



ELDREDGE HOME INSPECTION

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FULL HOME TEMP - NON IRB

1234 Main Street
Cary, NC 27513

Buyer Name

01/24/2026 9:00AM



Inspector

Michael Eldredge



NC HI Lic# 3527

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Agent

Agent Name

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SUMMARY



RECOMMENDATION

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.



1.2.1 Informational section - Viewing your report: Inspector Michael Eldredge - Non repair item - informational for best method to view the report.



1.2.2 Informational section - Viewing your report: Repair recommendations - new or existing home



2.1.1 Appliances - Dishwasher: Appliance contractor is needed for repair



2.5.1 Appliances - Range top (counter): Appliance contractor is needed for repair



2.6.1 Appliances - Hood Vent for Range : Appliance repair technician is needed



2.6.2 Appliances - Hood Vent for Range : Cover for the duct is misaligned/not installed



4.1.1 Exterior - siding etc. - Siding & Trim: A general repair is needed for the siding.



4.2.1 Exterior - siding etc. - Doors - exterior : Deadbolt - screws and plate



4.3.1 Exterior - siding etc. - Driveways, Walkways, & Patios : Concrete pad slope incorrect toward the structure



4.5.1 Exterior - siding etc. - Vegetation, Grading, & Retaining Walls: Retaining wall is needed here



5.1.1 Fireplace - Fireplace and Chimney: Fireplace – debris around firebox (new home)



6.2.1 Garage - Garage Door & Opener: Door lube, Adjustment, and possible repair



6.2.2 Garage - Garage Door & Opener: Door panel is damaged



10.1.1 Interior - Rooms - Bathroom(s): Shower Enclosure function is important



10.3.1 Interior - Rooms - Kitchen : An evaluation and repair is needed



10.5.1 Interior - Rooms - Living areas: A full evaluation and repair is needed



10.5.2 Interior - Rooms - Living areas: Radon test is recommended

- ⊖ 11.3.1 Interior - Windows, Doors, Stairs, ceiling & Walls - Walls and ceilings: Cracks and gaps were found in the home (newer home)
- ⊖ 14.3.1 Plumbing - Drain, Waste, & Vent Systems: Clean out not found
- ⊖ 15.1.1 Structure - Foundation: Concrete is not flat - completed home
- ⊖ 15.3.1 Structure - Floor Structure: Floor creak
- ⊖ 15.5.1 Structure - Roof Structure : Microbial growth is present in higher levels than what is common
- ⊖ 16.1.1 Roof - Coverings: Damage from traffic from walking, ladders, paint, etc.
- ⊖ 16.1.2 Roof - Coverings: Roofing contractor
- ⊖ 16.2.1 Roof - Roof Drainage Systems: Downspout extensions needed
- ⊖ 16.2.2 Roof - Roof Drainage Systems: Gutters need cleaning
- ⊖ 16.3.1 Roof - Flashings: Flashing bent / Loose / missing

1: INFORMATIONAL SECTION

1.1	General
1.2	Viewing your report

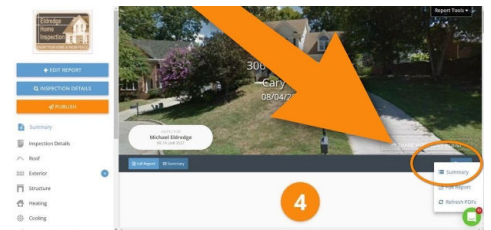
Observations

1.2.1 Viewing your report

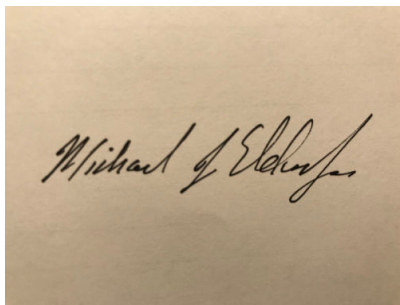
INSPECTOR MICHAEL ELDREDGE - NON REPAIR ITEM - INFORMATIONAL FOR BEST METHOD TO VIEW THE REPORT.

For the best view of the information concerning repairs, click on the PDF version marked by the arrows on the bottom right of the photo.

If the inspector needed to amend the report, you will need to click "Refresh PDFs" to see the latest version.



Click on the PDF summary for the best way to view the report



Michael Eldredge Lic#3527

1.2.2 Viewing your report

REPAIR RECOMMENDATIONS - NEW OR EXISTING HOME

Instructions for a new home:

The builder, who is a licensed general contractor, is your primary source for repairs of your new home. The builder will defer to licensed plumbers, electricians, HVAC technicians, and engineers as needed based on the findings in the report. In the majority of home purchases, the buyer does not need to hire a separate outside licensed plumber etc.

*** Engineers have measured the number of steps to building a home which totals out to approximately 30,000 steps for an average size home. Please be encouraged that although each finding is very important, the overwhelming majority of the build for your home has been well built.

Instructions for an existing home:

Your report will include recommendations for further investigation by licensed HVAC, electrical, plumber, and general contractors for many of the repairs. Hiring the licensed individual protects you, the buyer, from incorrectly performed repairs. For example, not using both glue and primer when repairing a simple HVAC condensate drain will result in water damage from leaks even years later. In some cases, an engineer is recommended when the repair plan is likely to be beyond the scope of the licensed general contractor.

Recommendation

Contact a qualified professional.

2: APPLIANCES

2.1	Dishwasher
2.2	Garbage Disposal
2.3	Microwave - built in
2.4	Range/Oven
2.5	Range top (counter)
2.6	Hood Vent for Range
2.7	Refrigerator was partially inspected

Observations

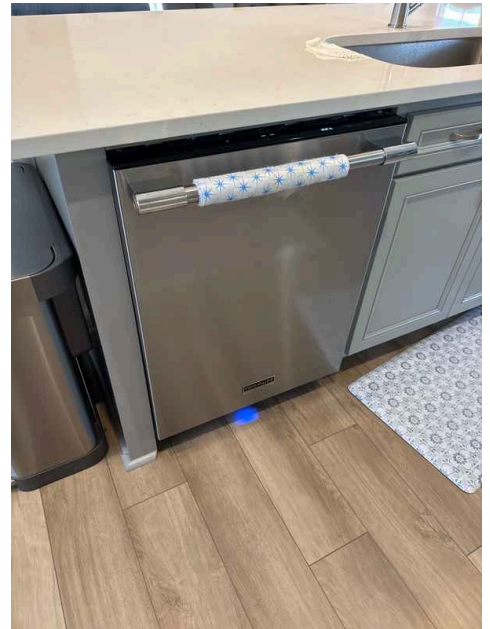
2.1.1 Dishwasher

APPLIANCE CONTRACTOR IS NEEDED FOR REPAIR

An appliance contractor should be consulted for the evaluation and repair of this appliance.

