



Property Inspection Report

Report Number: 10428

For The Property Located On:

10428 Wilson Glen Drive
Charlotte, North Carolina 28214



Prepared For Exclusive Use By:

Mr. Jessie Lloyd
97 plus park blvd, Nashville, Tennessee 37217

Report Prepared By: Kurt Chambers; License No.: NC: 4128

Inspector Signature:

A handwritten signature in black ink that reads "Kurt Chambers".



Date of Inspection: Saturday, June 9, 2018

Time Started: 10:30 AM, Time Completed: 12:45 PM

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

Report Sections / Confirmation of Inspection

Legend

-  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 or repair prior to purchase.
-  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.

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A1 - Structural: Foundation	Inspected / Not Inspected
(A1 - 1) Main House	✓
A2 - Structural: Columns and Piers	Inspected / Not Inspected
(A2 - 1) Porch	✓
A3 - Structural: Floor Structure	Inspected / Not Inspected
(A3 - 1) Main House	✓
A4 - Structural: Wall Structure	Inspected / Not Inspected
(A4 - 1) All Interior Areas	✓
A5 - Structural: Ceiling Structure	Inspected / Not Inspected
(A5 - 1) All Accessible Interior Areas	✓
(A5 - 2)	✓
A6 - Structural: Roof Structure	Inspected / Not Inspected
(A6 - 1) Main House	✓
B1 - Exterior: Wall Claddings, Flashing, and Trim	Inspected / Not Inspected
(B1 - 1) Main House	✓
B2 - Exterior: Windows and Doors	Inspected / Not Inspected
(B2 - 1) Windows	✓
(B2 - 2) Windows	✓
B3 - Exterior: Decks, Porches, Stoops, and Balconies	Inspected / Not Inspected
(B3 - 1) Porch	✓
(B3 - 2) Deck	✓
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	Inspected / Not Inspected
(B4 - 1) Driveway	✓
(B4 - 2) Sidewalk	✓
B5 - Exterior: Vegetation and Grading	Inspected / Not Inspected
(B5 - 1) Vegetation	✓
C1 - Roofing: Coverings	Inspected / Not Inspected
(C1 - 1) Main House	✓
C2 - Roofing: Drainage Systems	Inspected / Not Inspected
(C2 - 1) Main House	✓
C3 - Roofing: Flashings, Skylights, and Penetrations	Inspected / Not Inspected
(C3 - 1) Main House	✓
D1 - Plumbing: Water Distribution Systems	Inspected / Not Inspected
(D1 - 1) Garage	✓

