Home Inspection Report

Report Number: 101

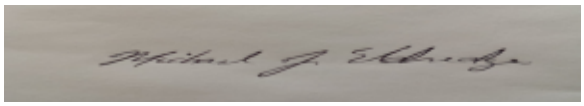
For The Property Located On:

1000 Detail St
Accuracyville, North Carolina 27513

Prepared For Exclusive Use By:

Mr. John Wayne
N/A, , ,

Report Prepared By: Michael Eldredge; License No.: 3527

Inspector Signature: 

Date of Inspection: Thursday, April 23, 2015

Time Started: 12:00 PM, Time Completed: 4:00 PM

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

A closed crack was noted in the foundation of the home under the master bedroom at the center of the rear wall. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. A general contractor should be consulted to determine the significance /cause of the cracks and outline any necessary repairs. The contractor should begin his investigation around the large tree located close the to foundation.

(A1 - 1.2) Main House

The bathroom vent ductwork is broken exiting conditioned air into the crawl space. A licensed general contractor or general repair specialist should be consulted for further evaluation to make sure the duct is proper installed and to make necessary repairs.

(A1 - 1.3) Main House

In the crawl space, the foundation walls were wet and the soil adjacent to the foundation was muddy from direct water penetration in the area. 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. 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.

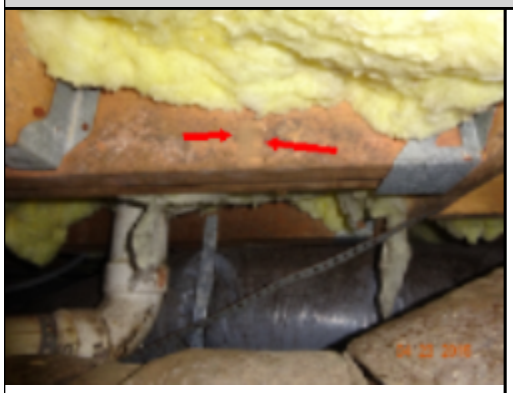
(A1 - 1.4) Main House

Additional Photograph: This a photograph of the moist areas that border the majority of the crawl space with the highest concentration by the deck. The white efflorescence on the brick wall is an indication of reoccurring moisture. This is evidenced throughout. The whole circled in the picture did not show evidence of deterioration. This most likely happened during construction and there is not a whole on the other side.

(A1 - 1.5) Main House

Additional Photograph: The efflorescence is circled and the mud has arrows. This a photograph of the moist areas that border the majority of the crawl space with the highest concentration by the deck. The white efflorescence on the brick wall is an indication of reoccurring moisture. This is evidenced throughout. The whole circled in the picture did not show evidence of deterioration. This most likely happened during construction and there is not a whole on the other side.

(A1 - 1.6) Main House



Water lines and stains were noted on storage in the crawl space area. This evidence indicates a history of direct water penetration. Direct water penetration damages the foundation and creates an undesirable environment in the living areas that encourages insect, fungal growth such as mold/mildew. Damp foundation walls can indicate 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 necessary repairs. This is a picture of surface mold on a beam just above the main air handler ductwork. This mold is in multiple locations and is an indication of high levels of moisture. The arrow points to where I rubbed it off with my finger which means that this is not a wood destroying fungus.

(A6 - 2) Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 2.1) Main House Single Story Section off the upstairs bedroom

From the attic, the rafter located on the adjoining wall to the bedroom was notched beyond what would be typically expected. Rafters are key components of the roof system and need to be repaired to prevent framing movement and further damage. An engineer should be consulted for further evaluation to determine the significance and cause of the concern and outline necessary repairs to ensure the stability of the structure.

(A6 - 3) Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 3.1) Main House Single Story Section over the master bedroom

Additional Photograph: This is a photograph of decayed sheeting around other vent.

(A6 - 3.2) Main House Single Story Section over the master bedroom

The two of vent boots located over the master bedroom that acts as a flashing to prevent water penetration around the plumbing vent pipe are split, cracked and leaking. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weather-tightness of the roof covering system.

(A6 - 3.3) Main House Single Story Section over the master bedroom

Additional photo of the other cracked boot over the master bedroom.

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

(B1 - 1.1) Main House

A siding installation company or general contractor should be consulted to evaluate and repair the trim to ensure the integrity of the cladding system. This is located by the front step.

