



Property Inspection Report

Report Number: 10106

For The Property Located On:

401 Buyme Lane
Observation, NC 27513



Prepared For Exclusive Use By:

Ima Newhouse

Report Prepared By: Michael Eldredge, NC: 3527

Inspector Signature:

Date of Inspection: Thursday, February 13, 2020

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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



Closed/Open cracks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

(A1 - 1.2) Main House



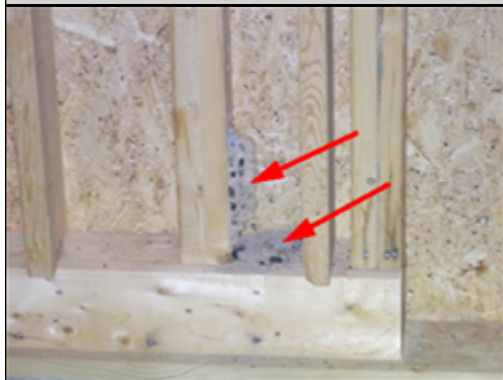
Additional Photograph: This is a photograph of the crack closest to the back right corner. This is larger than what is common for a new home. The steep hill makes the crack more of a concern needing evaluation. An engineer should be consulted for a complete evaluation, to determine the significance of the concern and outline necessary repairs.

(A1 - 1.3) Main House



More cracks on the back.

(A1 - 1.4) Main House



Mud dobber removal is needed in the crawl space.

(A3 - 1) Main House

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

(A3 - 1.1) Main House



The load of the structure is carried down to the foundation through the floor system. This area under the foyer has a gap which will cause the structure above to sag resulting in drywall pops or more significant concerns. A general repair person or general contractor should be consulted for the repair.

(A4 - 1) All Interior Areas

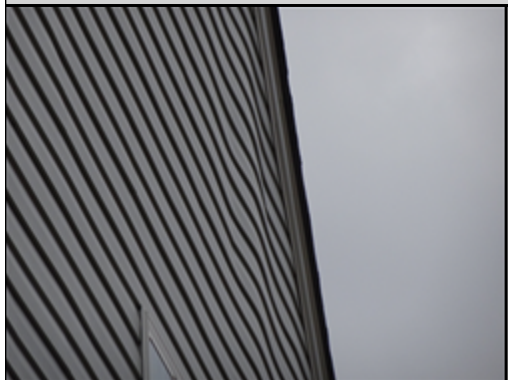
Summary - Structural: Wall Structure (Defects, Comments, and Concerns):

(A4 - 1.1) All Interior Areas



The walls in the attic on both sides of the home are not flat. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A4 - 1.2) All Interior Areas



The walls in the attic on both sides of the home are not flat. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(B1 - 1) Main House

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

(B1 - 1.1) Main House



The siding was noted to be installed tightly without leaving room for expansion during summer months. Without proper expansion and contraction clearances the siding may buckle or become loose. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.

(B1 - 1.2) Main House



The trim on the front left is not painted. A licensed general contractor should be consulted for a full evaluation of the entire system and repair.

(B1 - 1.3) Main House



The siding is not flashed on the front left. This should be repaired or replaced by a general contractor to prevent damage from water entry into the wall. Future hidden damage is possible.

(B1 - 1.4) Main House



Typically, the mullen for the windows by the master bedroom has a J-channel that runs across both windows in one piece to avoid leaks. The areas by the arrows may allow water down the mullen and cause decay. Builder evaluation is needed.

(B1 - 1.5) Main House



The trim is not properly installed by the exhaust. There is no flashing/J-channel and no flat trim panel which diverts water away from the home and down the siding. The caulk used here is not designed to be installed this thick and is not designed to hold the vinyl siding (when applicable) in place. This should be repaired or replaced by a general contractor to prevent damage from water entry into the wall. Hidden damage is possible.

(B1 - 1.6) Main House



The siding is not covering the wall structure. This should be repaired or replaced by a general contractor to prevent damage from water entry into the wall. Future hidden damage is possible.

(B1 - 1.7) Main House



Additional Photograph: This is a photograph of the wall structure.

(B1 - 1.8) Main House



The condensate drain is too close to the foundation. The building code does not require this extension but water does often seep through the foundation from here. This can cause the soil to stay wet when the surrounding soil is dry. This wet soil expands causing a strain on the foundation system which can lead to cracking. High Efficiency Furnace drains must be properly extended in a manner that will not freeze in the winter. A licensed HVAC Contractor should be consulted to extend this tubing to a proper design and length.

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

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

(B3 - 1.1) Porch



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.

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

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

(B3 - 2.1) Deck



The joist have only been nailed from the exterior band. Nails that follow the grain of the joist is the weakest nail connection between framing members. The floor joist should have toe nailing added for structural integrity. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs.

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

(B4 - 1.1) Driveway



The driveway is thinner than the typical 4 inches and is much more likely to crack in this area. The round culvert does not offer even support for the slab. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.

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

(B4 - 2.1) Retaining Wall



On the back side of the neighboring home, the lot elevation changes. The soil between the levels is retained by a brick retaining wall. There is no guard rail along the wall to prevent a person or animal from falling from the higher front grade to the lower basement level. The absence of a safety railing for a wall of this height presents a safety hazard. A licensed general contractor should be consulted for further evaluation and repair.

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

(B5 - 1.1) Grading



Having no step near the crawl space door is a fall hazard. A licensed general contractor with experience in landscaping and grading should be consulted to evaluate and correct the grading as needed.

(B5 - 1.2) Grading



The same applies when one enters the crawl space, the plastic makes the slope even more dangerous.