Recommendation

Contact a qualified professional.



See description for this finding. The client stated that the dishwasher shows an E 20 error when the sanitizer is installed..

2.5.1 Range top (counter)

APPLIANCE CONTRACTOR IS NEEDED FOR REPAIR

An appliance contractor should be consulted for the evaluation and repair of this appliance.

Recommendation

Contact a qualified professional.



This burner does not light consistently.

2.6.1 Hood Vent for Range

APPLIANCE REPAIR TECHNICIAN IS NEEDED

This appliance should be evaluated for installation according to the manufactures instructions.

Recommendation

Contact a qualified professional.



Oil from cooking is dripping from the hood vent onto the pan below. This is not typical. Further investigation needed to determine the cause of this unique concern and to conduct repairs.



Please note that the filter was very clean during the inspection. This means routine maintenance is being performed properly.

2.6.2 Hood Vent for Range

COVER FOR THE DUCT IS MISALIGNED/NOT INSTALLED

The cover for the duct is misaligned/not installed. Repairs should be made to straighten the duct cover by an appliance contractor.

Recommendation

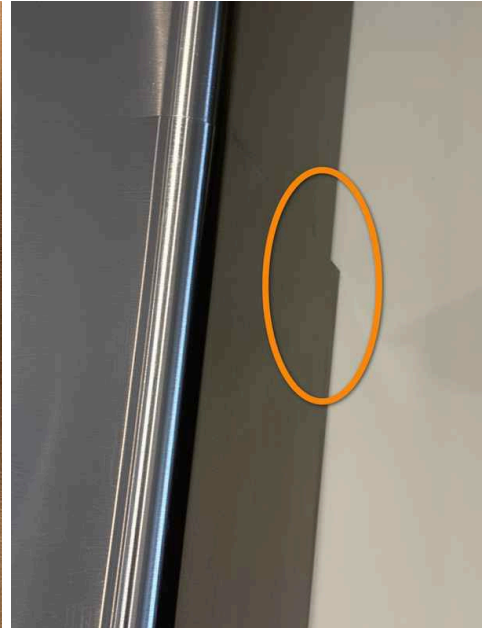
Contact a qualified professional.



See description and following photos.



Additional photo of this finding.



Additional photo of this finding.

3: ELECTRICAL

3.1	Meter / Service
3.2	Electrical Panel
3.3	Branch Wiring
3.4	Lighting, Switches, & Receptacles
3.5	Smoke and Carbon Monoxide Detectors

4: EXTERIOR - SIDING ETC.

4.1	Siding & Trim
4.2	Doors - exterior
4.3	Driveways, Walkways, & Patios
4.4	Porch, Deck, Balcony
4.5	Vegetation, Grading, & Retaining Walls
4.6	Pool is not part of the Home Inspection
4.7	Shed
4.8	Play set
4.9	Fence

Information

Vegetation, Grading, & Retaining Walls: Grading

Vegetation, Grading, & Retaining Walls: Vegetation

Observations

4.1.1 Siding & Trim

A GENERAL REPAIR IS NEEDED FOR THE SIDING.

All repairs should be completed by a siding installation company or a licensed general contractor.

Recommendation

Contact a qualified professional.



See description and following photos.



Additional photo of this finding showing the damaged siding.



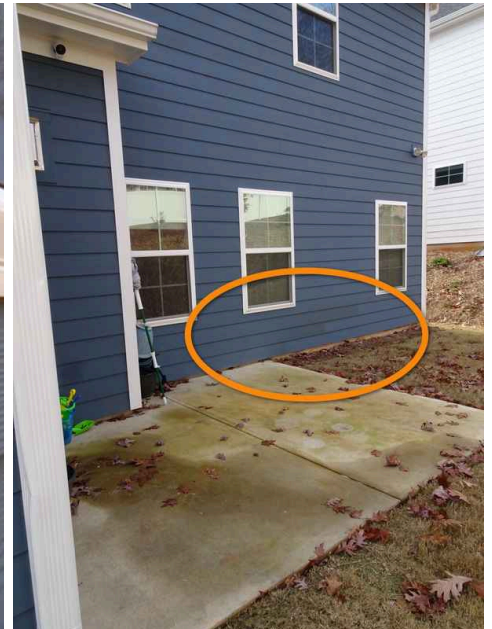
Similar findings were found here.



See following photos.



Additional photo of this finding showing missing paint.



See following photos.



The siding is two different colors in this area.

4.2.1 Doors - exterior

DEADBOLT - SCREWS AND PLATE

The screws used for the deadbolt are light weight, not heavy duty. Also, the off centered heavy duty strike plate directs the screw more toward middle of the stud. The proper off centered strike plate should be installed so that the screws enter the proper portion of the stud. The trim will easily break if an intruder were to force their entry. These should be replaced with off centered heavy duty plate and proper screws that reach into the stud by a licensed general contractor.

Note - some builders purchase locks without this security feature. The repair is still recommended.

See the instruction provided for typical deadbolts below. Step #7 provides details regarding this.
<https://www.schlage.com/blog/categories/2016/06/how-to-install-a-deadbolt-lock.html>

Recommendation

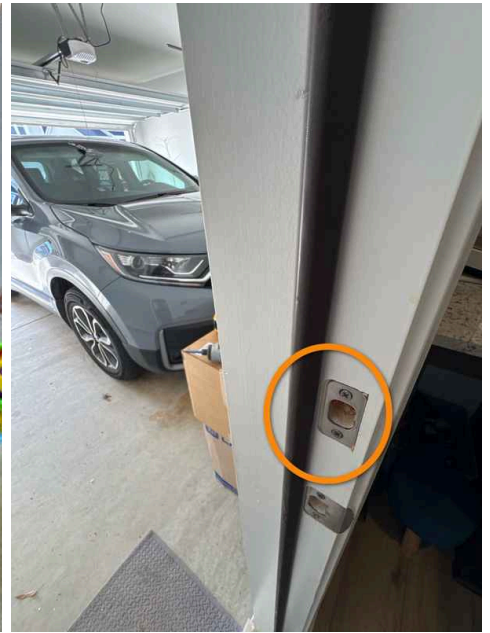
Contact a qualified professional.



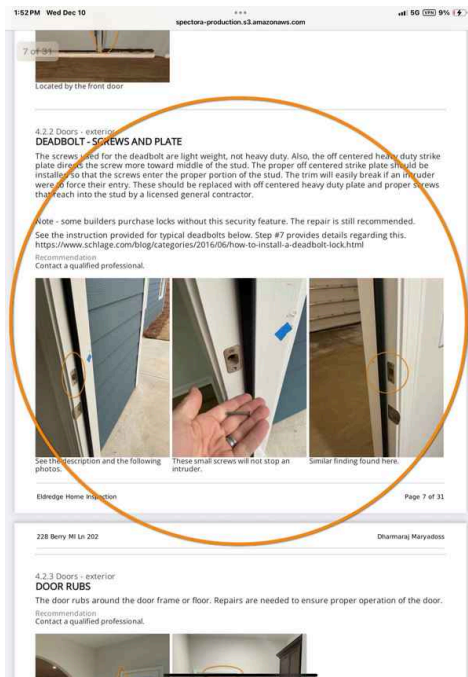
See description and following photos.



