

Property Inspection Report

Report Number: HI1234 For The Property Located On:

123 Sample House Sample City, North Carolina 27215



Prepared For Exclusive Use By:

Thomas Gregory n.a, n-a, North Carolina 12345

Report Prepared By: Thomas Gregory, NC: 1394

Inspector Signature:

Date of Inspection: Thursday, June 23, 2022

Time Started: 8:00 AM, Time Completed: 2:00 PM

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

Report Sections / Confirmation of Inspection		
	<u>Legend</u>	
IN	This area or system was visually inspected. The inspection was non-invasive and limited, refer to the redetails, limitations, and recommendations of further evaluation and or repair prior to purchase.	eport for
NI	This area or system was not inspected, refer to the report body and or contract statements for details, li recommendations of further evaluation or recommendations for additional inspection prior to purchase.	mitations, and
LT	The non-invasive inspection of this area or system was significantly limited, refer to the report for details and recommendations of further evaluation and or repair prior to purchase.	s, limitations,
Sum	mary	
Repo	ort Introduction	
Wea	ther Conditions	
Insp	ection Report Body	
A - S	Structural	
A1 - \$	Structural: Foundation	IN/NI LT
(A ²	1 - 1) Main House	IN
A2 - \$	Structural: Columns and Piers	IN/NI LT
(A2	2 - 1) Main House	IN
A3 - \$	Structural: Floor Structure	IN/NI LT
(A:	3 - 1) Main House	IN LT
A4 - 9	Structural: Wall Structure	IN/NI LT
(A4	4 - 1) Interior	IN
A5 - \$	Structural: Ceiling Structure	IN/NI LT
(A	5 - 1) Attic	IN
A6 - \$	Structural: Roof Structure	IN/NI LT
(A)	6 - 1)Main House	IN
B - E	Exterior	
B1 - I	Exterior: Wall Claddings, Flashing, and Trim	IN/NI LT
(B′	1 - 1) Main House Front Accent Areas	IN
(B′	1 - 2)Main House	IN
B3 - I	Exterior: Decks, Porches, Stoops, and Balconies	IN/NI LT
(B:	3 - 1) Deck	IN
(B:	3-2) Porch	IN
B5 - I	Exterior: Vegetation and Grading	IN/NI LT
(B	5 - 1)Retaining Wall	IN
C - R	Roofing	
C1 - I	Roofing: Coverings	IN/NI LT
(C [,]	1 - 1)Main House	IN
D - P	Plumbing	
D1 - I	Plumbing: Water Distribution Systems	IN/NI LT
(D [,]	1 - 1) All Accessible Areas	IN
D2 - I	Plumbing: Drain, Waste, and Vent Systems	IN/NI LT
(D [,]	1 - 1) All Accessible Areas	IN
D3 - I	Plumbing: Water Heating Equipment	IN/NI LT
(D:	3 - 1) Unit 1	IN
E - E	lectrical	

E1 - Electrical: Main Service	IN/NI LT
(E1 - 1) Underground	IN
E2 - Electrical: Main Panels	IN/NI LT
(E1 - 1) Main Panel 1	IN
E3 - Electrical: Distribution Panels	IN/NI LT
(E1 - 1) Distribution Panel 1	IN
H - Interiors	
H1 - Interiors: General Rooms	IN/NI LT
(H1 - 1) All Rooms	IN
J - Built In Appliances	
J - Built In Appliances J1 - Built In Appliances: Equipment	IN/NI LT

Summary

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

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

(A1 - 1.1) Main House



This home has a mechanically ventilated closed crawl space that uses dehumidification equipment for moisture control. Dehumidifiers that are used in closed crawl spaces should be a continuous duty type unit that is permanently installed and provided with a GFCI protected electrical outlet. The light duty unit installed in this home is portable and powered by the use of an extension cord. The general contractor should be consulted to review the installation and make necessary corrections to ensure that the closed crawl space system functions properly. Please note that closed crawl space systems require seasonal inspection and annual maintenance, the buyer should consult the contractor for more information concerning the recommended maintenance schedule and associated warranties.

(A6 - 1) Main House Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From that attic area over the master bedroom area, the members of the hip beam were to be separated. Typically the members should be secure to each other to ensure that they act as a beam. A licensed general contractor should be consulted for a complete evaluation, to determine the significance of this concern, and outline repairs if needed.

