



## Property Inspection Report

**Report Number: 20230301JF1**

**For The Property Located On:**

123 Main St.  
Raleigh, North Carolina 27604



**Prepared For Exclusive Use By:**

Sample Report

**Prepared By: Jorge Felix, NC 3873**

**Date of Inspection: Wednesday, March 1, 2023**

**Time Started: 9:00 AM, Time Completed: 11:30 AM**

This report was prepared for the exclusive use of the client named above.

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## Report Sections / Confirmation of Inspection

### Legend

- IN** This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NI** This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.
- LT** The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

### Summary

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## Summary

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

### (A1 - 1) Main House

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

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



In the crawl space, the foundation walls under the front porch area was wet and the soil adjacent to the foundation was muddy from direct water penetration. 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. 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.

### (A2 - 1) Main House

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

##### (A2 - 1.1) Main House



The "Dry Stacked" columns located under the front porch were not securely fastened at the top or bottom of the columns. Lateral bracing or fastening of the column base reduces the probability of column movement when impacted or exposed to loading. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

### (A5 - 1) Attic

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

##### (A5 - 1.1) Attic



The attic ladder was found to be in poor condition; a top screw was disconnected. The ladder needs repair to prevent a safety or fall hazard. A licensed general contractor should be consulted for a complete evaluation and make necessary repairs.

## **(A6 - 1 ) Main House**

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

#### **(A6 - 1.1 ) Main House**



In the attic, the roof sheathing above the living room and dinning room had areas of discoloration that appeared to be the result of roof leakage. Moisture meter testing showed no elevated moisture levels in affected areas at the time of the inspection. Either the source of the leak has been corrected, or the lack of recent rain may has allowed sufficient time for the sheathing to dry. Owner disclosure is recommended and/or invasive inspection by a licensed roofing contractor to ensure the weathertightness of the roof shingles.

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

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

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



This home has Hardboard Siding. Many homes built between 1970 and the 1990's were sided with this composite type siding. Over the years there have been class actions lawsuits related to claims of improperly manufactured siding and problems with decay. The problems were accelerated due to the limited life expectancy of this siding material; most products were warrantied only for 20 to 25 years. Hardboard siding naturally absorbs water when not protected and improper maintenance can result in siding decay and hidden damage. With proper sealant application and regular paint maintenance, this process can be controlled and kept at a safe level for many homes. However, improperly manufactured, maintained, and or installed hardboard siding can undergo serious deterioration that can result in the need to replace the siding as well require repairs to the underlying structure. The siding for this home was found to be in fair condition. Siding boards were noted to have swollen edges, swollen nail spots, and decay in adjacent trim pieces around the perimeter of the home. The visible exterior decay could also indicate damage to the substrate and underlying framing. A licensed general contractor should be consulted for a complete evaluation to determine the extent of the damage to the siding, trim, and underlying components and to make necessary repairs.

#### **(B1 - 1.3 ) Main House**



The wood trim pieces for the siding system are decayed at several corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

**(B2 - 1 ) Windows , Location: Main House**

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

**(B2 - 1.1 ) Windows**



Several windows around the home have soft and decayed wood in the sill, trim, and/or sash area. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be inspected for similar damage as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

**(B2 - 1.2 ) Windows**



The glass windows in the home are single pane glass typical for the era of the home. A few panes throughout the home were noted to be cracked. Single pane windows are easily broken and can result in serious injury for children. A window restoration specialist or licensed general contractor should be consulted to determine the extent of the damage and make necessary repairs.

**(B2 - 1.3 ) Windows**



A rear living room window will not remain in the open position and may drop suddenly when opened. Repair is needed to ensure proper function of the window. A licensed general contractor should be consulted for evaluation and repair.

**(B2 - 2) Doors , Location: Main House**

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

**(B2 - 2.1) Doors**



The front entry door reveals daylight at the door frame when latched. This can cause some heat loss in the winter and loss of cool air in the summer if not corrected. A qualified person should repair or replace as needed.

**(B2 - 2.2) Doors**



The left exterior door (Garage area) has soft and decayed wood in the frame area. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

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

**(B3 - 1.1) Porch**



The guardrails to the front porch steps were loose and present a safety/fall hazard. Repair is needed to prevent further damage. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

**(B3 - 2 ) Deck , Location: Main House Rear**

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

**(B3 - 2.1 ) Deck**



The area under the rear deck was not accessible for inspection. Its recommended to create an access point and have the area properly inspected prior to closing to ensure safe use of the deck area.

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

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

**(B4 - 1.1 ) Driveway**



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

**(B5 - 2 ) Vegetation, Location: Main House**

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

**(B5 - 2.1 ) Vegetation**



Tree limbs may decrease the life-span of siding and roof material. The tree limbs that are in contact with/near the roof and eaves areas around the home should be trimmed. A qualified person should be consulted for evaluation and repair.

**(C1 - 1 ) Main House**

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

**(C1 - 1.1 ) Main House**



Installation of TV satellite receivers is not recommended on the roof. The installation requires for the roof shingles to be damaged. Further evaluation is needed to determine the significance of this concern. A licensed roofing contractor should be consulted for evaluation and repair as needed to ensure the weathertightness of the roof.

**(C2 - 1 ) Main House, System Type: Standard Tray System**

**Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):**

**(C2 - 1.1 ) Main House**



The gutters were full of debris in some areas, and need to be cleaned. Debris in gutters can conceal rust, deterioration, or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

**(C2 - 1.2 ) Main House**



The front left downspout needs an extension to carry water away from the foundation of the home. The current configuration has the downspouts draining into the foundation of the home. A licensed, general contractor should be consulted for evaluation and repair.

