

STEEL MAGNOLIA
Home Inspections



Integrity • Accuracy • Efficiency

Amy Louise Reagan

Home Inspection Report

Report Number: HI-062116-310

For The Property Located On:

310 S Cypress Rd
Wilmington, North Carolina 28401



Prepared For Exclusive Use By:

Sean Robertson
900 Hendricks Isle, Pompano Bch., Florida 33060

Report Prepared By: Amy Louise Reagan; License No.: 3716

Inspector Signature:

Date of Inspection: Tuesday, June 21, 2016

Time Started: 12:00 PM, Time Completed: 3:45 PM

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

Report Sections

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

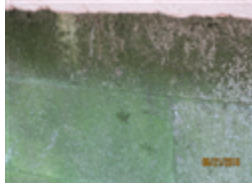
- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

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) Porch left side



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) 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 - 2.2) 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.

(A1 - 2.3) Main House

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

(A3 - 1.1) Main House



The floor joist located in the crawl space close to front of the home has been notched at the end. The notch is larger than what would be typically expected and could result in cracking or failure of the joist. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A3 - 1.2) Main House



The floor joist located in the crawl space close to the front of the home has been notched. The notch is larger than what would be typically expected and could result in cracking or failure of the joist. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A3 - 1.3) Main House



A licensed pest inspector should also be consulted to determine activity level for the insects and if treatment is required.

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

(A6 - 1.1) Main House/ Attic



A general contractor should be consulted for further evaluation and to make necessary repairs. The roof framing has been modified, the area of concern was located in the left side of attic. The framing modifications do not follow standard framing methods that would normal be observed for a framing repair. The owners should be asked for disclosure related to the extent and history of repairs and if all required building permits were obtained. A licensed general contractor should be consulted for complete evaluation of the roof system to determine the extent of the concern and to make necessary repairs to ensure the stability and durability of the roof system.

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

(B1 - 1.1) Main House Right



The siding for this home is a vinyl material. The siding on this home has visible areas of damage, cracking, mismatched colors, loose pieces, and fading. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

(B1 - 1.2) Main House Right



The siding for this home is a vinyl material. The siding on this home has visible areas of damage, cracking, mismatched colors, loose pieces, and fading. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

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

(C1 - 1.1) Main House



The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: sagging noticed on front right of main roof 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 weather-tightness 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) Main House; System Type: Gutter



The roof gutters were found to be in poor condition and in need of repair /replacement. Evidence of roof drainage overflow in the boxing areas and behind the siding has resulted in visible areas of damage. Invasive inspection of boxing and adjacent siding areas is needed when gutters are repaired/ replaced. A licensed general contractor should be consulted for a complete inspection to determine the significance of the concern and to make necessary repairs.

(C2 - 1.2) Main House; System Type: Gutter



Additional Photograph: This is a photograph of rust on bottom, underside of gutter on the left side of main house near the back.

(C2 - 1.3) Main House; System Type: Gutter



Additional Photograph: This is a photograph of down spout draining at foundation.

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

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



The electrical system of this home does not have a safe and effective way to quickly turn the power off in case of an emergency. Typically any system that requires more than six hand movements to shut down all system is considered unsafe. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

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

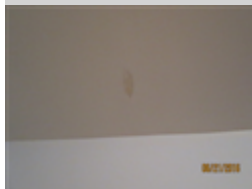
(F1 - 1.1) Heating Unit #1; Location: Exterior: Package Unit (Heating and Cooling)



The outside compressor/coil unit for the heat pump system has visible damage to the coil fins. A damaged coil can result in leaking refrigerant and poor system performance. 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.

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

(H1 - 1.1) Living Room



Stains on the ceiling in the main living room above front window indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended.

**(H6 - 1) Fireplace: Masonry
Summary - Interiors: Fireplaces and Stoves
(Confirmation of Limitations, Reasons for Not Inspecting):**

Fireplace is decoration ONLY, capped off.

Location: Living Room

**(H6 - 1) Summary - Interiors: Fireplaces and Stoves
(Defects, Comments, and Concerns):**

(H6 - 1.1) Fireplace: Masonry; Location: Living Room

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

(I1 - 1.1) Crawl Space: Main House



The insulation is/has been wet due to leaks or elevated area moisture levels. Typically insulation must be replaced if it has been because it does not retain fire protective coatings. The insulation needs to be replaced and the adjacent areas inspected for damage. See other sections for further information. A licensed general contractor should be consulted for repair/ replacement.

(I1 - 1.2) Crawl Space: Main House



Additional Photograph: This is a photograph of wet insulation in crawlspace.

