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RESIDENTIAL REPORT

1234 Main Street
Cary, NC 27513

Buyer Name
01/24/2026 9:00AM

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Your report is viewable online here which is interactive. The report is also viewable in PDF for (link on the right side of the page) where the full text for the comments is viewable at all times.

SUMMARY

16.2.1 Roof - Roof Drainage Systems: Gutter Damaged

16.2.2 Roof - Roof Drainage Systems: Gutters need cleaning

16.3.1 Roof - Flashings: Flashing bent / Loose / missing

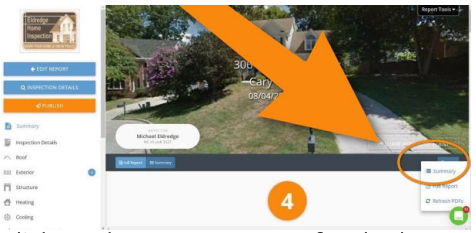
1: INFORMATIONAL SECTION

Deficiencies

1.1.1 Viewing your report

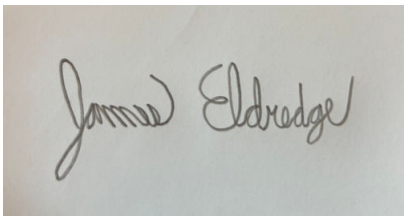
INSPECTOR JAMES ELDREDGE - NON REPAIR ITEM - INFORMATIONAL FOR BEST METHOD TO VIEW THE REPORT

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.



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

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



James Eldredge Lic #6105

1.1.2 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

Deficiencies

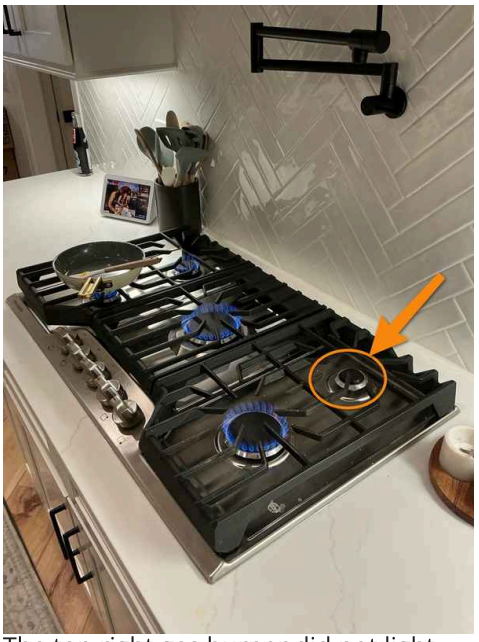
2.5.1 Range top (counter)

NOT OPERATIONAL

Multiple attempts were made to test the stove top. The burners did not operate. An appliance repair technician should be consulted for a full evaluation and repair as needed.

Recommendation

Contact a qualified professional.



The top right gas burner did not light. See description for this finding.

3: ELECTRICAL

4: EXTERIOR - SIDING ETC.

Information

Vegetation, Grading, & Retaining Walls: Grading

Vegetation, Grading, & Retaining Walls: Vegetation

Deficiencies

4.1.1 Siding & Trim

PAINTING IS NEEDED

The trim and siding were found to be in need of painting and caulking around the home. Some wood replacement may be necessary when the painting is done by a professional painting company.

Recommendation

Contact a qualified professional.

See description and following photos.

See description for this finding.

See description for this finding.

4.1.2 Siding & Trim

ADHERED MASONARY SIDING - NCLB

Adhered masonry stone/manufactured stone veneer cladding has been installed on this home. An inspection of the visible components suggests that the cladding system may not have been installed in such a way as to ensure that the cladding is a weather-resistant system that protects the wall assembly from excessive water penetration, condensation, and or water accumulation. At the time of inspection, the following concerns were noted and in need of further evaluation:

- A weep system was not observed either at the base of the framed walls or at the termination of the veneer.

- A weep system was not observed at transitional intersections with adjacent cladding materials and trim.

- Transitional flashing, drip screed, and sealant details were not observed for window and door openings.

- Standard clearances, transitional flashing, weep screed, and sealant details were not observed for at intersections with roof covering materials

- Standard clearance, flashing and sealant details were not observed at boxing areas, eaves and rakes.

Additional concerns related to the installation are listed below:

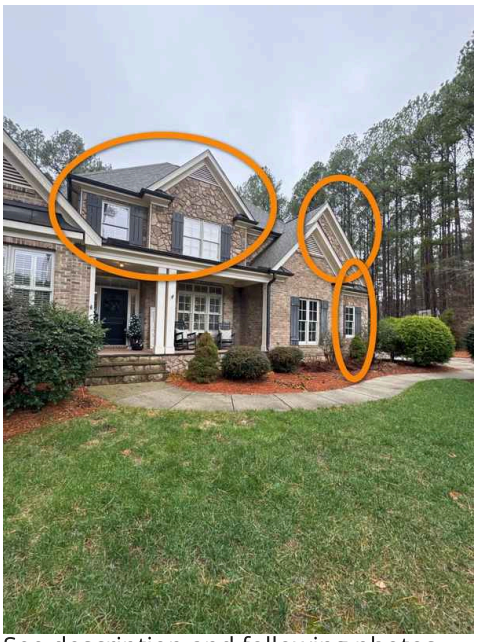
- Clearances were not maintained between stone cladding and the ground and/or paved surfaces to prevent wicking and frost heave problems.

- Clearances were not maintained between stone cladding and roofing materials to allow for proper drainage and future roof repairs and/or replacement.

The installation of the stone cladding should be evaluated by a licensed general contractor and repaired as needed to correct any possible water penetration issues and verify that the stone cladding is installed to the specific installation requirements of the North Carolina State Building Code: Residential Code and /or the Masonry Veneer Manufacturer¶s Association (MVMA). Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection.

Recommendation

Contact a qualified professional.



See description and following photos. Damage was found in the crawlspace caused by leakage from above the porch. This means hidden damage in the walls at each end of the porch is expected.

Similar findings were found here.

There is no transition strip or weep system between materials.

