5-1 All Accessible Attic Areas IN DE

Ceiling Beam Type: Not Visible

Ceiling Joist Type: Not Visible

(A5-1.1) All Accessible Attic Areas

The attic area of the home could not be entered, no access was located. Evidence in the interior and on the exterior of the home indicated the possibility of damage that could extend to the attic area. The inspection of the attic is an important part of the home inspection and should be completed after conditions are corrected and prior to purchase. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure. Refer to the roofing section of the report.

A6. Structural: Roof Structure

A6-1 Porch IN DE

Roof Sheathing Type: Plywood

Rafter/Beam Type: Dimensional Lumber: Standard Construction

Roof Type: Shed

(A6-1.1) Porch

The attic area of the home could not be entered, no access was located. Evidence in the interior and on the exterior of the home indicated the possibility of damage that could extend to the attic area. The inspection of the attic is an important part of the home inspection and should be completed after conditions are corrected and prior to purchase. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure. Refer to the roofing section of the report.

(A6-1.2) Porch



The wood framing components of the front porch in the soffit-boxing area are discolored and decayed. The level of decay indicates a history of a long term leak that could involve hidden areas of damage, the flashing, the gutters, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(A6-1.3) Porch



From the exterior of the home, the roof surface has visible sags located between the rafters. The low areas have displaced the roof covering materials and this condition could increase the probability of leaking. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure.

(A6-1.4) Porch

From the exterior of the home, the roof surface has visible sags located between the rafters. The low areas have displaced the roof covering materials and this condition could increase the probability of leaking. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure.

(A6-1.5) Porch

From the exterior of the home, the roof surface has visible sags where the front porch roof is attached to the mobile home. The low areas have displaced the roof covering materials and this condition could increase the probability of leaking. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure.

B. Exterior

The exterior systems and related components were not inspected at the client's request.

B1. Exterior: Wall Cladding

B1-1 Main House

IN LT DE

Trim Type: Wood Clad: Aluminum

Cladding Type: Vinyl Siding

Inspection Limitation(s):

This older home has been upgraded with new siding material. It is not possible to determine the condition of the wood trim or the condition and type of original siding during a home inspection. It is not uncommon for installers to cover deteriorated siding or trim moldings. The inspector has not formulated any conclusions related to the condition of the adjacent materials behind the visible siding materials.

(B1-1.1) Main House



The vinyl siding pieces were noted to be loose and not snapped or zipped in place to interlock with adjacent siding pieces. This could indicate improper installation, damaged siding, and or damage to the substrate. The siding needs to be installed to create a complete cladding system covering all underlying wall components. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1-1.2) Main House

The foundation of this home is underpinned or skirted using siding panels. This wall does not provide structural support for the home, however, it protects the undercarriage from drainage and animals. The underpinning for this home needs repairs. A licensed general contractor should be consulted for further evaluation and repair.

(B1-1.3) Main House

Fascia cladding is cracked or damaged at front right exterior area of residence. The exterior of the home has been upgraded with vinyl siding. Wood trim including the fascia at the right front corner, windows, and exposed hardboard type sidings were noted to be deteriorated. It is suspected that other areas of damage were covered with the new vinyl and aluminum trim. Deterioration of exterior components can result in water penetration into the living areas and foundation which can result in structural damage and undesirable environmental conditions contributing to fungus-mold-mildew growth. A licensed general contractor should be consulted to repair all visible damage and check the home for possible areas of hidden damage.

(B1-1.4) Main House

The siding was noted to be wavy. This may be caused by concealed damage see comment 1.1.3 above or that the siding was observed to be installed tightly without leaving room for expansion during summer months. Without proper expansion and contraction clearances the siding may buckle or become loose. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1-1.5) Main House

The siding for this home has a decorative trim between the levels. During the inspection it was noted that the trim piece was abutted to the siding J channel and was installed without a Z or other flashing to prevent water from the upper siding level from draining behind the trim piece and the lower siding panels. A licensed general contracting company and a certified vinyl siding installer should be consulted to inspect the condition of the wood framing and sheathing and verify the siding -flashing installation.