D2 - Plumbing: Drain, Waste, & Vent Systems	Inspected / Not Inspected
(D2 - 1) Attic	✓
D3 - Plumbing: Water Heating Equipment	Inspected / Not Inspected
(D3 - 1) Unit #1	✓
E1 - Electrical: Main Service	Inspected / Not Inspected
(E1 - 1) Underground	✓
E2 - Electrical Main Panels	Inspected / Not Inspected
(E2 - 1) Main Panel #1	✓
E3 - Electrical: Distribution Panels	Inspected / Not Inspected
(E3 - 1) Distribution Panel #1	✓
E4 - Electrical: Branch Circuits and Wiring	Inspected / Not Inspected
(E4 - 1) Area: Main Panel	✓
E5 - Electrical: Light Fixtures, Receptacles, & Smoke Detectors	Inspected / Not Inspected
(E5 - 1) Exterior / back deck light	✓
(E5 - 2) Family Room	✓
(E5 - 3) Hallway	✓
(E5 - 4) Foyer	✓
F1 - Heating: Equipment	Inspected / Not Inspected
(F1 - 1) Heating Unit #1 / BRYANT	✓
F2 - Heating: Distribution Systems	Inspected / Not Inspected
(F2 - 1) Heating Unit #1	✓
F3 - Heating: Gas Piping, Fuel Storage Systems	Inspected / Not Inspected
(F3 - 1) Attic	✓
G1 - Cooling: Equipment	Inspected / Not Inspected
(G1 - 1) Cooling Unit #1 / BRYANT	✓
G2 - Cooling: Distribution Systems	Inspected / Not Inspected
(G2 - 1) Cooling Unit #1	✓
H1 - Interiors: General Rooms	Inspected / Not Inspected
(H1 - 1) Laundry	✓
(H1 - 2) Bedroom #2 / upstairs	✓
(H1 - 3) Hall	✓
(H1 - 4) upstairs / Office	✓
H2 - Interiors: Kitchens	Inspected / Not Inspected
(H2 - 1) Kitchen	✓
H3 - Interiors: Bathrooms	Inspected / Not Inspected
(H3 - 1) Half Bathroom #1/ DOWNSTAIRS	✓
(H3 - 2) Bathroom: Master	✓
(H3 - 3) Bathroom #3 / hallway upstairs	✓
H4 - Interiors: Garages	Inspected / Not Inspected
(H4 - 1) Garage	✓
H5 - Interiors: Attic, Basement, Rooms, and Areas	Inspected / Not Inspected
(H5 - 1) Attic: Unfinished	✓
(H5 - 2) Garage: Attic: Unfinished	✓
I1 - Insulation and Ventilation: Areas	Inspected / Not Inspected
(I1 - 1) Attic	✓

J1 - Built In Appliances: Equipment	Inspected / Not Inspected
(J1 - 1) Dishwasher	✓
(J1 - 2) Microwave: Over Range	✓
(J1 - 3) Oven: Electric	✓
(J1 - 4) Vent: Dryer	✓
(J1 - 5) Garbage Disposal	✓
(J1 - 6) Refrigerator	✓

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

(A1 - 1.3) Main House

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

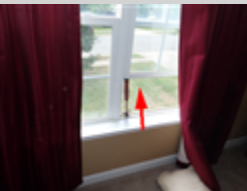
(B2 - 1.1) Windows ; Location: Main House Front



The sash spring were noted to be disconnected on left front windows in main front living area during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

(B2 - 2.1) Windows ; Location: Main House / UPSTAIRS MASTER BEDROOM



The sash spring were noted to be disconnected on both main windows in the master bedroom during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

(B3 - 1.1) Porch ; Location: Main House Front



The columns that support the roof system of the home were noted to have areas of decay on both columns at the bottoms area. Columns and post are required to be stable to properly transfer loads to the foundation or footings. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

(B3 - 1.4) Porch ; Location: Main House Front



The columns that support the roof system of the home were noted to have areas of decay on both columns at the bottoms area. Columns and post are required to be stable to properly transfer loads to the foundation or footings. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

(B3 - 1.5) Porch ; Location: Main House Front



The electrical receptacle located on the front porch is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

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

(C2 - 1.1) Main House; System Type: Gutter /single



The gutter downspouts are not 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.

(C2 - 1.5) Main House; System Type: Gutter /single

**(G1 - 1) Summary - Cooling: Equipment
(Defects, Comments, and Concerns):**

(G1 - 1.2) Cooling Unit #1 / BRYANT; Location: Exterior: BACK OF HOME



The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing / damaged AND THE CONDESATE DRIP LINE NEEDS RE-DIRECTED AWAY FROM REFRIGERANT LINE. A HVAC contractor should be consulted for a evaluation and repair of the insulation on the refrigerant line on outside unit.

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

(H1 - 3.2) Hall



hallway upstairs return air vent grill is unlatched and looks damaged, return air vent should be shut secured to secure filter. recommend a general contractor to evaluate / repair.