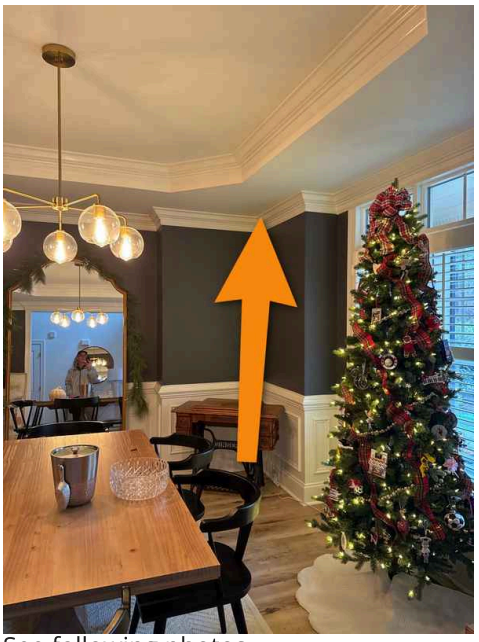
There is no weep system where the wood structure of the home begins.

This area is leaking to the wall below.

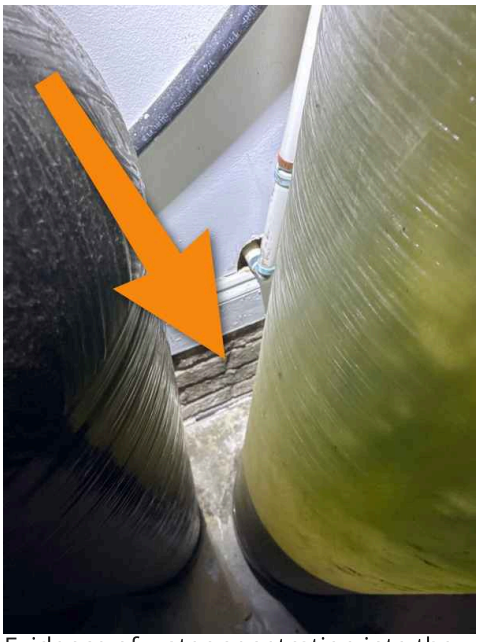
Additional photo of this finding showing the wall which is wet and also has green moss buildup. This indicates frequent leakage along this wall.


Additional photo of this finding showing the wet area of brick.


Additional photo of water on the porch from the leak.

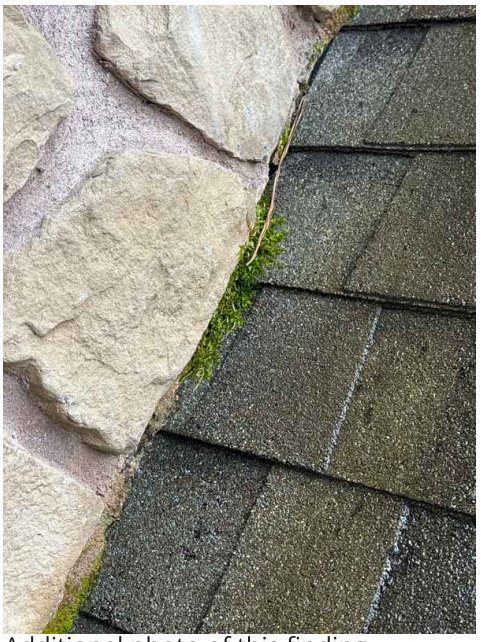

See following photos.


Additional photo of this finding inside the dining room where evidence of water intrusion was found on the ceiling.


Evidence of water penetration into the garage by the water softener.


Too much water is directed against the stonework here. Hidden damage is expected.


Moss growth indicates frequent excessive moisture.


Additional photo of this finding.


This stone is slightly loose which is typical of hidden damage.


Additional photo of this finding.

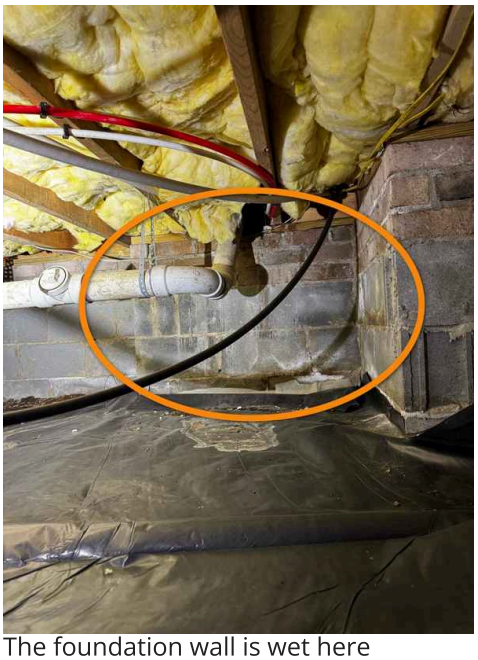

Also, this siding directly above the leak on the porch is not installed correctly. Trim is decayed and the excessive roofing ceiling is typical of a lack of flashing. This is also a source of the leak.

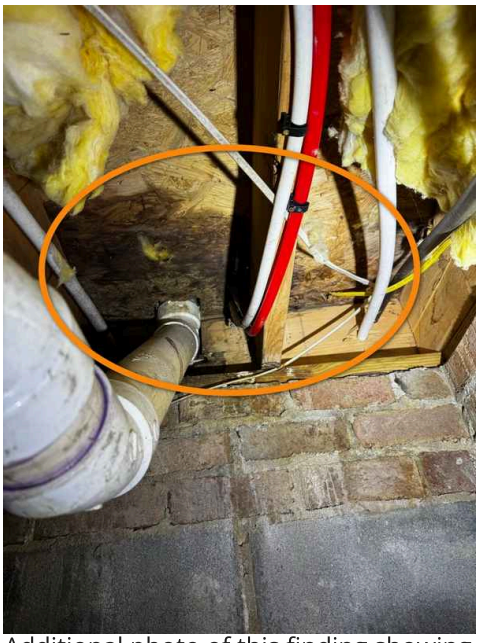

Additional photo of this finding showing the decay.


Similar findings were found here. See following photos.


Moss buildup on the stonework indicate excessive moisture caused by improper installation.


The subfloor is decayed here at the rear left corner of the front porch. This means that hidden damage is expected in the wall above this area.


The foundation wall is wet here between the garage and front porch area. Significant amount of water flow down the wall from the roof above the porch. See following photos.


Additional photo of this finding showing the decayed subfloor. Hidden damage is expected in the wall between the garage, dining room, and front porch.


Additional photo of this finding behind the wall to the garage/front porch.