**(C2 - 1.3 ) Main House**



Several gutter downspouts were piped underground and had visible damaged . Some of the downspouts exits were not located or verified. Evidence in the bedding area and at the roof eave level suggests 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 to locate and verify the downspout extension and to make necessary repairs.

**(C3 - 1 ) Main House, System Type: Above exterior widows and doors**

**Summary - Roofing: Flashings, Skylights, Penetrations (Defects, Comments, and Concerns):**

**(C3 - 1.1 ) Main House**



At the time of the inspection, the exterior windows and doors appeared to have no flashing installed above the opening and were dependent upon sealant to prevent moisture intrusion. Because sealants will eventually dry, shrink and crack, leaving the home exposed to possible moisture intrusion, sealant-dependent areas should be examined on an annual basis and sealant re-applied as necessary. Further evaluation is needed to determine the significance of this concern. A licensed general contractor should be consulted for evaluation and repair as needed to ensure the weathertightness of the cladding system.

**(D1 - 1 ) All Accessible Areas**

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

**(D1 - 1.2 ) 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 ) All Accessible Areas

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

#### (D2 - 1.1 ) All Accessible Areas



The main waste line is leaking under the first floor half bathroom area in the crawlspace. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

#### (D2 - 1.2 ) All Accessible Areas



A main vent for the plumbing system has been repaired in the attic. The repair does not comply with typical contractor repair. The upper section of the pipe acts as a vent for waste gases, the lower section of the pipe that carries waste water to the main system. If the main pipe is not installed properly the sewer gases can enter the home or water intrusion, from rain, may happen. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and to make necessary repairs.

## (D3 - 1 ) Water Heater, Location: Garage

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

#### (D3 - 1.3 ) Water Heater



The gas line for the water heater was not installed with a sediment trap in the line to prevent debris from entering the gas valve. This creates a safety issue that could result in personal injury or property damage if not corrected. A HVAC or plumbing contractor should be consulted for further evaluation and repair.

## (E2 - 1 ) Main Panel

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

#### (E2 - 1.2 ) Main Panel



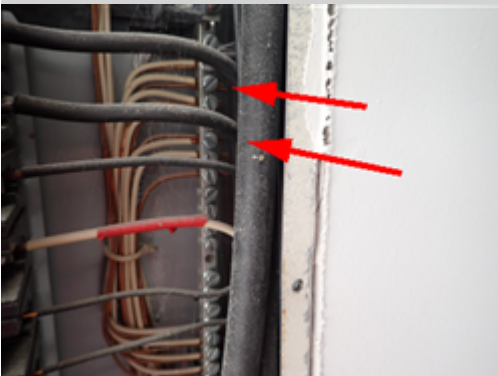
The main electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must 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.

#### (E2 - 1.3 ) Main 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 the 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, and the main service disconnect.

#### (E2 - 1.4 ) Main Panel



The ground/neutral bus bar for the main electrical panel has several double taps where two neutral conductors are connected together under one screw. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete evaluation and to make necessary repairs.

### **(E5 - 1 ) Main House**

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

##### **(E5 - 1.1 ) Main House**



The receptacles under the kitchen sink and garage area were missing the cover faceplate. A missing receptacle cover could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

### **(E5 - 2 ) Exterior**

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

##### **(E5 - 2.1 ) Exterior**



The left exterior light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

##### **(E5 - 2.2 ) Exterior**



The doorbell as tested from the main entrance and found not to be functional. A general repair specialist should be consulted for evaluation and repair.

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

**(F1 - 2.3 ) Heating Unit (Second floor unit)**



The attic furnace flue was in contact with the wood roof sheathing. Per installation instructions the flue should have a one inch clearance from combustible. This condition creates a fire hazard in need of repair as soon as possible. A licensed HVAC contractor should be consulted for further evaluation and repair as needed to ensure safe and reliable service of the HVAC unit.

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

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



Debris was noted inside the ducts. Debris can reduce air flow and contaminate the air supply. An HVAC contractor should be consulted for a complete evaluation to ensure reliable and proper operation of the HVAC system.

**(F2 - 2 ) Heating Unit #2, *Access: Attic***  
**Summary - Heating: Distribution Systems (Defects, Comments, and Concerns):**

**(F2 - 2.1 ) Heating Unit #2**



An attic duct above the second floor hallway bathroom was disconnected and in need of repair/replacement. An HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.

## **(F3 - 2 ) Garage**

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

#### **(F3 - 2.1 ) Garage**



This home has corrugated stainless steel gas lines. This gas line has specific installation requirements related to required bending allowances, support, protection, and electrical bonding to ensure safe conditions. The electrical bonding is typically required to prevent damage from electrical storms in the event of a lightning strike. During the home inspection the bonding attachment could not be located. An electrical contractor should be consulted for a complete evaluation of the CSST installation and to verify the presence of electrical bonding.

## **(G1 - 2 ) Cooling Unit #2, Location: Exterior: Attic**

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

#### **(G1 - 2.3 ) Cooling Unit #2**



The outside compressor/coil unit for the AC system is not level. The system should be level to ensure proper and reliable operation of the system. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

#### **(G1 - 2.4 ) Cooling Unit #2**



The electrical turn off for the exterior HVAC unit is not secure where it is attached to the wall of the home. This condition presents a safety hazard that could result in serious personal injury and or property damage. The electrical panel cover was not removed and the inspection was not completed. 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.