(B1 - 1.2) Main House

A siding installation company or general contractor should be consulted to evaluate and repair the trim to ensure the integrity of the cladding system. This is also by the front door.

(B1 - 1.3) Main House

The boxing and trim areas were found to have areas of damage/decay related to problems with the gutters and roof drainage. Water is flowing behind gutter trays and leaking from the gutter seams. Repairs are needed to the boxing and gutter system. A licensed general contractor should be consulted for a complete evaluation the exterior of the home to determine the extent of the damage to the boxing, trim, and underlying components to ensure the weathertightness of the system. This section over the garage has gaps.

(B1 - 1.4) Main House

The gutter is bent and not sealed. Rain water leaks out onto the cement entry area. A licensed contractor should be contacted for repair.

(B1 - 1.5) Main House

The round holes typical of boring / carpenter bees were noted in the siding/trim/boxing. Boring Bees damage wood by boring deep tunnels. Repairs are needed. A pest control specialist should be consulted. A licensed general contractor should be consulted for a complete evaluation the exterior of the home to determine the extent of the damage to the siding, boxing, trim, and underlying components to ensure the weathertightness of the system. Areas affected were noted above the highest peak and to the left and right of the chimney. Notice the picture is actually pointing to a bee making its way behind the face plate.

(B1 - 1.6) Main House

Additional Photograph: This a photograph of bee holes in face plate.

(B1 - 1.7) Main House

Additional Photograph: This a photograph of rotted face plate. This area is located over the master bedroom.

(B1 - 1.8) Main House

Additional Photograph: This a photograph of the face plate over the garage and entry way.

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

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

The dining room window(s) has/ have soft and decayed wood in the sill area. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be inspected for similar damage as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

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

(B5 - 1.1) Grading; Location: Main House Left

The grading around the foundation of the home is too high. Incorrect clearance can result in water penetration, drainage, and conditions inducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

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

(C1 - 1.1) All Accessible Areas

The roof covering system is original to the home which was built in 1990. The overall condition of the shingles is good but the homeowner should begin to budget for replacement simply due the the age of the shingle.

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

(D1 - 1.1) Crawl Space

Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid-1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has Copper fittings. A licensed plumbing contractor should be consulted for complete evaluation of the water supply and distribution systems to determine the general condition of the system and to make necessary repairs. The copper fitting which is better than plastic is circled.

(D1 - 3) Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 3.1) Master bath

The plumbing system is in need of further evaluation and repair; the following concerns were noted at the time of the inspection: the faucet leaked from the handle when fully turned on. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs to ensure proper drainage and sanitary conditions. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions.

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

(D2 - 1.1) Bathroom - 1/2 bath

The plumbing system is in need of further evaluation and repair; the following concerns were noted at the time of the inspection: the stopper for the sink drain is missing. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs to ensure proper drainage and sanitary conditions.

(D2 - 1.2) Bathroom - 1/2 bath

The toilet is leaking. The wax ring needs to be repaired to secure the toilet and ensure sanitary conditions. Notice the discolored lines in the wood flooring. The sub floor in the crawl space was not rotted on the underside. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

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

(D3 - 1.1) Unit #1 ; Location: Crawl Space

The water heating unit for this home is over ten years old and was found to be in poor condition. The unit has heavy corrosion of the casing and supply line connections. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply. The leak was not present at the time of inspection. Owner disclosure is suggested regarding any repairs.

(D3 - 1.2) Unit #1 ; Location: Crawl Space

Additional Photograph: This is a photograph of the corrosion on the water heater.

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

(F1 - 1.1) Heating Unit - Heat pack; Location: Exterior: Package Unit (Heating and Cooling)

The area surrounding the gas furnace combustion/draft fan is rusted and deteriorated. Damage to the fan can result in improper operation of the combustion and or exhaust system. 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 arrows on the bottom show the rusty stains that flow from the bottom of the heat exchanger.

