Duncan

Home Inspection Services, LLC

Home Inspection Report

Report Number: 416-129

For The Property Located On:

Some Place Dr
Springville, North Carolina

Prepared For Exclusive Use By:

John and Jane Doe

Report Prepared By: Adam Duncan; License No.: 3533

Inspector Signature: Adam Duncan

Date of Inspection: Tuesday, May 24, 2016

Time Started: 9:00 AM, Time Completed: 12:00 PM

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Phone: (828) 551-1583, Email: duncanhis416@gmail.com, Adam Duncan, Lic.# 3533

Report Sections

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

Active water penetration was noted at the lower sections of the foundation walls. Water stains on the basement walls, areas of water on the basement floors, and wood decay to wood columns indicate that this is an on going problem. A licensed general contractor should be consulted for a complete evaluation of the basement and adjacent foundation areas to determine the source of the water penetration, the general condition of all foundation walls and the extent of the damage, and to make necessary repairs

(A2 - 1) Summary - Structural: Columns and Piers (Defects, Comments, and Concerns):

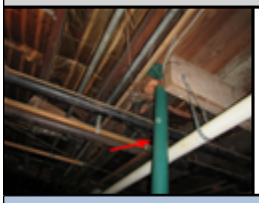
(A2 - 1.1) Main House

The wood columns between the two brick columns in the basement area have visible areas of decay at the base. The damage has jeopardized the strength of the columns. A licensed general contractor should be consulted for further evaluation, to make necessary repairs, and determine the cause of the deterioration.

(A2 - 1.2) Main House

In the foundation area under the far left dining room, a nonpermanent supplemental support has been installed as a repair method to help support the floor. This type of supplemental support is typically considered as a non-permanent support and may not remain in place long term. A licensed general contractor should be consulted to review the support placement and determine if it should be changed to permanent or more secure supports.

(A2 - 1.3) Main House



In the foundation area under the hall, a nonpermanent supplemental support constructed using a metal post jack has been installed. This type of support is typically considered as a non-permanent support. A licensed general contractor should be consulted to review the jack placement and determine if the jacks should be changed to permanent or more secure supports.

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

(A3 - 1.1) Main House

The wood framing for the floor system in the main home has been subjected to moisture and insect damage typical of termites and boring beetles. Extensive damage to the floor framing components was located along the framing band at the front of the home. Repairs were noted at this area, but did not appear to be sufficient, and further review. The floor framing needs a complete invasive evaluation by a licensed contractor to determine the extent of the insect damage and to make any additional repairs to ensure the stability of the home. A insect specialist should be consulted to create a prevention plan to prevent wood destroying insects from damaging wood floor components.

(A3 - 1.3) Main House

From the crawl space, a floor joist at the middle front of the crawl space was noted to be cracked. Joists are key components of the flooring system and need to be repaired to prevent framing movement and further damage. A general contractor should be consulted for further evaluation and to make necessary repairs.

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

(A6 - 1.1) All Accessible Areas

From the attic, the wood framing components around the chimneys, at soffit areas, and plumbing vent boot locations are discolored with some decay This indicates a history of a leak that appeared to be no longer active. A licensed general contractor should be consulted for further evaluation of the damaged areas to determine the extent of the damage and if repairs are necessary.

(A6 - 1.2) All Accessible Areas

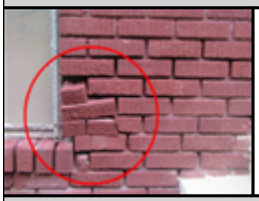
From the attic, a few roof sheathing boards were broken. The broken boards can cause displaced shingles. A general contractor should be consulted for further evaluation and to make necessary repairs.

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

(B1 - 1.1) Main House

Cracks were noted below some windows in the brick veneer. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home presented no visible evidence of progression to the foundation areas. The buyer should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. If the buyer has additional concerns an engineer should be consulted to determine the significance of the cracking.

(B1 - 1.2) Main House



Low or missing mortar lines in the brick veneer were located on the exterior of the home at the electrical panel and rear locations of the home. The mortar provides bonding of the bricks in brick veneer to secure the structure and prevent water penetration. A masonry contractor should be consulted for further evaluation of the brick veneer and to repair all loose, soft, missing mortar.

(B1 - 1.3) Main House

This home was built prior to 1978 and the painted surfaces have a high probability of lead content. The buyer should research this topic at http://www.hud.gov/offices/lead/library/hhi/Lead.pdf, and consult a specialist for lead testing.

(B1 - 1.4) Main House

The brick veneer for this home has no visible weep system. The weep system prevents water and condensation buildup behind the brick veneer. A licensed general contractor should be consulted for complete evaluation to determine the significance of this concern and repair as necessary.

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

(B2 - 1.1) Windows ; Location: Basement & Crawl Space

The windows for the basement were in poor condition. A window restoration specialist or licensed general contractor should be consulted to determine the extent of the damage and make necessary repairs.

(B2 - 1.2) Windows ; Location: Basement & Crawl Space

The windows in the far right room are in need of further evaluation and repair, the following items were noted at the time of the inspection. A complete evaluation is needed as a repair plan is developed to determine the extent of the damage.
1. Some of windows for the far right room have a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made.
2. The handle for one window would not operate the window.
3. Deterioration of the inside of windows was noted (pictured).
Repairs are needed to ensure proper function of the windows. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 1.3) Windows ; Location: Basement & Crawl Space

The windows in the main home need repair to ensure proper operation. Multiple windows could not be operated due to being stuck, and sash rope being disconnected. It is very important to have a proper method of egress from every sleeping areas in case of an emergency such as a fire. Also, stains (pictured) and deteriorated wall plaster below the windows through out the home indicate a history of leaks. Leaking at window locations can allow water into the walls areas and result in hidden damage and undesirable environmental conditions. A leak at a window area can be related to the window unit, the window installation or the adjacent flashings. A licensed general contractor should be consulted for a complete evaluation of all the windows and to make necessary repairs.

