

Home Inspection Report

Report Number: Home Inspection Number

For The Property Located On:

1234 New Street
Better City, North Carolina 27215



Prepared For Exclusive Use By:

Mr. Happy Customer
5678 Old Street, Old City, North Carolina, 27215

Report Prepared By: New Software User; License No.: XXXX

Inspector Signature:

Date of Inspection: Saturday, February 28, 2015

Time Started: 9:30 AM, Time Completed: 1:30 PM

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Report Sections

Summary

- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

Report Introduction

Weather Conditions

Inspection Report Body

- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

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 - 1.1) Main House



Efflorescence (salt stains) was noted on the foundation walls. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs. Refer to the exterior section of the report concerning the lot grading.

(A1 - 1.2) Main House



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

(A1 - 2) Summary - Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 2.1) Garage



Closed cracks were noted in the foundation of the garage at locations where the foundation steps related to elevation change. 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.

(A3 - 1) Summary - Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House

The floor structure is in need of evaluation and repair to ensure the stability and prevent further damage, the following concerns were noted at the time of the inspection:

1. decay at the band
2. Hanger wrong nails

A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs. If repairs are beyond the scope of the Building Code, an engineer should be consulted.

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

(A6 - 1.1) Main House



From the attic, it was noted that the Valley/Hip rafter located between the main home and first floor room was not posted for end support. End post supports are typically installed to supplement nailed joints and ensure the stability of the roof system. An engineer should be consulted for further evaluation to determine the significance and cause of the concern and outline necessary repairs to ensure the stability of the structure.

(A6 - 1.2) Main House



From the attic, it was noted that the valley rafter located over the main living room was constructed of multiple members and was not posted for support. Post supports are typically installed to supplement nailed joints and ensure the stability of the roof system. An engineer should be consulted for further evaluation to determine the significance and cause of the concern and outline necessary repairs to ensure the stability of the structure.

(A6 - 1.3) Main House



The LVL girder located under the main rafters on the front side of the home has been notched for rafter installation. Engineered lumber beams have specific installation specifications that rarely allow notching. If a notch is beyond what would be typically expected and could result in cracking or failure of the beam. A girder is a main structural component that provides support of the framing structure and transfers loads to the foundation. An engineer should be consulted for further evaluation to determine the significance of the concern and outline necessary repairs to ensure the stability of the structure.

**(B1 - 1) Summary - Exterior: Wall Claddings, Flashing, and Trim
(Defects, Comments, and Concerns):**

(B1 - 1.1) Main House Front



The exterior boxing of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection all areas should be evaluated as a repair plan is prepared:

1. Peeling paint, swollen edges behind the gutter trays;
2. Boxing and trim areas were found to have area of decay at roof line intersections

A licensed general contractor should be consulted for a complete evaluation of the trim and boxing to determine the scope of the damage and make necessary repairs.

(B1 - 1.2) Main House Front



Additional Photograph: This a photograph of decayed boxing at the left front corner of the main home. All corner trims areas were noted to have some level of decay.

(B1 - 1.3) Main House Front



Why? What?

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

(B1 - 2.1) Main House Rear and Sides



The exterior trim of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection all areas should be evaluated as a repair plan is prepared:

1. Corner trim moldings have visible areas decay.
2. Vertical wood trim boards at corner and brick intersections have visible areas of decay.

A licensed general contractor should be consulted for a complete evaluation of the exterior trim to determine the scope of the damage and make necessary repairs.

(B1 - 2.2) Main House Rear and Sides



Additional Photograph: This a photograph of a decayed vertical trim molding behind the back left gutter.

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

(B2 - 1.1) All Windows; Location: All Accessible



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

(B2 - 1.2) All Windows; Location: All Accessible



Additional Photograph: This a photograph of the living room window, the trim between the windows is decayed.

(B2 - 1.3) All Windows; Location: All Accessible



Additional Photograph: This a photograph of a second floor window, decay was noted in all accessible windows.