(F1 - 1.2) Heating Unit - Heat pack; Location: Exterior: Package Unit (Heating and Cooling)

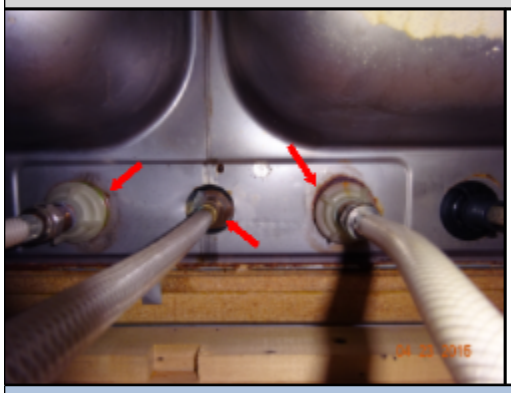
Additional Photograph. This photograph represents a closer look at the rust stain from the heat exchanger.

(F1 - 1.3) Heating Unit - Heat pack; Location: Exterior: Package Unit (Heating and Cooling)

The fan has been replaced recently. The buyer should ask for owner disclosure regarding the work that was done on the furnace.

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

(H2 - 1.1) Kitchen



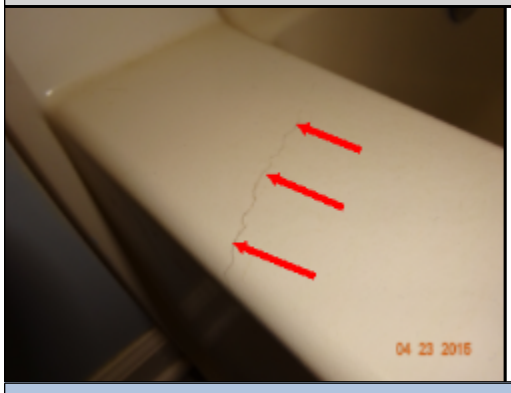
The sink faucet is deteriorated and corroded where it is attached to the sink. The faucet was noted to be in poor condition. Repair or replacement is needed. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service. The leak is visible when the sink is turned on.

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

(H3 - 3.1) Bathroom #3

The fiberglass/acrylic tub has a crack in the surface. The chip could allow water to penetrate under the surface and possibility result in leaks. A specialist should be consulted to determine if the tub surface can be repaired.

(H3 - 3.2) Bathroom #3



Additional photo of the crack in the tub

(H4 - 1) Summary - Interiors: Garages

(Defects, Comments, and Concerns):

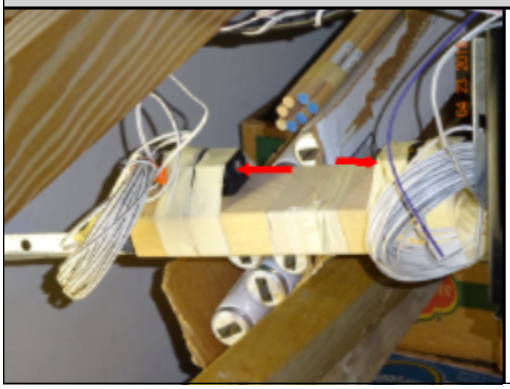
(H4 - 1.1) Garage

The GFCI in the garage did not trip when tested. This is a safety concern due to the potential exposure to water in the garage. A licensed electrician should be hired to fix the issue.

(H4 - 1.2) Garage

The garage door needs adjustment and repair. The electronic eyes are set too high to function properly because they have been mounted on top of the door opener. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.3) Garage



Additional picture of the garage door electric eyes.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word “inspect” per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be repaired or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature:	73 Deg. F
Weather Conditions:	

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

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

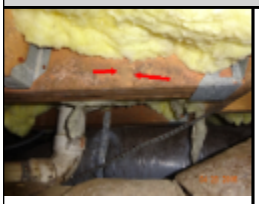
Foundation Type:	Crawl Space: Exterior Entrance
Foundation Materials:	Block: Brick

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

(A1 - 1.1) Main House

A closed crack was noted in the foundation of the home under the master bedroom at the center of the rear wall. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. A general contractor should be consulted to determine the significance /cause of the cracks and outline any necessary repairs. The contractor should begin his investigation around the large tree located close the to foundation.