(C1 - 1) Main House

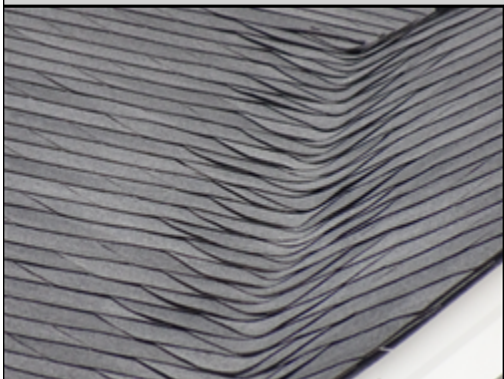
Summary - Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 1.1) Main House



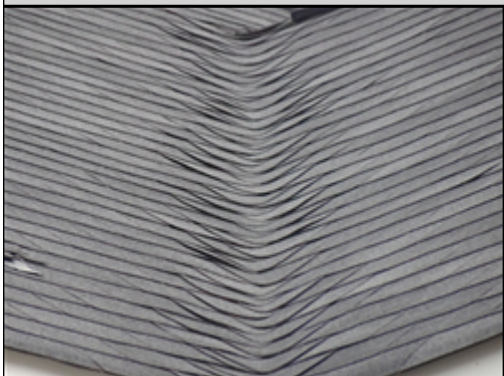
Bumps in the shingles like this on the front are often caused from nails working loose on an older roof which is a sign of age. On a newer roof this is likely to be from a bent nail from installation. Stepping on these area will damage the shingles and these area can leak regardless. Also, these shingles will be the ones that catch the wind and will be the more likely to blow off. A licensed roofing contractor should be consulted for the complete evaluation and repair to the roof covering system.

(C1 - 1.2) Main House



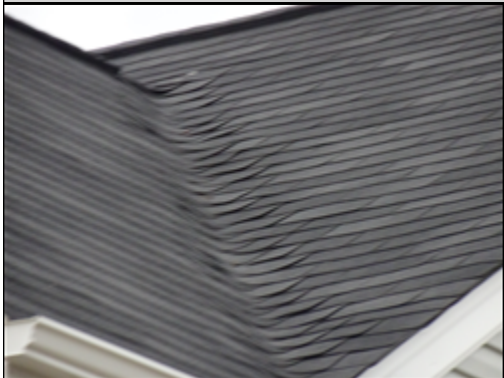
The valleys are woven in a way that runs up the valley more than what is common and is more prone to leak. Also, the shingles that do not lay flat are more likely to blow off, tear etc. A roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system.

(C1 - 1.3) Main House



Note - this applies to all valleys along the front of the home.

(C1 - 1.4) Main House



Note - this applies to all valleys along the front of the home.

(C1 - 1.5) Main House



There is no path for ventilation between the lower and upper attic spaces over the front porch. Improper attic ventilation can damage building component such as heat damage to the shingles, void shingle warranty, and result in inadequate conditioning of the living areas when applicable. A licensed general contractor should be consulted for repair/ replacement.

(Note: porches under 150sqft require one source only- this area should be measured)

(C1 - 1.6) Main House



The shingles have been damaged from foot traffic/ladders/tools and are in need of replacement like this on the front left. The number of damaged shingles were too many to give specific locations. Damage to the ballast (small rocks) removes the layer that protects the water proof layer underneath. This will result in premature failure of the damaged shingles. A licensed roofing contractor should be consulted for a full roof evaluation of the entire roof covering system.

(C1 - 1.7) Main House



More damage was found over the porch.

(C1 - 1.8) Main House



More damage was found over the porch.

(C1 - 1.9) Main House



More damage was found over the porch.

(C1 - 1.10) Main House



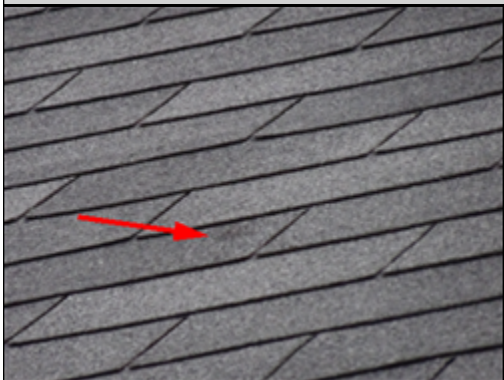
More damage was found over the porch.

(C1 - 1.11) Main House



More damage was found over the upper front part of the roof.

(C1 - 1.12) Main House



More damage was found over the upper front part 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 gutter downspouts are not all effectively extended or piped to direct roof drainage away from the foundation. Direct drainage from the gutter system can result in direct water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

Note - if splash blocks are present in this home, they are typically ineffective because they are too short and often become displaced,

(C2 - 1.2) Main House



All downspouts should be extended, this one will erode the HVAC retaining wall which will damage the unit.

(D3 - 1) Unit #1 , Location: Garage

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

(D3 - 1.1) Unit #1



The hot water temperature for the home was noted to be too high. This may be a malfunction because the water heater is set close to the proper setting. The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.

(D3 - 1.2) Unit #1



The hot water temperature for the home was noted to be too high. The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.

(F1 - 1) Heating Unit #1, Location: Exterior: Attic

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

(F1 - 1.1) Heating Unit #1



The heat pump was not operating properly at the time of the inspection. The auxiliary heat designed to assist the unit in extreme temperatures did not function in auxiliary or emergency mode. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

See next photo.

