Inspection Report

Mr. Jack Daniels

Property Address:
123456 Penny Lane
sunnyville NC 90210

Q&A HOME INSPECTIONS LLC.

Maurice Quick 4449

Table of Contents

Date: 3/16/2026	**Time:** 02:00 PM	**Report ID:**
Property: 123456 Penny Lane sunnyville NC 90210	**Customer:** Mr. Jack Daniels	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:
North Carolina

Type of building::
Single Family (2-story)

Approximate Square Footage::
2900

Approximate Year of Original Construction::
2008

Occupancy::
The home was occupied

Attending the Inspection::
Buyer's Agent

Dog present::
Dog present- no problem

Weather during the Inspection::
Cloudy, Light Rain

Significant precipitation in last 3 days::
No

Temperature during inspection::
Below 65 (F) = 18 (C)

Ground/Soil surface condition:
Wet

Radon Test:
In progress

Water Quality Test::
Yes

General Summary

Q&A HOME INSPECTIONS LLC.

Customer
Mr. Jack Daniels

Address
123456 Penny Lane
sunnyville NC 90210

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.0 Roof Flashing

Inspected, Repair/Replace

The flashing base for the vent was installed over the shingles and not lapped under the roof covering to shed water down the roof surface. This installation relies on caulking and will result in leaks. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weather-tightness of the roof covering system.

1.1 Roof Drainage System

Inspected, Repair/Replace

At the right side of the front porch, the gutter is improperly sloped (back-pitched), causing water to pool at a low point in the middle of the run rather than flowing toward the downspout. Consequently, the ground directly below this low point was saturated at the time of the inspection. This is a possible reason for several of the other moisture issues found in this 2008 home. When gutters fail to move water away, the house suffers from the ground up. Constant saturation softens the soil under the footings. This provides a possible explanation for the [gap between the brick steps] and the various [interior trim cracks] A gutter professional should evaluate and make necessary repairs to the gutter system.

3. Exterior

3.0 Driveway

Inspected, Repair/Replace

(1) Common cracks (¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

(2) Moderate settling visible in the driveway at the time of the inspection appeared to be due to inadequate compaction at the time of original construction. Most settling takes place in the first few years after original construction, after which settling stops and soil in the affected area becomes stable.

(3) The driveway was deteriorated and needed extensive work at the time of the inspection. The Inspector recommends you consult with a qualified contractor to discuss options and costs for repair.

3.1 General Grounds

Inspected, Repair/Replace

Vegetation growing near the rear exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time,vegetation may damage wall covering materials. The Inspector recommends removal of the vegetation to 1 inch from exterior walls. A qualified landscaper can do this.

3.2 Exterior Trim

Inspected, Repair/Replace

(1) A visible gap was observed where the garage door's exterior trim (casing) meets the brick veneer. This joint appears to be missing sealant or the existing caulking has failed and receded. Driving rain can enter this gap and get trapped behind the brick veneer. Brick is a "porous" cladding that needs to breathe, but water getting behind the wood trim can cause the garage door's wood "buck" (the structural frame) to rot over time. The inspector recommends a qualified contractor Use a high-movement, exterior-grade silicone or polyurethane sealant. If the gap is deeper than 1/4 inch, a foam "backer rod" should be inserted first to provide a stable base for the sealant.

High-Quality Sealant:

(2) The wood trim surrounding the exterior rear deck door has been repaired using a significant amount of wood putty or "filler" in place of actual wood. This is typically done to mask rot or physical damage rather than replacing the compromised material. Wood putty is not a structural material and behaves differently than natural wood. The damaged sections should be removed and replaced with PVC (composite) trim or pressure-treated wood, followed by proper flashing and high-quality exterior

caulk. A qualified contractor can do this.

3.3 Porch

Inspected, Repair/Replace

A separation or "gap" was observed where the brick steps meet the main structure of the brick front porch. This indicates that the steps and the porch are moving independently of one another. On a 2008 home, this type of "differential settlement" is common but needs to be monitored. This gap acts as a funnel. Rainwater running off the porch enters this opening and saturates the soil directly beneath the steps and the porch foundation. This can lead to further "sinking" and may even contribute to the [efflorescence] and [damp soil] in the crawlspace. The inspector recommends a qualified contractor:

Seal the Joint: To prevent water from making the settlement worse, the gap should be cleaned out and filled. Do not use hard mortar, as it will just crack again. Use a color-matched masonry expansion joint sealant (a flexible polyurethane) that allows for minor movement while remaining watertight.