Additional photo of this finding showing that the damage is also beginning to decay the floor structure.

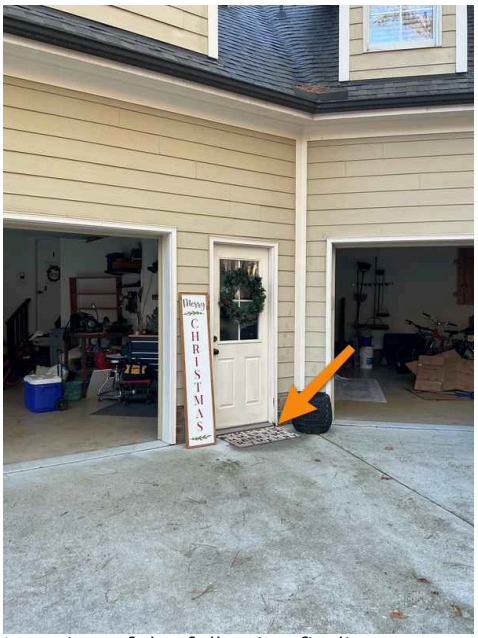
4.1.3 Siding & Trim

TRIM AND/OR SIDING DECAY

The trim is decayed and in need of repair to protect the structure underneath. Damage to the structure and/or sheeting is possible. A licensed general contractor should be consulted for the repair and full evaluation of the siding.

Recommendation

Contact a qualified professional.



Location of the following finding.


See description for this finding.

4.1.4 Siding & Trim

DECAYED SHUTTERS

Recommendation

Contact a qualified professional.

Location of the following findings.

See description for this finding.

4.3.1 Driveways, Walkways, & Patios

A COMPLETE EVALUATION OF THIS AREA IS RECOMMEND

This evaluation should be completed by a licensed general contractor or specialist in the field described.

Location of the following finding. The two stones at the top are loose.

Mortar is missing inbetween the stone surface which allows the water to cause the steps to come loose.

Similar findings were found here.

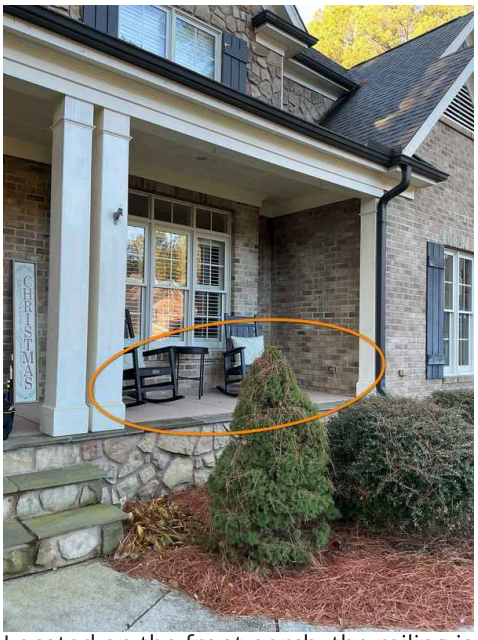
4.3.2 Driveways, Walkways, & Patios

RAILING IS MISSING

Typically for any area where there are three roof steps, a railing is added to help individuals not fall. There is no ruling in this area, which means people are more likely to fall.

Recommendation

Contact a qualified professional.



Located on the front porch, the railing is missing here.


Evidence of a previous railing was noted on the porch.

4.4.1 Porch, Deck, Balcony

AN EVALUATION AND REPAIR PLAN SHOULD BE COMPLETED.

A full evaluation and repair plan should be completed regarding this area of the home. These repairs should be completed and managed by a licensed general contractor.

Recommendation

Contact a qualified professional.


The deck structure is not rated for this amount of weight. See description for this finding.


The deck structure was noted to be sagging slightly due to the excess weight of the stone Grill stand. See description for this finding.

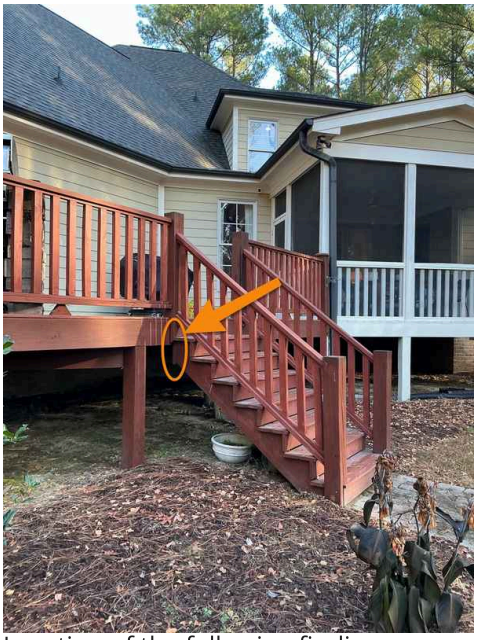
4.4.2 Porch, Deck, Balcony

AN EVALUATION AND REPAIR PLAN SHOULD BE COMPLETED. 2

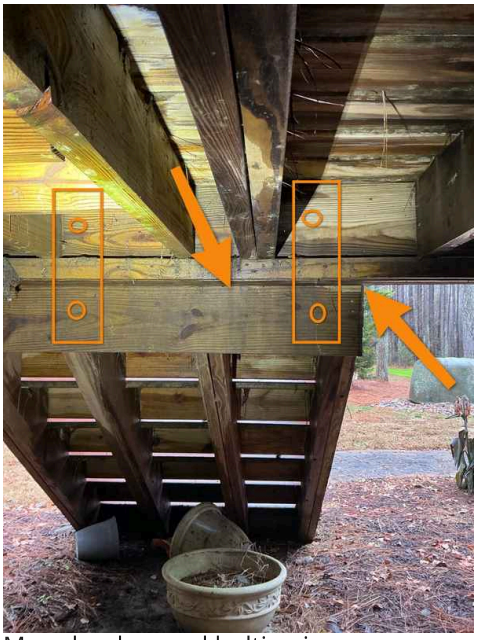
A full evaluation and repair plan should be completed regarding this area of the home. These repairs should be completed and managed by a licensed general contractor.

Recommendation

Contact a qualified professional.


Location of the following finding.


The deck stair stringers are tip loaded making them unsafe for future use.


More lumber and bolting is necessary on the back of the stair stringers. See description and following photos.