These light duty screws are half the length and half the diameter of the proper screws.



Similar findings were found here.



This finding was described in a previous report. Repairs have not been made.

4.3.1 Driveways, Walkways, & Patios

CONCRETE PAD SLOPE INCORRECT TOWARD THE STRUCTURE

The concrete pad has been improperly graded, resulting in the slope directing water runoff toward the structure instead of away from it, which may lead to potential drainage and structural issues. A licensed general contractor should be consulted to evaluate this area and make repairs.

Recommendation

Contact a qualified professional.



See description for this finding. Water collects in the circled area when wind driven rain hits the porch.

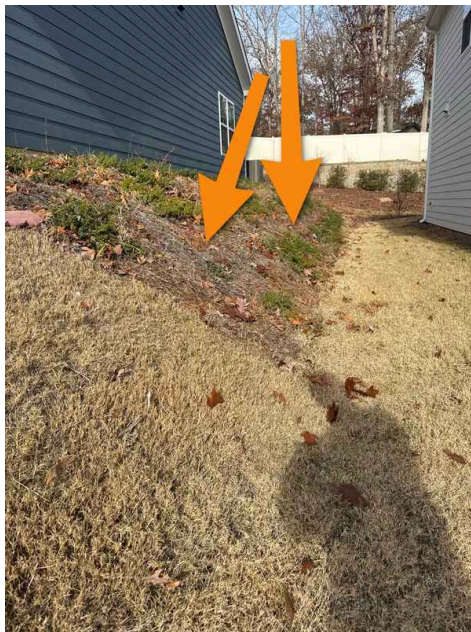
4.5.1 Vegetation, Grading, & Retaining Walls

RETAINING WALL IS NEEDED HERE

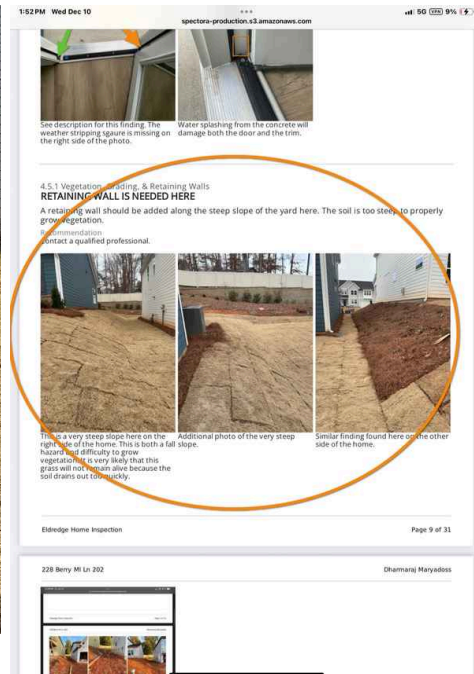
A retaining wall should be added along the steep slope of the yard here. The soil is too steep to properly grow vegetation.

Recommendation

Contact a qualified professional.



See description for this finding, the steep slope is a fall hazard.



This finding was described in a previous report. Repairs have not been made.

5: FIREPLACE

5.1	Fireplace and Chimney
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Observations

5.1.1 Fireplace and Chimney

FIREPLACE - DEBRIS AROUND FIREBOX (NEW HOME)

The fireplace should be cleaned. Dust and debris will cause an odor when the fireplace is operating.

Recommendation

Contact a qualified professional.

6: GARAGE

6.1	Interior
6.2	Garage Door & Opener

Observations

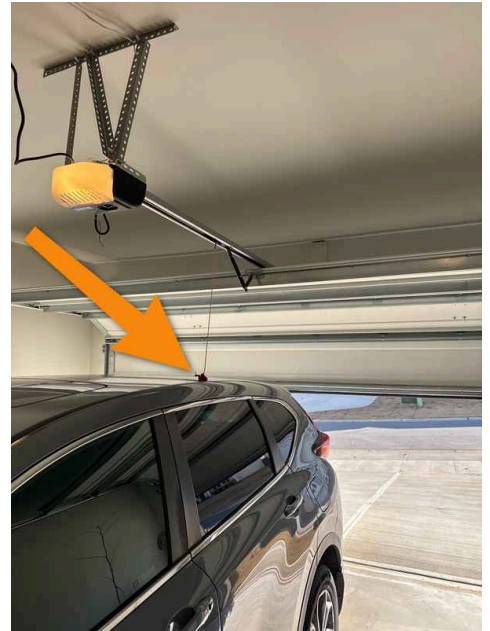
6.2.1 Garage Door & Opener

DOOR LUBE, ADJUSTMENT, AND POSSIBLE REPAIR

The garage door tracks for the door and for the motor need lubrication and/or repair. The door is loud when raised and lowered. A garage door contractor should be consulted for the repair of the door.

Recommendation

Contact a qualified professional.



The door falls downward/closed when the emergency release is pulled. The spring you should assist the door more and also keep the door in the open position. This will enable a person to pull the car out in the event of an emergency.

6.2.2 Garage Door & Opener

DOOR PANEL IS DAMAGED

The garage door needs adjustment and repair. The panel is bent/damaged. 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.

Note: even a slightly damaged door can develop metal fatigue over time and result in failure of the garage door.

Recommendation

Contact a qualified professional.



See description for this finding, the panel curves out here.



Additional photo of this finding found on the first panel from the bottom.



Additional photo of this finding found on the second panel from the bottom.

7: GAS LINES

7.1	Gas Lines
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8: HVAC - COOLING

8.1	Cooling Equipment
8.2	Distribution System
8.3	Presence of Installed Cooling Source in Each Room

Information

Presence of Installed Cooling Source in Each Room: Presence of HVAC in finished spaces unless noted below

9: HVAC - HEATING

9.1	Equipment
9.2	Distribution Systems
9.3	Presence of Installed Heat Source in Each Room

Information

Presence of Installed Heat Source in Each Room: Presence of HVAC in finished spaces unless noted below

10: INTERIOR - ROOMS

10.1	Bathroom(s)
10.2	Bedroom(s)
10.3	Kitchen
10.4	Laundry
10.5	Living areas
10.6	Basement

Observations

10.1.1 Bathroom(s)

SHOWER ENCLOSURE FUNCTION IS IMPORTANT

Evidence shows that the enclosure is not functioning properly. The shower door is critical to keeping water outside of the bathroom. If water begins leaking out of the shower even in small amounts, this can lead to significant damage to the subfloor both outside the shower and under the shower pan/tub. Repairs to ensure that proper function of the shower are important.