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

(B1 - 1.1) Main House Front Accent Areas



Adhered masonry stone-manufactured stone veneer cladding has been installed on this home. An inspection of the visible components suggests that the cladding system may not have been installed in such a way as to ensure that the cladding is a weather-resistant system that protects the wall assembly from excessive water penetration, condensation, and or water accumulation. At the time of inspection, the following concerns were noted and in need of further evaluation:

- A weep system was not observed either at the base of the framed walls or at the termination of the veneer.

- A weep system was not observed at transitional intersections with adjacent cladding materials and trim.

- Transitional flashing, drip screed, and sealant details were not observed for window and door openings.

- Standard clearances, transitional flashing, weep screed, and sealant details were not observed for at intersections with roof covering materials

- Standard clearance, flashing and sealant details were not observed at boxing areas, eaves and rakes.

- Standard flashing and sealant details were not observed at wall penetrations for light fixtures, receptacle boxes, or dryer duct exit.

Additional concerns related to the installation are listed below:

- Clearances were not maintained between stone cladding and the ground and-or paved surfaces to prevent wicking and frost heave problems.

- Clearances were not maintained between stone cladding and roofing materials to allow for proper drainage and future roof repairs and-or replacement.

The installation of the stone cladding should be evaluated by a licensed general contractor and repaired as needed to correct any possible water penetration issues and verify that the stone cladding is installed to the specific installation requirements of the North Carolina State Building Code: Residential Code and -or the Masonry Veneer Manufacturer-s Association (MVMA). Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection.

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

(B1 - 2.1) Main House



The exterior of the home was noted to have several loose siding boards. The loose siding boards can indicate improper installation, failure of the fasteners, and or problems with the sheathing. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to evaluate the siding installation, the condition of the underlayment, and to correct the loose boards to ensure the weathertightness of the system.

(B3 - 1) Deck, Location: Main House Rear Summary - Exterior: Decks, Porches, Stoops, Balconies (Defects, Comments, and Concerns):

(B3 - 1.1) Deck



The deck surface boards are loose in a few areas. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs to ensure the boards are secure to prevent cupping and possible trip hazards.

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

review the steps and repair as needed to ensure safe access and egress.

(B3 - 2.1) Porch



(B3 - 2.2) Porch



The stones tiles on the porch pad are loose. The loose tiles have resulted in an uneven walking surface and created openings where water could enter the foundation area. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and to make necessary repairs.

The steps at the entrance of the home have a noticeable variance in the height of the first step and nosing projection. 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

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

(B5 - 1.1) Retaining Wall



On the backside of the home the area behind the retaining wall adjoins the neighbors fence. The slope between the two lots adjacent to the retaining walls system is covered with large rocks, however, evidence of drainage and erosion were noted. A licensed general contractor with experience with lot grading should be consulted for a complete evaluation to determine the significance of this concern and repair as needed.

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

(C1 - 1.1) Main House



From the exterior of the home, the roof surface has visible ridges or high spots that correspond to the horizontal seams of the roof sheathing. The raised 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.

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

(D3 - 1.1) Unit 1



Manufacturer: State

Serial Number: VA6709737DV

Model Number: DV3F87Jk

Date: 02-2019

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

(E2 - 1.1) Main Panel 1



The service breaker and conductor identified for the subpanel are compatible but undersized for the subpanel. This configuration de- rates the 200 amp subpanel rating to 100 amps. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system to ensure that it is capable of handling the imposed loads.

(E3 - 1) Distribution Panel 1, Location: Garage Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel 1



Photo of Sub Panel located in garage

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

(J1 - 1.1) Dishwasher



The door for the dishwasher is difficult to latch. If the door latch is not completely engaged the dishwasher will not function properly. An appliance repair specialist should be consult for a complete evaluation and repair/replacement of the dishwasher.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. Home Inspections for new homes should be considered preliminary. The home cannot be fully inspected until it has been placed under normal loading and all systems and components have been used. The buyer should request a second inspection within the first year of service. The word "inspect" per the home inspection standard or practice 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 repaired 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 evaluations. 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.