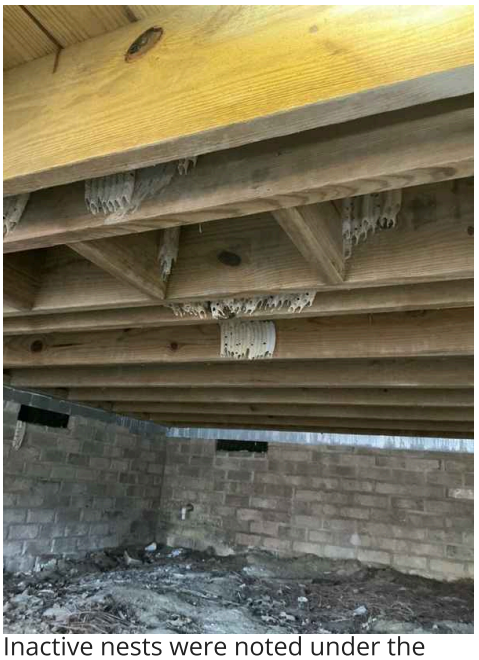
4.4.3 Porch, Deck, Balcony

AN EVALUATION AND REPAIR PLAN SHOULD BE COMPLETED. 3

A full evaluation and repair plan should be completed regarding this area of the home. These repairs should be completed and managed by a licensed general contractor.

Recommendation

Contact a qualified professional.



Inactive nests were noted under the rear deck.

4.4.4 Porch, Deck, Balcony

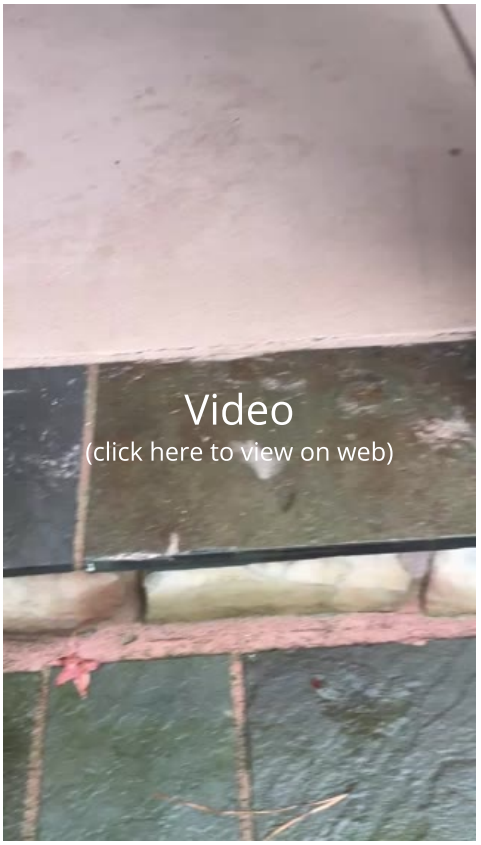
AN EVALUATION AND REPAIR PLAN SHOULD BE COMPLETED. 4

A full evaluation and repair plan should be completed regarding this area of the home. These repairs should be completed and managed by a licensed general contractor.

Recommendation

Contact a qualified professional.

These two step stones are loose. See description and following video.



4.5.1 Vegetation, Grading, & Retaining Walls

A FULL EVALUATION AND REPAIR SHOULD BE COMPLETED

A full evaluation and repair plan should be completed by a licensed general contract.

Location of the following finding.

This presents a trip/fall hazard. See description for this finding.

5: FIREPLACE

6: GARAGE

7: GAS LINES

Deficiencies

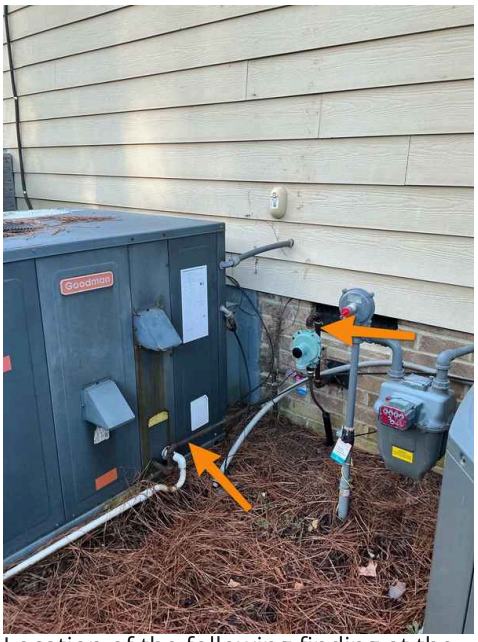
7.1.1 Gas Lines

GAS LINE CORRODED

The gas line was noted to be corroded. Corrosion on a gas line is a serious concern that could result in leaks and or hazardous conditions. A plumbing or HVAC contractor should be consulted for a complete evaluation and repair of the gas line installation.

Recommendation

Contact a qualified professional.



Location of the following finding at the exterior package unit.


The gas line is rusty and corroded.


Similar findings were found here.


See following photos.


Additional photo of this finding located under the gas grill.

7.1.2 Gas Lines

PROPANE TANK - UNDERGROUND

The home has an underground propane storage tank, storage tanks are either leased from the fuel supplier or owned by the homeowner. The tank was not visible and therefore was not inspected. The buyer should request more information concerning the storage tank, service requirements and ownership.

Recommendation

Contact a qualified professional.


Location of the following finding.


See description for this finding.

8: HVAC - COOLING

Information

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

Deficiencies

8.1.1 Cooling Equipment

CONDENSATE DRAIN EXTENSION (UPGRADE)

The condensate drain is too close to the foundation. The building code does not require this extension but water does often seep through the foundation from here. This can cause the soil to stay wet when the surrounding soil is dry. This wet soil expands causing a strain on the foundation system which can lead to cracking. A licensed HVAC Contractor should he consulted to extend this tubing to a proper design and length.

Note: the tray used at the bottom of gutter downspouts is typically effectively utilized as a repair for this finding.

Recommendation

Contact a qualified professional.


Location of the following finding under the rear deck.


See description for this finding.

8.1.2 Cooling Equipment

CONDENSER IS DIRTY

The coil for the HVAC unit is dirty. Dirty coils limit the air flow which can damage the compressor in time. A licensed HVAC technician should be consulted regarding the maintenance of the system.

Recommendation

Contact a qualified professional.


See description and following photos.