Recommendation

Contact a qualified professional.



See description and following photos regarding the shower in the master.



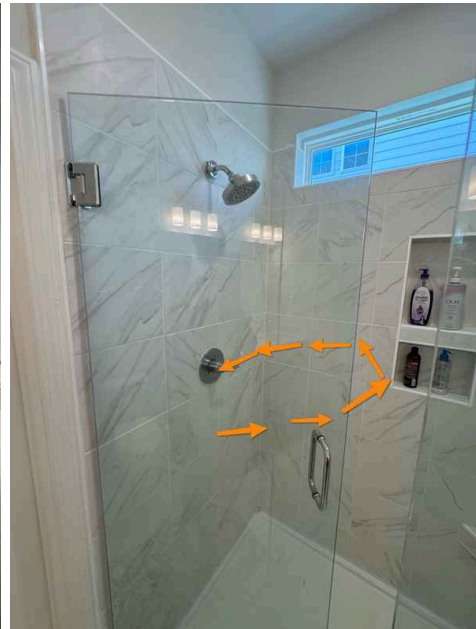
The door is hinged to swing both ways which means the door should swing in both directions. The door cannot swing out because the door hits the threshold.



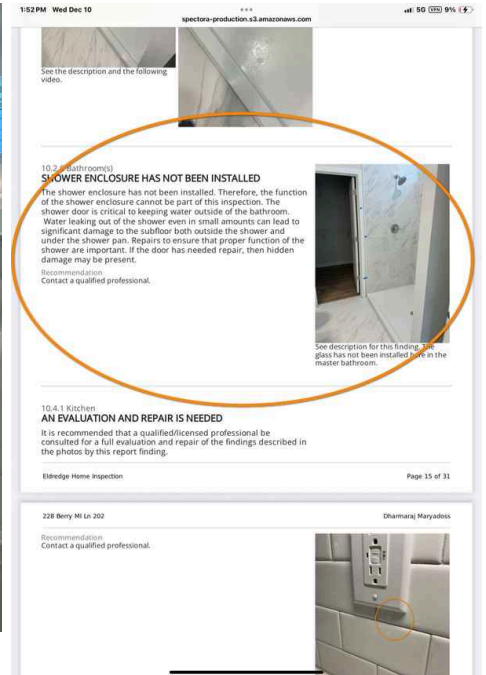
Also the plastic diverter that directs water in toward the shower pan is missing. See following photos.



This means that excessive amount of water spill out just outside the shower here.



This also means you have to reach around the door in order to turn on the shower. The original building specs/plans should be followed.



Please note that the shower enclosure was not installed during the first inspection.

10.3.1 Kitchen

AN EVALUATION AND REPAIR IS NEEDED

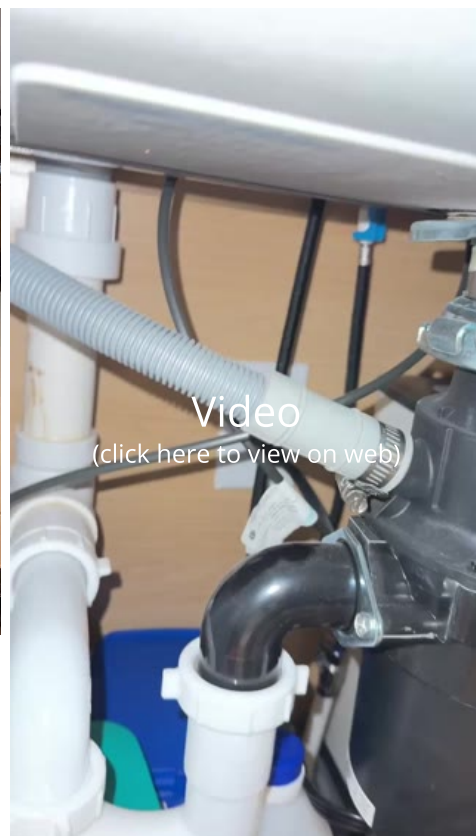
It is recommended that a qualified/licensed professional be consulted for a full evaluation and repair of the findings described in the photos by this report finding.

Recommendation

Contact a qualified professional.



The plumbing lines for sink rattle when the water is turned on and off. The skin cause leaks.



10.5.1 Living areas

A FULL EVALUATION AND REPAIR IS NEEDED

It is recommended that a qualified/licensed professional be consulted for a full evaluation and repair of the findings described in the photos by this report finding.

Recommendation

Contact a qualified professional.



See description and following photos.

Additional photo of this finding showing that the doorbell is pulling off of the wall.

10.5.2 Living areas

RADON TEST IS RECOMMENDED

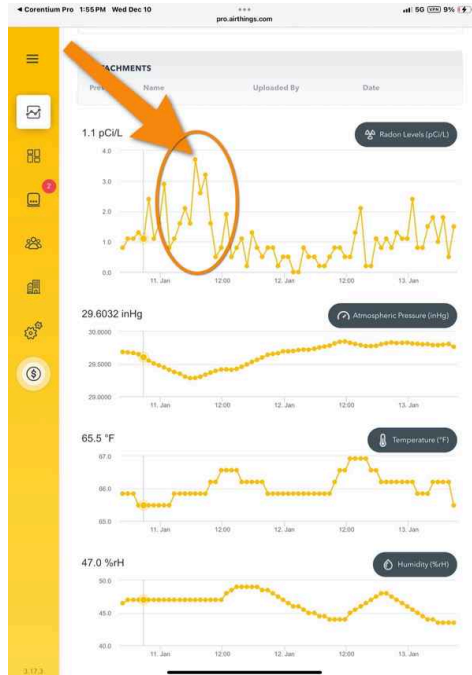
A nearby home was noted to have a radon mitigation system installed. For this reason, it is recommended that a radon test be conducted for this home. Radon gas is odorless and colorless. This gas is the second leading cause of lung cancer so it is always recommended to be tested.

Recommendation

Contact a qualified professional.



See description and following photos.



Additional photo of this finding the spike in Radon levels. Periodic testing is recommended.