The buyer should Mark the gap or take a precise measurement. If it widens over the next 6 months, a foundation repair specialist may need to repair as needed.

3.4 Deck, Balcony, Bridge and Porch,

Inspected, Repair/Replace

The vertical riser boards on the deck stairs are loose, and the rear guardrail system exhibits excessive movement/instability when tested with moderate pressure.

Loose risers can catch a foot during ascent or shift underfoot, leading to falls. In many jurisdictions, open risers (or loose ones) must be secured to ensure the stair stringers remain structurally "tied" together.

The guardrail termination point-where the railing meets the exterior wall of the house-is not physically attached to the home's structure. A guardrail that isn't tied to the house is essentially a "freestanding" lever. If someone leans against the rail near the house, the rail will swing outward, significantly increasing the risk of a fall.

A licensed contractor should evaluate the whole deck structure and make all necessary repairs.

5. Structure

5.0 Crawlspace

Inspected, Repair/Replace

(1) The crawlspace floor is only partially covered with plastic sheeting (vapor barrier), leaving significant areas of raw soil exposed to the crawlspace atmosphere. Exposed soil allows moisture to move freely through the foundation footings and walls via capillary action. As this water evaporates, it leaves behind the [white salt deposits (efflorescence). Once more, High humidity levels soften the wood floor system, making it an ideal environment for wood-destroying fungi and pests like subterranean termites, which thrive in moist, dark soil. The inspector recommends existing plastic should be extended to cover 100% of the exposed soil,

the seams should be overlapped by at least 12 inches and taped with moisture-resistant tape. The plastic should also be "pipped" or fastened to the foundation walls. A qualified contractor should evaluate the crawl space vapor barrier and make all repairs as needed.

(2) The air plenum-the critical pressurized box connected directly to the HVAC unit that distributes air to the ductwork-shows visible signs of rust and corrosion.Since the units are from 2007/2009, this plenum was likely custom-fabricated at that time. Rust at the joints suggests the original sealant or "mastic" has failed. Evidence suggest this rust is a direct result of the exposed soil and [high

humidity] in the crawlspace. As cold air moves through the plenum, the metal surface becomes cold; the humid crawlspace air then condenses on that metal, causing it to rust from the outside in. The inspector recommends evaluation and repair by a qualified HVAC contractor.

(3) White, powdery, or crystalline deposits-known as efflorescence-were observed on the interior surfaces of the Concrete Masonry Unit (CMU) foundation walls in the crawlspace. Efflorescence is a mineral salt deposit left behind when water travels through the porous concrete block and evaporates. In this 2008 home, it serves as a "historical record" of moisture intrusion. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected by a qualified contractor.

(4) Visible dampness or "wet look" was noted on the exposed soil in the crawlspace, yet moisture meter readings of the wood floor joists indicate low, acceptable moisture levels (typically below 12-15%). While it is a positive sign that the wood is currently dry, the damp soil remains a significant latent threat for a home. The damp soil indicates that ground moisture is actively migrating upward. Because the vapor barrier is incomplete, this moisture is evaporating into the crawlspace air. . The source of the moisture should be identified and the condition corrected by a qualified contractor.

6. Electrical

6.1 Exterior Electrical Receptacles

Inspected, Repair/Replace

(1) The exterior receptacle on the front porch and rear deck was labeled as GFCI protected, but it failed to trip (shut off power) when tested using a handheld GFCI circuit tester. For a 2008 build, GFCI (Ground Fault Circuit Interrupter) protection is a required safety feature for all exterior outlets. If a labeled outlet doesn't trip, it creates a false sense of security and a significant shock hazard. Often, exterior outlets are "slaved" to a master GFCI outlet elsewhere (like in the garage or a powder room). If the wires are connected to the "Line" side instead of the "Load" side of that master outlet, the porch outlet will have power but no actual protection. A licensed electrician should replace the faulty GFCI outlet or correctly wire the "downstream" protection to ensure it meets 2008 (and modern) safety standards.