### **(H3 - 1 ) First floor half bathroom**

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

##### **(H3 - 1.1 ) First floor half bathroom**



The first floor half bathroom toilet was not secured tightly to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

##### **(H3 - 1.2 ) First floor half bathroom**



The first floor half bathroom sink counter top was loose. repair is needed to prevent further damage. A licensed general contractor should be consulted for evaluation and repair as needed.

### **(H3 - 2 ) Second floor master bathroom**

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

##### **(H3 - 2.1 ) Second floor master bathroom**



The master bathroom shower wall was missing caulking at the bottom of the wall where it meets the floor. The area leaks when the shower is in use. Repair is needed to ensure proper operation of the shower. A licensed general contractor should repair as needed.

### (H3 - 2.2 ) Second floor master bathroom



The master bathroom tub was loose. Repair is needed to prevent further damage. A licensed general contractor should repair as needed to ensure proper operation of the tub.

### (H3 - 2.3 ) Second floor master bathroom



Skylights have a high probability of leaking due to high drainage exposure at their intersection with the roof line and need to be inspected and maintained annually. At the time of the inspection stains were noticed around the master bathroom skylight area. A licensed roofing contractor should be consulted to evaluate the installation, and flashing of the skylight.

## (H4 - 1 ) Garage

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

#### (H4 - 1.1 ) Garage



The garage door needs adjustment and repair. The electronic eyes were not present at the time of the inspection. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

#### (H4 - 1.2 ) Garage



The garage floor has several cracks that may need to be sealed to prevent further damage. The crack may be caused by settlement. The buyer should review the area of concern. If additional concerns or questions are present, an invasive inspection and repair will be needed by a structural engineer.

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

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

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



The rear left attic light fixture was not tested because the bulbs have been broken off in the sockets. This presents a hazardous condition. The broken bulb socket need to be removed and the fixture verified to operate properly. A general repair specialist should be consulted.

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

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

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



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

### **(I1 - 1 ) Attic: Main House**

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

##### **(I1 - 1.1 ) Attic: Main House**



A section of insulation in the attic is missing. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

### (I1 - 1.2 ) Attic: Main House



In the attic, the interior wall had areas of discoloration and damage that appeared to be the result of water intrusion under the left gable vent area. Moisture meter testing showed no elevated moisture levels in affected areas at the time of the inspection. Either the source of the leak has been corrected, or the lack of recent rain may have allowed sufficient time for the sheathing to dry. Owner disclosure is recommended and/or invasive inspection by a licensed roofing contractor to ensure the weathertightness of the roof shingles.

### (I1 - 2 ) Crawl Space

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

#### (I1 - 2.1 ) Crawl Space



A sump pump have been installed in the crawl space to control direct water penetration. At the time of the inspection, the sump basin was full of water indicating that the sump pump system was not functioning. Standing water in the crawl space can result in elevated moisture levels, damage to the foundation and undesirable conditions. A licensed general contractor with experience in crawl space drainage should be consulted for a complete evaluation of the foundation drainage and to make necessary repairs to ensure that crawl space drainage and or moisture issues are corrected.

### (J1 - 1 ) Dishwasher, *Location: Kitchen*

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

#### (J1 - 1.1 ) Dishwasher



The dishwasher did not fill when requested to operate through the normal cycle. The dishwasher and the related plumbing systems need further evaluation and repair to ensure sanitary and proper operation. An appliance repair specialist should be consulted.

**(J1 - 2 ) Garbage Disposal, *Location: Kitchen***

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

**(J1 - 2.1 ) Garbage Disposal**



The disposal was loud and vibrated when operated. Appliances should be repaired and inspected prior to purchase to ensure safe and proper operation. An appliance repair specialist should be consulted for full evaluation and repair.

**(J1 - 4 ) Range: Gas, *Location: Kitchen***

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

**(J1 - 4.1 ) Range: Gas**



The burners for the gas range failed to turn on. Further evaluation is needed to determine the significance of this concern. A qualified technician should be consulted for evaluation and repair as needed.

## Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word "inspect" means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

## Inspection Weather Conditions

*Temperature:* 55 Deg. F  
*Weather* Partly Cloudy  
*Conditions:*

## 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

IN

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

**(A1 - 1) Main House**

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

**(A1 - 1.1) Main House**



In the crawl space, the foundation walls under the front porch area was wet and the soil adjacent to the foundation was muddy from direct water penetration. 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. 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 - 2) Garage**

**Structural: Foundation**

IN/NI LT

IN

**Foundation Type:** Slab: Brick Perimeter

**Foundation Materials:** Slab (Undetermined)

**(A2 - 1) Main House**

**Structural: Columns and Piers**

IN/NI LT

IN

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

**Column/Pier Materials:** Block: Brick

**(A2 - 1) Main House**

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

**(A2 - 1.1) Main House**



The "Dry Stacked" columns located under the front porch were not securely fastened at the top or bottom of the columns. Lateral bracing or fastening of the column base reduces the probability of column movement when impacted or exposed to loading. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