The coil is significantly dirty.

8.1.3 Cooling Equipment

OLDER BUT FUNCTIONING

The HVAC unit for this home was functioning properly during the home inspection. The buyer should obtain the previous repair and maintenance history for this or all HVAC units for this home. This will help to determine if repairs will be ongoing for example if refrigerant is added each year then the unit would possibly have an unrepaired leak.

Note - moving in and out of the home with the doors open puts a significant strain on the unit. It is best to reduce the strain as much as possible by the reducing the opening of and the leaving open of doors as much as possible.

Recommendation

Contact a qualified professional.

The heating side was functioning properly during the inspection. However, the unit does show signs of age. The weather is too cold to test the air conditioning. See description for this finding.

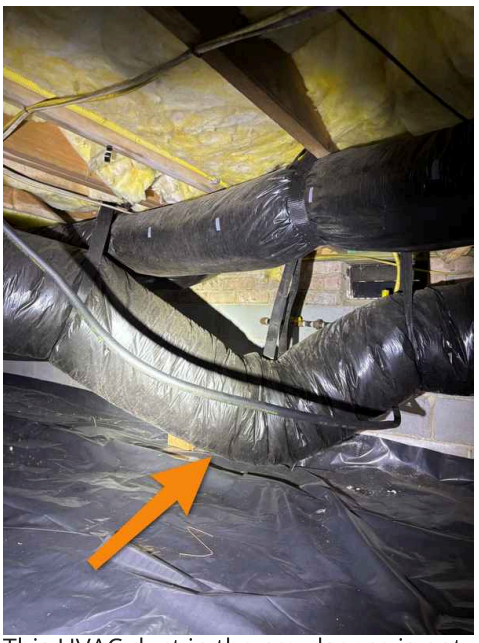
8.2.1 Distribution System

DUCTWORK - POOR SUPPORT

The duct system is not properly supported. Proper support is needed to ensure correct air flow and system function. A HVAC contractor should be consulted for a complete evaluation and repair of the duct system and components to ensure reliable and proper operation of the HVAC system.

Recommendation

Contact a qualified professional.



This HVAC duct in the crawlspace is not strapped and supported. See description for this finding.

9: HVAC - HEATING

Information

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

10: INTERIOR - ROOMS

Deficiencies

10.4.1 Laundry

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.

See description and following photos. The dryer vent releases hot humid air under the deck. This creates a humid environment for occupants using the deck. Relocation is recommended..

Additional photo of this finding.

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

Deficiencies

11.4.1 Windows

WINDOW CLOUDY - SEAL IS DAMAGED

The window is cloudy which typically means that the argon seal has leaked out. Moisture has filled the gap and turned cloudy. Weather conditions can make it difficult to assess all windows. A licensed general or window contractor should be consulted for the repair and assessment of all of the windows.

Recommendation

Contact a qualified professional.

Located in the garage. See description for this finding.

12: INSULATION & VENTILATION - ATTIC

13: INSULATION AND VENTILATION - CRAWL SPACE

Deficiencies

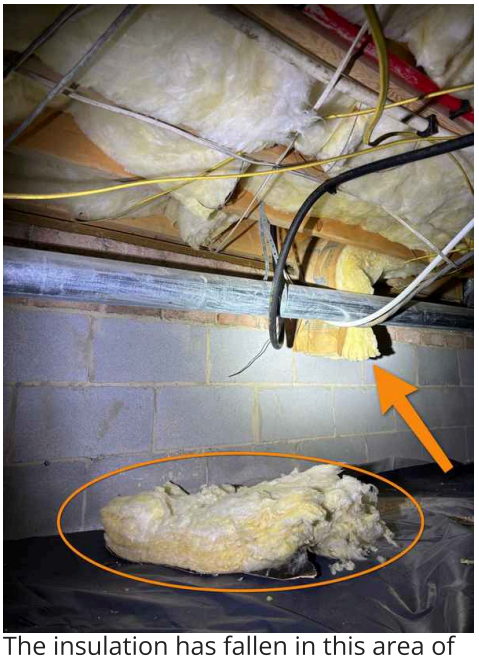
13.1.1 Crawl Space

INSULATION - MISSING IN AREAS

There is missing insulation in areas under this home. Air conditioned homes can develop large scale mold and wood destroying fungus defects when no insulation is under a home as the wood structure sweats. Adding insulation would be beneficial to heating and cooling cost. This would need to be done professionally paying careful attention to insulating the HVAC ducts and vent boots. This is to avoid mold and wood deterioration as the crawl space environment is being changed. A licensed general contractor should be consulted to evaluate and insulate the crawl space.

Recommendation

Contact a qualified professional.



The insulation has fallen in this area of the crawlspace.

14: PLUMBING

Deficiencies

14.1.1 Main Water Shut-off Device

MORE INSULATION AS NEEDED TO PREVENT FREEZING

Freezing pipes can result in bursting plumbing lines.

Recommendation

Contact a qualified professional.

See description for this finding.

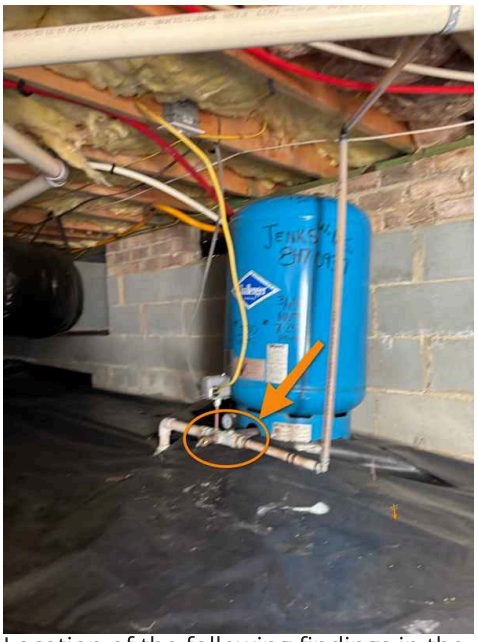
14.2.1 Water Supply, Distribution Systems & Fixtures

CORRODED FITTINGS

There are fittings that are corroded. Visible corrosion typically continues through the pipe fitting which will lead to breakage and large scale leaks. A licensed plumber should be consulted to evaluate all of the fittings and replace the fittings as needed. Also, note that the fittings inside the walls or under the slab cannot be seen for inspection. Also, when the main water valve is turned on and off the vibration in the pipes can cause more leaks.