Inspection Weather Conditions

Temperature: 72 Deg. F

Weather Conditions: Clear - Sunny

Inspection Report Body

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

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

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

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

(A1 - 1) Main House Structural: Foundation

IN/NI LT

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

IN/NI LT

IN LT

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

(A1 - 1.1) Main House



This home has a mechanically ventilated closed crawl space that uses dehumidification equipment for moisture control. Dehumidifiers that are used in closed crawl spaces should be a continuous duty type unit that is permanently installed and provided with a GFCI protected electrical outlet. The light duty unit installed in this home is portable and powered by the use of an extension cord. The general contractor should be consulted to review the installation and make necessary corrections to ensure that the closed crawl space system functions properly. Please note that closed crawl space systems require seasonal inspection and annual maintenance, the buyer should consult the contractor for more information concerning the recommended maintenance schedule and associated warranties.

(A2 - 1) Main House	IN/NI LT
Structural: Columns and Piers	IN
Column/Pier Type: Pier: Crawl Space	

Column/Pier Materials: Block

(A3 - 1) Main House Structural: Floor Structure

Sub-Floor Type: OSB

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

Limitation(s): Floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members, however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

(A4 - 1) Interior	IN/NI LT
Structural: Wall Structure	IN

Wall Structure Type: Finished Areas: Not Accessible

(A5 - 1) Attic	IN/NI LT
Structural: Ceiling Structure	IN
Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood	

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

(A6 - 1) Main House Structural: Roof Structure	IN/NI LT
	IN

Roof Style/Type: Hip Roof Sheathing Type: OSB Rafter & Beam Types: Dimensional Lumber: Standard Construction

(A6 - 1) Main House Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From that attic area over the master bedroom area, the members of the hip beam were to be separated. Typically the members should be secure to each other to ensure that they act as a beam. A licensed general contractor should be consulted for a complete evaluation, to determine the significance of this concern, and outline repairs if needed.

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

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

(B1 - 1) Main House Front Accent Areas	IN/NI LT
Exterior: Wall Cladding	IN

Wall Cladding Type: Manufactured Stone Veneer *Trim Type:* Composite

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

(B1 - 1.1) Main House Front Accent Areas



Adhered masonry stone-manufactured stone veneer cladding has been installed on this home. An inspection of the visible components suggests that the cladding system may not have been installed in such a way as to ensure that the cladding is a weather-resistant system that protects the wall assembly from excessive water penetration, condensation, and or water accumulation. At the time of inspection, the following concerns were noted and in need of further evaluation:

- A weep system was not observed either at the base of the framed walls or at the termination of the veneer.

- A weep system was not observed at transitional intersections with adjacent cladding materials and trim.

- Transitional flashing, drip screed, and sealant details were not observed for window and door openings.

- Standard clearances, transitional flashing, weep screed, and sealant details were not observed for at intersections with roof covering materials

- Standard clearance, flashing and sealant details were not observed at boxing areas, eaves and rakes.

- Standard flashing and sealant details were not observed at wall penetrations for light fixtures, receptacle boxes, or dryer duct exit. Additional concerns related to the installation are listed below:

- Clearances were not maintained between stone cladding and the ground and-or paved surfaces to prevent wicking and frost heave problems.

- Clearances were not maintained between stone cladding and roofing materials to allow for proper drainage and future roof repairs and-or replacement.

The installation of the stone cladding should be evaluated by a licensed general contractor and repaired as needed to correct any possible water penetration issues and verify that the stone cladding is installed to the specific installation requirements of the North Carolina State Building Code: Residential Code and -or the Masonry Veneer Manufacturer-s Association (MVMA). Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection.

(B1 - 2) Main House Exterior: Wall Cladding

IN/NI LT

Wall Cladding Type: Wood Plank OSB Trim Type: Composite

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

(B1 - 2.1) Main House



The exterior of the home was noted to have several loose siding boards. The loose siding boards can indicate improper installation, failure of the fasteners, and or problems with the sheathing. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to evaluate the siding installation, the condition of the underlayment, and to correct the loose boards to ensure the weathertightness of the system.

(B3 - 1) Deck	IN/NI LT
Exterior: Decks, Porches, Stoops, and Balconies	IN
Structure Type: Wood (Wood Surface Painted)	

Structure Type: Wood (Wood Surface Painted *Location:* Main House Rear

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

(B3 - 1.1) Deck



The deck surface boards are loose in a few areas. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs to ensure the boards are secure to prevent cupping and possible trip hazards.