(B1-1.6) Main House

Moisture damage is noted at wood wall components at rear exterior well pump house at residence. Further deterioration and improper operation may occur. A qualified contractor is recommended to evaluate and make any needed repairs or improvements.

B2. Exterior: Windows and Doors

B2-1 Doors

IN DE

Location: Main House**Window/Door Type:** All Doors

(B2-1.1) Doors



The front porch screened-storm door is in need of repair or replacement, the door would not close or latch properly. Technically a storm door is not covered by the home inspection SOP, however, when not functional, the uncontrolled movement of the door becomes a safety hazard. A repair specialist should be consulted for repair or replacement.

(B2-1.2) Doors



The storm door at the front entry of the home is in need of repair or replacement, the door would not latch properly and the auto closer was broken. Technically a storm door is not covered by the home inspection SOP, however, when auto closers are not functional, the uncontrolled movement of the door becomes a safety hazard. A repair specialist should be consulted for repair or replacement.

(B2-1.3) Doors



The door lock assembly to the main bedroom closet is damaged, missing components, and is not functional. The lock could not be engaged to secure the door. The lock needs repair-replacement to ensure that the door closes securely. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

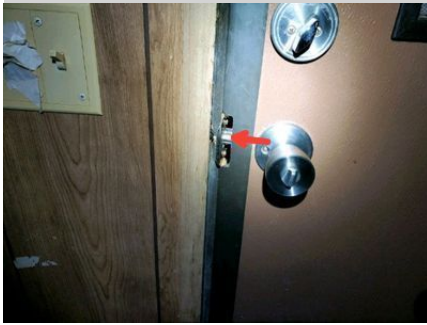
(B2-1.4) Doors



The right side main bedroom door drags, is difficult to open or close, and has no stop to prevent damage to the adjacent wall in the event the door is opened too far. This condition could indicate improper installation or framing movement. The door needs repair-replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.5) Doors

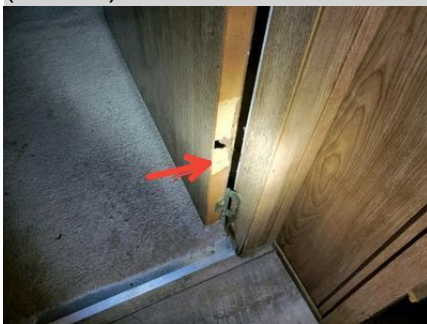
The main entrance door weather-stripping is damaged. The weather-stripping needs repair-replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.6) Doors

The front entrance door is misaligned, does not latch properly, and the lock assembly 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. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.7) Doors

The front entry door threshold is loose, damaged, cracked, deteriorated, and improperly supported. In addition stains on the door frame-floor indicate that the door leaks at the door sill-threshold area. Water penetration can result in hidden damage and undesirable conditions. A general repair specialist or licensed general contractor should be consulted for a complete evaluation to determine the source of the leak, to locate any related damage, and repair as needed.

(B2-1.8) Doors

The main bedroom door is damaged split in the hinge area. The door needs repair-replacement to ensure that the door closes properly and securely. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-1.9) Doors

The main bedroom right side sliding closet doors do not function properly and are difficult to operate, the track was damaged or misaligned. A licensed general contractor should be consulted for further evaluation and repair to ensure proper operation and safe egress.

B2. Exterior: Windows and Doors

B2-2 Windows

IN DE

Location: Main House

Window/Door Type: All Windows

(B2-2.1) Windows



A majority of the windows in this home are in need of further evaluation and repair, the following items were noted at the time of the inspection. A complete evaluation is needed as a repair plan is developed to determine the extent of the damage.