Recommendation

Contact a qualified professional.


Location of the following findings in the crawlspace.

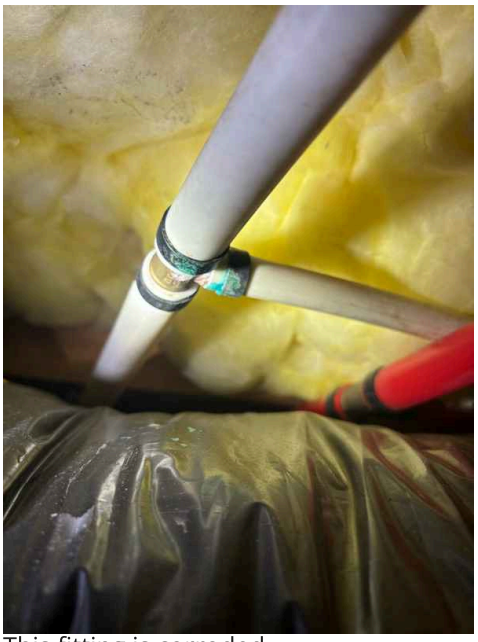

This fitting is corroded.

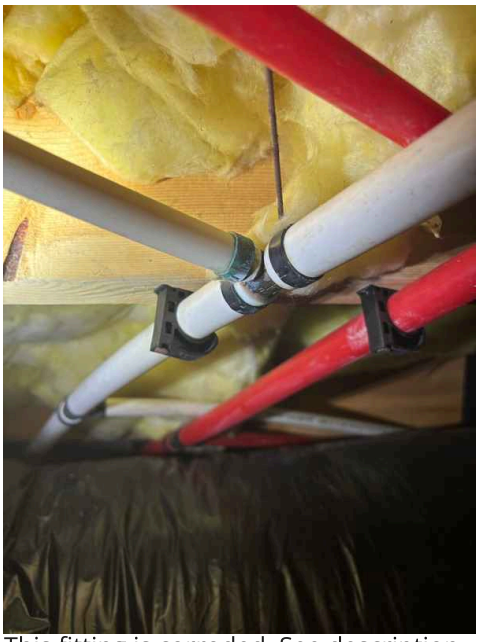

Additional photo of this finding.


Other corroded fittings were noted in the crawlspace.


See description for this finding.


This fitting is corroded.


This fitting is corroded.


This fitting is corroded. See description for this finding.

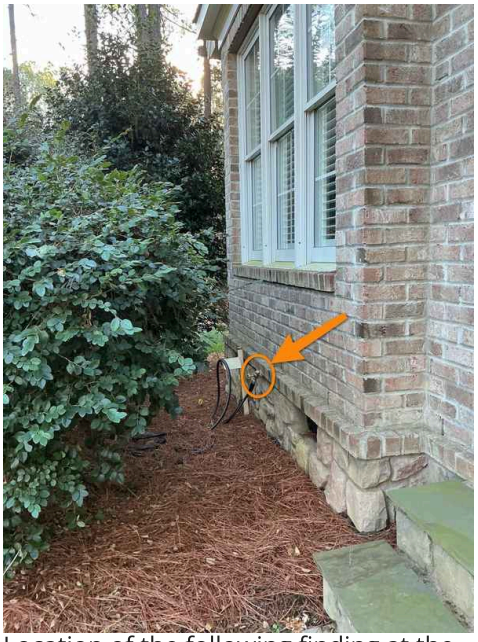
14.2.2 Water Supply, Distribution Systems & Fixtures

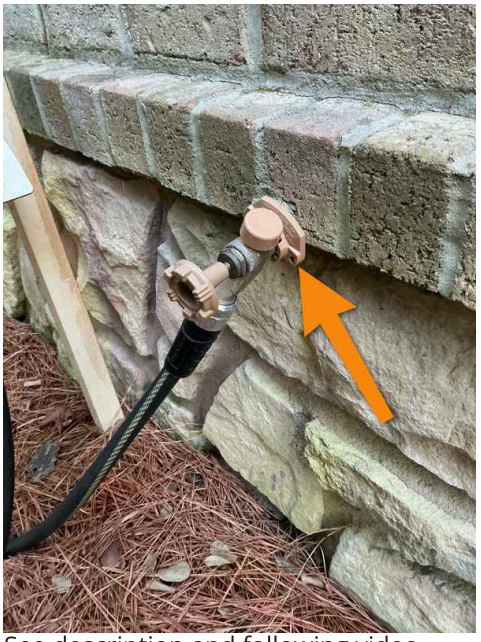
HOSE BIB NOT SECURE

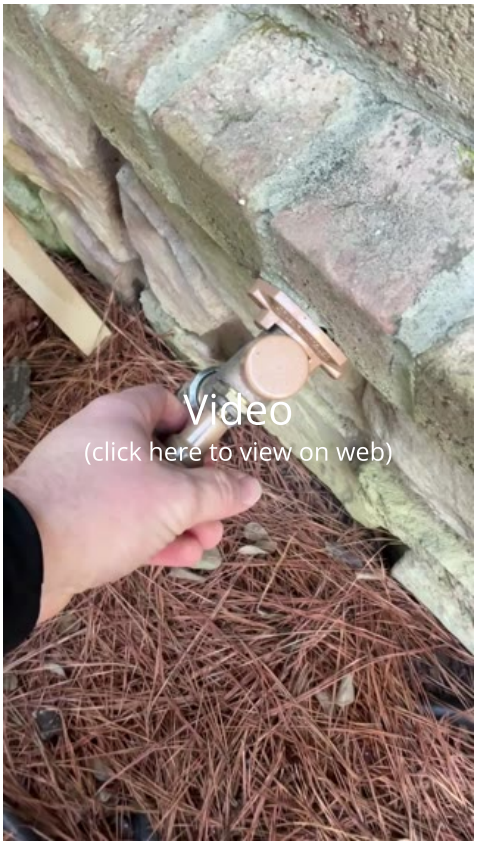
The hose bib is not secure to the wall. Pulling on the hose can disturb the plumbing causing a leak in a supply line leading to significant property damage. A general contractor should be consulted to secure the hose bib.

Recommendation

Contact a qualified professional.


Location of the following finding at the front of the home.


See description and following video.