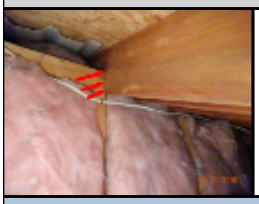
(A1 - 1.2) Main House

	The bathroom vent ductwork is broken exiting conditioned air into the crawl space. A licensed general contractor or general repair specialist should be consulted for further evaluation to make sure the duct is proper installed and to make necessary repairs.
(A1 - 1.3) Main House	
	In the crawl space, the foundation walls were wet and the soil adjacent to the foundation was muddy from direct water penetration in the area. 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. 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 - 1.4) Main House	
	Additional Photograph: This a photograph of the moist areas that border the majority of the crawl space with the highest concentration by the deck. The white efflorescence on the brick wall is an indication of reoccurring moisture. This is evidenced throughout. The whole circled in the picture did not show evidence of deterioration. This most likely happened during construction and there is not a whole on the other side.
(A1 - 1.5) Main House	
	Additional Photograph: The efflorescence is circled and the mud has arrows. This a photograph of the moist areas that border the majority of the crawl space with the highest concentration by the deck. The white efflorescence on the brick wall is an indication of reoccurring moisture. This is evidenced throughout. The whole circled in the picture did not show evidence of deterioration. This most likely happened during construction and there is not a whole on the other side.
(A1 - 1.6) Main House	
	Water lines and stains were noted on storage in the crawl space area. This evidence indicates a history of direct water penetration. Direct water penetration damages the foundation and creates an undesirable environment in the living areas that encourages insect, fungal growth such as mold/mildew. Damp foundation walls can indicate 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 necessary repairs. This is a picture of surface mold on a beam just above the main air handler ductwork. This mold is in multiple locations and is an indication of high levels of moisture. The arrow points to where I rubbed it off with my finger which means that this is not a wood destroying fungus.

(A2 - 1) Main House Structural: Columns and Piers (Descriptions):	
Column/Pier Type:	Pier: Crawl Space
Column/Pier Materials:	Block

(A3 - 1) Main House Structural: Floor Structure (Descriptions):	
Sub-Floor Type:	Plywood
Floor Joist Type:	Dimensional Lumber: Standard Construction
Girder/Beam Type:	Dimensional Lumber: Standard Construction

(A4 - 1) Attic Structural: Wall Structure (Descriptions):	
Wall Structure Type:	Standard Construction: Dimensional Lumber: Wood

(A5 - 1) All Accessible Interior Areas Structural: Ceiling Structure (Descriptions):	
Ceiling Joist Type:	Dimensional Lumber: Standard Construction: Wood
Beam/Girder Type:	Dimensional Lumber: Standard Construction: Wood
(A6 - 1) Main House Second Story Section Structural: Roof Structure (Descriptions):	
Roof Style/Type:	Gable
Roof Sheathing Type:	OSB
Rafter & Beam Types:	Dimensional Lumber: Standard Construction
(A6 - 2) Main House Single Story Section off the upstairs bedroom Structural: Roof Structure (Descriptions):	
Roof Style/Type:	Gable
Roof Sheathing Type:	OSB
Rafter & Beam Types:	Dimensional Lumber: Standard Construction
(A6 - 2) Structural: Roof Structure (Defects, Comments, and Concerns):	
(A6 - 2.1) Main House Single Story Section off the upstairs bedroom	
	From the attic, the rafter located on the adjoining wall to the bedroom was notched beyond what would be typically expected. Rafters are key components of the roof system and need to be repaired to prevent framing movement and further damage. An engineer should be consulted for further evaluation to determine the significance and cause of the concern and outline necessary repairs to ensure the stability of the structure.
(A6 - 3) Main House Single Story Section over the master bedroom Structural: Roof Structure (Descriptions):	
Roof Style/Type:	Gable
Roof Sheathing Type:	OSB
Rafter & Beam Types:	Dimensional Lumber: Standard Construction
(A6 - 3) Structural: Roof Structure (Defects, Comments, and Concerns):	
(A6 - 3.1) Main House Single Story Section over the master bedroom	
	Additional Photograph: This is a photograph of decayed sheeting around other vent.
(A6 - 3.2) Main House Single Story Section over the master bedroom	
	The two of vent boots located over the master bedroom that acts as a flashing to prevent water penetration around the plumbing vent pipe are split, cracked and leaking. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weather-tightness of the roof covering system.
(A6 - 3.3) Main House Single Story Section over the master bedroom	

Additional photo of the other cracked boot over the master bedroom.

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

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

(B1 - 1) Main House Exterior: Wall Cladding (Descriptions):

Wall Cladding Type:	Hardboard Horizontal
Trim Type:	Wood Natural

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

(B1 - 1.1) Main House

A siding installation company or general contractor should be consulted to evaluate and repair the trim to ensure the integrity of the cladding system. This is located by the front step.