(F1 - 1.2) Heating Unit #1

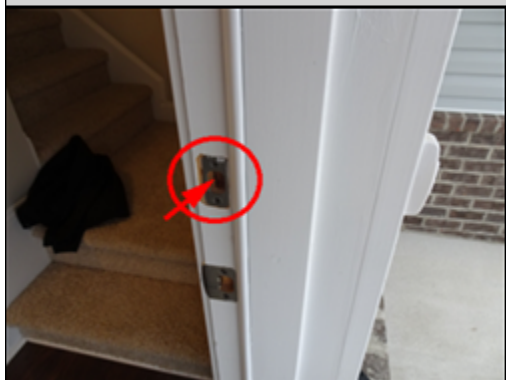


Typically, this temperature is 110 degrees or more.

(H1 - 1) Foyer

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

(H1 - 1.1) Foyer



The hole is too short and the screws used for the deadbolt are light weight, not heavy duty. Also, the off centered heavy duty strike plate directs the screw more toward middle of the stud. The proper off centered strike plate should be installed so that the screws enter the proper portion of the stud. The trim will easily break if an intruder were to force their entry. These should be replaced with off centered heavy duty plate and proper screws that reach into the stud by a licensed general contractor.

Note - some builders purchase locks without this security feature. The repair is still recommended.

See the instruction provided for typical deadbolts below. Step #7 provides details regarding this.

<https://www.schlage.com/blog/categories/2016/06/how-to-install-a-deadbolt-lock.html>

(H1 - 1.2) Foyer



Area like this where paint has dripped significantly is not part of the home inspection. The buyer should review all areas adding blue tape as needed to guide repairs.

(H1 - 2) Living Room

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

(H1 - 2.1) Living Room



The window needs repair to ensure proper operation. The window did not properly latch. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted to review the installation and repair as needed to ensure safe and secure operation.

(H1 - 7) Bedroom #3 Back Left

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

(H1 - 7.1) Bedroom #3 Back Left



The trim above the door appears to have been broken and then installed.

(H2 - 1) Kitchen

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

(H2 - 1.1) Kitchen



This water stain by the rear door was found to be moist/wet at the time of inspection as measured using a moisture meter tool. Further investigation is needed by a licensed general contractor to determine the extent of the damage. Hidden damage is likely.

Arrow - Note the light coming through the door as a possible water source.

(H2 - 1.2) Kitchen



There is a creak in the floor. The sheeting that attaches to the floor joist is loose. A licensed general contractor should be consulted for the repair to the floor.

(H2 - 1.3) Kitchen



This design shoots water up through the other sink when the disposal runs and then down the drain. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H2 - 1.4) Kitchen



Nail pops were found which mean that the drywall was not properly fastened to the wall. The drywall moves when pressed on. This is not cosmetic. This is incorrect installation of the drywall. This applies to multiple areas of the home. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H2 - 1.5) Kitchen



The granite absorbs water which means that the sealing process is not keeping water out of the granite. This means that the granite may become stained if a substance like wine is spilt on the counter top. All of the counter tops in the home should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.

(H2 - 1.6) Kitchen



This counter is significantly slanted downward. All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.

See next photo.

(H2 - 1.7) Kitchen



This has also effected the tile installation which will be more evident after the counter is repaired.

(H3 - 1) Half Bathroom

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

(H3 - 1.1) Half Bathroom



The mirror for the bathroom has been mounted with a fastener that is not typical and is more likely to fail causing the mirror to fall. Broken glass can cause serious injuries. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

(H3 - 2) Bathroom - Hall

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

(H3 - 2.1) Bathroom - Hall



The mirrors are mounted higher than what is common. This should be compared to the model and relocated if needed.

(H3 - 2.2) Bathroom - Hall



The sink drain was noted to drain slow when filled above halfway. This could be a clogged trap or a more significant plumbing issue. A licensed plumber should be consulted for repair.

(H3 - 2.3) Bathroom - Hall



The tub/shower drain is slightly slow and does not keep up with the flow of the shower. This could be a simple clog or a more significant repair needed to the drain system. A licensed plumber should be consulted to evaluate and repair the drain system.

(H3 - 3) Bathroom - Master

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

(H3 - 3.1) Bathroom - Master



The mirrors are mounted higher than what is common. This should be compared to the model and relocated if needed.

(H3 - 3.2) Bathroom - Master



A stain was found here on the trim around the window which measured as dry with a moisture meter. This could reoccur at anytime. A licensed general contractor should be consulted for the evaluation and repair.

(H3 - 3.3) Bathroom - Master



More water marks on the window.

(H3 - 3.4) Bathroom - Master



More water marks around the window.

(H3 - 3.5) Bathroom - Master



The fiberglass/acrylic tub has a break in the surface that exposes the structural matt. The chip could allow water to penetrate under the surface and possibility result in leaks. A licensed general contractor should be consulted to determine if the tub surface can be repaired or if replacement is needed.

Note - the damage came from the outside the shower, the source of the damage must be repaired or the crack will return.

(H3 - 3.6) Bathroom - Master



The water pressure is low at this fixture. This can be from something as simple as a clogged aerator or shower head. It could also be a faulty faucet or a larger plumbing issue. A licensed plumber or general contractor should be consulted for the repair.

(H4 - 1) Garage

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

(H4 - 1.1) Garage



The bracket on the second panel is bent outward. This will likely effect the door function in the future. All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended.

(H4 - 1.2) Garage



See Foyer regarding the deadbolts.

This finding applies to al deadbolts for the home including the crawl space.