**(A3 - 1) Main House**

**Structural: Floor Structure**

IN/NI LT

IN

**Sub-Floor Type:** OSB

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

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

**(A4 - 1) Interior**

**Structural: Wall Structure**

IN/NI LT

IN

LT

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

**Limitation(s):** The wall and ceiling structures are not visible for inspection or reporting a structural description.

**(A5 - 1 ) Attic**  
**Structural: Ceiling Structure**

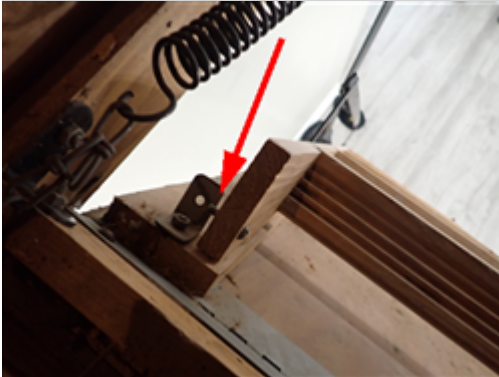
IN/NI LT

IN

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

**(A5 - 1 ) Attic**  
**Structural: Ceiling Structure (Defects, Comments, and Concerns):**

**(A5 - 1.1 ) Attic**



The attic ladder was found to be in poor condition; a top screw was disconnected. The ladder needs repair to prevent a safety or fall hazard. A licensed general contractor should be consulted for a complete evaluation and make necessary repairs.

**(A6 - 1 ) Main House**  
**Structural: Roof Structure**

IN/NI LT

IN

*Roof Style/Type:* Combination: Gable: Hip: Shed  
*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**



In the attic, the roof sheathing above the living room and dinning room had areas of discoloration that appeared to be the result of roof leakage. Moisture meter testing showed no elevated moisture levels in affected areas at the time of the inspection. Either the source of the leak has been corrected, or the lack of recent rain may has allowed sufficient time for the sheathing to dry. Owner disclosure is recommended and/or invasive inspection by a licensed roofing contractor to ensure the weathertightness of the roof shingles.

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

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

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

IN/NI LT

IN

**Wall Cladding Type:** Hardboard Horizontal  
**Trim Type:** Wood Clad

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

**(B1 - 1.1) Main House**



This home has Hardboard Siding. Many homes built between 1970 and the 1990's were sided with this composite type siding. Over the years there have been class actions lawsuits related to claims of improperly manufactured siding and problems with decay. The problems were accelerated due to the limited life expectancy of this siding material; most products were warrantied only for 20 to 25 years. Hardboard siding naturally absorbs water when not protected and improper maintenance can result in siding decay and hidden damage. With proper sealant application and regular paint maintenance, this process can be controlled and kept at a safe level for many homes. However, improperly manufactured, maintained, and or installed hardboard siding can undergo serious deterioration that can result in the need to replace the siding as well require repairs to the underlying structure. The siding for this home was found to be in fair condition. Siding boards were noted to have swollen edges, swollen nail spots, and decay in adjacent trim pieces around the perimeter of the home. The visible exterior decay could also indicate damage to the substrate and underlying framing. A licensed general contractor should be consulted for a complete evaluation to determine the extent of the damage to the siding, trim, and underlying components and to make necessary repairs.

**(B1 - 1.2) Main House**



Additional Photograph: This is a photograph of rear siding damage.

**(B1 - 1.3) Main House**



The wood trim pieces for the siding system are decayed at several corner locations. The corner trim provides a finished edge for siding and protects the underlying sheathing. Decay of the corner trim can allow water to enter behind the siding and result in damage to the framing. A licensed general contractor should be consulted for an invasive inspection to determine the extent of the damage to underlying components and make necessary repairs to ensure the weathertightness of the cladding system.

**(B2 - 1) Windows**  
**Exterior: Windows and Doors**

IN/NI LT

IN

*Window/Door Type:* Window: Single Hung (Wood framing)

*Location:* Main House

**(B2 - 1) Windows**  
**Exterior: Windows and Doors (Defects, Comments, and Concerns):**

**(B2 - 1.1) Windows**



Several windows around the home have soft and decayed wood in the sill, trim, and/or sash area. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be inspected for similar damage as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

**(B2 - 1.2) Windows**



The glass windows in the home are single pane glass typical for the era of the home. A few panes throughout the home were noted to be cracked. Single pane windows are easily broken and can result in serious injury for children. A window restoration specialist or licensed general contractor should be consulted to determine the extent of the damage and make necessary repairs.

### (B2 - 1.3 ) Windows



A rear living room window will not remain in the open position and may drop suddenly when opened. Repair is needed to ensure proper function of the window. A licensed general contractor should be consulted for evaluation and repair.

### (B2 - 2 ) Doors

#### Exterior: Windows and Doors

IN/NI LT

IN

*Window/Door Type:* Door: Single doors

*Location:* Main House

### (B2 - 2 ) Doors

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

#### (B2 - 2.1 ) Doors



The front entry door reveals daylight at the door frame when latched. This can cause some heat loss in the winter and loss of cool air in the summer if not corrected. A qualified person should repair or replace as needed.

#### (B2 - 2.2 ) Doors



The left exterior door (Garage area) has soft and decayed wood in the frame area. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

### (B3 - 1 ) Porch

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

IN/NI LT

IN

*Structure Type:* Masonry (Concrete Surface)

*Location:* Main House Front

### (B3 - 1 ) Porch

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

##### (B3 - 1.1 ) Porch



The guardrails to the front porch steps were loose and present a safety/fall hazard. Repair is needed to prevent further damage. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

### (B3 - 2 ) Deck

IN/NI LT

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

IN LT

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

**Location:** Main House Rear

**Limitation(s):** We were unable to fully observe the rear deck flashing, if any. Much of the flashing was covered by other materials and was not visible. Flashing that is not properly installed and properly integrated with other flashing, such as door flashing, can leak. Such leaks can go undetected and damage can occur. Damaged materials can contribute to possible structure collapse, causing injury. We recommend evaluation by a qualified contractor, if you wish additional information about the condition of the deck flashing. Destructive evaluation will probably be required.