(B3 - 4) Summary - Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 4.1) Rear Steps ; Location: Main House Rear

The rear masonry steps have moved away from the foundation of the home. Repairs are needed to prevent more movement. A masonry and foundation repair specialist should be consulted for evaluation and to make necessary repairs.

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

(D1 - 1.1) All Accessible Areas

The galvanized plumbing supply lines have visible areas corrosion that indicate pipe deterioration related to age. Corroded areas on pipes or fittings are typically weak and often result in leaking and restricted water flow. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems. A plumbing contractor should be consulted for a full evaluation of the system and to make necessary repairs.

(D1 - 1.2) All Accessible Areas

The water flow does not convert completely from tub to shower in second level left bathroom. This condition can result in water leaking into the wall areas. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

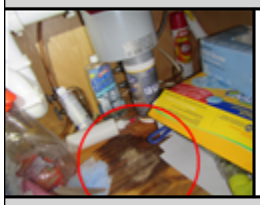
(D1 - 2) Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) Exterior

The exterior faucet located at the front of the house did not operate. A licensed plumbing contractor should be consulted to make necessary repairs.

(D2 - 1) Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

(D2 - 1.1) All Accessible Areas



The drain connected to the disposal was noted to have evidence of a history of leaking, and a water stain below it was noted (pictured). No active leak was noted during the inspection. Owner disclosure concerning leaks under the kitchen sink is recommended. If buyers have additional concerns a plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

(D2 - 1.2) All Accessible Areas

The right kitchen sink, the half bath sink, and the second level left bathroom tub drains were noted to be slow. Slow drains could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(D2 - 1.3) All Accessible Areas

The drain line for the laundry sink (pictured) and half bath sink leaked. The drain line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.4) All Accessible Areas

During the inspection the water bubbled back into the half bath toilet. This could indicate a problem with the toilet, the plumbing drainage or vent lines. A licensed plumbing contractor should be consulted for a complete system evaluation and to make necessary repairs.

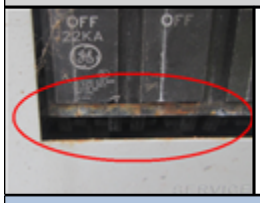
(D3 - 1) Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

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

The water heating unit for this home is over ten years old. A water heating unit has a life expectancy of 10 to 12 years. The unit has corrosion and water at the base of the casing A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

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

(E2 - 1.1) Main Panel #1; Location: Exterior



Evidence suggests a history of water entry into the main electrical service panel. No related concerns were noted inside the panel. The condition may not be due to an active leak. If buyers have concerns an electrical contractor should be consulted.

(E3 - 2) Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 2.1) Distribution Panel #2; Location: Basement

The electrical system panel in the basement is in need of further evaluation due to non-typical electrical connections. This condition could present a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

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

(E4 - 1.1) Second Level Right Bathroom

Electrical connections have been made under the second level right tub without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

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

(E5 - 1.1) Exterior

At the rear of the home the exterior receptacle cover is loose and can allow water behind the receptacle. The receptacle needs repair to ensure proper and safe operation. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system

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

(E5 - 2.1) Interior

This home was built in an era where receptacles were 2 prong type without an equipment ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. Buyer should note that receptacles typically should not be updated to the 3 prong type without the installation of an equipment ground or GFCI protection. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make any necessary repairs.

(E5 - 2.2) Interior

The receptacle located in the right front bedroom has visible damage that could indicate a short or history of arcing. 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.

(E5 - 2.3) Interior

The light fixture located in the second level office room was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 2.4) Interior

As part of the our standard of practice, the inspector must report the absence or presence of a permanently installed carbon monoxide detector in all homes with garages or fueled appliances. Please note that your report reflects the absence of a carbon monoxide detector. This home was built in a time period when building codes did not require the installation of a carbon monoxide detector during construction. All homes with gas appliances, garages, or fireplace should have a carbon monoxide detector as protection to prevent possible carbon monoxide poisoning. It is recommended that you consider purchasing and installing a carbon monoxide detector prior to moving into the home.

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

(F1 - 1.1) Heating Unit #1; Location: Basement

This home has a hot water boiler system for heating. The unit was not turned on at the time of the inspection. Boiler systems require specialized maintenance and service. The buyer should request service and maintenance records for the system. The following concerns were noted at the time of the inspection: rust at burner chamber, leaking at pressure relief valve, a leak at plumbing fitting (pictured), and full expansion tank. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system. The service should include a heat exchanger inspection also.

(F1 - 1.2) Heating Unit #1; Location: Basement

Some insulation material on the boiler distribution pipes is of an age and material type that could be considered as a presumed asbestos containing material (PACM). It is recommended that an Environmental Testing company licensed for Asbestos be consulted to evaluate the significance of this concern and make recommendations for testing, removal or repairs.

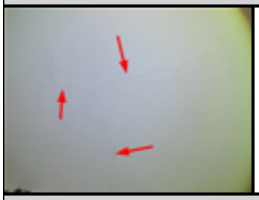
(F1 - 2) Summary - Heating: Equipment
(Defects, Comments, and Concerns):

(F1 - 2.1) Heating Unit #2 & #3; Location: Formal Living Room & Far Right Room

The gas log unit for the formal living room is set up for interior exhaust installation, but the unit was missing an oxygen depletion sensor. This sensor is installed on interior exhaust units to detect when the oxygen is being depleted and turn the log unit off. Also, a shut off valve that is typically located at the unit was missing. It is important to have the valve near the unit for safe and easy access to shut gas off in the event of an emergency. A HVAC contractor should be consulted for a complete evaluation of both log units and to make necessary repairs to the gas system to ensure safe and proper operation.