1. Overall poor condition consisting of cracked-damaged sash and frame components.
2. Are stuck and or do not open-operate properly.
3. Poor-damaged weatherstripping.
4. Glazing, glass securing-sealing strips-components loose and damaged.
5. Debris, algae, fungal growth.
6. Damaged-Broken Screens.
7. Adhered tinting film peeling-loose.
8. See other comments for further examples of the observed damage.

Repair-replacement is needed to ensure that the home is secure and protected from air-water penetration. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2-2.2) Windows



This is a photograph of the damaged or loose glazing attachment strips. The vinyl windows have a double glazed insulating sash. These units are manufactured with desiccant filled spacers between the two glass panes that are sealed by a butyl rubber or silicone gasket. The sealant gaskets for several of the windows were noted to be loose and or displaced. This could indicate that the thermal seal has been jeopardized which will allow moisture between the panes, cause a cloudy appearance, and-or reduce the energy efficiency of the window. A general contractor or window specialist should be consulted to evaluate all windows, determine the significance of this concern and make necessary repairs.

(B2-2.3) Windows



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

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

(B2-2.4) Windows



This is a photograph of the tint film applied to the inside surface of the windows that is damaged at various locations throughout the home. This is mentioned for your consideration.

B3. Exterior: Decks, Porches, Stoops, and Balconies

B3-1 Front Screen Porch

IN LT DE

Location: Main House Front

Construction Type: Wood (Wood Surface)

Inspection Limitation(s):

The foundation area of the front porch could not be entered, no access was located. The porch has visible defects that indicate the need for further investigation of the foundation area. Refer to the report statements listed below.

(B3-1.1) Front Screen Porch



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

(B3-1.2) Front Screen Porch



The exterior girders for the wood deck are attached to the support post by a simple nail connection only. This is an uncommon construction method. In general, girders require through bolt connections and or direct bearing at end points to prevent framing movement or failure. A licensed general contractor should be consulted for a complete evaluation and to make necessary for repairs to ensure the stability and durability of the deck.

(B3-1.3) Front Screen Porch



The floor joists for the deck are supported or attached 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. Exterior: Decks, Porches, Stoops, and Balconies

B3-2 Porch: Patio: Deck

IN DE

Location: Residence

Construction Type: Wood: Concrete: Brick

(B3-2.1) Porch: Patio: Deck

The steps for the deck were found to be in poor condition. The following concerns were noted at the time of the inspection:

1. The steps treads were loose and weathered.
2. The steps were not protected by a handrail.
3. The steps have incorrect rise-run.
4. The steps were not properly attached or supported at the deck.
5. The rear deck girder for the left side landing that the left side steps are attached to is sagging and not attached properly to the supporting post.

A licensed general contractor should be consulted for a complete evaluation of the deck step system and to make necessary repairs to ensure safe and functional use of the deck.

(B3-2.2) Porch: Patio: Deck

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

(B3-2.3) Porch: Patio: Deck

The floor joists for the deck are supported or attached 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.

(B3-2.4) Porch: Patio: Deck

The steps for the left side of the rear deck were found to be in poor condition. The following concerns were noted at the time of the inspection:

1. The steps treads were loose and weathered.
2. The steps were not protected by a handrail.
3. The steps have incorrect rise-run.
4. The steps were not properly attached or supported at the deck.
5. The steps are attached to the deck by means of the drop header and not bolts have been installed.

A licensed general contractor should be consulted for a complete evaluation of the deck step system and to make necessary repairs to ensure safe and functional use of the deck.

(B3-2.5) Porch: Patio: Deck

[IRBproUSC241-Porch Improper Slope Standing water-]at crawlspace as mentioned in this report

B4. Exterior: Driveways, Patios, Walks, Retaining

B4-1 Driveway and Walkway

IN DE

Location: Residence

Construction Type: Gravel: Brick

(B4-1.1) Driveway and Walkway



The brick pavers on the front sidewalk are cracked, loose, and covered with algae. The loose bricks have resulted in an uneven walking surface, encouraged water flow toward the home, and has created an opening where water could become trapped resulting in additional damage. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and to make necessary repairs.