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

(B2 - 2.1) Door; Location: Gable Right



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

(B2 - 2.2) Door; Location: Gable Right



Additional Photograph: The door also has soft and decayed wood in the door panel area. Decay in the door panel can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

(B3 - 1.1) Deck Sample 1; Location: Main House Rear



The metal hangers used to support the floor framing of the deck were installed without the proper number and sized nails. The nail installation is crucial to the function of the hanger, without proper installation the hanger could fail allowing the deck to move or collapse. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.

(B3 - 1.2) Deck Sample 1; Location: Main House Rear



The wood deck was found to be severely weathered. Decking boards were splintering and cupped. The deck should be considered hazardous. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.

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

(B5 - 1.1) Grading; Location: Main House



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

(B5 - 1.2) Grading; Location: Main House



Additional Photograph: Evidence suggests that the drainage from the rear section of the lot accumulates along the fence and left foundation wall.

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

(C1 - 1.1) All Accessible Areas



The roof shingles were noted to be lifting or curling at the corners of the tabs. Since shingles are designed to lay flat to shed water and debris, the curling can result in trapped moisture and leaks. Shingle curl for several reasons including: end of the service life, improper installation and or limited ventilation. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

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

(C2 - 1.1) All Accessible Areas; System Type: Gutter



The gutter downspout at the right dormer is not extended or piped out to direct roof drainage away from the side wall of the main home. Direct drainage from the gutter system can result in direct water penetration into the attic areas of the home. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

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

(D1 - 1.1) All Accessible Areas



The main water supply line located in the crawl space at the back door is corroded. Corrosion on the main water lines should be addressed as soon as possible to prevent major leaks and property damage. A licensed plumbing contractor should be consulted for a complete evaluation and repair of the main water supply line.

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

(D3 - 1.1) Unit #1 ; Location: Garage



There was no hot water available for the main home during the inspection. The gas service to the unit was off. The inspector did not have permission or knowledge of the circumstances that required the unit to be turned off and therefore did not turn the unit on. The inspection of the hot water heating unit, fixtures, and appliances was limited and not completed. It is recommended that the hot water be restored and the inspection completed prior to the purchase of the home.

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

(E5 - 1.1)

All homes with gas appliances should have a Carbon Monoxide detector. A Carbon Monoxide detector was not located during the inspection of this home. A properly functioning CO detector is vital to the safety of a home with gas appliances. Installation is recommended.

**(F1 - 1) Summary - Heating: Equipment
(Defects, Comments, and Concerns):**

(F1 - 1.1) Heating Unit #1; Location: Exterior: Package Unit (Heating and Cooling)



The grading around the package HVAC unit is directing drainage toward the unit. Evidence suggests that water from lot drainage has been entering the unit., see next photograph. Drainage needs to be corrected to prevent damage to the unit. A licensed general contractor should be consulted for further evaluation and repair.

(F1 - 1.2) Heating Unit #1; Location: Exterior: Package Unit (Heating and Cooling)



The gas burner section of the package unit has visible rust and debris in the burner chamber area. The rust indicates deterioration of the exchanger. Deterioration of the heat exchanger is a serious concern that can result in improper combustion and carbon monoxide poisoning. The furnace needs a complete evaluation which should include a heat exchanger inspection to ensure safe, reliable, and proper operation of the HVAC system. A licensed HVAC contractor should be consulted for repair.

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

(F3 - 1.1) Crawl Space



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

**(H2 - 1) Summary - Interiors: Kitchens
(Defects, Comments, and Concerns):**

(H2 - 1.1) Kitchen



The sink is in need of further evaluation and repair. The following concerns were noted at the time of the inspection:
1. The sink is supported by a wire and bracket was not secure.
A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

(H3 - 1.1) Bathroom #1 Master



The toilet flush valve is not operating properly. This could result in improper functioning, flooding and waste of water. A licensed plumbing contractor should be consulted for evaluation and repair.

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

(H3 - 2.1) Bathroom #2



The floor area under the toilet tank has a rust stain indicating a history of a leak or a seeping leak at the tank bolts or water turn off. The toilet tank bolts/gaskets and the turn off valve need to be evaluated by a plumber to ensure that they are not leaking. A licensed plumbing contractor should be consulted for evaluation and repair.