### (B3 - 2 ) Deck

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

##### (B3 - 2.1 ) Deck



The area under the rear deck was not accessible for inspection. Its recommended to create an access point and have the area properly inspected prior to closing to ensure safe use of the deck area.

### (B4 - 1 ) Driveway

IN/NI LT

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

IN

**Construction Type:** Concrete

**Location:** Main House Front

**(B4 - 1 ) Driveway**

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

**(B4 - 1.1 ) Driveway**



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

**(B5 - 1 ) Grading**

**Exterior: Vegetation and Grading**

IN/NI LT

IN

**Location:** Addition Front

**(B5 - 2 ) Vegetation**

**Exterior: Vegetation and Grading**

IN/NI LT

IN

**Location:** Main House

**(B5 - 2 ) Vegetation**

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

**(B5 - 2.1 ) Vegetation**



Tree limbs may decrease the life-span of siding and roof material. The tree limbs that are in contact with/near the roof and eaves areas around the home should be trimmed. A qualified person should be consulted for evaluation and repair.

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

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

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

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

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

IN/NI LT

IN

**Roof Covering Type:** Shingles/Composite/Fiberglass

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

#### (C1 - 1.1) Main House



Installation of TV satellite receivers is not recommended on the roof. The installation requires for the roof shingles to be damaged. Further evaluation is needed to determine the significance of this concern. A licensed roofing contractor should be consulted for evaluation and repair as needed to ensure the weathertightness of the roof.

### (C2 - 1) Main House Roofing: Drainage Systems

IN/NI LT

IN

**System Type:** Standard Tray System

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

**(C2 - 1.1 ) Main House**



The gutters were full of debris in some areas, and need to be cleaned. Debris in gutters can conceal rust, deterioration, or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

**(C2 - 1.2 ) Main House**



The front left downspout needs an extension to carry water away from the foundation of the home. The current configuration has the downspouts draining into the foundation of the home. A licensed, general contractor should be consulted for evaluation and repair.

**(C2 - 1.3 ) Main House**



Several gutter downspouts were piped underground and had visible damaged . Some of the downspouts exits were not located or verified. Evidence in the bedding area and at the roof eave level suggests 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 to locate and verify the downspout extension and to make necessary repairs.

**(C3 - 1 ) Main House**  
**Roofing: Flashings, Skylights, and Penetrations**

IN/NI LT

IN

**System Type:** Above exterior windows and doors

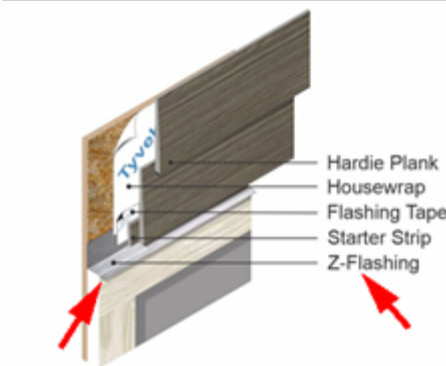
**(C3 - 1 ) Main House**  
**Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):**

**(C3 - 1.1 ) Main House**



At the time of the inspection, the exterior windows and doors appeared to have no flashing installed above the opening and were dependent upon sealant to prevent moisture intrusion. Because sealants will eventually dry, shrink and crack, leaving the home exposed to possible moisture intrusion, sealant-dependent areas should be examined on an annual basis and sealant re-applied as necessary. Further evaluation is needed to determine the significance of this concern. A licensed general contractor should be consulted for evaluation and repair as needed to ensure the weathertightness of the cladding system.

**(C3 - 1.2 ) Main House**



Exterior window and door flashing illustration.

**(C4 - 1 ) Main House Left**  
**Roofing: Chimneys and Flues**

IN/NI LT

IN

**Type:** Pre-Manufactured: Masonry

## D - Plumbing Section

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

**Main Water Shut-Off Location:** Closet (Hallway)

**Water Supply Type:** Public

**Water Supply Piping Materials:** [PEX] [Polybutylene, See Comments]

**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 Plumbing: Water Distribution Systems

IN/NI LT

IN

**Piping Materials:** [PEX] [Polybutylene, See Comments]

#### (D1 - 1) All Accessible Areas Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

##### (D1 - 1.1) All Accessible Areas



The main plumbing shut off is located in the hallway closet. This is for your information.

**(D1 - 1.2 ) 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 ) All Accessible Areas  
Plumbing: Drain, Waste, and Vent Systems**

IN/NI LT

IN

**Piping Materials:** [PVC]

**Trap Materials:** [Plastic]

**(D2 - 1 ) All Accessible Areas  
Plumbing: Drain, Waste, and Vent Systems (Defects, Comments, and Concerns):**

**(D2 - 1.1 ) All Accessible Areas**



The main waste line is leaking under the first floor half bathroom area in the crawlspace. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

**(D2 - 1.2 ) All Accessible Areas**



A main vent for the plumbing system has been repaired in the attic. The repair does not comply with typical contractor repair. The upper section of the pipe acts as a vent for waste gases, the lower section of the pipe that carries waste water to the main system. If the main pipe is not installed properly the sewer gases can enter the home or water intrusion, from rain, may happen. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and to make necessary repairs.

**(D3 - 1 ) Water Heater  
Plumbing: Water Heating Equipment**

IN/NI LT

IN

**Location:** Garage

**Capacity:** 50 Gallons

**Energy Source:** Gas-Natural

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

### (D3 - 1.1 ) Water Heater



For Your Records this is a photograph of the water heater.