(B4-1.2) Driveway and Walkway



The rear sidewalk-patio area is sloped to encourage storm drainage to flow toward the home and into the crawl space. Drainage should be controlled and directed away from the foundation to reduce direct penetration and exposure. A licensed general contractor should be consulted for further evaluation and repair.

B5. Exterior: Vegetation and Grading

B5-1 Grading and Vegetation

IN DE

Location: Front and Rear of Home

(B5-1.1) Grading and Vegetation



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

(B5-1.2) Grading and Vegetation



Standing water noted at rear yard and storage building at time of inspection. Improper drainage is occurring at areas. A licensed general contractor with experience in landscaping and grading should be consulted to evaluate and correct the grading as needed.

C. Roofing

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: 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. Roofing: Coverings

C1-1 Main House

IN DE

Roof Covering Type: Shingles Composite or Fiberglass

(C1-1.1) Main House



Several shingles are missing over the roof surface. The missing shingles could indicate an underlying problem with the shingle installation or the sheathing. A licensed general contractor should be consulted for a complete evaluation of the roofing systems to verify that shingles are installed correctly and to make necessary repairs to ensure the weathertightness of the roof covering system. For additional information refer to the structural section comments 2.12 and 2.13

(C1-1.2) Main House



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

C2. Roofing: Drainage Systems

C2-1 Main House

IN DE

Roof Drainage System Component Type: Gutter

(C2-1.1) Main House



The gutter downspout at the left rear corner is damaged-clogged. Evidence on the bedding areas indicates that the gutters have been overflowing. 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 gutter downspout at the right front porch corner is damaged-clogged. Evidence on the bedding areas indicates that the gutters have been overflowing. 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 downspouts are 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



Standing water was noted in the gutter trays in several locations. This indicates that the gutters are not draining and could indicate improper tray slope, a clogged exits, or downspout extension. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

(C2-1.5) Main House

The gutters full of debris and clogged. Evidence on the bedding areas indicates that the gutters have been overflowing. 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.

C3. Roofing: Flashings, Skylights, Penetrations**C3-1 Main House****IN DE****System or Component Type: Attic Fan****(C3-1.1) Main House**

The attic fan ventilator is corroded, in poor condition, and the seam between it and the roof surface is heavily caulked and no flashing was visible. Heavy caulking is a temporary repair and an indication of a history of leaking. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weathertightness of the roof covering system.

D. Plumbing

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. Plumbing: Main Water Supply**D1-1 Main****IN****Main Water Supply Line Materials:** PVC**Water Supply Type:** Undetermined**Main Water Shut Off Location:** Crawl Space

D2. Plumbing: Water Distribution Systems

D2-1 All Accessible Areas

IN DE

Distribution Line Materials: Polybutylene and Copper

(D2-1.1) All Accessible Areas



This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990 s, it is no longer manufactured in the original formulation as an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

(D2-1.2) All Accessible Areas



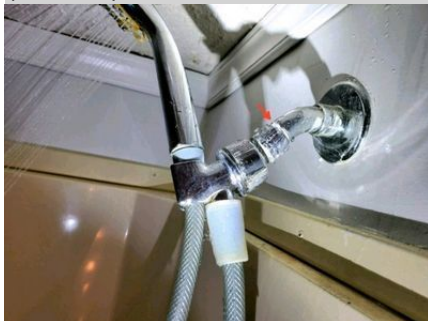
The faucet was noted to be loose and in poor condition. Repair is needed to ensure proper service. A licensed plumbing contractor should be consulted for evaluation repair/replacement.

(D2-1.3) All Accessible Areas



Nonstandard plumbing repairs and moisture stains noted at plumbing supply line at water heater area of residence (applied pipe worm clamp with corrosion present at plumbing coupling). No leaks noted at the time of inspection. This suggests an old or intermittent leak. Recommend subsequent observation and or further evaluation of repairs for adequacy by a qualified plumbing contractor.