11: INTERIOR - WINDOWS, DOORS, STAIRS, CEILING & WALLS

11.1	Doors - interior
11.2	Stairways & Railings
11.3	Walls and ceilings
11.4	Windows

Observations

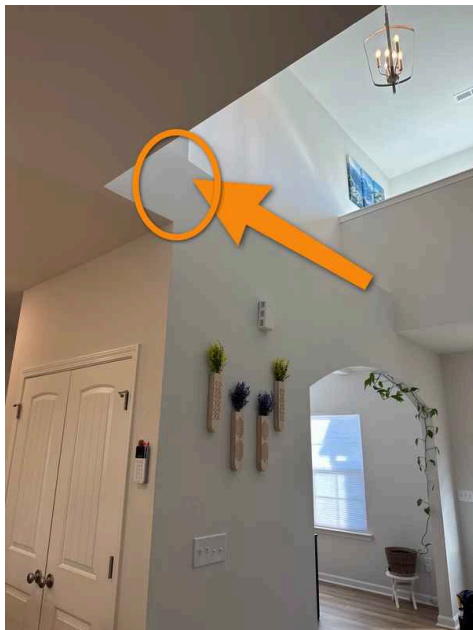
11.3.1 Walls and ceilings

CRACKS AND GAPS WERE FOUND IN THE HOME (NEWER HOME)

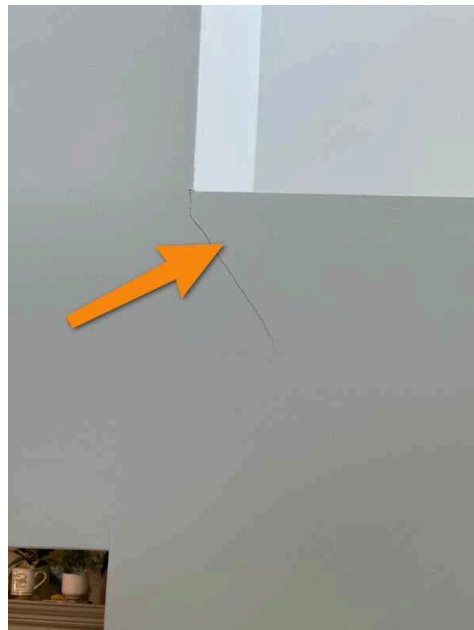
Cracks in the walls and trim are common in a new or an 11 month old home. These cracks should be repaired. Cracks can often be caused by loose trim. More nails may need to be added along with caulking and painting. It is recommended that the homeowner go through the home marking all areas with blue tape to assist the painters in finding these areas for repair.

Recommendation

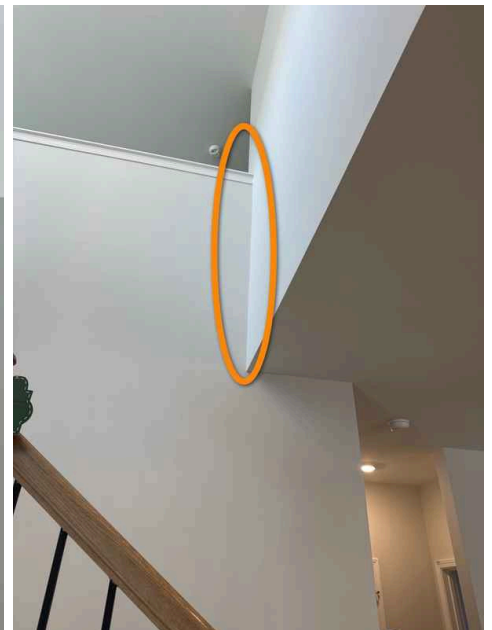
Contact a qualified professional.



See description and following photos.



Additional photo of this finding.



Similar findings were found here.



Similar findings were found here. All areas of the home should be assessed for the same finding.

12: INSULATION & VENTILATION - ATTIC

12.1	Attic Insulation and Ventilation
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13: INSULATION AND VENTILATION - CRAWL SPACE

13.1	Crawl Space
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14: PLUMBING

14.1	Main Water Shut-off Device
14.2	Water Supply, Distribution Systems & Fixtures
14.3	Drain, Waste, & Vent Systems
14.4	Water heater

Observations

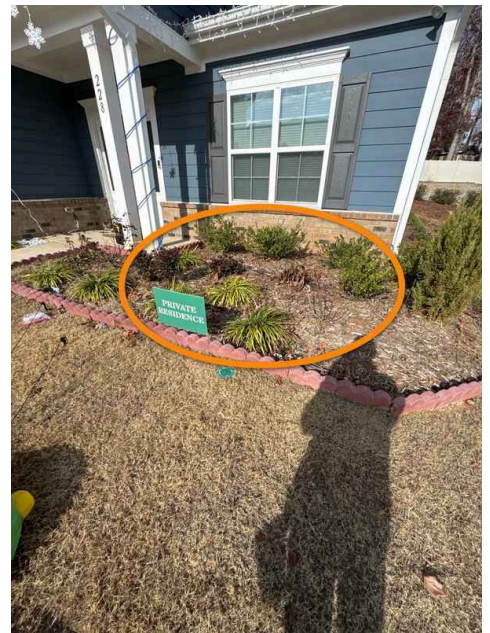
14.3.1 Drain, Waste, & Vent Systems

CLEAN OUT NOT FOUND

The service cleanout for the main waste line was not located. It is important to know the location of the cleanout so that the drain line can be evaluated. It is recommended a qualified professional locate the cleanout for proper system assessment.

Recommendation

Contact a qualified professional.



See description for this finding.

15: STRUCTURE

15.1	Foundation
15.2	Columns and Piers
15.3	Floor Structure
15.4	Wall Structure
15.5	Roof Structure

Observations

15.1.1 Foundation

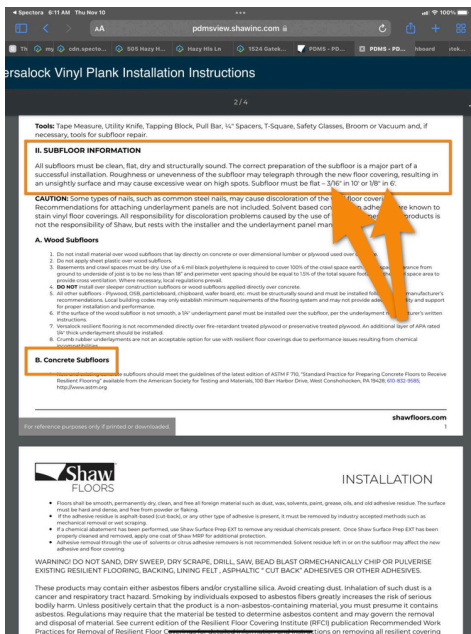
CONCRETE IS NOT FLAT - COMPLETED HOME

The concrete floor is not completely flat. This has effected the flooring installed in the home. When the floor is not completely flat, the flooring moves up and down when walked on. These areas should be made more level or flat. Also, all areas of the home should be assessed and repaired as needed by a licensed general contractor

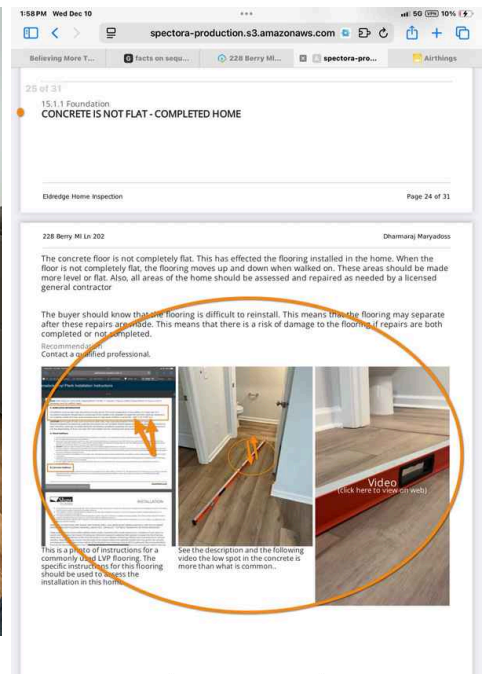
The buyer should know that the flooring is difficult to reinstall. This means that the flooring may separate after these repairs are made. This means that there is a risk of damage to the flooring if repairs are both completed or not completed.