### (D3 - 1.2 ) Water Heater



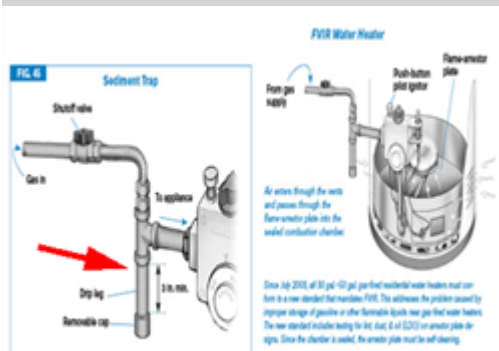
Manufacturer: Rheem  
Serial Number: RHLNQ121433642  
Model Number: PROG50-38N RH58 DV  
Date: March 2014

### (D3 - 1.3 ) Water Heater



The gas line for the water heater was not installed with a sediment trap in the line to prevent debris from entering the gas valve. This creates a safety issue that could result in personal injury or property damage if not corrected. A HVAC or plumbing contractor should be consulted for further evaluation and repair.

### (D3 - 1.4 ) Water Heater



Gas line illustration

## 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 fed electric meter Electrical: Main Service

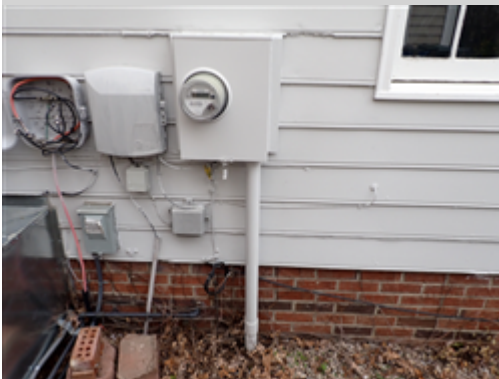
IN/NI LT

IN

*Grounding Electrode:* Driven Rod

### (E1 - 1 ) Underground fed electric meter Electrical: Main Service (Defects, Comments, and Concerns):

#### (E1 - 1.1 ) Underground fed electric meter



For your records this is a picture of the exterior underground fed electric meter.

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

IN/NI LT

IN

## (E2 - 1 ) Main Panel

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

#### (E2 - 1.1 ) Main Panel



The main electrical panel box is located in the garage. This is for your information.

#### (E2 - 1.2 ) Main Panel



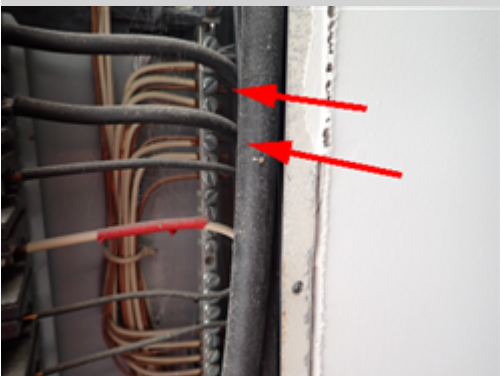
The main electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must 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.

#### (E2 - 1.3 ) Main 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 the 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, and the main service disconnect.

#### (E2 - 1.4 ) Main Panel



The ground/neutral bus bar for the main electrical panel has several double taps where two neutral conductors are connected together under one screw. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete evaluation and to make necessary repairs.

**(E4 - 1 ) Area: Main Panel  
Electrical: Branch Circuits**

IN/NI LT

IN

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

**(E5 - 1 ) Main House  
Electrical: Light Fixtures, Receptacles, Smoke Detectors**

IN/NI LT

IN LT

**Limitation(s):** A properly functioning smoke detector is vital to the safety of a home. Smoke detector should be replaced or updated every 5 to 7 years and batteries changed annually. Verification is recommended

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

**(E5 - 1.1 ) Main House**



The receptacles under the kitchen sink and garage area were missing the cover faceplate. A missing receptacle cover could result in increased shock and fire hazards. A licensed electrical contractor should be consulted to make necessary repairs to ensure safe and proper operation and installation.

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

IN/NI LT

IN

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

**(E5 - 2.1 ) Exterior**



The left exterior light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. A licensed electrical contractor should be consulted for further evaluation and repair.

## (E5 - 2.2 ) Exterior



The doorbell as tested from the main entrance and found not to be functional. A general repair specialist should be consulted for evaluation and repair.

## F - Heating Section

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

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

### (F1 - 1 ) Heating Unit (First floor unit) Heating: Equipment

IN/NI LT

IN LT

**Location:** Exterior: Package Unit (Heating and Cooling)

**Equipment Type:** Heat Pump: Hybrid Package Unit (Gas)

**Energy Source:** Natural Gas

**Inspection Methods and Limitations:** Inspection Method: Operated (Cover(s) Not Removed)

### (F1 - 1 ) Heating Unit (First floor unit)

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

#### (F1 - 1.1 ) Heating Unit (First floor unit)



For your records this is a picture of the exterior "Gas pack" HVAC unit servicing the first floor.

### (F1 - 1.2 ) Heating Unit (First floor unit)



Manufacturer: Coleman  
Serial Number: W1B7440301  
Model Number: PCG4A240502X1A  
Date: Feb 2017

### (F1 - 2 ) Heating Unit (Second floor unit) Heating: Equipment

IN/NI LT

IN

**Location:** Attic  
**Equipment Type:** Gas: Furnace  
**Energy Source:** Natural Gas

### (F1 - 2 ) Heating Unit (Second floor unit) Heating: Equipment (Defects, Comments, and Concerns):

#### (F1 - 2.1 ) Heating Unit (Second floor unit)



For your records this is a picture of the attic gas furnace servicing the second floor.