(H4 - 1.3) Garage



The door lock assembly is not aligned with the striker in the jamb area. The lock could not be engaged to secure the door easily. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(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 gas was off. The unit should be serviced and operated prior to closing to ensure safe and proper operation of the HVAC system.

(I1 - 2) Attic

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

(I1 - 2.1) Attic



The insulation is compressed or displaced. The effectiveness of the insulation is reduced when displaced or compressed. 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.



(J1 - 4) Oven: Electric, Location: Kitchen


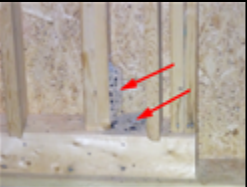


Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

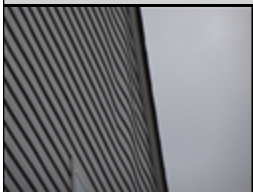


(J1 - 4.1) Oven: Electric



The oven had no power and was not tested. An appliance repair specialist should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

Introduction	
<p>This is an addendum to the original home inspection report and is bound by the original home inspection contract and should be used only in conjunction with the original home inspection report. The purpose of this addendum is to update the status of report items that were originally reported as recommended to be repaired. The re-inspection of listed items should not be considered as an evaluation of the adequacy or comprehensiveness of the repairs. All repair recommendations listed in the original report were requested to be performed by a licensed professional with appropriate city/county permits and or overseen by a design professional. The re-inspection should only be used as a confirmation that work has been performed to the area, system, or component defined as deficient. As a final confirmation, the buyer should request a letter of completion from the licensed professional or the licensed design professional. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECIEVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.</p>	
Inspection Report Body	
A - Structural Section (General Limitations, Implications, and Directions):	
<p>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.</p>	
A - Structural Section (Foundation and Attic Inspection Methods):	
<p>When accessible and safe the inspector entered inspection areas with small probe, camera, and a standard flash light. Where visible and accessible floor and roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.</p>	
(A1 - 1) Main House Structural: Foundation	
<p>Foundation Type: Crawl Space: Exterior Entrance Foundation Materials: Block: Brick</p>	
(A1 - 1) Main House Structural: Foundation (Defects, Comments, and Concerns):	
(A1 - 1.1) Main House	
	<p>Closed/Open cracks were noted in the foundation of the home. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.</p>
(A1 - 1.2) Main House	
	<p>Additional Photograph: This is a photograph of the crack closest to the back right corner. This is larger than what is common for a new home. The steep hill makes the crack more of a concern needing evaluation. An engineer should be consulted for a complete evaluation, to determine the significance of the concern and outline necessary repairs.</p>

(A1 - 1.3) Main House	
	More cracks on the back.
(A1 - 1.4) Main House	
	Mud dobber removal is needed in the crawl space.
(A2 - 1) Porch	
Structural: Columns and Piers	
<i>Column/Pier Type:</i> Column: Exterior <i>Column/Pier Materials:</i> Wood	
(A2 - 2) Main House	
Structural: Columns and Piers	
<i>Column/Pier Type:</i> Pier: Crawl Space <i>Column/Pier Materials:</i> Block: Brick	
(A3 - 1) Main House	
Structural: Floor Structure	
<i>Sub-Floor Type:</i> OSB <i>Floor Joist Type:</i> Dimensional Lumber: Standard Construction <i>Girder/Beam Type:</i> Dimensional Lumber: Standard Construction	
(A3 - 1) Main House	
Structural: Floor Structure (Defects, Comments, and Concerns):	
(A3 - 1.1) Main House	
	The load of the structure is carried down to the foundation through the floor system. This area under the foyer has a gap which will cause the structure above to sag resulting in drywall pops or more significant concerns. A general repair person or general contractor should be consulted for the repair.
(A4 - 1) All Interior Areas	
Structural: Wall Structure	
<i>Wall Structure Type:</i> Finished Areas: Not Accessible for Inspection or Description	
(A4 - 1) All Interior Areas	
Structural: Wall Structure (Defects, Comments, and Concerns):	
(A4 - 1.1) All Interior Areas	
	The walls in the attic on both sides of the home are not flat. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A4 - 1.2) All Interior Areas	
	The walls in the attic on both sides of the home are not flat. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.
(A5 - 1) All Accessible Attic Areas	
Structural: Ceiling Structure	
Ceiling Joist Type: Engineered System: Truss: Wood Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description	
(A6 - 1) Main House	
Structural: Roof Structure	
Roof Style/Type: Gable Roof Sheathing Type: OSB Rafter & Beam Types: Engineered System: Truss: Wood	
B - Exterior Section (General Limitations, Implications, and Directions):	
All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. 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. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. 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.	
(B1 - 1) Main House	
Exterior: Wall Cladding	
Wall Cladding Type: Vinyl Horizontal Trim Type: Wood Clad: Aluminum and Composite	
(B1 - 1) Main House	
Exterior: Wall Cladding (Defects, Comments, and Concerns):	
(B1 - 1.1) Main House	
	The siding was noted to be installed tightly without leaving room for expansion during summer months. Without proper expansion and contraction clearances the siding may buckle or become loose. A siding installation company or general contractor should be consulted to evaluate and repair the siding to ensure the integrity of the cladding system.
(B1 - 1.2) Main House	
	The trim on the front left is not painted. A licensed general contractor should be consulted for a full evaluation of the entire system and repair.

(B1 - 1.3) Main House



The siding is not flashed on the front left. This should be repaired or replaced by a general contractor to prevent damage from water entry into the wall. Future hidden damage is possible.