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

(H3 - 1.1) Half Bathroom #1/ DOWNSTAIRS



The electrical receptacle located downstairs in half bathroom are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 1.3) Half Bathroom #1/ DOWNSTAIRS



The hot and cold water supplies to the sink faucet are reversed from the typical positions of hot on the left and cold on the right. Reversed temperatures at the fixture can result in personal injury and can indicate an underlying problem. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

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

(H3 - 2.2) Bathroom: Master



The electrical receptacle located in the master bedroom are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 2.3) Bathroom: Master

The water flow to the master bedroom bathtub fixtures is low and fills less than half of the faucet opening. Low water flow in the bathroom can indicate an underlying problem with the plumbing systems/components and reduce the effectiveness and function of the fixtures. A licensed plumbing contractor should be consulted for evaluation and repair. (shower operates at normal pressure) filling the tub is where the pressure is very low.

**(H3 - 3) Summary - Interiors: Bathrooms
(Defects, Comments, and Concerns):**

(H3 - 3.1) Bathroom #3 / hallway upstairs

The water flow to the bathroom upstairs in hallway bathtub fixtures is low and fills less than half of the faucet opening. Low water flow in the bathroom can indicate an underlying problem with the plumbing systems/components and reduce the effectiveness and function of the fixtures. A licensed plumbing contractor should be consulted for evaluation and repair. (shower operates at normal pressure) filling the tub is where the pressure is very low.

**(H5 - 2) Summary - Interiors: Attic, Basement, Rooms, and Areas
(Defects, Comments, and Concerns):**

(H5 - 2.3) Garage: Attic: Unfinished



ridge vent above garage appears to be pulling away from roof, ridge vent not installed properly will allow water / insects/ birds to enter in to attic area and block proper airflow needed to keep attic properly vented . recommend a professional roofer to come evaluate / repair ridge vent .

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

(J1 - 3.1) Oven: Electric; Location: Kitchen



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

**(J1 - 4) Summary - Built In Appliances: Equipment
(Defects, Comments, and Concerns):**

(J1 - 4.1) Vent: Dryer; Location: Kitchen: Outside



The exhaust duct for the clothes dryer is clogged. The dryer duct should be kept in good working order to prevent fire hazards and properly distribute moisture to the exterior of the home. A HVAC / General contractor should be requested to clear out debris / lint in dryer duct for proper operation of vent.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word "inspect" per the NCHILB SOP 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 warrants further investigation by a specialist such as a contractor or an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 80 Deg. F

Weather Conditions: Clear - Sunny

Home 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 small probe, camera, and a standard flash light. Where visible and accessible; floor and roof framing systems were 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. 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 (Descriptions):

Foundation Type: Slab: Brick Perimeter

Foundation Materials: Brick: Concrete

(A1 - 1) Structural: Foundation

(Defects, Comments, and Concerns):

(A1 - 1.1) Main House



(A1 - 1.2) Main House



(A1 - 1.3) Main House

(A2 - 1) Porch

Structural: Columns and Piers (Descriptions):

Column/Pier Type: Column: Exterior

Column/Pier Materials: Wood

(A3 - 1) Main House

Structural: Floor Structure (Descriptions):

Sub-Floor Type: Not Visible For Inspection: Description

Floor Joist Type: Not Visible For Inspection: Description

Girder/Beam Type: Not Visible For Inspection: Description

(A4 - 1) All Interior Areas

Structural: Wall Structure (Descriptions):

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

(A5 - 1) All Accessible Interior Areas

Structural: Ceiling Structure (Descriptions):

Ceiling Joist Type: Engineered System: Truss: Wood

Beam/Girder Type: Engineered System: I- Joists: Wood

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

(A5 - 1.1) All Accessible Interior Areas



(A5 - 1.2) All Accessible Interior Areas



**(A5 - 2)
Structural: Ceiling Structure (Descriptions):**

Ceiling Joist Type:

Beam/Girder Type:

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

Roof Style/Type: Gable

Roof Sheathing Type: OSB

Rafter & Beam Types: Engineered System: Truss: Wood

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

(A6 - 1.1) Main House



(A6 - 1.2) Main House



**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. 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 (Descriptions):**

Wall Cladding Type: Aluminum Siding Horizontal

Trim Type: Wood Clad: Aluminum

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

(B1 - 1.1) Main House



(B1 - 1.2) Main House



(B1 - 1.3) Main House



The exterior rear of the home in several areas has mold growth on the vinyl siding. Mold growth can weaken vinyl over time recommend pressure washing of rear of home.