(D2-1.4) All Accessible Areas



The shower head piping is dripping in both the hall and main bathrooms. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(D2-1.5) All Accessible Areas

The sink and bathtub drain stoppers were missing and damaged in the hall bathroom. The stopper blocks the flow of water into the drain so the sink or tub can be filled. A licensed plumbing contractor may be needed to replace the drain assembly if this is of concern and repair parts are not available.

D3. Plumbing: Drain, Waste, Vent Systems**D3-1 All Accessible Areas****IN DE****Drain/Waste Trap Line Materials:** Plastic**Drain/Waste/Vent Line Materials:** ABS**(D3-1.1) All Accessible Areas**

The waste line tail piece located under the sink in the hall bathroom is cracked and leaking. The cracked drain components need to be replaced to ensure sanitary conditions. A licensed plumbing contractor should be consulted for evaluation and repair.

(D3-1.2) All Accessible Areas

The main waste line was noted to be holding water and the pipe supports are damaged and corroded. This condition could indicate that the waste line is clogged or not sloped to drain. A licensed plumbing contractor should be consulted for complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

D4. Plumbing: Water Heating Equipment**D4-1 Unit 1****IN****Capacity:** 60 Gallons**Fuel Source:** Gas**Water Heater Location:** Exterior Hut

E. Electrical

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.

Smoke Detectors: Present

Carbon Monoxide Detectors: Present

E1. Electrical: Main Service

E1-1 Underground IN

Grounding Electrode Type: Driven Rod

E3. Electrical: Distribution Panels

E3-1 Distribution Panel IN

Voltage: 120-240 Volts: 1 Phase

Amperage: Undetermined

Service Cable Material: Copper

Location: Bedroom

E3. Electrical: Distribution Panels

E3-2 HVAC Sub Panel IN DE

Location: Exterior (HVAC)

(E3-2.1) HVAC Sub Panel

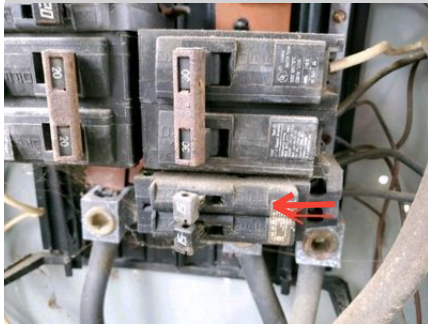


The service breakers in the panel are not properly identified or labeled. Proper labeling ensures adequate service for appliances and sub-panels and the overall safety of system when emergencies occur or repairs are needed. Without proper labels the inspector's ability to evaluate and inspect system is greatly reduced. A licensed electrical contractor should be consulted for a complete evaluation to label all electrical panels, subpanels, and service breakers and verify the compatibility of the configuration.

(E3-2.2) HVAC Sub Panel



Several breakers located in the panel were noted to have visible water marks and corrosion. Evidence suggests a history of water penetration or moisture into the panel which could result in personal injury or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E3-2.3) HVAC Sub Panel

Several breakers in the electrical panel have been added or replaced. The new breakers are of a different brand from the panel enclosure and are not listed on the label of the panel. Breakers must be UL listed and certified for each panel to ensure proper operation. The compatibility of the breakers to the panel needs further evaluation by a licensed electrical contractor to ensure safe and proper operation of the overcurrent protection systems.

(E3-2.4) HVAC Sub Panel

The HVAC electrical service panel cover is installed with the wrong type of fasteners. The door-cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair-replacement of the panel to ensure that it is safe and functioning properly.