(B1 - 1.4) Main House



Typically, the mullen for the windows by the master bedroom has a J-channel that runs across both windows in one piece to avoid leaks. The areas by the arrows may allow water down the mullen and cause decay. Builder evaluation is needed.

(B1 - 1.5) Main House



The trim is not properly installed by the exhaust. There is no flashing/J-channel and no flat trim panel which diverts water away from the home and down the siding. The caulk used here is not designed to be installed this thick and is not designed to hold the vinyl siding (when applicable) in place. This should be repaired or replaced by a general contractor to prevent damage from water entry into the wall. Hidden damage is possible.

(B1 - 1.6) Main House



The siding is not covering the wall structure. This should be repaired or replaced by a general contractor to prevent damage from water entry into the wall. Future hidden damage is possible.

(B1 - 1.7) Main House



Additional Photograph: This is a photograph of the wall structure.

(B1 - 1.8) Main House





The condensate drain is too close to the foundation. The building code does not require this extension but water does often seep through the foundation from here. This can cause the soil to stay wet when the surrounding soil is dry. This wet soil expands causing a strain on the foundation system which can lead to cracking. High Efficiency Furnace drains must be properly extended in a manor that will not freeze in the winter. A licensed HVAC Contractor should be consulted to extend this tubing to a proper design and length.




(B3 - 1) Porch


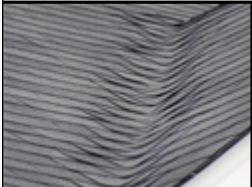

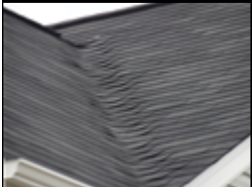


Exterior: Decks, Porches, Stoops, and Balconies






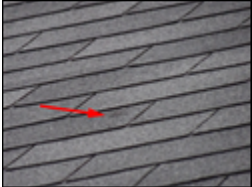
Structure Type: Concrete (Concrete Surface)

Location: Main House Front



(B3 - 1) Porch	
Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):	
(B3 - 1.1) Porch	
	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.
(B3 - 2) Deck	
Exterior: Decks, Porches, Stoops, and Balconies	
Structure Type: Wood (Wood Surface)	
Location: Main House Rear	
(B3 - 2) Deck	
Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):	
(B3 - 2.1) Deck	
	The joist have only been nailed from the exterior band. Nails that follow the grain of the joist is the weakest nail connection between framing members. The floor joist should have toe nailing added for structural integrity. Improper deck construction can result in unsafe conditions and possible deck failure. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs.
(B4 - 1) Driveway	
Exterior: Driveways, Patios, Walks, and Retaining Walls	
Constriction Type: Concrete	
Location: Main House Front	
(B4 - 1) Driveway	
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):	
(B4 - 1.1) Driveway	
	The driveway is thinner than the typical 4 inches and is much more likely to crack in this area. The round culvert does not offer even support for the slab. A licensed general contractor should be consulted for further evaluation, to determine the extent of the damage, and to make necessary repairs.
(B4 - 2) Retaining Wall	
Exterior: Driveways, Patios, Walks, and Retaining Walls	
Constriction Type: Castle Blocks	
Location: Main House Rear	



(B4 - 2) Retaining Wall	
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):	
(B4 - 2.1) Retaining Wall	
	On the back side of the neighboring home, the lot elevation changes. The soil between the levels is retained by a brick retaining wall. There is no guard rail along the wall to prevent a person or animal from falling from the higher front grade to the lower basement level. The absence of a safety railing for a wall of this height presents a safety hazard. A licensed general contractor should be consulted for further evaluation and repair.
(B5 - 1) Grading	
Exterior: Vegetation and Grading	
Location: Main House Left	
(B5 - 1) Grading	
Exterior: Vegetation and Grading (Defects, Comments, and Concerns):	
(B5 - 1.1) Grading	
	Having no step near the crawl space door is a fall hazard. A licensed general contractor with experience in landscaping and grading should be consulted to evaluate and correct the grading as needed.
(B5 - 1.2) Grading	
	The same applies when one enters the crawl space, the plastic makes the slope even more dangerous.
C - Roofing Section	
(General Limitations, Implications, and Directions):	
<p>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 Licensed Roofing or 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 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 gutters system inspections are limited to evidence of past problems unless the inspection is performed on during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections.</p>	
C - Roofing Section	
(Roof Covering Inspection Methods):	
<p>The roof covering was inspected using binoculars / zoom camera and from a ladder at the roof eaves. Walking on the roof surface this steep or aged will cause damage to shingles. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.</p>	

(C1 - 1) Main House	
Roofing: Coverings	
Roof Covering Type: Shingles/Composite/Fiberglass	
(C1 - 1) Main House	
Roofing: Coverings (Defects, Comments, and Concerns):	
(C1 - 1.1) Main House	
	Bumps in the shingles like this on the front are often caused from nails working loose on an older roof which is a sign of age. On a newer roof this is likely to be from a bent nail from installation. Stepping on these area will damage the shingles and these area can leak regardless. Also, these shingles will be the ones that catch the wind and will be the more likely to blow off. A licensed roofing contractor should be consulted for the complete evaluation and repair to the roof covering system.
(C1 - 1.2) Main House	
	The valleys are woven in a way that runs up the valley more than what is common and is more prone to leak. Also, the singles that do not lay flat are more likely to blow off, tear etc. A roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system.
(C1 - 1.3) Main House	
	Note - this applies to all valleys along the front of the home.
(C1 - 1.4) Main House	
	Note - this applies to all valleys along the front of the home.
(C1 - 1.5) Main House	
	There is no path for ventilation between the lower and upper attic spaces over the front porch. Improper attic ventilation can damage building component such as heat damage to the shingles, void shingle warranty, and result in inadequate conditioning of the living areas when applicable. A licensed general contractor should be consulted for repair/ replacement.
(Note: porches under 150sqft require one source only- this area should be measured)	
(C1 - 1.6) Main House	
	The shingles have been damaged from foot traffic/ladders/tools and are in need of replacement like this on the front left. The number of damaged shingles were too many to give specific locations. Damage to the ballast (small rocks) removes the layer that protects the water proof layer underneath. This will result in premature failure of the damaged shingles. A licensed roofing contractor should be consulted for a full roof evaluation of the entire roof covering system.