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

(J1 - 1.1) Dishwasher; Location:



The dishwasher is not secure to the cabinet and it moves forward when the door is opened. The appliance needs to be secured to the cabinet to prevent damage to the unit or personal injury. An appliance repair person or general contractor should be consulted for repair.

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 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 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: 31 Deg. F

Weather Conditions: Clear - Sunny

Home Inspection Report Body

A - Structural Section

(General Limitations, Implications, and Directions):

This inspection was limited because the subject property was one unit in a multi-story building such as a townhouse or condominium and many systems and components are shared by other units and not accessible. The foundation areas and attic areas are not accessible therefore were not inspected. It is important for the client to understand their limitations and responsibilities related to maintenance and repairs of the structure and as outlined by the homeowner's association. If additional information is required related to the condition of the structural components, the buyer should request further evaluation by an engineer who specializes in commercial inspections.

A - Structural Section

(Foundation and Attic Inspection Methods):

This inspection was limited because the subject property was one unit in a multi-unit building such as a townhouse or condominium and many systems and components are shared by other units and not accessible.

(A1 - 1) Main House

Structural: Foundation (Descriptions):

Foundation Type: Crawl Space: Exterior Entrance

Foundation Materials: Block: Brick

(A1 - 1) Structural: Foundation

(Defects, Comments, and Concerns):

(A1 - 1.1) Main House



Efflorescence (salt stains) was noted on the foundation walls. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs. Refer to the exterior section of the report concerning the lot grading.

(A1 - 1.2) Main House



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

(A1 - 2) Garage

Structural: Foundation (Descriptions):

Foundation Type: Slab: Brick Perimeter

Foundation Materials: Block: Brick

**(A1 - 2) Structural: Foundation
(Defects, Comments, and Concerns):**

(A1 - 2.1) Garage



Closed cracks were noted in the foundation of the garage at locations where the foundation steps related to elevation change. 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.

(A2 - 1) Main House

Structural: Columns and Piers (Descriptions):

Column/Pier Type: Pier: Crawl Space

Column/Pier Materials: Block

(A3 - 1) Main House

Structural: Floor Structure (Descriptions):

Sub-Floor Type: OSB

Floor Joist Type: Dimensional Lumber: Standard Construction

Girder/Beam Type: Dimensional Lumber: Standard Construction

**(A3 - 1) Structural: Floor Structure
(Defects, Comments, and Concerns):**

(A3 - 1.1) Main House

The floor structure is in need of evaluation and repair to ensure the stability and prevent further damage, the following concerns were noted at the time of the inspection:

1. decay at the band
2. Hanger wrong nails

A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs. If repairs are beyond the scope of the Building Code, an engineer should be consulted.

**(A3 - 2) Main House Second Story Section
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: Not Visible: Not Accessible For Inspection or Description

Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description

**(A5 - 2) All Accessible Attic Areas
Structural: Ceiling Structure (Descriptions):**

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood

Beam/Girder Type: Engineered Lumber: LVL

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

Roof Style/Type: Gable

Roof Sheathing Type: OSB

Rafter & Beam Types: Dimensional Lumber: Standard Construction

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

(A6 - 1.1) Main House



From the attic, it was noted that the Valley/Hip rafter located between the main home and first floor room was not posted for end support. End post supports are typically installed to supplement nailed joints and ensure the stability of the roof system. An engineer should be consulted for further evaluation to determine the significance and cause of the concern and outline necessary repairs to ensure the stability of the structure.

(A6 - 1.2) Main House



From the attic, it was noted that the valley rafter located over the main living room was constructed of multiple members and was not posted for support. Post supports are typically installed to supplement nailed joints and ensure the stability of the roof system. An engineer should be consulted for further evaluation to determine the significance and cause of the concern and outline necessary repairs to ensure the stability of the structure.

(A6 - 1.3) Main House



The LVL girder located under the main rafters on the front side of the home has been notched for rafter installation. Engineered lumber beams have specific installation specifications that rarely allow notching. If a notch is beyond what would be typically expected and could result in cracking or failure of the beam. A girder is a main structural component that provides support of the framing structure and transfers loads to the foundation. An engineer should be consulted for further evaluation to determine the significance of the concern and outline necessary repairs to ensure the stability of the structure.