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

(H1 - 1.1) Interior Rooms

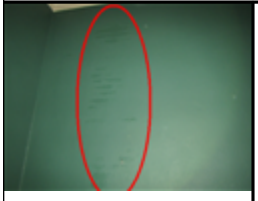


Areas of the ceiling is cracked throughout the home. No related concerns were noted throughout the adjacent inspection areas. The buyer should review ceilings. If additional concerns or questions are present, invasive inspection and repair will be needed.

(H1 - 1.3) Interior Rooms

Walls throughout the home have cracked. Refer to the Structural section of the report for related concerns.

(H1 - 1.4) Interior Rooms



Stains on the walls in the dining room and formal living room that correspond with the wood slats behind the plaster wall were noted at the time of the inspection. This could possibly indicate a history of moisture in the walls. These stains appear to correspond with a history of water penetration from the soffit area at the front of the home and locations where kickout flashing was missing. It was not possible to determine if the moisture is from an active or past occurrence at the time of the inspection. Further investigation by licensed general contractor is recommended.

(H1 - 2) Summary - Interiors: General Rooms
(Defects, Comments, and Concerns):

(H1 - 2.1) Dining Room

Interior floors were noted to have dropped at the front of the home in the dining room. Refer to the structural section of the report for related concerns.

(H1 - 2.2) Dining Room

The dining room door needs repair to ensure proper operation. The door did not properly latch. A general repair specialist should be consulted for evaluation and repair.

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

(H1 - 3.1) Right Rear Bedroom

The right rear bedroom closet door drags and is difficult to open. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 4) Summary - Interiors: General Rooms
(Defects, Comments, and Concerns):

(H1 - 4.1) Right & Left Front Bedrooms

The closet doors for both front bedrooms need repair to ensure proper operation. The doors did not properly latch. A general repair specialist should be consulted for evaluation and repair.

(H1 - 5) Summary - Interiors: General Rooms
(Defects, Comments, and Concerns):

(H1 - 5.1) Left Middle Bedroom

The door for the left middle bedroom needs repair to ensure proper operation and privacy. The door did not properly latch. A general repair specialist should be consulted for evaluation and repair.

(H5 - 1) Summary - Interiors: Attic, Basement, Rooms, and Areas
(Defects, Comments, and Concerns):

(H5 - 1.1) Basement: Unfinished Area

The step stringers for the basement steps that lead from the interior of the home are not properly attached or supported, and movement of the steps was noted. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

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

(I1 - 1.1) Attic: All Accessible

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

(I1 - 1.2) Attic: All Accessible

Evidence of a history of rodents were noted in the attic. While not uncommon, rodents can cause damage to building components and unsanitary conditions. A pest management company should be consulted to locate and correct the points of entry and determine the extent of the contamination.

(I1 - 1.3) Attic: All Accessible

An attic soffit vent was damaged and needs repair to prevent pests from entering the attic space. A licensed general contractor should be consulted for a complete evaluation of the attic to determine the significance of the concern and make necessary repairs.

(I1 - 2) Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Basement & Crawl Space: Main House

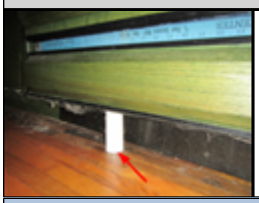
The vapor barrier for the basement & crawl space insulation was not installed to the conditioned space. Improper installation could result in condensation and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(I1 - 2.2) Basement & Crawl Space: Main House

Evidence of discoloration (orange areas) of the wood framing components indicates a problem with excessive moisture or ventilation in the basement and crawl space. Improper ventilation could result in elevated moisture levels in building components. A licensed general contractor should be consulted for a complete evaluation of the crawl space & basement ventilation to determine the significance of the concern and make necessary repairs. When wood framing components have surface discolorations typical of fungal growths such as mold, mildew, and wood destroying fungi, the home inspector is concerned with the moisture concerns and evidence of wood damage; however, health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

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

(J1 - 1.1) Dishwasher; Location: Kitchen



The dishwasher bottom panel is being held up by a salt shaker. An appliance repair person should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

(J1 - 2) Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 2.1) Garbage Disposal; Location: Kitchen

The disposal did not operate when turned to the on position. Appliances should be repaired and inspected prior to purchase to ensure safe and proper operation. An appliance repair person should be consulted for full evaluation and repair.

(J1 - 6) Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 6.1) Refrigerator; Location: Kitchen

The temperatures setting for the refrigerator were set to high, and the temperatures inside the refrigerator were not meeting this set temperature setting. Items in the refrigerator were mildly cold, and the items in the freezer were not frozen. An appliance repair person should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

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:	Partly Cloudy

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.

(A1 - 1) Main House Structural: Foundation (Descriptions):

Foundation Type:	Crawl Space: Basement Entrance
Foundation Materials:	Brick

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

(A1 - 1.1) Main House

Active water penetration was noted at the lower sections of the foundation walls. Water stains on the basement walls, areas of water on the basement floors, and wood decay to wood columns indicate that this is an on going problem. A licensed general contractor should be consulted for a complete evaluation of the basement and adjacent foundation areas to determine the source of the water penetration, the general condition of all foundation walls and the extent of the damage, and to make necessary repairs

(A1 - 1.2) Main House

Additional Photograph: This a photograph of water seeping through the base of the foundation wall.

(A2 - 1) Main House
Structural: Columns and Piers
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The verification of the load bearing significance of a column or pier in terms of size and or materials is beyond the scope of a home inspection.