(B1 - 1.4) Main House



The exterior rear of the home in several areas has mold growth on the vinyl siding. Mold growth can weaken vinyl over time recommend pressure washing of rear of home.

(B1 - 1.5) Main House



The exterior rear of the home in several areas has mold growth on the vinyl siding. Mold growth can weaken vinyl over time recommend pressure washing of rear of home.

(B2 - 1) Windows

Exterior: Windows and Doors (Descriptions):

Window/Door Type: Window: Single

Location: Main House Front

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

(B2 - 1.1) Windows



The sash spring were noted to be disconnected on left front windows in main front living area during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 1.2) Windows



missing sealant / caulking from front window seal , overtime there will be movement from expansion and contraction to cause the openings, need to seal up the gaps to prevent any loss of air or any entry ways for insects to enter the home., recommend a general contractor be consulted to evaluate / repair .

(B2 - 2) Windows

Exterior: Windows and Doors (Descriptions):

Window/Door Type: Window: Single

Location: Main House / UPSTAIRS MASTER BEDROOM

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

(B2 - 2.1) Windows



The sash spring were noted to be disconnected on both main windows in the master bedroom during the inspection. The sash springs assist in lifting and holding the window in place when it is opened. When the springs are disconnected or broken the window will not remain in the open position and can drop suddenly resulting in personal injury. Repair is needed to ensure proper function of the window. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B3 - 1) Porch

Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Concrete (Concrete Surface)

Location: Main House Front

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

(B3 - 1.1) Porch



The columns that support the roof system of the home were noted to have areas of decay on both columns at the bottoms area. Columns and post are required to be stable to properly transfer loads to the foundation or footings. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

(B3 - 1.2) Porch



(B3 - 1.3) Porch



(B3 - 1.4) Porch



The columns that support the roof system of the home were noted to have areas of decay on both columns at the bottoms area. Columns and post are required to be stable to properly transfer loads to the foundation or footings. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

(B3 - 1.5) Porch



The electrical receptacle located on the front porch is loose. Loose receptacles could result in electrical shock hazard or property damage. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

(B3 - 1.6) Porch



(B3 - 2) Deck

Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Concrete (Concrete Surface)

Location: Main House Rear

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

(B3 - 2.1) Deck



(B4 - 1) Driveway

Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):

Construction Type: Concrete

Location:

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

(B4 - 1.1) Driveway



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

Construction Type: Concrete
Location: Main House Front

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

(B4 - 2.1) Sidewalk



(B5 - 1) Vegetation
Exterior: Vegetation and Grading (Descriptions):

Location: Main House Front

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

(B5 - 1.1) Vegetation



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. A landscaping company should be consulted to correct the over growth.

(B5 - 1.2) Vegetation



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. A landscaping company should be consulted to correct the over growth.

**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 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 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 problems 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 / zoom camera and from a ladder at the roof eaves. Walking on the roof surface 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 (Descriptions):**

Roof Covering Type: asphalt / shingles

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

(C1 - 1.1) Main House



(C1 - 1.2) Main House



(C1 - 1.3) Main House



(C1 - 1.4) Main House



(C1 - 1.5) Main House



(C1 - 1.6) Main House



(C1 - 1.7) Main House



**(C2 - 1) Main House
Roofing: Drainage Systems (Descriptions):**

System Type: Gutter /single

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

(C2 - 1.1) Main House



The gutter downspouts are not 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.