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 Front

Exterior: Wall Cladding

(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The inspection of the exterior of the home was limited due to large bushes and or plantings. Keeping plants trimmed and spaced away from the wall cladding and foundation provides inspection access and air circulation. It is recommended that bushes are trimmed. Once the bushes are trimmed and prior to the purchase, the inspection should be completed.

Wall Cladding Type: Brick Veneer

Trim Type: Wood Paint

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

(B1 - 1.1) Main House Front



The exterior boxing of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection all areas should be evaluated as a repair plan is prepared:

1. Peeling paint, swollen edges behind the gutter trays;
2. Boxing and trim areas were found to have area of decay at roof line intersections

A licensed general contractor should be consulted for a complete evaluation of the trim and boxing to determine the scope of the damage and make necessary repairs.

(B1 - 1.2) Main House Front



Additional Photograph: This a photograph of decayed boxing at the left front corner of the main home. All corner trims areas were noted to have some level of decay.

(B1 - 1.3) Main House Front



What? Why?

(B1 - 2) Main House Rear and Sides
Exterior: Wall Cladding (Descriptions):

Wall Cladding Type: Hardboard Horizontal
Trim Type: Wood Paint

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

(B1 - 2.1) Main House Rear and Sides



The exterior trim of the home need repairs and painting to prevent further damage and water penetration. The following items were noted during the inspection all areas should be evaluated as a repair plan is prepared:

1. Corner trim moldings have visible areas decay.
2. Vertical wood trim boards at corner and brick intersections have visible areas of decay.

A licensed general contractor should be consulted for a complete evaluation of the exterior trim to determine the scope of the damage and make necessary repairs.

(B1 - 2.2) Main House Rear and Sides



Additional Photograph: This a photograph of a decayed vertical trim molding behind the back left gutter.

(B2 - 1) All Windows
Exterior: Windows and Doors (Descriptions):

Window/Door Type: Window: Double Hung
Location: All Accessible

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

(B2 - 1.1) All Windows



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

(B2 - 1.2) All Windows



Additional Photograph: This a photograph of the living room window, the trim between the windows is decayed.

(B2 - 1.3) All Windows



Additional Photograph: This a photograph of a second floor window, decay was noted in all accessible windows.

(B2 - 2) Door

Exterior: Windows and Doors (Descriptions):

Window/Door Type: Door: Single

Location: Gable Right

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

(B2 - 2.1) Door



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

(B2 - 2.2) Door



Additional Photograph: The door also has soft and decayed wood in the door panel area. Decay in the door panel can result in leaking and water penetration and should be repaired as soon as possible. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B3 - 1) Deck Sample 1

Exterior: Decks, Porches, Stoops, and Balconies

(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The complete floor system of the deck was not inspected the deck was too low to full crawl under.

Structure Type: Wood (Wood Surface)

Location: Main House Rear

(B3 - 1) Exterior: Decks, Porches, Stoops, and Balconies

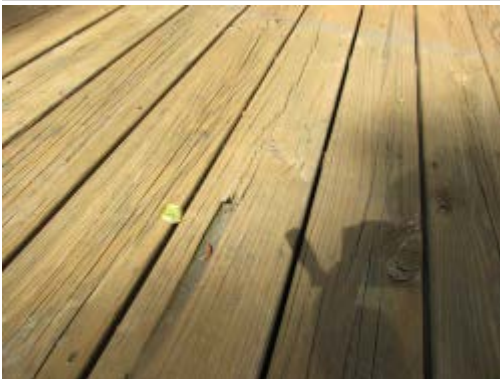
(Defects, Comments, and Concerns):

(B3 - 1.1) Deck Sample 1



The metal hangers used to support the floor framing of the deck were installed without the proper number and sized nails. The nail installation is crucial to the function of the hanger, without proper installation the hanger could fail allowing the deck to move or collapse. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.

(B3 - 1.2) Deck Sample 1



The wood deck was found to be severely weathered. Decking boards were splintering and cupped. The deck should be considered hazardous. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.