E4. Electrical: Branch Circuits, Wiring**E4-1 Main Panel & Service Panels****IN****Wiring Methods: Non-Metallic (Plastic)****E5. Electrical: Light Fixtures, Receptacles, Smoke Detectors****E5-1 Residence****IN DE****(E5-1.1) Residence**

The smoke detector in the hallway did not function when operated with the test button and or standard test methods. The unit should be repaired or replaced to ensure a safe environment.

(E5-1.2) Residence

The receptacles in the hallway and main bedroom are 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.

(E5-1.3) Residence

The receptacles in the kitchen, hall bathroom, and exterior of the home are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5-1.4) Residence

The light fixture located in the main bedroom closet is an incandescent type that poses a fire hazard-risk if it comes in contact with storage items. A licensed electrical contractor should be consulted for replacement of this fixture with one that is designed for a clothes-storage closet.

(E5-1.5) Residence

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

(E5-1.6) Residence

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

F. Heating Systems

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

F1. Heating Systems: Equipment

F1-1 Heating Unit(s)

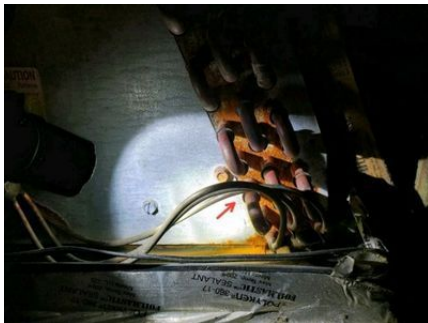
IN LT DE

Inspection Method: Operated, Covers Removed
Energy Source: Electric
Heating Unit Type: Heat Pump: Split System
Location: Exterior: Closet

Inspection Limitation(s):

The system operated and met the requested thermostat settings of 74 degrees (F) for the heating cycle; the unit was not operated in the cooling mode due to winter weather conditions. The temperature variance for room closest to the unit and the outermost room from the unit was 5 degrees. This was thought to be within an acceptable range. This variance was more than typically expected, a complete evaluation by a HVAC contractor is needed.

(F1-1.1) Heating Unit(s)



The heat pump was not operating properly at the time of the inspection. The inside coil-air handler was found to be in poor condition, damaged fins, corrosion, damaged casing. A 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.

F2. Heating Systems: Distribution System

F2-1 Heating Unit(s)

IN

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

(F2-1.1) Heating Unit(s)



Several branch ducts are heavy and filled with debris. The debris reduces the air flow and contaminates the air supply. A 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(s)

The return air filter in the home was found to be clogged. A clogged filter reduces add load to the system that can result in premature failures. A HVAC contractor should be consulted for a complete evaluation and service of the system to ensure reliable and proper operation.

F3. Heating Systems: Gas Piping

F3-1 Fireplace Area

IN

Fuel Storage Tanks (Select): Not Present**G. Cooling Systems**

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the heating and cooling performance, service, and maintenance history of the HVAC system(s).

G1. Cooling Systems: Equipment

G1-1 Cooling Unit(s)

IN LT

Inspection Method: Not Operated, Covers Removed**Energy Source:** Electric**Cooling Unit Type:** Heat Pump: Split System**Location:** Exterior: Closet**Inspection Limitation(s):**

The air conditioning system and components were visually inspected, but not operated due to low exterior temperatures. Winter inspections only include a visual inspection of the air condition system. The home inspector cannot determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the AC systems. If the buyer desires more information concerning the AC system, a HVAC contractor should be consulted for a complete invasive system evaluation.

G2. Cooling Systems: Distribution System

G2-1 Cooling Unit(s)

IN

Distribution System Type: Same as Heating**Access:** Crawl Space

H. Interiors

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

H1. Interiors: General Rooms

H1-1 All Rooms

IN DE

Finished Walls, Ceiling, Floor (Select): Finished Area

Furniture/Storage Present (Select): Yes

Heating and Cooling Source (Select): Heating and Cooling Source Noted

(H1-1.1) All Rooms



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

(H1-1.2) All Rooms



The wall area at the laundry supply was noted to be the damaged. The damage could be related to a leak of the washing machine drain or supply lines which could have resulted in hidden damage. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(H1-1.3) All Rooms

The ceiling 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.