(B1 - 1.2) Main House

A siding installation company or general contractor should be consulted to evaluate and repair the trim to ensure the integrity of the cladding system. This is also by the front door.

(B1 - 1.3) Main House

The boxing and trim areas were found to have areas of damage/decay related to problems with the gutters and roof drainage. Water is flowing behind gutter trays and leaking from the gutter seams. Repairs are needed to the boxing and gutter system. A licensed general contractor should be consulted for a complete evaluation the exterior of the home to determine the extent of the damage to the boxing, trim, and underlying components to ensure the weathertightness of the system. This section over the garage has gaps.

(B1 - 1.4) Main House

The gutter is bent and not sealed. Rain water leaks out onto the cement entry area. A licensed contractor should be contacted for repair.

(B1 - 1.5) Main House

The round holes typical of boring / carpenter bees were noted in the siding/trim/boxing. Boring Bees damage wood by boring deep tunnels. Repairs are needed. A pest control specialist should be consulted. A licensed general contractor should be consulted for a complete evaluation the exterior of the home to determine the extent of the damage to the siding, boxing, trim, and underlying components to ensure the weathertightness of the system. Areas affected were noted above the highest peak and to the left and right of the chimney. Notice the picture is actually pointing to a bee making its way behind the face plate.

(B1 - 1.6) Main House

Additional Photograph: This a photograph of bee holes in face plate.

(B1 - 1.7) Main House

Additional Photograph: This a photograph of rotted face plate. This area is located over the master bedroom.

(B1 - 1.8) Main House

Additional Photograph: This a photograph of the face plate over the garage and entry way.

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

Window/Door Type:	Door: Double: Window
Location:	Main House

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

(B2 - 1.1) All Windows

The dining room window(s) has/ have soft and decayed wood in the sill area. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be inspected for similar damage as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and make necessary repairs.

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

Structure Type:	Wood (Wood Surface)
Location:	Main House Rear

(B4 - 1) Driveway
Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):

Construction Type:	Concrete
Location:	Garage Front

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

Location:	Main House Left

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

(B5 - 1.1) Grading

The grading around the foundation of the home is too high. Incorrect clearance can result in water penetration, drainage, and conditions inducive of insects and decay. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage.

C - Roofing Section
(General Limitations, Implications, and Directions):

The roof covering, chimney, 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. Chimney related Items listed or identified were found to be of concern and in need of further evaluation and repair by a General Contractor and or Engineer. 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 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. Chimney inspections are limited to the visible surfaces only, flue liners, chimney caps, chimney crowns are not visible and therefore beyond the scope of the home inspection. Chimneys should have complete inspections by a specialist annually and prior to use.

C - Roofing Section
(Roof Covering Inspection Methods):

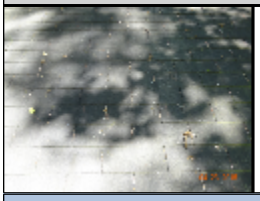
The roof covering was inspected using binoculars / zoom camera, walking the roof and from a ladder at the roof eaves. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

(C1 - 1) All Accessible Areas
Roofing: Coverings (Descriptions):

Roof Covering Type:	Shingles/Composite/Fiberglass

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

(C1 - 1.1) All Accessible Areas



The roof covering system is original to the home which was built in 1990. The overall condition of the shingles is good but the homeowner should begin to budget for replacement simply due the the age of the shingle.

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

System Type:	Gutter

(C3 - 1) Main House Roofing: Flashings, Skylights, and Penetrations (Descriptions):	
System Type:	Flashing: Roof Rake

(C4 - 1) Main House Left Roofing: Chimneys and Flues (Descriptions):	
Type:	Pre-Manufactured: Metal: Box: Sided

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.

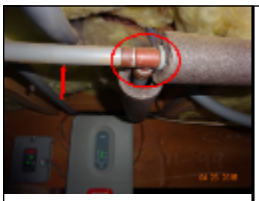
D - Plumbing Section
(Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):

Main Shut-Off Location:	Master bedroom closet on the right side	*Water Supply Type:*	Public
Supply Piping Materials:	[Polybutylene, See Comments]		

(D1 - 1) Crawl Space Plumbing: Water Distribution Systems (Descriptions):	
Piping Materials:	[Polybutylene, See Comments]

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

(D1 - 1.1) Crawl Space



Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid-1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has Copper fittings. A licensed plumbing contractor should be consulted for complete evaluation of the water supply and distribution systems to determine the general condition of the system and to make necessary repairs. The copper fitting which is better than plastic is circled.