(C1 - 1.7) Main House	
	More damage was found over the porch.
(C1 - 1.8) Main House	
	More damage was found over the porch.
(C1 - 1.9) Main House	
	More damage was found over the porch.
(C1 - 1.10) Main House	
	More damage was found over the porch.
(C1 - 1.11) Main House	
	More damage was found over the upper front part of the roof.
(C1 - 1.12) Main House	
	More damage was found over the upper front part of the roof.
(C2 - 1) Main House	
Roofing: Drainage Systems	
System Type: Standard Tray System	

(C2 - 1) Main House	
Roofing: Drainage Systems (Defects, Comments, and Concerns):	
(C2 - 1.1) Main House	
	<p>The gutter downspouts are not all effectively extended or piped to direct roof drainage away from the foundation. Direct drainage from the gutter system can result in direct water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.</p> <p>Note - if splash blocks are present in this home, they are typically ineffective because they are too short and often become displaced,</p>
(C2 - 1.2) Main House	
	<p>All downspouts should be extended, this one will erode the HVAC retaining wall which will damage the unit.</p>
D - Plumbing Section	
(General Information, General Limitations, Implications, and Directions):	
<p>Main Water Shut-Off Location: Garage</p> <p>Water Supply Type: Public</p> <p>Water Supply Piping Materials: [PEX]</p> <p>General Limitations, Implications, and Directions: All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be 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 during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti-scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not found and reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Backflow protection is not a requirement for all homes, and determining the presence or absence of backflow protection is beyond the scope of the inspection. Annual service and inspection of the main waste line will prevent system clogging and backup. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.</p>	
(D1 - 1) All Accessible Areas	
Plumbing: Water Distribution Systems	
Piping Materials: [PEX]	

(D2 - 1) Crawl Space	
Plumbing: Drain, Waste, and Vent Systems	
Piping Materials: [PVC]	
(D3 - 1) Unit #1	
Plumbing: Water Heating Equipment	
Location: Garage Capacity: 50 Gallons Energy Source: Gas-Natural	
(D3 - 1) Unit #1	
Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):	
(D3 - 1.1) Unit #1	
	The hot water temperature for the home was noted to be too high. This may be a malfunction because the water heater is set close to the proper setting. The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.
(D3 - 1.2) Unit #1	
	The hot water temperature for the home was noted to be too high. The recommended temperature to prevent personal injury and burns is 120 degrees F. The elevated temperature could indicate a malfunction or problems with the water heating unit. A licensed plumbing contractor should be consulted to evaluate the system to ensure that the water heating unit is operating correctly and within a safe temperature range.
E - Electrical Section	
(General Limitations, Implications, and Directions):	
All Electrical items listed below that were found to be of concern and 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	
Electrical: Main Panels	
Location: Exterior Amperage Rating: 200 Amps Voltage Rating: 120/240 Volts, 1 Phase Service Cable Material: Aluminum	

(E3 - 1) Distribution Panel #1	
Electrical: Distribution Panels	
Location: Garage Amperage Rating: 90 Amps Voltage Rating: 120/240 Volts, 1 Phase Service Cable Material: Aluminum	
(E4 - 1) Area: Main Panel	
Electrical: Branch Circuits	
Observed Wiring Materials: [Non Metallic Sheathed Cable-Plastic]	
F - Heating Section (General Limitations, Implications, Directions, and Inspection Methods):	
<p>The heat pump system(s) were visually inspected and operated in the heating cycle only. All heating 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). Heating systems are evaluated based on typical system design specifications of 65 degrees Fahrenheit (F) interior temperatures on 40-degree Fahrenheit (F) days. Determining system performance for extreme weather days or consumer demand above 65 degrees (F) is beyond the scope of the home inspection. Comfort levels vary from person to person and therefore are not the focus of the home inspection. 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. It is not possible for the home inspector to draw a conclusion regarding the functionality of the heat pump system(s) in cooling mode during 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 performance, service, and maintenance history of the HVAC system(s).</p>	
(F1 - 1) Heating Unit #1	
Heating: Equipment	
Location: Exterior: Attic Equipment Type: Heat Pump: Split System Energy Source: Electric	
(F1 - 1) Heating Unit #1	
Heating: Equipment (Defects, Comments, and Concerns):	
(F1 - 1.1) Heating Unit #1	
	<p>The heat pump was not operating properly at the time of the inspection. The auxiliary heat designed to assist the unit in extreme temperatures did not function in auxiliary or emergency mode. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.</p> <p>See next photo.</p>
(F1 - 1.2) Heating Unit #1	
	<p>Typically, this temperature is 110 degrees or more.</p>