Recommendation

Contact a qualified professional.



See description and following photos.



This finding was described in a previous report. Repairs have not been made near the bedroom.

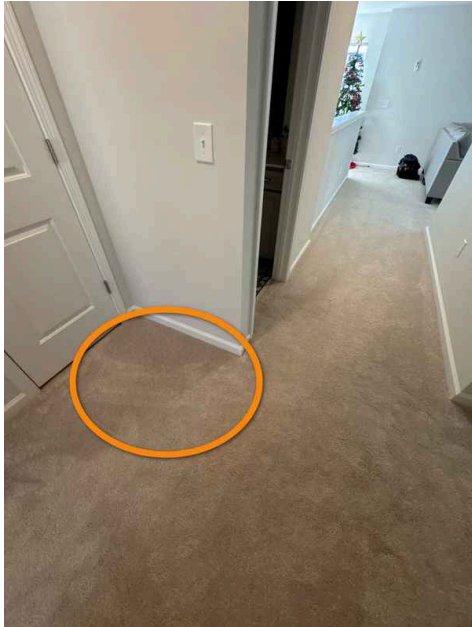
15.3.1 Floor Structure

FLOOR CREAK

There is a creak in the floor. The sheathing that attaches to the floor joist is not tight enough. A licensed general contractor should be consulted for the repair to the floor.

Recommendation

Contact a qualified professional.



See description for this finding just outside the hallway bathroom on the second floor.

Also, an intermittent creaking sound was noted here.

15.5.1 Roof Structure

MICROBIAL GROWTH IS PRESENT IN HIGHER LEVELS THAN WHAT IS COMMON

The wood structure has evidence of high levels of moisture which is microbial growth. It is recommended that the attic structure be professionally cleaned by a mold removal specialist.



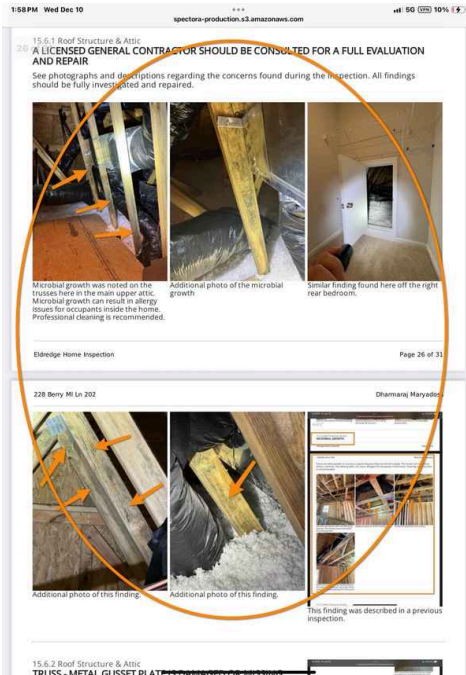
See description and following photos.

Additional photo of this finding.

Additional photo of this finding.



Microbial growth was also found in the small attic space off the right rear bedroom.



This finding was described in a previous report. Repairs have not been made.

16: ROOF

16.1	Coverings
16.2	Roof Drainage Systems
16.3	Flashings

Observations

16.1.1 Coverings

DAMAGE FROM TRAFFIC FROM WALKING, LADDERS, PAINT, ETC.

The shingles have been damaged when work was being done on the house. Damage was caused from items like ladders, chopping tools, etc. All damaged shingles should be replaced by a roofing contractor to avoid leaks.

Recommendation

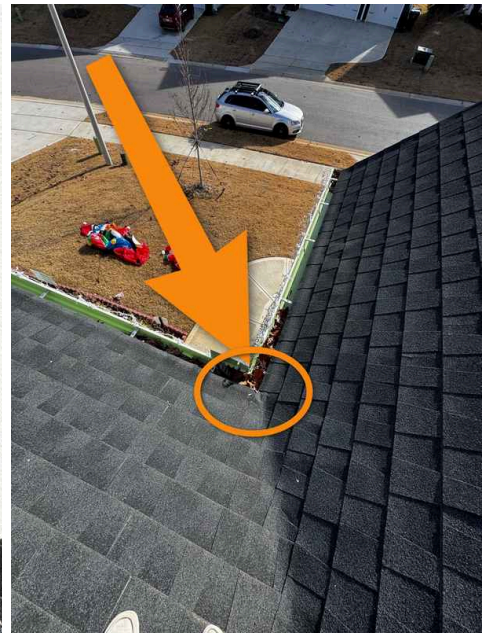
Contact a qualified professional.



See description and following photos regarding the circled area. A larger amount of water flows past here.



This shingle is completely damaged. Replacement is needed.



Similar findings were found here.



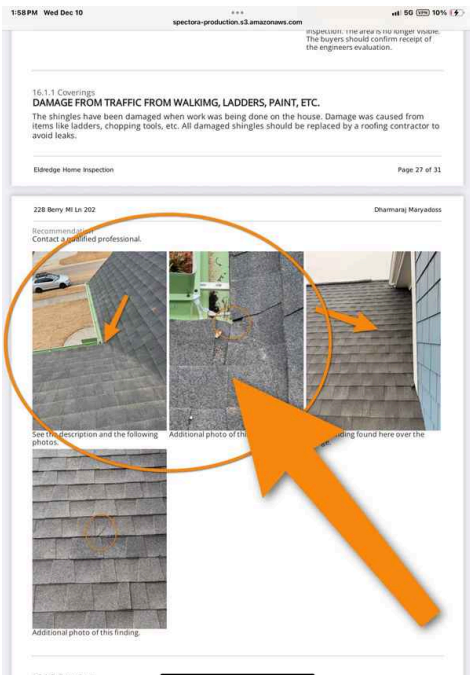
Additional photo of this finding showing that the shingle is creased and damaged.



See following photos.