(2) The bottom outlet of the duplex receptacle on the right exterior of the home was inaccessible. A foreign object-likely a broken-off ground prong from a previous power cord-is lodged inside the equipment ground (circular) hole. Consequently, the inspector was unable to insert a tester to verify the wiring or GFCI functionality of the bottom half of the outlet. This is a functional defect that presents a clear safety hazard. Because this outlet could not be tested, the inspection of this receptacle was incomplete. the inspector recommends this receptacle should be replaced by a qualified electrical contractor rather than repaired

6.2 Lighting

Inspected, Repair/Replace

The left exterior light fixture at the front porch is not securely fastened to the mounting box or the wall surface. It exhibits movement when touched or during windy conditions. A loose fixture creates a gap between the light and the wall. Rainwater can enter the electrical box, leading to short circuits, corrosion of the wiring. A qualified electrician should tighten the mounting screws or nuts that hold the fixture to the bracket. If the bracket is loose, it must be re-secured to the electrical box.

Once the fixture is tight, a bead of clear exterior-grade silicone sealant should be applied around the top and sides of the fixture where it meets the wall.

Note: Always leave the very bottom unsealed to allow any internal condensation to drain

7. Garage

7.0 Floors

Inspected, Repair/Replace

(1) Moderate cracking was visible in the garage floor at the time of the inspection. This type of

cracking is typically caused by soil movement. The Inspector recommends evaluation by a structural engineer to determine the degree to which this condition is likely to continue and to discuss options for correction or stabilization.

(2) A visible gap or "separation joint" was observed where the concrete garage floor slab meets the perimeter foundation walls. The inspector recommends a qualified person fill the gap with a high-quality, self-leveling polyurethane masonry sealant. This remains flexible as the slab moves seasonally, maintaining an airtight and watertight seal.

8. Interior

8.0 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Inspected, Repair/Replace

No carbon monoxide detectors were installed at the time of the inspection. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation as necessary by a qualified contractor.

8.1 Windows and Skylights

Inspected, Repair/Replace

(1) A visible crack was identified at the upper corner of the window trim (casing) in the upstairs left-rear bedroom. Much like the [cracked crown molding] found at the doorway, this window trim crack is a symptom of movement. In an 18-year-old home, window corners are high-stress points where structural loads and thermal changes. The inspector recommends a qualified person apply a flexible style caulk, and touch up with paint. You should monitor crack for any movement.

(2) A visible gap was noted at the bottom trim (sill or apron) of the master bedroom window. The trim appears to have pulled away from either the window frame and drywall. : In an 18-year-old home, a gap at the bottom of a window is often more concerning than a crack at the top, as it is a common indicator of moisture or structural "pulling." The inspector recommends monitoring this area for movement. If crack widening occurs a structural engineer should be called for an evaluation of the foundation system.

8.2 Interior Trim

Inspected, Repair/Replace

The crown molding located above an upstairs doorway exhibits visible cracking. This is usually visual indicator of movement within the home's structure. This is very common in 2-story homes. In the winter, the top chords of the roof trusses dry out and shrink while the bottom chords (buried in insulation) stay warm. This causes the truss to "arch" upward, pulling the ceiling away from the interior walls and cracking the molding.. The inspector recommends monitoring this area for movement. If crack widening occurs a structural engineer should be called for an evaluation of the foundation system.

9. Plumbing

9.1 Sewage and DWV Systems

Not Inspected

Due to the location of most components underground and the visual nature of the General Home Inspection I did not Inspect the private onsite wastewater treatment (septic) system. Because these can be one of the most expensive systems in the home to repair or replace, I strongly recommend that you have it Inspected by a certified specialist.

9.2 Electric Water Heater

Inspected, Repair/Replace

(1) This water heater had no expansion tank installed to allow for thermal expansion of water in the

plumbing pipes. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.
(2) This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.
(3) This water heater was located in the crawlspace.

10. Heating

10.2 Fireplace

Inspected, Repair/Replace
The standing pilot light for the gas fireplace was not lit at the time of inspection, preventing the unit from being tested for functional operation. Because the pilot was out, the main burner, the thermopile/thermocouple (safety sensors), the gas valve, and the [remote/wall switch] could not be evaluated. It is impossible to tell if the unit is "simply off" or if it has a mechanical failure. You ask the seller to light the pilot and provide instructions. If the seller is unable to light it, it should be considered "Inoperable." and a qualified HVAC contractor should evaluate and repair.