(D1 - 2) All bathrooms had copper stub outs
Plumbing: Water Distribution Systems (Descriptions):

Piping Materials:	[Copper/Brass]

(D1 - 3) Master bath
Plumbing: Water Distribution Systems (Descriptions):

Piping Materials:	[Copper/Brass]

(D1 - 3) Plumbing: Water Distribution Systems
(Defects, Comments, and Concerns):

(D1 - 3.1) Master bath

The plumbing system is in need of further evaluation and repair; the following concerns were noted at the time of the inspection: the faucet leaked from the handle when fully turned on. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs to ensure proper drainage and sanitary conditions. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions.

(D2 - 1) Bathroom - 1/2 bath
Plumbing: Drain, Waste, and Vent Systems (Descriptions):

Piping Materials:	[PVC]

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

(D2 - 1.1) Bathroom - 1/2 bath

The plumbing system is in need of further evaluation and repair; the following concerns were noted at the time of the inspection: the stopper for the sink drain is missing. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs to ensure proper drainage and sanitary conditions.

(D2 - 1.2) Bathroom - 1/2 bath

The toilet is leaking. The wax ring needs to be repaired to secure the toilet and ensure sanitary conditions. Notice the discolored lines in the wood flooring. The sub floor in the crawl space was not rotted on the underside. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

(D2 - 2) Bathroom - Master
Plumbing: Drain, Waste, and Vent Systems (Descriptions):

Piping Materials:	[PVC]

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

Location:	Crawl Space		
Capacity:	40 Gallons	*Energy Source:*	Electric

(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 and was found to be in poor condition. The unit has heavy corrosion of the casing and supply line connections. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply. The leak was not present at the time of inspection. Owner disclosure is suggested regarding any repairs.

(D3 - 1.2) Unit #1

Additional Photograph: This is a photograph of the corrosion on the water heater.

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: Underground
Electrical: Main Service (Descriptions):

Grounding Electrode:	Driven Rod

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

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

(E4 - 1) Crawl Space
Electrical: Branch Circuits and Wiring (Descriptions):

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

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

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

(F1 - 1) Heating Unit - Heat pack
Heating: Equipment (Descriptions):

Location:	Exterior: Package Unit (Heating and Cooling)		
Equipment Type:	Gas: Furnace: Package Unit	*Energy Source:*	Gas

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

(F1 - 1.1) Heating Unit - Heat pack

The area surrounding the gas furnace combustion/draft fan is rusted and deteriorated. Damage to the fan can result in improper operation of the combustion and or exhaust system. 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 arrows on the bottom show the rusty stains that flow from the bottom of the heat exchanger.

(F1 - 1.2) Heating Unit - Heat pack

Additional Photograph. This photograph represents a closer look at the rust stain from the heat exchanger.

(F1 - 1.3) Heating Unit - Heat pack

The fan has been replaced recently. The buyer should ask for owner disclosure regarding the work that was done on the furnace.

(F2 - 1) Heating Unit Served: Heating Unit Heat Pack
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:	Black Steel
Fuel Turn Off Location:	At Meter

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

All concerns related to the Air Conditioning System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, create possible environmental concerns due to high humidity levels or condensate leakage, and / or are a safety concern to the occupants of this home. Winter inspections do not include the operation of the system. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

(G1 - 1) Cooling Unit - Heat Pack
Cooling: Equipment (Descriptions):

Location:	Exterior Package Unit (Heating and Cooling)		
Equipment Type:	Electric: Package Unit	*Energy Source:*	Electric

(G2 - 1) Cooling Unit Served: Cooling Unit Heat Pack 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, 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) Dining Room Interiors: General Rooms (Descriptions):	
Additional Information:	[Finished Area] [Furniture/Storage Present In Area]
Heating/Cooling:	[Heating Source Noted] [Cooling Source Noted]

(H1 - 2) Living Room Interiors: General Rooms (Descriptions):	
Additional Information:	[Finished Area] [Furniture/Storage Present In Area]
Heating/Cooling:	[Heating Source Noted] [Cooling Source Noted]