Additional photo showing that a raised nail has punctured the shingle.



This finding was described in a previous report. Repairs have not been made.

16.1.2 Coverings

ROOFING CONTRACTOR

A roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system.

Recommendation

Contact a qualified professional.



See description and following photos. Paint was found on the shingles.



Additional photo of this finding.



Additional photo of this finding.



Additional photo of this finding.



This finding was described in a previous report. Repairs have not been made in this area.

16.2.1 Roof Drainage Systems

DOWNSPOUT EXTENSIONS NEEDED

The gutter downspouts are not all effectively extended or piped away from the foundation. Direct drainage from the gutter system can result in direct water penetration into the foundation.

Note - if splash blocks are present in this home, they are typically ineffective because they are too short and often become displaced,

Recommendation

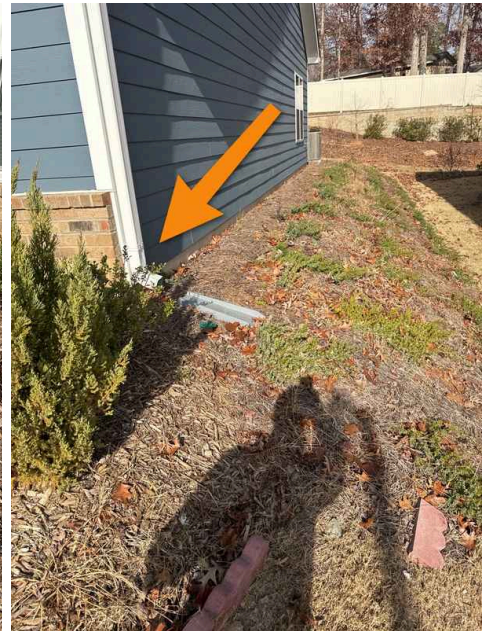
Contact a qualified professional.



See description and following photos.



All areas of the home should be assessed for the same finding.



This downspout is causing erosion to the hill because there is no retaining wall.



Additional photo of this finding under the pine straw.

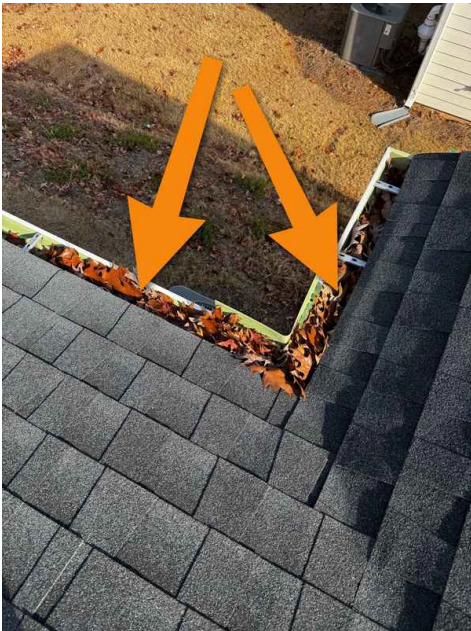
16.2.2 Roof Drainage Systems

GUTTERS NEED CLEANING

The gutters are full of debris and need to be cleaned. The gutters play an important role in keeping the foundation dry. A licensed general contractor should be consulted to clean the gutters and to make any necessary repairs.

Recommendation

Contact a qualified professional.



See description and following photos.

All areas of the home should be assessed for the same finding.

16.3.1 Flashings

FLASHING BENT / LOOSE / MISSING

The flashing is loose/bent/missing up which will or has caused leaks within the roof. A roofing contractor should be consulted for a complete evaluation of the flashings system to make necessary repairs to ensure the weathertightness of the roof covering system.

Recommendation

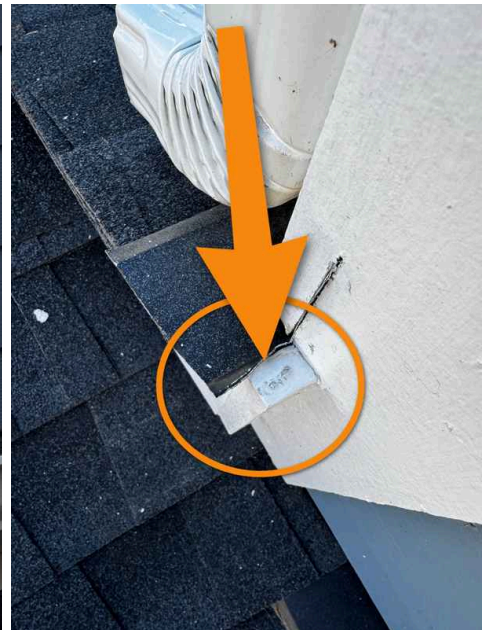
Contact a qualified professional.



See description and following photos.



Additional photo of this finding.



Additional photo of this finding.

17: INSPECTION DETAILS

17.1	General
17.2	Bedroom(s)
17.3	Bathroom(s)
17.4	Additional Rooms

Information

General: Occupancy

Furnished, Occupied

General: Weather Conditions

Typical for the season

Bedroom(s): Bedroom #1 Master

Bedroom(s): Bedroom #2

1st Floor

Bedroom(s): Bedroom #3

2nd Floor Right Rear

Bedroom(s): Bedroom # 4

2nd Floor Left Rear

Bedroom(s): Bedroom # 5

2nd Floor Middle Left

Bathroom(s): 1/2 bathroom

Floor 1

Bathroom(s): Hall Bathroom

Bathroom(s): Jack and Jill

Bathroom

2nd Floor

Bathroom(s): Master Bathroom

Additional Rooms: Bonus room / Loft

Floor 2

Additional Rooms: Dining Room

Floor 1 Front

Additional Rooms: Living Room

Floor 1

Additional Rooms: Kitchen

18: FOUNDATION - SLAB OR BASEMENT

18.1	Appliances
18.2	Attic Ventilation
18.3	Electrical
18.4	Exterior
18.5	Fireplace
18.6	Gas lines
18.7	Garage
18.8	HVAC - Cooling
18.9	HVAC - Heating
18.10	Plumbing
18.11	Roof
18.12	Structure

Information

Appliances : 1. Cooktop on counter

Natural Gas

Appliances : 2. Hood Vent

Kitchen

Exterior duct, Present and operated

Appliances : 3. Range/Oven

Kitchen

Electric, Operated

Inspection Method: The range oven and stovetop were operated. If the unit is electric, the burners were heated until they reached a red heat. If the unit is gas, the burners were observed operating at both high and low settings.

Appliances : 4. Disposal

Kitchen

Present, Operated

Inspection Method: The sink disposal was operated by switching it to the "on" position or until a defect was observed. The grinding effectiveness and feasibility of the waste disposal system were not determined.