You should insure a working Carbon Monoxide (CO) detector is present.

11. Cooling

11.0 Central Air Conditioner

Inspected, Repair/Replace
(1) The exterior HVAC condenser unit was found to be unlevel, exhibiting a noticeable lean. The condenser fan motor is designed to spin on a perfectly vertical or horizontal axis. A lean creates uneven centrifugal force on the bearings, leading to the noisy fan motor we often see in aging units. Also, most units are designed to allow rainwater or defrost-cycle condensation to drain out of the base. A lean can cause water to pool inside the cabinet, accelerating the rusting of the air handler/ cabinet. An HVAC technician should evaluate and repair as needed.
(3) The air conditioning (A/C) system could not be fully tested for cooling performance because the exterior ambient temperature was below 65°F (or had been within the last 24 hours). For a 2008 home with aging mechanicals like the [2007 main unit] and the [2009 upstairs unit], this is a critical "unknown." Testing an A/C unit in cold weather can cause permanent damage to the compressor and yields inaccurate data. The inspector recommends having units tested by a qualified professional once temperatures reach 65 degrees for 24 consecutive hours.

12. Bathrooms

12.0 Windows

Inspected, Repair/Replace
Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the main floor hallway bathroom indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends you consult with a qualified contractor to discuss options and costs for replacement.

12.1 Bathtub

Inspected, Repair/Replace
(1) The tub spout diverter at the upstairs and main floor hallway bathroom was observed to be [leaking] when engaged. A faulty diverter causes water to discharge from the tub spout while the shower is in use, resulting in reduced water pressure at the showerhead and significant water waste.

Over time, the internal gate or washer can become corroded or mineral-clogged, eventually preventing the shower from functioning entirely. The inspector recommends that a licensed plumber or qualified handyman replace the tub spout or repair the diverter mechanism to ensure proper water distribution and pressure.
(2) The jets in the master bathroom ejected debris into the water when they were activated. The Inspector recommends that the system be serviced by a qualified plumbing contractor or technician.

14. Laundry Room

14.0 Receptacles, Switches, Connections

Inspected, Repair/Replace

Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture. This can be achieved by:

1. Replacing the current standard electrical receptacles with GFCI outlets;
2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or
3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

14.1 Dryer Venting

Inspected, Repair/Replace

The dryer vent was missing the exterior cover or screen. This condition may allow animal entry or the accumulation of debris related to animal nesting. The inspector recommends installation of a proper cover by a qualified contractor.

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1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Items

1.0 Roof Flashing

Comments: Inspected, Repair/Replace

The flashing base for the vent was installed over the shingles and not lapped under the roof covering to shed water down the roof surface. This installation relies on caulking and will result in leaks. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weather-tightness of the roof covering system.

1.0 Item 1(Picture)

1.1 Roof Drainage System

Comments: Inspected, Repair/Replace

At the right side of the front porch, the gutter is improperly sloped (back-pitched), causing water to pool at a low point in the middle of the run rather than flowing toward the downspout. Consequently, the ground directly below this low point was saturated at the time of the inspection. This is a possible reason for several of the other moisture issues found in this 2008 home. When gutters fail to move water away, the house suffers from the ground up. Constant saturation softens the soil under the footings. This provides a possible explanation for the [gap between the brick steps] and the various [interior trim cracks] A gutter professional should evaluate and make necessary repairs to the gutter system.

1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.2 Asphalt Composition Shingle

Comments: Inspected

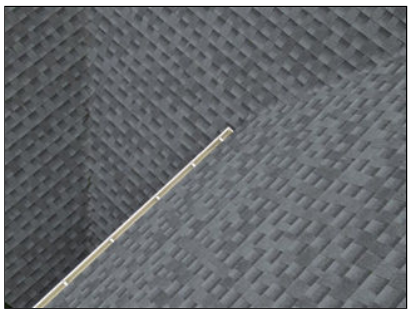
(1) The roof covering appears to be newer.

In North Carolina, a roof replacement typically requires a permit. You'll want to verify if the work was permitted and if the manufacturer's warranty is transferable to the new owner.

The inspector recommends asking the seller for the installation date, the contractor's name, and the shingle brand/series.

1.2 Item 1(Picture)

(2) The roof was covered with architectural fiberglass asphalt shingles, also called "laminated" or dimensional" shingles. Architectural shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.