#### (F1 - 2.2 ) Heating Unit (Second floor unit)



Manufacturer: Ruud  
Serial Number: W251123222  
Model Number: 92-22814-03  
Date: Jun 2011

**(F1 - 2.3 ) Heating Unit (Second floor unit)**



The attic furnace flue was in contact with the wood roof sheathing. Per installation instructions the flue should have a one inch clearance from combustible. This condition creates a fire hazard in need of repair as soon as possible. A licensed HVAC contractor should be consulted for further evaluation and repair as needed to ensure safe and reliable service of the HVAC unit.

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

IN/NI LT

IN

*Location Observed/Access:* Crawl Space

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

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

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



Debris was noted inside the ducts. Debris can reduce air flow and contaminate the air supply. An HVAC contractor should be consulted for a complete evaluation to ensure reliable and proper operation of the HVAC system.

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

IN/NI LT

IN

*Location Observed/Access:* Attic

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

**(F2 - 2 ) Heating Unit #2  
Heating: Distribution Systems (Defects, Comments, and Concerns):**

**(F2 - 2.1 ) Heating Unit #2**



An attic duct above the second floor hallway bathroom was disconnected and in need of repair/replacement. An HVAC contractor should be consulted for a complete evaluation and repair of the duct system to ensure reliable and proper operation of the HVAC system.

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

IN/NI LT

IN

**Gas Piping Materials:** Copper  
**Fuel Turn Off Location:** At Meter

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

**(F3 - 1.1 ) Exterior**



The main fuel shut off is located outside at the gas meter. This is for your information.

**(F3 - 2 ) Garage  
Heating: Gas Piping and Fuel Storage Systems**

IN/NI LT

IN

**Gas Piping Materials:** CSST (Corrugated Stainless Steel)  
**Fuel Turn Off Location:** At Meter

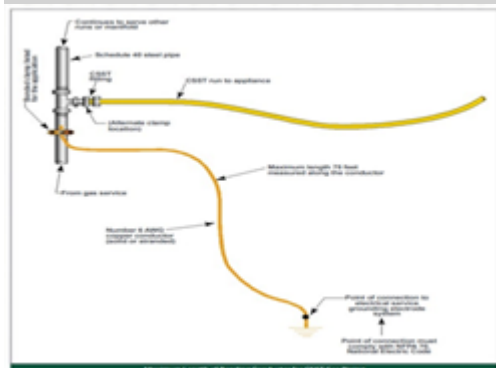
**(F3 - 2 ) Garage  
Heating: Gas Piping and Fuel Storage Systems (Defects, Comments, and Concerns):**

**(F3 - 2.1 ) Garage**



This home has corrugated stainless steel gas lines. This gas line has specific installation requirements related to required bending allowances, support, protection, and electrical bonding to ensure safe conditions. The electrical bonding is typically required to prevent damage from electrical storms in the event of a lightning strike. During the home inspection the bonding attachment could not be located. An electrical contractor should be consulted for a complete evaluation of the CSST installation and to verify the presence of electrical bonding.

**(F3 - 2.2 ) Garage**



CSST electrical bonding illustration

## G - Cooling Section

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

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

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

IN/NI LT

##### Cooling: Equipment

IN LT

**Location:** Exterior Package Unit (Heating and Cooling)

**Equipment Type:** Electric: Package Unit

**Energy Source:** Electric

**Inspection Methods and Limitations:** Inspection Method: Not Operated (Cover(s) Not Removed)

#### (G1 - 2 ) Cooling Unit #2

IN/NI LT

##### Cooling: Equipment

IN LT

**Location:** Exterior: Attic

**Equipment Type:** Electric: Split System

**Energy Source:** Electric

**Inspection Methods and Limitations:** Inspection Method: Not Operated (Cover(s) Not Removed)

#### (G1 - 2 ) Cooling Unit #2

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

##### (G1 - 2.1 ) Cooling Unit #2



For Your Records this photograph represents the outside compressor unit for the split Air Conditioning system.

### (G1 - 2.2 ) Cooling Unit #2



Manufacturer: Ruud  
Serial Number: 8391W101215679  
Model Number: 13AJN30A01  
Date: Feb 2012

### (G1 - 2.3 ) Cooling Unit #2



The outside compressor/coil unit for the AC system is not level. The system should be level to ensure proper and reliable operation of the system. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure reliable and proper operation of the HVAC system.

### (G1 - 2.4 ) Cooling Unit #2



The electrical turn off for the exterior HVAC unit is not secure where it is attached to the wall of the home. This condition presents a safety hazard that could result in serious personal injury and or property damage. The electrical panel cover was not removed and the inspection was not completed. 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.

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

IN/NI LT

IN

*Location Observed/Access:* Crawl Space  
*Distribution System Type:* Same as Heating

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

IN/NI LT

IN

*Location Observed/Access:* Attic  
*Distribution System Type:* Same as Heating

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

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

### (H1 - 1 ) All Rooms

IN/NI LT

#### Interiors: General Rooms

IN

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

### (H2 - 1 ) Kitchen

IN/NI LT

#### Interiors: Kitchens

IN

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

### (H3 - 1 ) First floor half bathroom

IN/NI LT

#### Interiors: Bathrooms

IN

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

### (H3 - 1 ) First floor half bathroom

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

##### (H3 - 1.1 ) First floor half bathroom



The first floor half bathroom toilet was not secured tightly to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

##### (H3 - 1.2 ) First floor half bathroom



The first floor half bathroom sink counter top was loose. repair is needed to prevent further damage. A licensed general contractor should be consulted for evaluation and repair as needed.