Appliances : 5. Microwave

Kitchen

Present, Operated

Inspection Method: The microwave was operated on HIGH for 30 seconds or to the point that a small amount of water was heated or until a defect was discovered. The effectiveness of cooking or wattage could not be verified.

Appliances : 6. Dishwasher

Kitchen

Present, Operated

Inspection Method: The dishwasher was operated through the "Normal Cycle" or until a defect was observed. The unit was inspected to ensure functionality and completion of the cycle; however, the effectiveness of the cleaning process was not assessed.

Attic Ventilation : Insulation and Ventilation Type

Blown, Ventilation - Soffit/Ridge

Insulation and Ventilation Section Limitations

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 a Licensed General Contractor. 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.

Electrical : 1. Electrical Section

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 for future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and/or upgrades.

Electrical : 2. Meter / Service

Below Ground, Ground Electrode type - driven rod

Electrical : 3. Main Panel Capacity/Wire/Location

Garage
200 AMP, Service wire - Aluminum

Electrical : 5. Branch Wiring - area location main panel

Copper

Electrical : 6. Smoke and CO detectors

Finished space
Smoke Detector, Carbon Monoxide Detector

Exterior : 1. Inspection Exterior

Visual

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

All concerns related to exterior items listed below or identified as deficient require evaluation and/or repair by a Licensed General Contractor. It's important to correct exterior deficiencies to prevent water penetration, which can result in structural damage and/or undesirable environmental conditions. Evaluation/repair should occur prior to purchase and closing to ensure the buyer understands the full scope of the concern.

Exterior : 2. Siding Material

Main House

Fiber Cement, Brick Veneer - Front

Exterior : 3. Trim Material

Main House

Composite, Metal clad - wood, Vinyl

Exterior : 4. Porch or Stoop

Front

Concrete surface

Exterior : 7. Walkway

Main House Front

Concrete

Exterior : 8. Driveway

Front

Concrete

Exterior : 9. Patio

Rear

Concrete

Fireplace : Fireplace Flue type #1

Living Room

Metal, Natural gas

Gas lines: Gas lines types

CSST, Steel pipe

Garage: Garage

Main House

Garage: Operation

Operated with controls, Electric eyes inspected

Door Inspection Methods: The Garage door automatically stops and reverses when meeting reasonable resistance.

Note: Remote control transmitters are not inspected or operated.

HVAC - Cooling: 1. Cooling Section**Cooling Section (General Limitations, Implications, Directions, and Inspection Methods):**

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. The covers were not removed for inspection.

HVAC - Cooling: 2. Type

Exterior and Attic

Central Air Conditioner, Location - Exterior and Attic

HVAC - Cooling: 3. Ductwork

Attic

Forced air, Metal box and metal branches, Ductwork is the same for all units

HVAC - Heating: 2. Type

Location - Exterior and Attic, Natural Gas Furnace

HVAC - Heating: 3. Ductwork

Attic

Forced air, Metal box and metal branches, Metal box and flexible branches, Ductwork the same for all units

Plumbing: 1. Water Source

Source - Public

Plumbing Section - General Limitations:

General Limitations: The plumbing and water heating items noted below necessitate professional evaluation and possible repairs by a licensed plumber or general contractor. Because they are typically hidden, visual inspection of most water supply and waste lines is not possible, so their overall condition cannot be determined. Although the plumbing was checked for operational flow and drainage, a comprehensive assessment to determine correct venting, sizing, or design during a home inspection is not possible, as the system cannot be fully stressed as it would be by a household. The water heater inspection does not include a capacity evaluation based on the number of bathrooms or fixtures. Hot water needs vary between households, and the home inspector cannot offer an opinion on the sufficiency of the home's hot water system. Verification of anti-scald fixtures is also excluded. This inspection does not ensure the home's plumbing systems and components will meet the specific needs of a particular family. Toilet flush effectiveness and washing machine drain verification are not included in this inspection. The main water shut-off valve location will be noted if found, but not operated. Functional water flow was tested at each accessible fixture. Verification of surface defects on plumbing fixtures, such as showers, tubs, and sinks, is also beyond the scope of this inspection. Since backflow protection is not always required, its presence or absence is not determined in this inspection. Regular service and inspection of the main waste line are recommended to prevent blockages and backups. This plumbing inspection is a limited functional evaluation performed under minimal system load. If the buyer wants to assess the condition of the interior plumbing lines, they should consult a licensed plumbing contractor before the purchase.

Plumbing: 2. Water Supply Material (meter to the home)

Not visible

Plumbing: 3. Main water shut off location

Water meter, Closet/Pantry

Plumbing: 4. Water Supply Material (all visible areas)

PEX

Plumbing: 5. Drain material

Not visible

Plumbing: 6. Water heater location

Garage

Plumbing: 7. Water heater capacity

Tankless

Plumbing: 8. Water heater power

Source

Natural gas

Roof: 1. Inspection Method

Ground, Zoom Camera

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

It is imperative to address roofing deficiencies to prevent water infiltration, which may result in structural damage. The inspection is limited to visible surfaces. Verification of fastener types and count, assessment of age, and evaluation of hidden details are excluded. For replacement budgeting, it is recommended to consult a roofing contractor. Inspections of flashings and gutters are limited to evidence of past issues, unless conducted during heavy rainfall.

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 of this steepness or age may cause shingle damage. If an invasive or complete surface inspection is desired, the client should consult a licensed roofing contractor prior to purchase.

Roof: 2. Material - main house

Asphalt - main house

Roof: 4. Flashing

Present, Metal

Roof: 5. Gutter

Present, Standard Tray System

Structure : 1. Inspection Method

Slab Foundation

Structural Section - General Limitations:

Items needing design consideration, significance/cause evaluation, or adequacy determination should be referred to an engineer. All structural concerns must be evaluated and corrected to ensure durability and stability. Repairs and evaluations should be completed before closing to ensure the buyer understands the concern's scope. Where accessible, the structure is inspected for visual defects; however, evaluating the system for design points, such as correct span, load transfer, or building code compliance, is beyond the scope of the home inspection.

Structural Section Inspection Methods:

Where accessible and safe, the inspector used a small probe, camera, and flashlight. Visible floor and roof framing components were inspected for visual defects, including decayed, or broken structure. However, evaluation of the systems for design points, such as correct span, load transfer, or building code compliance, is beyond the scope of this inspection. The attic inspection was limited by available walking surfaces and insulation.

Structure : 2. Roof Type/Design

Gable

Structure : 3. Foundation

Concrete, Slab on Grade

**Structure : 4. Piers / Columns -
Materials/Type/Location**

Porch - wood

Structure : 5. Floor structure

Main house

Concrete, Inaccessible

Structure : 7. Wall Structure

Main House

Undetermined

Structure : 8. Ceiling structure

Main House

Truss

Structure : 9. Roof structure

Truss

STANDARDS OF PRACTICE