Column/Pier Type:	Pier: Crawl Space
Column/Pier Materials:	Brick, Wood, Steel Temporary Jack

(A2 - 1) Structural: Columns and Piers
(Defects, Comments, and Concerns):

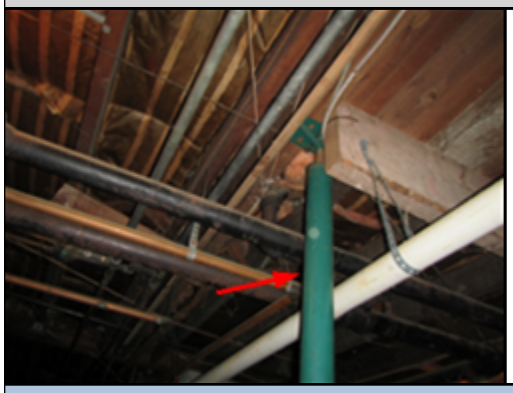
(A2 - 1.1) Main House

The wood columns between the two brick columns in the basement area have visible areas of decay at the base. The damage has jeopardized the strength of the columns. A licensed general contractor should be consulted for further evaluation, to make necessary repairs, and determine the cause of the deterioration.

(A2 - 1.2) Main House

In the foundation area under the far left dining room, a nonpermanent supplemental support has been installed as a repair method to help support the floor. This type of supplemental support is typically considered as a non-permanent support and may not remain in place long term. A licensed general contractor should be consulted to review the support placement and determine if it should be changed to permanent or more secure supports.

(A2 - 1.3) Main House



In the foundation area under the hall, a nonpermanent supplemental support constructed using a metal post jack has been installed. This type of support is typically considered as a non-permanent support. A licensed general contractor should be consulted to review the jack placement and determine if the jacks should be changed to permanent or more secure supports.

(A2 - 2) Front Porch
Structural: Columns and Piers (Descriptions):

Column/Pier Type:	Column: Exterior
Column/Pier Materials:	Undetermined: Round

(A2 - 3) Left Porch
Structural: Columns and Piers (Descriptions):

Column/Pier Type:	Column: Exterior
Column/Pier Materials:	Brick

(A3 - 1) Main House
Structural: Floor Structure
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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. The presence of insulation prevents the inspection of the floor components that are concealed or covered.

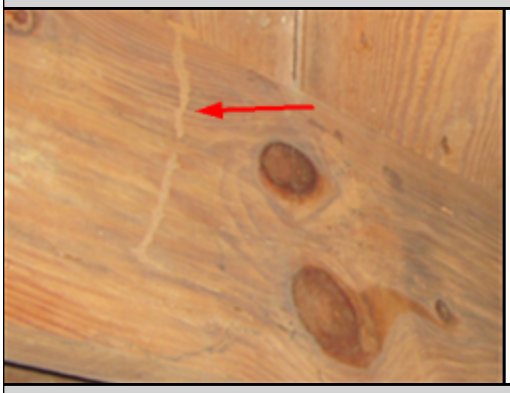
Sub-Floor Type:	Dimensional Lumber
Floor Joist Type:	Dimensional Lumber: Standard Construction
Girder/Beam Type:	Dimensional Lumber: Standard Construction

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

(A3 - 1.1) Main House

The wood framing for the floor system in the main home has been subjected to moisture and insect damage typical of termites and boring beetles. Extensive damage to the floor framing components was located along the framing band at the front of the home. Repairs were noted at this area, but did not appear to be sufficient, and further review. The floor framing needs a complete invasive evaluation by a licensed contractor to determine the extent of the insect damage and to make any additional repairs to ensure the stability of the home. A insect specialist should be consulted to create a prevention plan to prevent wood destroying insects from damaging wood floor components.

(A3 - 1.2) Main House



Additional Photograph: This a photograph of old termite tunnel under the far right room of the home.

(A3 - 1.3) Main House

From the crawl space, a floor joist at the middle front of the crawl space was noted to be cracked. Joists are key components of the flooring system and need to be repaired to prevent framing movement and further damage. A general contractor should be consulted for further evaluation and to make necessary repairs.

(A4 - 1) All Interior Areas
Structural: Wall Structure (Descriptions):

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

(A5 - 1) All Accessible Attic Areas
Structural: Ceiling Structure
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The attic area was inspected from the central walk board area only. The inspection was very limited. The front and left porch, rear room, and far right room attic areas could not be entered, no access was located.

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

(A6 - 1) All Accessible Areas
Structural: Roof Structure
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

Roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members, however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The presence of insulation prevents the inspection of the ceiling and roof components that are concealed or covered.

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

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

(A6 - 1.1) All Accessible Areas

From the attic, the wood framing components around the chimneys, at soffit areas, and plumbing vent boot locations are discolored with some decay This indicates a history of a leak that appeared to be no longer active. A licensed general contractor should be consulted for further evaluation of the damaged areas to determine the extent of the damage and if repairs are necessary.

(A6 - 1.2) All Accessible Areas

From the attic, a few roof sheathing boards were broken. The broken boards can cause displaced shingles. A general contractor should be consulted for further evaluation and to make necessary repairs.

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

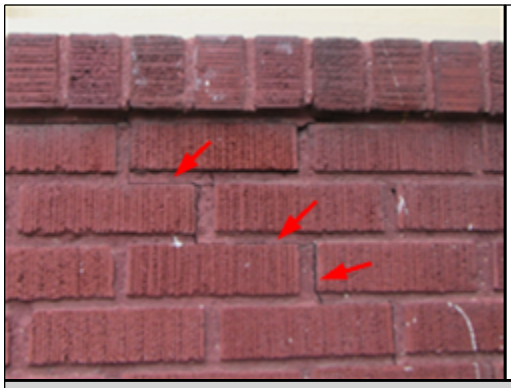
All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which 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:	Brick Veneer
Trim Type:	Wood Paint

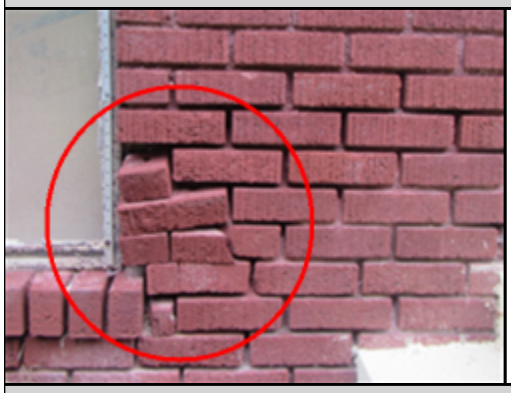
(B1 - 1) Exterior: Wall Cladding
(Defects, Comments, and Concerns):

(B1 - 1.1) Main House



Cracks were noted below some windows in the brick veneer. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home presented no visible evidence of progression to the foundation areas. The buyer should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. If the buyer has additional concerns an engineer should be consulted to determine the significance of the cracking.