### (H3 - 2 ) Second floor master bathroom

#### Interiors: Bathrooms

IN/NI LT

IN

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

### (H3 - 2 ) Second floor master bathroom

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

##### (H3 - 2.1 ) Second floor master bathroom



The master bathroom shower wall was missing caulking at the bottom of the wall where it meets the floor. The area leaks when the shower is in use. Repair is needed to ensure proper operation of the shower. A licensed general contractor should repair as needed.

### (H3 - 2.2 ) Second floor master bathroom



The master bathroom tub was loose. Repair is needed to prevent further damage. A licensed general contractor should repair as needed to ensure proper operation of the tub.

### (H3 - 2.3 ) Second floor master bathroom



Skylights have a high probability of leaking due to high drainage exposure at their intersection with the roof line and need to be inspected and maintained annually. At the time of the inspection stains were noticed around the master bathroom skylight area. A licensed roofing contractor should be consulted to evaluate the installation, and flashing of the skylight.

### (H3 - 3 ) Second floor hallway bathroom Interiors: Bathrooms

IN/NI LT

IN

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

### (H4 - 1 ) Garage Interiors: Garage(s)

IN/NI LT

IN

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

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

#### (H4 - 1.1 ) Garage



The garage door needs adjustment and repair. The electronic eyes were not present at the time of the inspection. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

#### (H4 - 1.2 ) Garage



The garage floor has several cracks that may need to be sealed to prevent further damage. The crack may be caused by settlement. The buyer should review the area of concern. If additional concerns or questions are present, an invasive inspection and repair will be needed by a structural engineer.

#### (H5 - 1 ) Attic: Unfinished Interiors: Attics, Basements, Areas, Other

IN/NI LT

IN

**Additional Area Conditions/Limitations:** [Unfinished Area]

#### (H5 - 1 ) Attic: Unfinished Interiors: Attics, Basements, Areas, Other (Defects, Comments, and Concerns):

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



The rear left attic light fixture was not tested because the bulbs have been broken off in the sockets. This presents a hazardous condition. The broken bulb socket needs to be removed and the fixture verified to operate properly. A general repair specialist should be consulted.

#### (H6 - 1 ) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior Interiors: Fireplaces and Stoves

IN/NI LT

IN

**Location:** Living Room

**Energy Source:** Natural Gas

**Exhaust Flue Type:** Metal

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

**(H6 - 1.1 ) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior**



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

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

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

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

**IN/NI LT**

**IN**

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

**Ventilation Type:** Gable Vent(s)

## (I1 - 1 ) Attic: Main House Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

### (I1 - 1.1 ) Attic: Main House



A section of insulation in the attic is missing. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

### (I1 - 1.2 ) Attic: Main House



In the attic, the interior wall had areas of discoloration and damage that appeared to be the result of water intrusion under the left gable vent area. Moisture meter testing showed no elevated moisture levels in affected areas at the time of the inspection. Either the source of the leak has been corrected, or the lack of recent rain may have allowed sufficient time for the sheathing to dry. Owner disclosure is recommended and/or invasive inspection by a licensed roofing contractor to ensure the weathertightness of the roof shingles.

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

IN/NI LT

IN

**Insulation Type:** Batt: Faced Kraft Paper  
**Ventilation Type:** Foundation Vents

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

### (I1 - 2.1 ) Crawl Space



A sump pump have been installed in the crawl space to control direct water penetration. At the time of the inspection, the sump basin was full of water indicating that the sump pump system was not functioning. Standing water in the crawl space can result in elevated moisture levels, damage to the foundation and undesirable conditions. A licensed general contractor with experience in crawl space drainage should be consulted for a complete evaluation of the foundation drainage and to make necessary repairs to ensure that crawl space drainage and or moisture issues are corrected.

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

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

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

IN/NI LT

IN

**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 dishwasher did not fill when requested to operate through the normal cycle. The dishwasher and the related plumbing systems need further evaluation and repair to ensure sanitary and proper operation. An appliance repair specialist should be consulted.

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

IN/NI LT

IN

**Location:** Kitchen

**Inspection Method:** The sink disposal was operated by turning the switch to the on position and allowing the grinder to operate for 10 seconds or until a defect was discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.

## (J1 - 2 ) Garbage Disposal

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

#### (J1 - 2.1 ) Garbage Disposal



The disposal was loud and vibrated when operated. Appliances should be repaired and inspected prior to purchase to ensure safe and proper operation. An appliance repair specialist should be consulted for full evaluation and repair.

#### (J1 - 3 ) Microwave: Built In Built In Appliances: Equipment

IN/NI LT

IN

**Location:** Kitchen

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

#### (J1 - 4 ) Range: Gas Built In Appliances: Equipment

IN/NI LT

IN

**Location:** Kitchen

**Inspection Method:** The range/oven burners were operated with indicator set to HIGH until the burner was noted to be burning stable or until a defect is noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

#### (J1 - 4 ) Range: Gas Built In Appliances: Equipment (Defects, Comments, and Concerns):

##### (J1 - 4.1 ) Range: Gas



The burners for the gas range failed to turned on. Further evaluation is needed to determine the significance of this concern. A qualified technician should be consulted for evaluation and repair as needed.

#### (J1 - 5 ) Range Hood: Recirculating Built In Appliances: Equipment

IN/NI LT

IN

**Location:** Kitchen

**Inspection Method:** The range hood fan was operated until a light suction was created. The effectiveness of the exhaust was not determined.