(F2 - 1) Heating Unit #1	
Heating: Distribution Systems	
<i>Location Observed/Access:</i> Attic	
<i>Distribution System Type:</i> Forced Air: Metal Box: Flexible Branch	
(F3 - 1) Crawl Space	
Heating: Gas Piping and Fuel Storage Systems	
<i>Gas Piping Materials:</i> CSST (Corrugated Stainless Steel) and Black Pipe	
<i>Fuel Turn Off Location:</i> At Meter	
G - Cooling Section	
(General Limitations, Implications, Directions, and Inspection Methods):	
<p>All concerns related to the Air Conditioning System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, create possible environmental concerns due to high humidity levels or condensate leakage, and / or are a safety concern to the occupants of this home. Winter inspections do not include the operation of the system. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor. The covers were not removed for inspection.</p>	
(G1 - 1) Cooling Unit #1	
Cooling: Equipment	
<i>Location:</i> Exterior: Attic	
<i>Equipment Type:</i> Electric: Split System	
<i>Energy Source:</i> Electric	
(G2 - 1) Cooling Unit #1	
Cooling: Distribution Systems	
<i>Location Observed/Access:</i> Attic	
<i>Distribution System Type:</i> Forced Air: Metal Box: Flexible Branch	

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

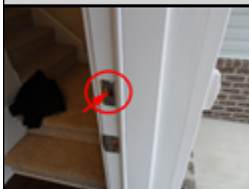
The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying cloudy windows is beyond the scope of the home inspection. The severity 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. Homeowners 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, worn cabinets, worn hinges, damaged window blinds/shades, 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. 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 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 and Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

(H1 - 1) Foyer Interiors: General Rooms

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

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

(H1 - 1.1) Foyer



The hole is too short and the screws used for the deadbolt are light weight, not heavy duty. Also, the off centered heavy duty strike plate directs the screw more toward middle of the stud. The proper off centered strike plate should be installed so that the screws enter the proper portion of the stud. The trim will easily break if an intruder were to force their entry. These should be replaced with off centered heavy duty plate and proper screws that reach into the stud by a licensed general contractor.

Note - some builders purchase locks without this security feature. The repair is still recommended.


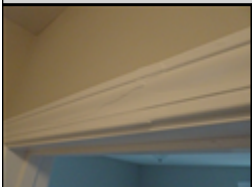
See the instruction provided for typical deadbolts below. Step #7 provides details regarding this.







<https://www.schlage.com/blog/categories/2016/06/how-to-install-a-deadbolt-lock.html>

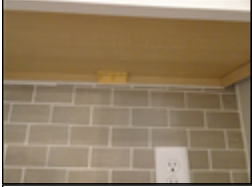




(H1 - 1.2) Foyer












Area like this where paint has dripped significantly is not part of the home inspection. The buyer should review all areas adding blue tape as needed to guide repairs.

(H1 - 2) Living Room	
Interiors: General Rooms	
<i>Heating/Cooling:</i> [Heating Source Noted] [Cooling Source Noted]	
(H1 - 2) Living Room	
Interiors: General Rooms (Defects, Comments, and Concerns):	
(H1 - 2.1) Living Room	
	The window needs repair to ensure proper operation. The window did not properly latch. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted to review the installation and repair as needed to ensure safe and secure operation.
(H1 - 3) Dining Room	
Interiors: General Rooms	
<i>Heating/Cooling:</i> [Heating Source Noted] [Cooling Source Noted]	
(H1 - 4) Laundry	
Interiors: General Rooms	
<i>Heating/Cooling:</i> [Heating Source Noted] [Cooling Source Noted]	
(H1 - 5) Bedroom: Master	
Interiors: General Rooms	
<i>Heating/Cooling:</i> [Heating Source Noted] [Cooling Source Noted]	
(H1 - 6) Bedroom #2 Back Right	
Interiors: General Rooms	
<i>Heating/Cooling:</i> [Heating Source Noted] [Cooling Source Noted]	
(H1 - 7) Bedroom #3 Back Left	
Interiors: General Rooms	
<i>Heating/Cooling:</i> [Heating Source Noted] [Cooling Source Noted]	
(H1 - 7) Bedroom #3 Back Left	
Interiors: General Rooms (Defects, Comments, and Concerns):	
(H1 - 7.1) Bedroom #3 Back Left	
	The trim above the door appears to have been broken and then installed.

(H2 - 1) Kitchen Interiors: Kitchens	
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]	
(H2 - 1) Kitchen Interiors: Kitchens (Defects, Comments, and Concerns):	
(H2 - 1.1) Kitchen	
	<p>This water stain by the rear door was found to be moist/wet at the time of inspection as measured using a moisture meter tool. Further investigation is needed by a licensed general contractor to determine the extent of the damage. Hidden damage is likely.</p> <p>Arrow - Note the light coming through the door as a possible water source.</p>
(H2 - 1.2) Kitchen	
	<p>There is a creak in the floor. The sheeting that attaches to the floor joist is loose. A licensed general contractor should be consulted for the repair to the floor.</p>
(H2 - 1.3) Kitchen	
	<p>This design shoots water up through the other sink when the disposal runs and then down the drain. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.</p>
(H2 - 1.4) Kitchen	
	<p>Nail pops were found which mean that the drywall was not properly fastened to the wall. The drywall moves when pressed on. This is not cosmetic. This is incorrect installation of the drywall. This applies to multiple areas of the home. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.</p>
(H2 - 1.5) Kitchen	
	<p>The granite absorbs water which means that the sealing process is not keeping water out of the granite. This means that the granite may become stained if a substance like wine is spilt on the counter top. All of the counter tops in the home should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.</p>
(H2 - 1.6) Kitchen	
	<p>This counter is significantly slanted downward. All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.</p> <p>See next photo.</p>