(B5 - 1) Grading

Exterior: Vegetation and Grading (Descriptions):

Location: Main House

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

(B5 - 1.1) Grading



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

(B5 - 1.2) Grading



Additional Photograph: Evidence suggests that the drainage from the rear section of the lot accumulates along the fence and left foundation wall.

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 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.

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 the 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) All Accessible Areas

Roofing: Coverings (Descriptions):

Roof Covering Type: Shingles/Composite/Fiberglass

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

(C1 - 1.1) All Accessible Areas



The roof shingles were noted to be lifting or curling at the corners of the tabs. Since shingles are designed to lay flat to shed water and debris, the curling can result in trapped moisture and leaks. Shingle curl for several reasons including: end of the service life, improper installation and or limited ventilation. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

**(C2 - 1) All Accessible Areas
Roofing: Drainage Systems (Descriptions):**

System Type: Gutter

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

(C2 - 1.1) All Accessible Areas



The gutter downspout at the right dormer is not extended or piped out to direct roof drainage away from the side wall of the main home. Direct drainage from the gutter system can result in direct water penetration into the attic areas of the home. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**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 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.

D - Plumbing Section

(Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):

Main Shut-Off Location: Hall Closet *Water Supply Type:* Public
Supply Piping Materials: [PEX]

(D1 - 1) All Accessible Areas

Plumbing: Water Distribution Systems (Descriptions):

Piping Materials: [PEX]

(D1 - 1) Plumbing: Water Distribution Systems

(Defects, Comments, and Concerns):

(D1 - 1.1) All Accessible Areas



The main water supply line located in the crawl space at the back door is corroded. Corrosion on the main water lines should be addressed as soon as possible to prevent major leaks and property damage. A licensed plumbing contractor should be consulted for a complete evaluation and repair of the main water supply line.

(D2 - 1) All Accessible Areas

Plumbing: Drain, Waste, and Vent Systems (Descriptions):

Piping Materials: [PVC]
Trap Materials: [Chrome] [Plastic]

(D3 - 1) Unit #1

Plumbing: Water Heating Equipment (Descriptions):

Location: Garage *Capacity:* 48 Gallons *Energy Source:* Gas

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

(D3 - 1.1) Unit #1



There was no hot water available for the main home during the inspection. The gas service to the unit was off. The inspector did not have permission or knowledge of the circumstances that required the unit to be turned off and therefore did not turn the unit on. The inspection of the hot water heating unit, fixtures, and appliances was limited and not completed. It is recommended that the hot water be restored and the inspection completed prior to the purchase of the home.

**(D3 - 2) Unit #2
Plumbing: Water Heating Equipment (Descriptions):**

Location: Crawl Space
Capacity: 38 Gallons
Energy Source: Electric

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

The electrical system of this home is based on historical components that were manufactured in an era before homes were subject to modern loading and appliances. The electrical system of this home has the original fuse panels and knob & tube branch wiring. While this system was safe and effective in the era that it was installed, considerations should be made for updating the electrical system to phase out original fuse panel and knob/tube service. 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) Type: Underground
Electrical: Main Service (Descriptions):**

Grounding Electrode: Driven Rod

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

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

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

Location: Exterior (HVAC)
Amperage Rating: 100 Amps
Service Cable Material: Copper
Voltage Rating: 120/240 Volts, 1 Phase

(E3 - 2) Distribution Panel #2

Electrical: Distribution Panels (Descriptions):

Location:

Amperage Rating:

Service Cable Material: 4/0 Aluminum

Voltage Rating:

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

(Defects, Comments, and Concerns):

(E5 - 1.1)

All homes with gas appliances should have a Carbon Monoxide detector. A Carbon Monoxide detector was not located during the inspection of this home. A properly functioning CO detector is vital to the safety of a home with gas appliances. Installation is recommended.