1.2 Item 2(Picture)

1.2 Item 3(Picture)

Styles & Materials

Method of inspection::
Drone with camera

The roof style was::
Gable
Hip

Primary roof-covering type::
Architectural Fiberglass Asphalt Shingle

Drainage system description::
Gutters and downspouts installed

Chimney flue material::
Metal

2. Attic

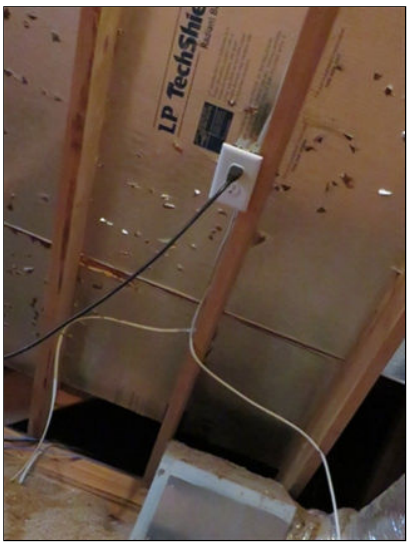
Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Items

2.0 Roof Framing (from attic)
Comments: Inspected

The attic rafters are equipped with LP TechShield, a radiant barrier sheathing. This is identified by the thin, perforated aluminum foil laminated to the underside of the roof decking.

For a 2008 home, TechShield was a high-end upgrade designed to improve energy efficiency. It works by blocking up to 97% of radiant heat from entering the attic during the summer.



2.0 Item 1(Picture)


2.0 Item 2(Picture)


2.0 Item 3(Picture)


2.0 Item 4(Picture)

2.0 Item 5(Picture)

Styles & Materials

Attic inspected from::
Inside the attic
Not all areas of the attic were accessible
Not all areas of the attic were visible

Attic thermal insulation material::
Loose
Loose Fill

Approximate attic thermal insulation depth::
6-8 inches

Roof Structure Ventilation::
Attic ventilation appeared sufficient

Roof structure ventilation device type::
Soffit vents

Roof Framing Type::
Conventional Framing
Conventional Framing- dimensional lumber

Roof Sheathing Material::
Plywood
Oriented Strand Board (OSB)

3. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Items

3.0 Driveway

Comments: Inspected, Repair/Replace

(1) Common cracks (¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

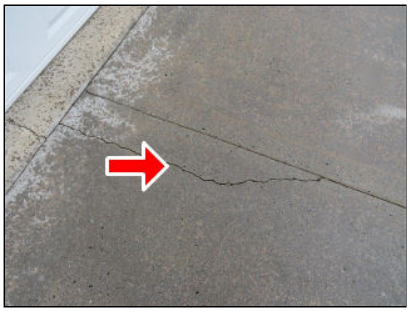
3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 Item 3(Picture)

3.0 Item 4(Picture)

3.0 Item 5(Picture)



3.0 Item 6(Picture)

(2) Moderate settling visible in the driveway at the time of the inspection appeared to be due to inadequate compaction at the time of original construction. Most settling takes place in the first few years after original construction, after which settling stops and soil in the affected area becomes stable.

3.0 Item 7(Picture)

(3) The driveway was deteriorated and needed extensive work at the time of the inspection. The Inspector recommends you consult with a qualified contractor to discuss options and costs for repair.

3.0 Item 8(Picture)

3.1 General Grounds

Comments: Inspected, Repair/Replace

Vegetation growing near the rear exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time,vegetation may damage wall covering materials. The Inspector recommends removal of the vegetation to 1 inch from exterior walls. A qualified landscaper can do this.

3.1 Item 1(Picture)

3.2 Exterior Trim

Comments: Inspected, Repair/Replace

(1) A visible gap was observed where the garage door's exterior trim (casing) meets the brick veneer. This joint appears to be missing sealant or the existing caulking has failed and receded. Driving rain can

enter this gap and get trapped behind the brick veneer. Brick is a "porous" cladding that needs to breathe, but water getting behind the wood trim can cause the garage door's wood "buck" (the structural frame) to rot over time. The inspector recommends a qualified contractor Use a high-movement, exterior-grade silicone or polyurethane sealant. If the gap is deeper than 1/4 inch, a foam "backer rod" should be inserted first to provide a stable base for the sealant.