(B1 - 1.2) Main House



Low or missing mortar lines in the brick veneer were located on the exterior of the home at the electrical panel and rear locations of the home. The mortar provides bonding of the bricks in brick veneer to secure the structure and prevent water penetration. A masonry contractor should be consulted for further evaluation of the brick veneer and to repair all loose, soft, missing mortar.

(B1 - 1.3) Main House

This home was built prior to 1978 and the painted surfaces have a high probability of lead content. The buyer should research this topic at http://www.hud.gov/offices/lead/library/hhi/Lead.pdf, and consult a specialist for lead testing.

(B1 - 1.4) Main House

The brick veneer for this home has no visible weep system. The weep system prevents water and condensation buildup behind the brick veneer. A licensed general contractor should be consulted for complete evaluation to determine the significance of this concern and repair as necessary.

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

Window/Door Type:	Window:
Location:	Basement & Crawl Space

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

(B2 - 1.1) Windows

The windows for the basement were in poor condition. A window restoration specialist or licensed general contractor should be consulted to determine the extent of the damage and make necessary repairs.

(B2 - 1.2) Windows

The windows in the far right room are in need of further evaluation and repair, the following items were noted at the time of the inspection. A complete evaluation is needed as a repair plan is developed to determine the extent of the damage.
1. Some of windows for the far right room have a cloudy or hazed appearance. The cloudy appearance indicates that the gas seal between the double glass panes has been jeopardized reducing the energy rating of the windows. The severity of the hazing varies with season and time of the day; therefore, all damaged windows may not have been visible at the time of the inspection. All windows should be evaluated as repairs are made.
2. The handle for one window would not operate the window.
3. Deterioration of the inside of windows was noted (pictured).
Repairs are needed to ensure proper function of the windows. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 1.3) Windows

The windows in the main home need repair to ensure proper operation. Multiple windows could not be operated due to being stuck, and sash rope being disconnected. It is very important to have a proper method of egress from every sleeping areas in case of an emergency such as a fire. Also, stains (pictured) and deteriorated wall plaster below the windows through out the home indicate a history of leaks. Leaking at window locations can allow water into the walls areas and result in hidden damage and undesirable environmental conditions. A leak at a window area can be related to the window unit, the window installation or the adjacent flashings. A licensed general contractor should be consulted for a complete evaluation of all the windows and to make necessary repairs.

(B3 - 1) Right Front Porch
Exterior: Decks, Porches, Stoops, and Balconies
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The foundation area of the porch could not be entered, no access was located.

Structure Type:	Masonry (Masonry Surface)
Location:	Main House Right Front

(B3 - 2) Front Porch
Exterior: Decks, Porches, Stoops, and Balconies
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The foundation area of the porch could not be entered, no access was located.

Structure Type:	Masonry (Masonry Surface)
Location:	Main House Front

(B3 - 3) Left Porch
Exterior: Decks, Porches, Stoops, and Balconies
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The foundation area of the porch could not be entered, no access was located.

Structure Type:	Masonry (Masonry Surface)
Location:	Main House Left

(B3 - 4) Rear Steps
Exterior: Decks, Porches, Stoops, and Balconies
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The foundation area of the steps could not be entered, no access was located.	
Structure Type:	Concrete (Concrete Surface)
Location:	Main House Rear

(B3 - 4) Exterior: Decks, Porches, Stoops, and Balconies
(Defects, Comments, and Concerns):

(B3 - 4.1) Rear Steps

The rear masonry steps have moved away from the foundation of the home. Repairs are needed to prevent more movement. A masonry and foundation repair specialist should be consulted for evaluation and to make necessary repairs.

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 zoom camera and from windows of the home. 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) Main House
Roofing: Coverings
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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.

Roof Covering Type:	Shingles/Composite/Fiberglass

(C2 - 1) Main House
Roofing: Drainage Systems
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

Gutter systems are not inspected for design or sizing. Gutter systems are inspected for damage or evidence that they are not functioning. Gutters should be cleaned and maintained over the life of the home to protect the foundation and wall cladding systems.

System Type:	Gutter

(C3 - 1) Main House
Roofing: Flashings, Skylights, and Penetrations
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

Roof penetrations such as boots for plumbing pipes have a high probability of leaking over the life of the roof covering. Roof surfaces and attic areas should be inspected annually.

System Type:	Flashing

(C4 - 1) Main House
Roofing: Chimneys and Flues
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The chimneys inspection does not include the inspection of the flue. All chimneys should have a complete inspection that includes the flue liner prior to use if buyers desire to change to wood burning.

Type:	Chimney: Masonry

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 pluming 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:	Basement	*Water Supply Type:*	Public
Supply Piping Materials:	[Copper/Brass]		

(D1 - 1) All Accessible Areas
Plumbing: Water Distribution Systems
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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.

Piping Materials:	[Copper/Brass] [Galvanized]

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

(D1 - 1.1) All Accessible Areas

The galvanized plumbing supply lines have visible areas corrosion that indicate pipe deterioration related to age. Corroded areas on pipes or fittings are typically weak and often result in leaking and restricted water flow. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems. A plumbing contractor should be consulted for a full evaluation of the system and to make necessary repairs.