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

(I1 - 2.1) Attic: Main House



The soffit vents are covered or blocked. Improper ventilation could result in condensation, over heating of the building components, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(I1 - 2.2) Attic: Main House



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

(I1 - 2.3) Attic: Main House



The bathroom ventilation fan exhaust duct does not exit to the exterior of the home. The fan exits to the attic space which will add undesirable moisture to the area. A licensed general contractor should be consulted for repair/ replacement.

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

(J1 - 1.1) Range Top: Gas; Location: Kitchen

The gas turn off valve for the range was not located at the time of the inspection. It is important that all gas appliances have a method to quickly turn of the gas within six feet of an appliance to prevent fire or personal injury. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, 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: 87 Deg. F

Weather Conditions: Clear - Sunny

Home Inspection Report Body

A - Structural Section

(General Limitations, Implications, and Directions):

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance / cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

A - Structural Section

(Foundation and Attic Inspection Methods):

When accessible and safe the inspector entered attic and crawl space inspection areas with small probe, camera, and a standard flash light. Where visible and accessible; floor and roof framing systems were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

(A1 - 1) Porch left side

Structural: Foundation (Descriptions):

Foundation Type: Crawl Space: Exterior Entrance

Foundation Materials: Brick: Concrete

(A1 - 1) Structural: Foundation

(Defects, Comments, and Concerns):

(A1 - 1.1) Porch left side



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) Main House
Structural: Foundation (Descriptions):**

Foundation Type: Crawl Space: Exterior Entrance

Foundation Materials: Brick: Concrete

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

(A1 - 2.1) 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 - 2.2) 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.

(A1 - 2.3) Main House

**(A3 - 1) Main House
Structural: Floor Structure (Descriptions):**

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 floor joist located in the crawl space close to front of the home has been notched at the end. The notch is larger than what would be typically expected and could result in cracking or failure of the joist. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A3 - 1.2) Main House



The floor joist located in the crawl space close to the front of the home has been notched. The notch is larger than what would be typically expected and could result in cracking or failure of the joist. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A3 - 1.3) Main House



A licensed pest inspector should also be consulted to determine activity level for the insects and if treatment is required.

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

- Roof Style/Type:* Hip
- Roof Sheathing Type:* Dimensional Lumber/ OSB
- Rafter & Beam Types:* Dimensional Lumber: Standard Construction

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

(A6 - 1.1) Main House/ Attic



A general contractor should be consulted for further evaluation and to make necessary repairs. The roof framing has been modified, the area of concern was located in the left side of attic. The framing modifications do not follow standard framing methods that would normally be observed for a framing repair. The owners should be asked for disclosure related to the extent and history of repairs and if all required building permits were obtained. A licensed general contractor should be consulted for complete evaluation of the roof system to determine the extent of the concern and to make necessary repairs to ensure the stability and durability of the roof system.

**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 Right
Exterior: Wall Cladding (Descriptions):**

Wall Cladding Type: Vinyl Horizontal
Trim Type: Wood Clad: Aluminum

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

(B1 - 1.1) Main House Right



The siding for this home is a vinyl material. The siding on this home has visible areas of damage, cracking, mismatched colors, loose pieces, and fading. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

(B1 - 1.2) Main House Right



The siding for this home is a vinyl material. The siding on this home has visible areas of damage, cracking, mismatched colors, loose pieces, and fading. A licensed general contractor should be consulted for complete evaluation to locate and repair all areas of damage.

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) Main House Roofing: Coverings (Descriptions):

Roof Covering Type: Shingles/Composite/Fiberglass

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

(C1 - 1.1) Main House



The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: sagging noticed on front right of main roof 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 weather-tightness 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) Main House Roofing: Drainage Systems (Descriptions):

System Type: Gutter

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

(C2 - 1.1) Main House



The roof gutters were found to be in poor condition and in need of repair /replacement. Evidence of roof drainage overflow in the boxing areas and behind the siding has resulted in visible areas of damage. Invasive inspection of boxing and adjacent siding areas is needed when gutters are repaired/ replaced. A licensed general contractor should be consulted for a complete inspection to determine the significance of the concern and to make necessary repairs.

(C2 - 1.2) Main House



Additional Photograph: This is a photograph of rust on bottom, underside of gutter on the left side of main house near the back.

(C2 - 1.3) Main House



Additional Photograph: This is a photograph of down spout draining at foundation.