(H2 - 1.7) Kitchen	
	This has also effected the tile installation which will be more evident after the counter is repaired.
(H3 - 1) Half Bathroom	
Interiors: Bathrooms	
Bathroom Ventilation: [Ventilation Exhaust Fan]	
(H3 - 1) Half Bathroom	
Interiors: Bathrooms (Defects, Comments, and Concerns):	
(H3 - 1.1) Half Bathroom	
	The mirror for the bathroom has been mounted with a fastener that is not typical and is more likely to fail causing the mirror to fall. Broken glass can cause serious injuries. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.
(H3 - 2) Bathroom - Hall	
Interiors: Bathrooms	
Bathroom Ventilation: [Ventilation Exhaust Fan]	
(H3 - 2) Bathroom - Hall	
Interiors: Bathrooms (Defects, Comments, and Concerns):	
(H3 - 2.1) Bathroom - Hall	
	The mirrors are mounted higher than what is common. This should be compared to the model and relocated if needed.
(H3 - 2.2) Bathroom - Hall	
	The sink drain was noted to drain slow when filled above halfway. This could be a clogged trap or a more significant plumbing issue. A licensed plumber should be consulted for repair.
(H3 - 2.3) Bathroom - Hall	
	The tub/shower drain is slightly slow and does not keep up with the flow of the shower. This could be a simple clog or a more significant repair needed to the drain system. A licensed plumber should be consulted to evaluate and repair the drain system.
(H3 - 3) Bathroom - Master	
Interiors: Bathrooms	
Bathroom Ventilation: [Ventilation Exhaust Fan]	

(H3 - 3) Bathroom - Master Interiors: Bathrooms (Defects, Comments, and Concerns):	
(H3 - 3.1) Bathroom - Master	
	The mirrors are mounted higher than what is common. This should be compared to the model and relocated if needed.
(H3 - 3.2) Bathroom - Master	
	A stain was found here on the trim around the window which measured as dry with a moisture meter. This could reoccur at anytime. A licensed general contractor should be consulted for the evaluation and repair.
(H3 - 3.3) Bathroom - Master	
	More water marks on the window.
(H3 - 3.4) Bathroom - Master	
	More water marks around the window.
(H3 - 3.5) Bathroom - Master	
	<p>The fiberglass/acrylic tub has a break in the surface that exposes the structural matt. The chip could allow water to penetrate under the surface and possibility result in leaks. A licensed general contractor should be consulted to determine if the tub surface can be repaired or if replacement is needed.</p> <p>Note - the damage came from the outside the shower, the source of the damage must be repaired or the crack will return.</p>
(H3 - 3.6) Bathroom - Master	
	The water pressure is low at this fixture. This can be from something as simple as a clogged aerator or shower head. It could also be a faulty faucet or a larger plumbing issue. A licensed plumber or general contractor should be consulted for the repair.
(H4 - 1) Garage Interiors: Garage(s)	
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 bracket on the second panel is bent outward. This will likely effect the door function in the future. All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended.
(H4 - 1.2) Garage	
	See Foyer regarding the deadbolts. This finding applies to al deadbolts for the home including the crawl space.
(H4 - 1.3) Garage	
	The door lock assembly is not aligned with the striker in the jamb area. The lock could not be engaged to secure the door easily. The door/lock needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.
(H5 - 1) Attic: Unfinished	
Interiors: Attics, Basements, Areas, Other	
Additional Area Conditions/Limitations: [Unfinished Area]	
(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior	
Interiors: Fireplaces and Stoves	
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 gas 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 Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult specialist in each trade as needed. 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) Crawl Space

Insulation and Ventilation: Areas

Insulation Type: Batt: Faced Kraft Paper

Ventilation Type: Foundation Vents

(I1 - 2) Attic

Insulation and Ventilation: Areas

Insulation Type: Loose: Fiberglass

Ventilation Type: Soffit: Ridge

(I1 - 2) Attic

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

(I1 - 2.1) Attic



The insulation is compressed or displaced. The effectiveness of the insulation is reduced when displaced or compressed. 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.

J - Built In Appliance Section

(General Limitations, Implications, and Directions):

All appliances listed or identified below were found to be of concern or in need of a full evaluation and repair by a certified appliance repair technician. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven is beyond the scope of the home inspection. Refrigeration units and washing machines are beyond the scope of the home inspection.

(J1 - 1) Dishwasher		
Built In Appliances: Equipment		
<p>Location: Kitchen</p> <p>Inspection Method: The dishwasher was operated through the "Normal Cycle" or until a defect is discovered . The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.</p>		
(J1 - 2) Garbage Disposal		
Built In Appliances: Equipment		
<p>Location: Kitchen</p> <p>Inspection Method: The sink disposal was operated by turning the switch to the one position and allowing the grinder to operate for 10 seconds or until a defect is discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.</p>		
(J1 - 3) Microwave: Built In		
Built In Appliances: Equipment		
<p>Location: Kitchen</p> <p>Inspection Method: The microwave was operated on HIGH for 1 minute or to the point that steam is created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.</p>		
(J1 - 4) Oven: Electric		
Built In Appliances: Equipment		
<p>Location: Kitchen</p> <p>Inspection Method: The range / oven elements were operated with indicator set to HIGH until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.</p>		
(J1 - 4) Oven: Electric		
Built In Appliances: Equipment (Defects, Comments, and Concerns):		
(J1 - 4.1) Oven: Electric		
	<p>The oven had no power and was not tested. An appliance repair specialist should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.</p>	