(D1 - 1.2) All Accessible Areas

The water flow does not convert completely from tub to shower in second level left bathroom. This condition can result in water leaking into the wall areas. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

(D1 - 2) Exterior Plumbing: Water Distribution Systems (Descriptions):

Piping Materials:	

(D1 - 2) Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 2.1) Exterior

The exterior faucet located at the front of the house did not operate. A licensed plumbing contractor should be consulted to make necessary repairs.

(D2 - 1) All Accessible Areas Plumbing: Drain, Waste, and Vent Systems (Descriptions):

Piping Materials:	[Galvanized] [Cast Iron] [PVC]
Trap Materials:	[Plastic]

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

(D2 - 1.1) All Accessible Areas

The drain connected to the disposal was noted to have evidence of a history of leaking, and a water stain below it was noted (pictured). No active leak was noted during the inspection. Owner disclosure concerning leaks under the kitchen sink is recommended. If buyers have additional concerns a plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

(D2 - 1.2) All Accessible Areas

The right kitchen sink, the half bath sink, and the second level left bathroom tub drains were noted to be slow. Slow drains could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(D2 - 1.3) All Accessible Areas

The drain line for the laundry sink (pictured) and half bath sink leaked. The drain line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 1.4) All Accessible Areas

During the inspection the water bubbled back into the half bath toilet. This could indicate a problem with the toilet, the plumbing drainage or vent lines. A licensed plumbing contractor should be consulted for a complete system evaluation and to make necessary repairs.

(D3 - 1) Unit #1
Plumbing: Water Heating Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The gas was off at the time of the inspection, so it was not possible to complete the inspection of the water heating unit.

Location:	Basement		
Capacity:	50 Gallons	*Energy Source:*	Gas-Natural

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

(D3 - 1.1) Unit #1

The water heating unit for this home is over ten years old. A water heating unit has a life expectancy of 10 to 12 years. The unit has corrosion and water at the base of the casing A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

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

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

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

Smoke Detectors are Present in this Home	Carbon Monoxide Detectors are Not Present in this Home

(E1 - 1) Type: Overhead
Electrical: Main Service (Descriptions):

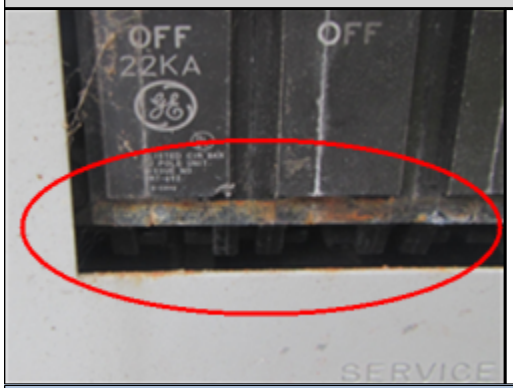
Grounding Electrode:	Undetermined

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

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

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

(E2 - 1.1) Main Panel #1



Evidence suggests a history of water entry into the main electrical service panel. No related concerns were noted inside the panel. The condition may not be due to an active leak. If buyers have concerns an electrical contractor should be consulted.

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

Location:	Laundry	*Amperage Rating:*	200 Amps

Service Cable Material:	Aluminum	*Voltage Rating:*	120/240 Volts, 1 Phase

(E3 - 2) Distribution Panel #2
Electrical: Distribution Panels (Descriptions):

Location:	Basement	*Amperage Rating:*	
Service Cable Material:		*Voltage Rating:*	

(E3 - 2) Electrical: Distribution Panels
(Defects, Comments, and Concerns):

(E3 - 2.1) Distribution Panel #2

The electrical system panel in the basement is in need of further evaluation due to non-typical electrical connections. This condition could present a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E4 - 1) Second Level Right Bathroom
Electrical: Branch Circuits and Wiring (Descriptions):

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

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

(E4 - 1.1) Second Level Right Bathroom

Electrical connections have been made under the second level right tub without being properly protected in a covered junction box. The open junction leaves electrical conductors exposed and in a hazardous condition. The electrical systems and components in the attic are in need of a complete evaluation and repair by a licensed electrical contractor.

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

(E5 - 1.1) Exterior

At the rear of the home the exterior receptacle cover is loose and can allow water behind the receptacle. The receptacle needs repair to ensure proper and safe operation. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system

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

(E5 - 2.1) Interior

This home was built in an era where receptacles were 2 prong type without an equipment ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. Buyer should note that receptacles typically should not be updated to the 3 prong type without the installation of an equipment ground or GFCI protection. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make any necessary repairs.

(E5 - 2.2) Interior

The receptacle located in the right front bedroom has visible damage that could indicate a short or history of arcing. 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.

(E5 - 2.3) Interior

The light fixture located in the second level office room was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 2.4) Interior

As part of the our standard of practice, the inspector must report the absence or presence of a permanently installed carbon monoxide detector in all homes with garages or fueled appliances. Please note that your report reflects the absence of a carbon monoxide detector. This home was built in a time period when building codes did not require the installation of a carbon monoxide detector during construction. All homes with gas appliances, garages, or fireplace should have a carbon monoxide detector as protection to prevent possible carbon monoxide poisoning. It is recommended that you consider purchasing and installing a carbon monoxide detector prior to moving into the home.

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

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

The gas service to the boiler was off and therefore the inspection was not completed.

Location:	Basement		
Equipment Type:	Boiler	*Energy Source:*	Natural Gas

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

(F1 - 1.1) Heating Unit #1

This home has a hot water boiler system for heating. The unit was not turned on at the time of the inspection. Boiler systems require specialized maintenance and service. The buyer should request service and maintenance records for the system. The following concerns were noted at the time of the inspection: rust at burner chamber, leaking at pressure relief valve, a leak at plumbing fitting (pictured), and full expansion tank. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system. The service should include a heat exchanger inspection also.