**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: Crawl Space / To the right just inside entrance door of crawl space *Water Supply Type:* Public

Supply Piping Materials: [Copper/Brass]

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

Piping Materials: [PVC]

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

Piping Materials: [PVC]

Trap Materials: [Plastic]

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

Location: Laundry

Capacity: 50 Gallons

Energy Source: Gas-Natural

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

(D3 - 1.1) Unit #1



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

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

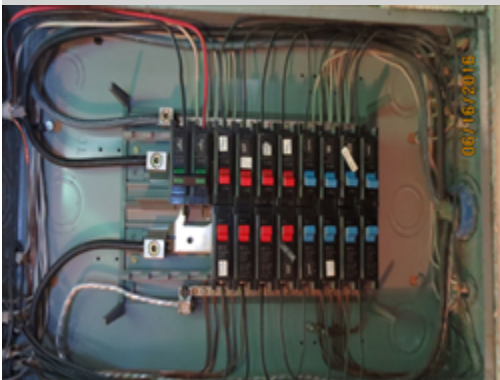
Grounding Electrode: Water Pipe

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

<i>Location:</i>	Living Room	<i>Amperage Rating:</i>	100 Amps
<i>Service Cable Material:</i>	Aluminum	<i>Voltage Rating:</i>	120/240 Volts, 1 Phase

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

(E2 - 1.1) Main Panel #1



The electrical system of this home does not have a safe and effective way to quickly turn the power off in case of an emergency. Typically any system that requires more than six hand movements to shut down all system is considered unsafe. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

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 (Descriptions):

Location: Exterior: Package Unit (Heating and Cooling)

Equipment Type: Heat Pump: Split System

Energy Source: Natural Gas

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

(F1 - 1.1) Heating Unit #1



The outside compressor/coil unit for the heat pump system has visible damage to the coil fins. A damaged coil can result in leaking refrigerant and poor system performance. 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.

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

Location: Crawl Space

System Type: Forced Air: Metal Box: Flexible Branch

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

Gas Piping Materials: Galvanized Steel

Fuel Turn Off Location: At Meter

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.

(G1 - 1) Cooling Unit #1 Cooling: Equipment (Descriptions):

Location: Exterior Package Unit (Heating and Cooling)

Equipment Type: Heat Pump: Split System

Energy Source: Electric

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

Location: Crawl Space

System Type: Forced Air: Metal Box: Flexible Branch

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

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Homeowners should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, 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) Living Room Interiors: General Rooms (Descriptions):

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

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

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

(H1 - 1.1) Living Room



Stains on the ceiling in the main living room above front window indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended.

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

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

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

(H3 - 1) Half Bathroom #1

Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H4 - 1) Garage: Detached

Interiors: Garages (Descriptions):

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

(H5 - 1) Attic: Unfinished

Interiors: Attics, Basements, Areas, Rooms (Descriptions):

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

(H6 - 1) Fireplace: Masonry

Interiors: Fireplaces and Stoves

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

Fireplace is decoration ONLY, capped off.

Location: Living Room

Energy Source: Wood

Exhaust Flue Type: Masonry: Clay Tile Liner

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: Main House

Insulation and Ventilation: Areas (Descriptions):

Insulation Type: Batt: Faced Kraft Paper

Ventilation Type: Foundation Vents

(I1 - 1) Insulation and Ventilation: Areas

(Defects, Comments, and Concerns):

(I1 - 1.1) Crawl Space: Main House



The insulation is/has been wet due to leaks or elevated area moisture levels. Typically insulation must be replaced if it has been because it does not retain fire protective coatings. The insulation needs to be replaced and the adjacent areas inspected for damage. See other sections for further information. A licensed general contractor should be consulted for repair/ replacement.

(I1 - 1.2) Crawl Space: Main House



Additional Photograph: This is a photograph of wet insulation in crawlspace.

**(I1 - 2) Attic: Main House
Insulation and Ventilation: Areas (Descriptions):**

Insulation Type:

Ventilation Type: Soffit: Ridge: Gable

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

(I1 - 2.1) Attic: Main House



The soffit vents are covered or blocked. Improper ventilation could result in condensation, over heating of the building components, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(I1 - 2.2) Attic: Main House



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

(I1 - 2.3) Attic: Main House



The bathroom ventilation fan exhaust duct does not exit to the exterior of the home. The fan exits to the attic space which will add undesirable moisture to the area. A licensed general contractor should be consulted for repair/ replacement.

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

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

**(J1 - 1) Range Top: Gas
Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

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

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

(J1 - 1.1) Range Top: Gas

The gas turn off valve for the range was not located at the time of the inspection. It is important that all gas appliances have a method to quickly turn off the gas within six feet of an appliance to prevent fire or personal injury. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the appliance.

**(J1 - 2) Dishwasher
Built In Appliances: Equipment (Descriptions):**

Location: Kitchen

Inspection Method: The dishwasher was operated through the "Normal Cycle" or until a defect is discovered. The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.