14.2.3 Water Supply, Distribution Systems & Fixtures

HOT AND COLD ARE REVERSED – AT THE KITCHEN OR BATHROOM SINK

When a child reaches for water at the sink, they typically pull the handle down toward them and then turn the faucet on. This means they will be drinking water that has been in the hot water heater and also may burn themselves. This means that a person can burn themselves when they are expecting cold water and receive hot water from the sink faucet. And licensed plumber should be consulted to evaluate and repair this findings.

Recommendation

Contact a qualified professional.

See description for this finding.

14.2.4 Water Supply, Distribution Systems & Fixtures

SUPPLY LINES - NOT SUPPORTED

The plumbing supply lines are not properly supported. Plumbing piping must be supported to prevent stress on the pipes, accidental damage, or possible leaks. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems. A plumbing contractor should be consulted for a full evaluation of the system and to make necessary repairs.

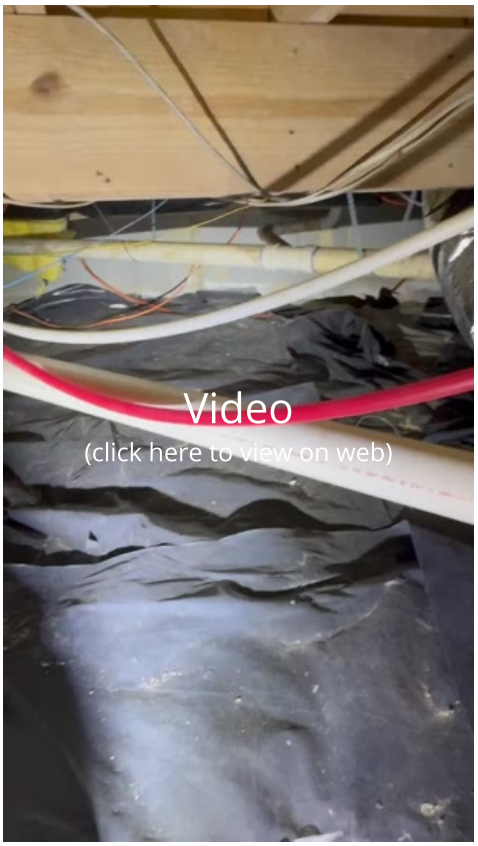
Recommendation

Contact a qualified professional.

See description and following photos. This line is located under the left side of the crawlspace.

These plumbing lines are in the middle of the crawlspace.

Similar findings were found here under the right side of the crawlspace.



14.2.5 Water Supply, Distribution Systems & Fixtures

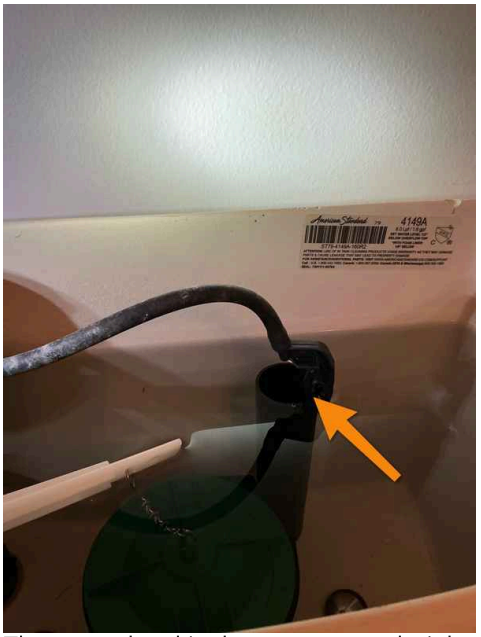
TOILET FILL VALVE SET TO HIGH

The toilet flush valve is not operating properly. The float is set too high which will cause the toilet to run. This could result in improper functioning, flooding and waste of water. There is a water line marked on the toilet and this level is above it. A licensed plumbing contractor should be consulted for evaluation and repair.

Recommendation

Contact a qualified professional.


Location of the following finding in the downstairs bathroom.


The water level is the exact same height as the top of the drain tube. See description for this finding.


Similar findings were noted here in the downstairs bathroom attached to the bedroom.

This finding also applies to the bathroom attached to the front middle bedroom.

14.3.1 Drain, Waste, & Vent Systems

PLUMBER – IS NEEDED FOR THIS REPAIR

A licensed plumber should be consulted for a complete evaluation of this finding and repair to avoid leaks and property damage.

The septic control box is loose and falling off of the conduit. See description for this finding.

15: STRUCTURE

Deficiencies

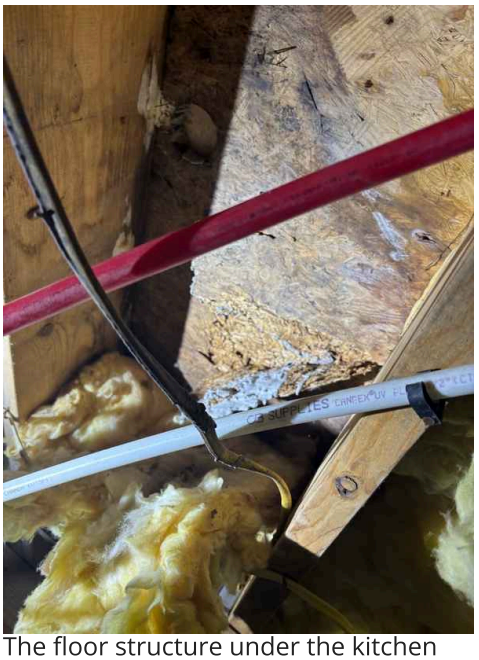
15.3.1 Floor Structure

LICENSED GENERAL CONTRACTOR

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

Recommendation

Contact a qualified professional.



The floor structure under the kitchen island is rotted and damaged. The rot likely occurred before the kitchen was remodeled meaning it is likely not still decaying presently. See description for this finding.

16: ROOF

Deficiencies

16.1.1 Coverings

DEBRIS ON ROOF - LARGE AMOUNT

The shingles for the home are covered with a heavy build-up of leaves/pine needles/debris. This limited the inspection of the roof surface. Debris on the roof surface can trap moisture allowing water and debris to travel under the shingle tabs resulting in material failure and leaks. A roofing contractor should be consulted to remove the debris and inspect the shingles/adjacent component for evidence of damage and make necessary repairs.

Recommendation

Contact a qualified professional.


See description and following photos.