(F1 - 1.2) Heating Unit #1

Some insulation material on the boiler distribution pipes is of an age and material type that could be considered as a presumed asbestos containing material (PACM). It is recommended that an Environmental Testing company licensed for Asbestos be consulted to evaluate the significance of this concern and make recommendations for testing, removal or repairs.

(F1 - 2) Heating Unit #2 & #3
Heating: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The gas service to the furnace was off and therefore the inspection was not completed.

Location:	Formal Living Room & Far Right Room		
Equipment Type:	Gas: Log Unit	*Energy Source:*	Natural Gas

(F1 - 2) Heating: Equipment
(Defects, Comments, and Concerns):

(F1 - 2.1) Heating Unit #2 & #3

The gas log unit for the formal living room is set up for interior exhaust installation, but the unit was missing an oxygen depletion sensor. This sensor is installed on interior exhaust units to detect when the oxygen is being depleted and turn the log unit off. Also, a shut off valve that is typically located at the unit was missing. It is important to have the valve near the unit for safe and easy access to shut gas off in the event of an emergency. A HVAC contractor should be consulted for a complete evaluation of both log units and to make necessary repairs to the gas system to ensure safe and proper operation.

(F3 - 1) Basement & Crawl Space
Heating: Gas Piping and Fuel Storage Systems (Descriptions):

Gas Piping Materials:	Black Steel & Copper
Fuel Turn Off Location:	At Furnace

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 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.

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.

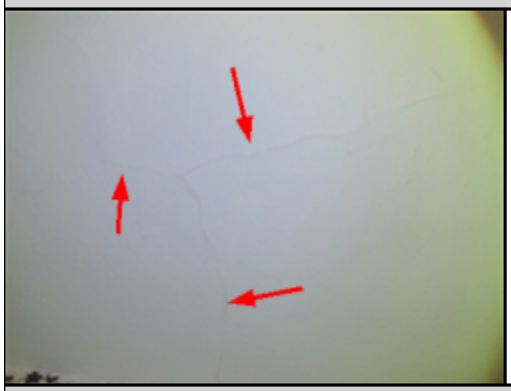
Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as 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 properly 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) Interior Rooms
Interiors: General Rooms (Descriptions):

Additional Information:	[Finished Area]
Heating/Cooling:	[Heating Source Noted]

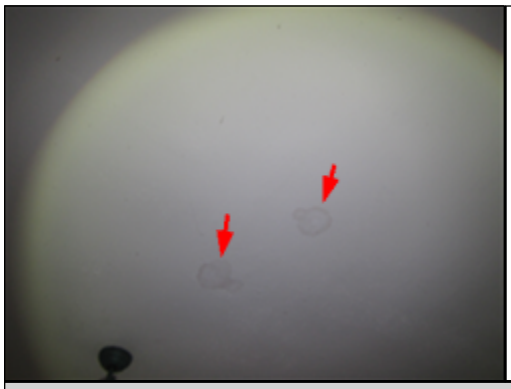
(H1 - 1) Interiors: General Rooms
(Defects, Comments, and Concerns):

(H1 - 1.1) Interior Rooms



Areas of the ceiling is cracked throughout the home. No related concerns were noted throughout the adjacent inspection areas. The buyer should review ceilings. If additional concerns or questions are present, invasive inspection and repair will be needed.

(H1 - 1.2) Interior Rooms

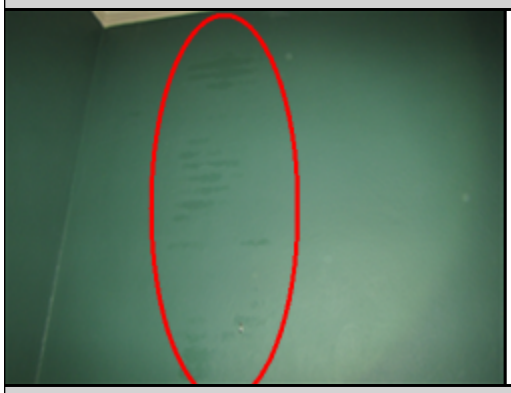


Stains on the ceilings in the dining room, formal living room and far right room indicate a history of a leak. At the time of the inspection it was believed that the conditions were due to a past occurrence.

(H1 - 1.3) Interior Rooms

Walls throughout the home have cracked. Refer to the Structural section of the report for related concerns.

(H1 - 1.4) Interior Rooms



Stains on the walls in the dining room and formal living room that correspond with the wood slats behind the plaster wall were noted at the time of the inspection. This could possibly indicate a history of moisture in the walls. These stains appear to correspond with a history of water penetration from the soffit area at the front of the home and locations where kickout flashing was missing. It was not possible to determine if the moisture is from an active or past occurrence at the time of the inspection. Further investigation by licensed general contractor is recommended.

(H1 - 1.5) Interior Rooms

Additional Photograph: This is a photograph of foam board placed on the interior of the left front bedroom wall. Owner disclosure is recommended concerning the purpose of the foam board. It may be related to past soffit leaks.

(H1 - 2) Dining Room
Interiors: General Rooms (Descriptions):

Additional Information:	[Finished Area]
Heating/Cooling:	[Heating Source Noted]

(H1 - 2) Interiors: General Rooms
(Defects, Comments, and Concerns):

(H1 - 2.1) Dining Room

Interior floors were noted to have dropped at the front of the home in the dining room. Refer to the structural section of the report for related concerns.

(H1 - 2.2) Dining Room

The dining room door needs repair to ensure proper operation. The door did not properly latch. A general repair specialist should be consulted for evaluation and repair.