(B3 - 2) Porch	IN/NI LT
Exterior: Decks, Porches, Stoops, and Balconies	IN

Structure Type: Stone Veneer (Masonry Surface) *Location:* Main House Front

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

(B3 - 2.1) Porch



The steps at the entrance of the home have a noticeable variance in the height of the first step and nosing projection. 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 - 2.2) Porch



The stones tiles on the porch pad are loose. The loose tiles have resulted in an uneven walking surface and created openings where water could enter the foundation area. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and to make necessary repairs.

(B5 - 1) Retaining Wall	IN/NI LT
Exterior: Vegetation and Grading	IN

Location: Main House Right Rear

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

(B5 - 1.1) Retaining Wall



On the backside of the home the area behind the retaining wall adjoins the neighbors fence. The slope between the two lots adjacent to the retaining walls system is covered with large rocks, however, evidence of drainage and erosion were noted. A licensed general contractor with experience with lot grading should be consulted for a complete evaluation to determine the significance of this concern and repair as needed.

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

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

C - Roofing Section (Roof Covering Inspection Methods):

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

(C1 - 1) Main House	IN/NI LT
Roofing: Coverings	IN

Roof Covering Type: Shingles Composite or Fiberglass

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

(C1 - 1.1) Main House

From the exterior of the home, the roof surface has visible ridges or high spots that correspond to the horizontal seams of the roof sheathing. The raised 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.

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

Main Water Shut-Off Location: Crawl Space

Water Supply Type: Undetermined

Water Supply Piping Materials: PEX

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

(D1 - 1) All Accessible Areas	IN/NI LT
Plumbing: Water Distribution Systems	IN
Piping Materials: PEX	
(D2 - 1) All Accessible Areas Plumbing: Drain, Waste, and Vent Systems	IN/NI LT
	IN
Piping Materials: PVC, Traps- Plastic	
(D3 - 1) Unit 1	IN/NI LT
Plumbing: Water Heating Equipment	IN
Location: Garage Closet	

Location: Garage Closet Capacity: Tankless Energy Source: Gas-Natural

IN/NI LT

IN

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

(D3 - 1.1) Unit 1



Manufacturer: State Serial Number: VA6709737DV Model Number: DV3F87Jk Date: 02-2019

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

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

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

Smoke Detectors are Present in this Home Carbon Monoxide Detectors are Present in this Home

(E1 - 1) Underground Electrical: Main Service

Grounding Electrode: Driven Rod

(E2 - 1) Main Panel 1	IN/NI LT
Electrical: Main Panels	IN

Location: Exterior Amperage Rating: 200 Amps Voltage Rating: 120-240 Volts: 1 Phase Service Cable Material: Aluminum

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

(E2 - 1.1) Main Panel 1



The service breaker and conductor identified for the subpanel are compatible but undersized for the subpanel. This configuration derates the 200 amp subpanel rating to 100 amps. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system to ensure that it is capable of handling the imposed loads.

(E3 - 1)	Distribution Pa	inel 1
Electrica	I: Distribution F	anels

IN/NI LT

Location: Garage Amperage Rating: 100 Amps Voltage Rating: 120-240 Volts: 1 Phase Service Cable Material: Aluminum

(E3 - 1) Distribution Panel 1 Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel 1



Photo of Sub Panel located in garage

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

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

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

The air conditioning/heat pump system(s) were visually inspected and unless otherwise noted operated only in the cooling cycle(s). All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. The system outputs are evaluated based on typical HVAC system design specifications of 75 degrees Fahrenheit (F) interior temperatures on 90-degree Fahrenheit (F) days. Determining system performance for extreme weather days or consumer desire for room temperatures below 75 degrees Fahrenheit (F) is beyond the scope of the home inspection. Comfort levels vary from person to person and therefore are not the focus of a home inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

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

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

(H1 - 1) All Rooms Interiors: General Rooms

IN/NI LT

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area] Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

IN/NI LT

IN

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

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

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

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

(J1 - 1) Dishwasher Built In Appliances: Equipment

Location: Kitchen

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

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

(J1 - 1.1) Dishwasher



The door for the dishwasher is difficult to latch. If the door latch is not completely engaged the dishwasher will not function properly. An appliance repair specialist should be consult for a complete evaluation and repair/replacement of the dishwasher.