(H1 - 3) Bedroom: Master Interiors: General Rooms (Descriptions):	
Additional Information:	[Finished Area] [Furniture/Storage Present In Area]
Heating/Cooling:	[Heating Source Noted] [Cooling Source Noted]

(H1 - 4) Bedroom #1 partially over the front hall Interiors: General Rooms (Descriptions):	
Additional Information:	[Finished Area] [Furniture/Storage Present In Area]
Heating/Cooling:	[Heating Source Noted] [Cooling Source Noted]

(H1 - 5) Bedroom #2 over the garage
Interiors: General Rooms (Descriptions):

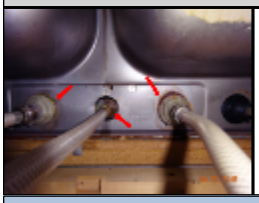
Additional Information:	[Finished Area] [Furniture/Storage Present In Area]
Heating/Cooling:	[Heating Source Noted] [Cooling Source Noted]

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

Additional Information:	[Finished Area]

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

(H2 - 1.1) Kitchen



The sink faucet is deteriorated and corroded where it is attached to the sink. The faucet was noted to be in poor condition. Repair or replacement is needed. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service. The leak is visible when the sink is turned on.

(H3 - 1) Bathroom: Master
Interiors: Bathrooms (Descriptions):

Electrical Receptacle:	Electrical Receptacle Present in Bathroom
Bathroom Ventilation:	[Ventilation Exhaust Fan]

(H3 - 2) Half Bathroom #1
Interiors: Bathrooms (Descriptions):

Electrical Receptacle:	Electrical Receptacle Present in Bathroom
Bathroom Ventilation:	[Ventilation Exhaust Fan]

(H3 - 3) Bathroom #3
Interiors: Bathrooms (Descriptions):

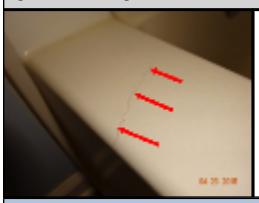
Electrical Receptacle:	Electrical Receptacle Present in Bathroom
Bathroom Ventilation:	[Ventilation Exhaust Fan]

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

(H3 - 3.1) Bathroom #3

The fiberglass/acrylic tub has a crack in the surface. The chip could allow water to penetrate under the surface and possibility result in leaks. A specialist should be consulted to determine if the tub surface can be repaired.

(H3 - 3.2) Bathroom #3



Additional photo of the crack in the tub

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

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

(H4 - 1) Interiors: Garages

(Defects, Comments, and Concerns):

(H4 - 1.1) Garage

The GFCI in the garage did not trip when tested. This is a safety concern due to the potential exposure to water in the garage. A licensed electrician should be hired to fix the issue.

(H4 - 1.2) Garage

The garage door needs adjustment and repair. The electronic eyes are set too high to function properly because they have been mounted on top of the door opener. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.3) Garage

Additional picture of the garage door electric eyes.

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

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

(H5 - 2) Attic: Unfinished at highest point of the house
Interiors: Attics. Basements, Areas, Rooms (Descriptions):

Additional Information:	[Finished Area]

(H5 - 3) Attic: Unfinished over front hall
Interiors: Attics. Basements, Areas, Rooms (Descriptions):

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

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior
Interiors: Fireplaces and Stoves (Descriptions):

Location:	Living Room
Energy Source:	Gas
Exhaust Flue Type:	Metal

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

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult specialist in each trade as needed. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

(I1 - 1) Crawl Space
Insulation and Ventilation: Areas (Descriptions):

Insulation Type:	Batt: Faced Kraft Paper
Ventilation Type:	Foundation Vents

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

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

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

All appliances listed or identified below were found to be of concern or in need of a full evaluation and repair by a certified appliance repair technician. If additional concerns are discovered during the process of evaluation and repair, a general contractor should 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 (Descriptions):

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

(J1 - 2) Garbage Disposal
Built In Appliances: Equipment (Descriptions):

Location:	Kitchen
Inspection Method:	The sink disposal was operated by turning the switch to the one position and allowing the grinder to operate for 10 seconds or until a defect is discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.

(J1 - 3) Microwave: Built In
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.