(H1 - 3) Right Rear Bedroom
Interiors: General Rooms (Descriptions):

Additional Information:	[Finished Area]
Heating/Cooling:	[Heating Source Noted]

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

(H1 - 3.1) Right Rear Bedroom

The right rear bedroom closet door drags and is difficult to open. This condition could indicate improper installation or framing movement. The door needs repair/replacement to ensure that the door closes securely and operates properly. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(H1 - 4) Right & Left Front Bedrooms
Interiors: General Rooms (Descriptions):

Additional Information:	[Finished Area]
Heating/Cooling:	[Heating Source Noted]

(H1 - 4) Interiors: General Rooms
(Defects, Comments, and Concerns):

(H1 - 4.1) Right & Left Front Bedrooms

The closet doors for both front bedrooms need repair to ensure proper operation. The doors did not properly latch. A general repair specialist should be consulted for evaluation and repair.

(H1 - 5) Left Middle Bedroom
Interiors: General Rooms (Descriptions):

Additional Information:	[Finished Area]
Heating/Cooling:	[Heating Source Noted]

(H1 - 5) Interiors: General Rooms
(Defects, Comments, and Concerns):

(H1 - 5.1) Left Middle Bedroom

The door for the left middle bedroom needs repair to ensure proper operation and privacy. The door did not properly latch. A general repair specialist should be consulted for evaluation and repair.

(H5 - 1) Basement: Unfinished Area
Interiors: Attics. Basements, Areas, Rooms (Descriptions):

Additional Information:	[Finished Area]

(H5 - 1) Interiors: Attics. Basements, Areas, Rooms
(Defects, Comments, and Concerns):

(H5 - 1.1) Basement: Unfinished Area

The step stringers for the basement steps that lead from the interior of the home are not properly attached or supported, and movement of the steps was noted. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

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: All Accessible
Insulation and Ventilation: Areas
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. The ventilation systems inspection was limited to a visual inspection of the observed components. The effectiveness of the installed systems was not determined. The inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

Insulation Type:	Loose:
Ventilation Type:	Soffit: Static

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

(I1 - 1.1) Attic: All Accessible

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

(I1 - 1.2) Attic: All Accessible

Evidence of a history of rodents were noted in the attic. While not uncommon, rodents can cause damage to building components and unsanitary conditions. A pest management company should be consulted to locate and correct the points of entry and determine the extent of the contamination.

(I1 - 1.3) Attic: All Accessible

An attic soffit vent was damaged and needs repair to prevent pests from entering the attic space. A licensed general contractor should be consulted for a complete evaluation of the attic to determine the significance of the concern and make necessary repairs.

(I1 - 2) Basement & Crawl Space: Main House
Insulation and Ventilation: Areas (Descriptions):

Insulation Type:	Batt: Faced Kraft Paper
Ventilation Type:	Natural: Windows: Doors

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

(I1 - 2.1) Basement & Crawl Space: Main House

The vapor barrier for the basement & crawl space insulation was not installed to the conditioned space. Improper installation could result in condensation and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(I1 - 2.2) Basement & Crawl Space: Main House

Evidence of discoloration (orange areas) of the wood framing components indicates a problem with excessive moisture or ventilation in the basement and crawl space. Improper ventilation could result in elevated moisture levels in building components. A licensed general contractor should be consulted for a complete evaluation of the crawl space & basement ventilation to determine the significance of the concern and make necessary repairs. When wood framing components have surface discolorations typical of fungal growths such as mold, mildew, and wood destroying fungi, the home inspector is concerned with the moisture concerns and evidence of wood damage; however, health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

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 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 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.

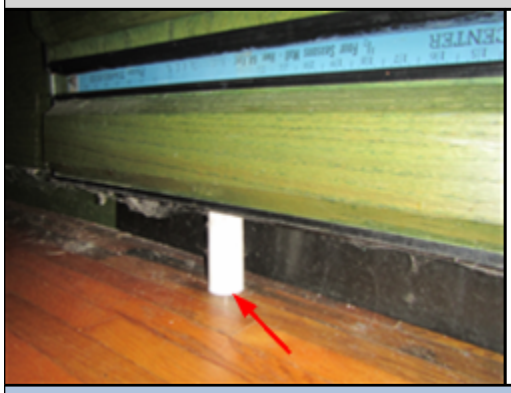
(J1 - 1) Dishwasher
Built In Appliances: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The hot water unit was off at the time of the inspection. It was not possible to inspect the dishwasher.

Location:	Kitchen
Inspection Method:	Not Inspected

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

(J1 - 1.1) Dishwasher



The dishwasher bottom panel is being held up by a salt shaker. An appliance repair person should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.

(J1 - 2) Garbage Disposal
Built In Appliances: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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 cleaning ability of the dishwasher, grinding efficiency of the disposal or calibration of the oven is beyond the scope of the home inspection.

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

(J1 - 2.1) Garbage Disposal

The disposal did not operate when turned to the on position. Appliances should be repaired and inspected prior to purchase to ensure safe and proper operation. An appliance repair person should be consulted for full evaluation and repair.

(J1 - 3) Range Top: Gas
Built In Appliances: Equipment
(Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

The gas service for the appliance was turned off at the time of the inspection. The inspection of the appliance oven was not completed because the unit was not operated.	
Location:	Kitchen
Inspection Method:	Not Inspected
(J1 - 4) Oven: Electric Built In Appliances: Equipment (Descriptions):	
Location:	Kitchen
Inspection Method:	The oven elements were operated with indicator set to HIGH until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.
(J1 - 5) Microwave: Over Oven 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 - 6) Refrigerator Built In Appliances: Equipment (Descriptions):	
Location:	Kitchen
Inspection Method:	
(J1 - 6) Built In Appliances: Equipment (Defects, Comments, and Concerns):	
(J1 - 6.1) Refrigerator	
The temperatures setting for the refrigerator were set to high, and the temperatures inside the refrigerator were not meeting this set temperature setting. Items in the refrigerator were mildly cold, and the items in the freezer were not frozen. An appliance repair person should be consulted for further evaluation and repair to ensure safe and proper operation of the appliance.	