(C2 - 1.2) Main House



This home does not have a system such as gutters to control roof drainage. Direct drainage from the roof can result in direct water penetration into the foundation area and foundation deterioration. It is recommended that a gutter system with extended downspouts be installed to protect the wall cladding and foundation areas of the home. A licensed general contractor should be consulted for evaluation and installation.

(C2 - 1.3) Main House



This home does not have a system such as gutters to control roof drainage. Direct drainage from the roof can result in direct water penetration into the foundation area and foundation deterioration. It is recommended that a gutter system with extended downspouts be installed to protect the wall cladding and foundation areas of the home. A licensed general contractor should be consulted for evaluation and installation.

(C2 - 1.4) Main House



This home does not have a system such as gutters to control roof drainage. Direct drainage from the roof can result in direct water penetration into the foundation area and foundation deterioration. It is recommended that a gutter system with extended downspouts be installed to protect the wall cladding and foundation areas of the home. A licensed general contractor should be consulted for evaluation and installation.

(C2 - 1.5) Main House

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

System Type: Plumbing Vent

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

(C3 - 1.1) Main House



(C3 - 1.2) Main House



**D - Plumbing Section
(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 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. Thermal expansion and backflow protection are not a requirement for all homes, and determining the presence or absence of the related devices is beyond the scope of the inspection. Determining if the water supply and waste systems are private or public is beyond the scope of the home 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.

**D - Plumbing Section
(Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):**

Main Shut-Off Location: Garage

Water Supply Type: Public

Supply Piping Materials: [Copper/Brass]

**(D1 - 1) Garage
Plumbing: Water Distribution Systems (Descriptions):**

Piping Materials: [Copper/Brass]

**(D1 - 1) Plumbing: Water Distribution Systems
(Defects, Comments, and Concerns):**

(D1 - 1.1) Garage



**(D2 - 1) Attic
Plumbing: Drain, Waste, and Vent Systems (Descriptions):**

Piping Materials: [PVC]

Trap Materials: [Plastic]

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

Location: Garage

Capacity: 65 gallons

Energy Source: Gas

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

(D3 - 1.1) Unit #1



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

All Electrical items listed below 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) Type: Underground
Electrical: Main Service (Descriptions):**

Grounding Electrode: Driven Rod

**(E1 - 1) Electrical: Main Service
(Defects, Comments, and Concerns):**

(E1 - 1.1) Type: Underground



(E1 - 1.2) Type: Underground



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

<i>Location:</i>	Garage	<i>Amperage Rating:</i>	200 Amps
<i>Service Cable Material:</i>	Aluminum	<i>Voltage Rating:</i>	120/240 Volts, 1 Phase

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

(E2 - 1.1) Main Panel #1



(E3 - 1) Distribution Panel #1
Electrical: Distribution Panels (Descriptions):

<i>Location:</i>	Garage	<i>Amperage Rating:</i>	200 Amps
<i>Service Cable Material:</i>	Aluminum	<i>Voltage Rating:</i>	120/240 Volts, 1 Phase

(E4 - 1) Area: Main Panel
Electrical: Branch Circuits and Wiring (Descriptions):

Observed Wiring Materials: [Small Branch Aluminum - See Comments]

(E4 - 1) Electrical: Branch Circuits and Wiring
(Defects, Comments, and Concerns):

(E4 - 1.1) Area: Main Panel



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

(E5 - 1.1) Exterior / back deck light



The light fixture located at the back door on the deck was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. RECOMMEND change out bulb first, if still not working call A licensed electrical contractor should be consulted for further evaluation and repair.

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

(E5 - 2.1) Family Room



The smoke detector was not tested because it was too high on the ceiling/wall and could not be reached. Smoke detectors should be inspected annually to ensure safe and properly operation. Verification is recommended

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

(E5 - 3.1) Hallway



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

(E5 - 4.1) Foyer



(E5 - 4.2) Foyer



The receptacle located in the foyer , the top plug is hard to plug into and required force to install. A hard to install receptacle plug 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. All receptacles should be checked and replaced as needed.