(H1-1.4) All Rooms

The closet was not accessible for inspection due to storage. The inspection of closet walls and ceilings is an important part of a home inspection. The buyer should observe the closet areas after storage has been removed prior to closing, any concerns should be brought to the attention of the inspector for further investigation.

(H1-1.5) All Rooms

Evidence suggests that the ceiling 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.

(H1-1.6) All Rooms

Water stains on the walls coming down from the ceiling indicated a history of a leak. At the time of the inspection, the source of the leak present or past could not be determined. The attic access was limited and the area above this concern could not be investigated. The homeowner should be asked for disclosure related to the history of the leak and past repairs. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(H1-1.7) All Rooms

Stains below the window indicate a history of leaks. Leaking at window locations can allow water into the walls areas and result in hidden damage and undesirable environmental conditions. A leak at a window area can be related to the window unit, the window installation or the adjacent flashings. A licensed general contractor should be consulted for a complete evaluation to determine the source of the leak and make necessary repairs.

H2. Interiors: Kitchens

H2-1 Kitchen

IN DE

Finished Walls, Ceiling, Floor (Select): Finished Area**Heating and Cooling Source (Select):** Heating and Cooling Source Noted

(H2-1.1) Kitchen



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

H3. Interiors: Bathrooms

H3-1 Bathroom: Primary

IN DE

Receptacle Found (Y/N) (Select): Yes**Ventilation (Select):** Ventilation Exhaust Fan Present

(H3-1.1) Bathroom: Primary

The GFCI receptacle for the bathroom/kitchen/exterior/garage did not operate properly when tested. The GFCI is an

I. Insulation & Ventilation

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. Insulation & Ventilation: General

I1-1 Attic: All Accessible

NI DE

Ventilation Type: Undetermined**Insulation Type:** Undetermined

(I1-1.1) Attic: All Accessible

The attic space of the main home is not accessible and there are no apparent intake or exhaust sources for ventilation. Improper ventilation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concern and make necessary repairs.

I1. Insulation & Ventilation: General

I1-2 Crawl Space

NI DE

Ventilation Type: Foundation Vents

Insulation Type: Undetermined

(I1-2.1) Crawl Space



The insulation was concealed under a vapor barrier or bell fabric and is not accessible and there are no apparent intake or exhaust sources for ventilation. See foundation section for concerns including improper ventilation that could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concern and make necessary repairs.

J. Appliances

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. Appliances: Appliances

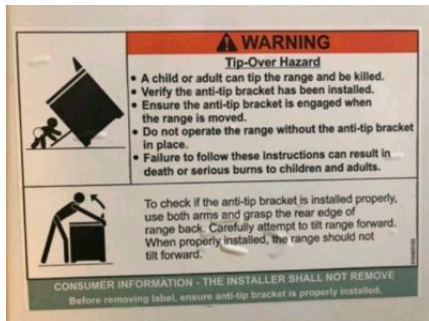
J1-1 Range

IN DE

Inspection Method: Range Oven: Operated

Location: Kitchen

(J1-1.1) Range



The oven/range 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.

(J1-1.2) Range



The wrong selector knob installed at bake or broil selector at kitchen range control panel did not function properly. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

(J1-1.3) Range

The control panel, oven racks, door handle, door seal, light, were found to be damaged, not functional, or in poor condition. An appliance repair specialist should be consulted for further evaluation and repair to ensure proper operation of the appliance.

J1. Appliances: Appliances**J1-2 Range Hood****IN DE****Inspection Method:** Range Hood: Operated**Location:** Kitchen**(J1-2.1) Range Hood**

Range Hood is loose or improperly attached at kitchen area of residence. Rust is noted at metal cabinet of unit. A qualified professional is recommended to evaluate and make any needed repairs or improvements.