F - Heating Section

(General Limitations, Implications, and Directions):

All concerns related to the Heating System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, and / or are a safety concern to the occupants of this home. The seasonal inspection of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems. If an complete invasive inspection is desired a HVAC contractor should be consulted prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

(F1 - 1) Heating Unit #1

Heating: Equipment (Descriptions):

Location: Exterior: Package Unit (Heating and Cooling)

Equipment Type: Gas: Furnace: Package Unit

Energy Source: Gas

(F1 - 1) Heating: Equipment

(Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1



The grading around the package HVAC unit is directing drainage toward the unit. Evidence suggests that water from lot drainage has been entering the unit., see next photograph. Drainage needs to be corrected to prevent damage to the unit. A licensed general contractor should be consulted for further evaluation and repair.

(F1 - 1.2) Heating Unit #1



The gas burner section of the package unit has visible rust and debris in the burner chamber area. The rust indicates deterioration of the exchanger. Deterioration of the heat exchanger is a serious concern that can result in improper combustion and carbon monoxide poisoning. The furnace needs a complete evaluation which should include a heat exchanger inspection to ensure safe, reliable, and proper operation of the HVAC system. A licensed HVAC contractor should be consulted for repair.

(F1 - 2) Heating Unit #2

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: Crawl Space

System Type: Forced Air: Fiber Box: Flexible Branch

(F2 - 2) Heating Unit Served: Heating Unit #2

Heating: Distribution Systems (Descriptions):

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

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. The removal of the unit covers to view coils and fans provided for service by a qualified service technician is beyond the scope of the home inspection. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a winter inspection when outside temperatures are below 60 degrees F, it is not possible to evaluate if the system will properly cool the home, therefore, the air conditioning system is visually inspected but not operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the system during a winter inspection. 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. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems.

(G1 - 1) Cooling Unit #1

Cooling: Equipment (Descriptions):

Location: Exterior Package Unit (Heating and Cooling)

Equipment Type: Electric: Package Unit

Energy Source: Electric

(G1 - 2) Cooling Unit #2

Cooling: Equipment (Descriptions):

Location: Attic

Equipment Type: Electric: Split System

Energy Source: Electric

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, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. 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)

Interiors: General Rooms (Descriptions):

Additional Information: [Finished and furnished Areas]

(H2 - 1) Kitchen

Interiors: Kitchens (Descriptions):

Additional Information: [Finished Area]

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

(H2 - 1) Interiors: Kitchens

(Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen



The sink is in need of further evaluation and repair. The following concerns were noted at the time of the inspection:

1. The sink is supported by a wire and bracket was not secure.
2. Fasteners to hold the sink were secure to the cabinet walls and they are not secure.

A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H3 - 1) Bathroom #1 Master

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) Bathroom #1 Master



The toilet flush valve is not operating properly. This could result in improper functioning, flooding and waste of water. A licensed plumbing contractor should be consulted for evaluation and repair.

(H3 - 2) Bathroom #2

Interiors: Bathrooms (Descriptions):

Electrical Receptacle: No Electrical Receptacle Found In Bathroom

Bathroom Ventilation: Window

(H3 - 2) Interiors: Bathrooms

(Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom #2



The floor area under the toilet tank has a rust stain indicating a history of a leak or a seeping leak at the tank bolts or water turn off. The toilet tank bolts/gaskets and the turn off valve need to be evaluated by a plumber to ensure that they are not leaking. A licensed plumbing contractor should be consulted for evaluation and 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.

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: All Accessible Areas Insulation and Ventilation: Areas (Descriptions):

Insulation Type: Batt: Faced Kraft Paper

Ventilation Type: Foundation Vents

(I1 - 2) Attic: All Accessible Insulation and Ventilation: Areas (Descriptions):

Insulation Type: Batt: Faced Kraft Paper

Ventilation Type: Soffit: Ridge

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 (Descriptions):

Location: Kitchen

Inspection Method: Operated normal cycle

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

(J1 - 1.1) Dishwasher



The dishwasher is not secure to the cabinet and it moves forward when the door is opened. The appliance needs to be secured to the cabinet to prevent damage to the unit or personal injury. An appliance repair person or general contractor should be consulted for repair.

**(J1 - 2) Oven: Electric: Convection
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. Please review and test prior to purchase or ask homeowner for disclosure.