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

The HVAC systems were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. The seasonal inspection of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems for the system that was not operated. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. If a complete invasive inspection is desired a HVAC contractor should be consulted prior to purchase. All HVAC systems and components should be serviced and evaluated annually by a licensed HVAC contractor. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

**(F1 - 1) Heating Unit #1 / BRYANT
Heating: Equipment (Descriptions):**

Location: Attic

Equipment Type: Gas: Furnace

Energy Source: Gas

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

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

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

(F2 - 1.1) Heating Unit Served: Heating Unit #1



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

Gas Piping Materials: Black Steel / COPPER

Fuel Turn Off Location: At Furnace

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

(F3 - 1.1) Attic



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

All cooling system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. Winter inspections do not include the operation of the air conditioning 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 homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems.

**(G1 - 1) Cooling Unit #1 / BRYANT
Cooling: Equipment (Descriptions):**

Location: Exterior: BACK OF HOME

Equipment Type: Electric: Split System

Energy Source: Electric

**(G1 - 1) Cooling: Equipment
(Defects, Comments, and Concerns):**

(G1 - 1.1) Cooling Unit #1 / BRYANT



(G1 - 1.2) Cooling Unit #1 / BRYANT



The large line of the AC refrigerant line set that connects the outside compressor unit to the interior air handler is required to be insulated to reduce condensation and associated water damage. The AC line insulation is missing / damaged AND THE CONDESATE DRIP LINE NEEDS RE-DIRECTED AWAY FROM REFRIGERANT LINE. A HVAC contractor should be consulted for a evaluation and repair of the insulation on the refrigerant line on outside unit.

**(G2 - 1) Cooling Unit Served: Cooling Unit #1
Cooling: Distribution Systems (Descriptions):**

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

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

(G2 - 1.1) Cooling Unit Served: Cooling Unit #1



(G2 - 1.2) Cooling Unit Served: Cooling Unit #1



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, 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. 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 inspectors 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. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. 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) Laundry Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

(H1 - 2) Bedroom #2 / upstairs Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area] [Furniture/Storage Present In Area]

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

(H1 - 3) Hall Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

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

(H1 - 3.1) Hall



(H1 - 3.2) Hall



hallway upstairs return air vent grill is unlatched and looks damaged, return air vent should be shut secured to secure filter. recommend a general contractor to evaluate / repair.

**(H1 - 4) upstairs / Office
Interiors: General Rooms (Descriptions):**

Additional Information: [Finished Area]

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

**(H2 - 1) Kitchen
Interiors: Kitchens (Descriptions):**

Additional Information: [Finished Area]

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

**(H3 - 1) Half Bathroom #1/ DOWNSTAIRS
Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 1.1) Half Bathroom #1/ DOWNSTAIRS



The electrical receptacle located downstairs in half bathroom are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 1.2) Half Bathroom #1/ DOWNSTAIRS



Downstairs half bath , the sink stopper will not seal properly, you cannot fill sink with water. A general contractor should be consulted for evaluation and repair to ensure proper operation.

(H3 - 1.3) Half Bathroom #1/ DOWNSTAIRS



The hot and cold water supplies to the sink faucet are reversed from the typical positions of hot on the left and cold on the right. Reversed temperatures at the fixture can result in personal injury and can indicate an underlying problem. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

**(H3 - 2) Bathroom: Master
Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 2.1) Bathroom: Master



Master bathroom upstairs is missing the sink stopper, you cannot fill sink with water. A general contractor should be consulted for evaluation and install of new stopper.

(H3 - 2.2) Bathroom: Master



The electrical receptacle located in the master bedroom are not GFCI protected. Receptacles located in hazardous or wet locations should be GFCI protected to reduce shock in hazardous locations. A licensed electrical contractor should be consulted for further evaluation and repair.