See description for this finding.

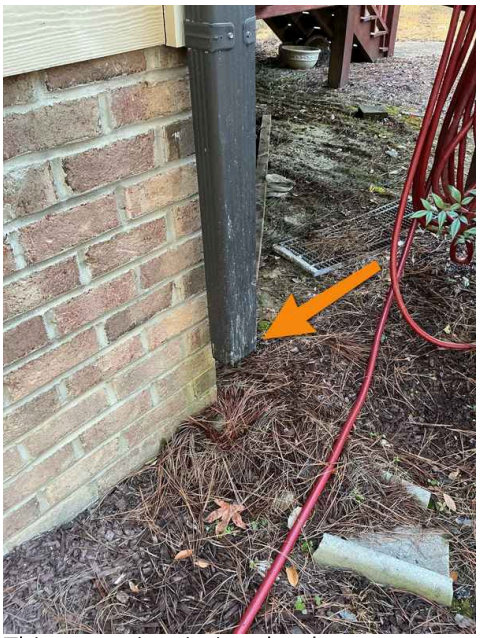

See description for this finding.

16.2.1 Roof Drainage Systems

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.


Location of the following finding on the right side of the garage.


This gutter is missing the downspout elbow and extension.


Location of the following findings at the rear deck.


The downspout elbow/extension is missing here.


Similar findings were found here.

16.2.2 Roof Drainage Systems

GUTTERS NEED CLEANING

The gutters are full of debris and need to be cleaned. The gutters play in 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.


See description for this finding.


See description for this 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.

The flashing across the front middle of the home is bent up at the end. This direct water toward the home.

Additional photo of this finding.

17: INSPECTION DETAILS

Information

Occupancy
Furnished, Occupied

Weather Conditions
Typical for the season

Bedroom #1 Master

Bedroom #2
1st Floor Left Rear

Bedroom #3
2nd Floor Front Middle

Bedroom # 4
2nd Floor Front Right

Bedroom # 5
2nd Floor Rear Right

1/2 bathroom
Floor 1

Additional Bathroom

Additional Bathroom

Hall Bathroom

Jack and Jill Bathroom

Master Bathroom

Bonus room / Loft
Floor 2

Dining area near kitchen
Main House

Dining Room
Floor 1 Front

Kitchen

Living Room
Floor 1

18: FOUNDATION - CRAWLSPACE

Information

Appliances : 1. Cooktop on Counter
Natural Gas, Present and operated

Appliances : 2. Hood Vent
Kitchen
Exterior duct, Present and operated

Crawl Space: Insulation type
Batt - Unfaced

Crawl Space: Ventilation
Vents/natural draft

Electrical : 2. Meter / Service
Below Ground, Ground Electrode type - driven rod

Electrical : 3. Main Panel Capacity/Wire/Location
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 : 2. Siding Material
Main house
Fiber Cement, Stone Veneer (front), Brick Veneer

Exterior : 3. Trim Material
Main House
Wood (painted or stained)

Exterior : 4. Porch or Stoop
Front
Stone surface

Exterior : 5. Screen Porch
Rear
Wood structure/wood surface

Exterior : 6. Deck/Balcony
Rear
Wood structure and surface

Exterior : 8. Walkway
Front
Concrete

Exterior : 9. Driveway
Front
Concrete

Fireplace : Fireplace Flue type #1
Living Room
Natural gas

Gas Lines: Gas lines types
CSST, Steel pipe

Garage: Garage
Main House

HVAC - Cooling: 2. Type
Central Air Conditioner, Location - Exterior (Package Unit)

HVAC - Cooling: 2. Type 2
Central Air Conditioner, Location - Exterior and Attic

HVAC - Cooling: 3. Ductwork
Crawlspace
Forced air, Metal box and flexible branches, Ductwork is the same for all units

HVAC - Heating: 2. Type
Natural Gas Furnace, Location - Exterior (Package Unit)

HVAC - Heating: 2. Type 2
Location - Exterior and Attic, Heat Pump

HVAC - Heating: 3. Ductwork
Crawlspace
Forced air, Metal box and flexible branches, Ductwork the same for all units

Plumbing: 2. Main water shut off location
Well head

Plumbing: 3. Water Supply Material (meter to the home)
PEX

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

Plumbing: 5. Drain material
PVC

Plumbing: 6. Water heater location
Exterior Wall Mount

Plumbing: 8. Water heater capacity
Tankless

Roof: 2. Material - main house
Asphault - main house

Roof: 4. Flashing
Present, Metal

Roof: 5. Gutter
Present, Standard Tray System

Structure : 2. Foundation
Block, Crawl Space

Structure : 3. Piers / Columns - Materials/Type/Location
Deck - wood, Pier- block in crawl space, Porch - wood

Structure : 4. Floor structure
Main house
Dimensional lumber

Structure : 6. Wall Structure
Main House
Undetermined

Structure : 7. Ceiling structure
Main House
Standard dimensional lumber

Structure : 8. Roof structure
Standard dimensional lumber

Structure : 9. Roof Type/Design
Gable

Appliances : 3. Range/Oven
Kitchen
Electric

Inspection Method: The range oven stove top was operated. If the unit is electric, the burners were heated until they turned red. If The unit is gas, the burners were operating at both hi and low.

Appliances : 4. Disposal
Kitchen
Present, Operated

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

Appliances : 5. Microwave
Kitchen
Present, Operated

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.

Appliances : 6. Dishwasher
Kitchen
Present, Operated

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.

Attic Ventilation : Insulation and Ventilation Type
Attic
Ventilation - Soffit/Ridge, Fiberglass

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.

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 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.

Exterior : 1. Inspection Exterior

Visual

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.

Garage: Operation

Operated with controls, Electric eyes inspected

Door Inspection Methods: The Garage door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter 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.

Plumbing: 1. Water Source

Source - Private Well

Plumbing Section (General Information, General Limitations, Implications, and Directions):

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.

Roof: 1. Inspection Method

Ground, Zoom Camera

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

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and Roof gutters system inspections are limited to evidence of past problems unless the inspection is performed on during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections.

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 this steep or aged will cause damage to shingles. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

STANDARDS OF PRACTICE

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Exterior - siding etc.
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

HVAC - Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

HVAC - Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Interior - Windows, Doors, Stairs, ceiling & Walls
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Insulation & Ventilation - Attic
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water

faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Inspection Details