(H3 - 2.3) Bathroom: Master

The water flow to the master bedroom bathtub fixtures is low and fills less than half of the faucet opening. Low water flow in the bathroom can indicate an underlying problem with the plumbing systems/components and reduce the effectiveness and function of the fixtures. A licensed plumbing contractor should be consulted for evaluation and repair. (shower operates at normal pressure) filling the tub is where the pressure is very low.

**(H3 - 3) Bathroom #3 / hallway upstairs
Interiors: Bathrooms (Descriptions):**

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

**(H3 - 3) Interiors: Bathrooms
(Defects, Comments, and Concerns):**

(H3 - 3.1) Bathroom #3 / hallway upstairs

The water flow to the bathroom upstairs in hallway bathtub fixtures is low and fills less than half of the faucet opening. Low water flow in the bathroom can indicate an underlying problem with the plumbing systems/components and reduce the effectiveness and function of the fixtures. A licensed plumbing contractor should be consulted for evaluation and repair. (shower operates at normal pressure) filling the tub is where the pressure is very low.

(H3 - 3.2) Bathroom #3 / hallway upstairs



missing sealant / caulking from floor trim to bathtub , overtime there will be movement from expansion and contraction to cause the openings, need to seal up the gaps to prevent water damage to the underlying floor, recommend a general contractor be consulted to evaluate / repair .

**(H4 - 1) Garage
Interiors: Garages (Descriptions):**

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

**(H5 - 1) Attic: Unfinished
Interiors: Attics. Basements, Areas, Rooms (Descriptions):**

Additional Information: [Finished Area] [Furniture/Storage Present In Area]

**(H5 - 2) Garage: Attic: Unfinished
Interiors: Attics. Basements, Areas, Rooms (Descriptions):**

Additional Information: [Finished Area] [Furniture/Storage Present In Area]

**(H5 - 2) Interiors: Attics, Basements, Areas, Rooms
(Defects, Comments, and Concerns):**

(H5 - 2.1) Garage: Attic: Unfinished



(H5 - 2.2) Garage: Attic: Unfinished



attic area above garage had several pieces of heavy wood material laying on ceiling obstructing my full view, seller mention he had a previous leak in that area that he has in a disclosure to the buyer, i noted no signs of moisture at this time in the area. recommend for client to read disclosure of mentioned leak and repair and if not fully satisfied recommend getting a professional roofer to come evaluate / repair.

(H5 - 2.3) Garage: Attic: Unfinished



ridge vent above garage appears to be pulling away from roof, ridge vent not installed properly will allow water / insects/ birds to enter in to attic area and block proper airflow needed to keep attic properly vented . recommend a professional roofer to come evaluate / repair ridge vent .

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

No immediate defects or concerns were noted. 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
Insulation and Ventilation: Areas (Descriptions):**

Insulation Type: Loose: Fiberglass
Ventilation Type: Soffit: Ridge

**(I1 - 1) Insulation and Ventilation: Areas
(Defects, Comments, and Concerns):**

(I1 - 1.1) Attic



(I1 - 1.2) Attic



**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 a 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, washing machines, and dryers are beyond the scope of the home inspection.

**(J1 - 1) Dishwasher
Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

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.

**(J1 - 2) Microwave: Over Range
Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

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.

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

Location: Kitchen

Inspection Method: The range / oven was operated in the standard cooking modes only. The convection mode was not tested.

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

(J1 - 3.1) Oven: Electric



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

(J1 - 3.2) Oven: Electric



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

Location: Kitchen: Outside

Inspection Method: visual

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

(J1 - 4.1) Vent: Dryer



The exhaust duct for the clothes dryer is clogged. The dryer duct should be kept in good working order to prevent fire hazards and properly distribute moisture to the exterior of the home. A HVAC / General contractor should be requested to clear out debris / lint in dryer duct for proper operation of vent.

**(J1 - 5) Garbage Disposal
Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

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.

**(J1 - 6) Refrigerator
Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

Inspection Method: visual