High-Quality Sealant:

3.2 Item 1(Picture)

3.2 Item 2(Picture)

(2) The wood trim surrounding the exterior rear deck door has been repaired using a significant amount of wood putty or "filler" in place of actual wood. This is typically done to mask rot or physical damage rather than replacing the compromised material. Wood putty is not a structural material and behaves differently than natural wood. The damaged sections should be removed and replaced with PVC (composite) trim or pressure-treated wood, followed by proper flashing and high-quality exterior caulk. A qualified contractor can do this.

3.2 Item 3(Picture)

3.2 Item 4(Picture)

3.2 Item 5(Picture)

3.3 Porch

Comments: Inspected, Repair/Replace

A separation or "gap" was observed where the brick steps meet the main structure of the brick front porch. This indicates that the steps and the porch are moving independently of one another. On a 2008

home, this type of "differential settlement" is common but needs to be monitored. This gap acts as a funnel. Rainwater running off the porch enters this opening and saturates the soil directly beneath the steps and the porch foundation. This can lead to further "sinking" and may even contribute to the [efflorescence] and [damp soil] in the crawlspace. The inspector recommends a qualified contractor:

Seal the Joint: To prevent water from making the settlement worse, the gap should be cleaned out and filled. Do not use hard mortar, as it will just crack again. Use a color-matched masonry expansion joint sealant (a flexible polyurethane) that allows for minor movement while remaining watertight.

The buyer should Mark the gap or take a precise measurement. If it widens over the next 6 months, a foundation repair specialist may need to repair as needed.


3.3 Item 1(Picture)


3.3 Item 2(Picture)

3.4 Deck, Balcony, Bridge and Porch,

Comments: Inspected, Repair/Replace

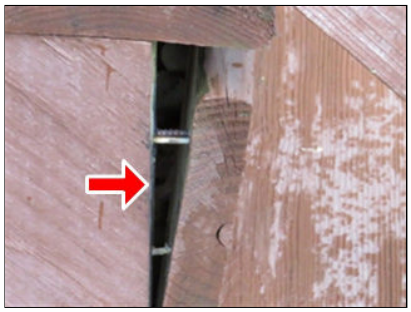
The vertical riser boards on the deck stairs are loose, and the rear guardrail system exhibits excessive movement/instability when tested with moderate pressure.

Loose risers can catch a foot during ascent or shift underfoot, leading to falls. In many jurisdictions, open risers (or loose ones) must be secured to ensure the stair stringers remain structurally "tied" together.

The guardrail termination point-where the railing meets the exterior wall of the house-is not physically attached to the home's structure. A guardrail that isn't tied to the house is essentially a "freestanding" lever. If someone leans against the rail near the house, the rail will swing outward, significantly increasing the risk of a fall.

A licensed contractor should evaluate the whole deck structure and make all necessary repairs.


3.4 Item 1(Picture)


3.4 Item 2(Picture)


3.4 Item 3(Picture)

3.4 Item 4(Picture)

Styles & Materials

Driveway Material::
Asphalt

Walkway Materials::
Concrete

4. Wall Exteriors

Items

Styles & Materials

Exterior wall-covering Material:
Brick

5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

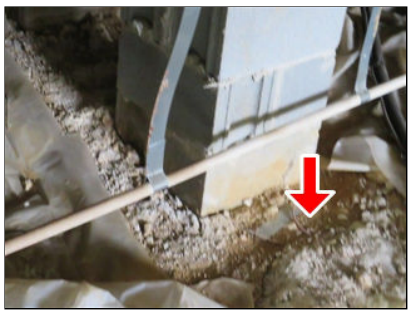
Items

5.0 Crawlspace
Comments: Inspected, Repair/Replace

(1) The crawlspace floor is only partially covered with plastic sheeting (vapor barrier), leaving significant areas of raw soil exposed to the crawlspace atmosphere. Exposed soil allows moisture to move freely through the foundation footings and walls via capillary action. As this water evaporates, it leaves behind the [white salt deposits (efflorescence). Once more, High humidity levels soften the wood floor system, making it an ideal environment for wood-destroying fungi and pests like subterranean termites, which thrive in moist, dark soil. The inspector recommends existing plastic should be extended to cover 100% of the exposed soil,

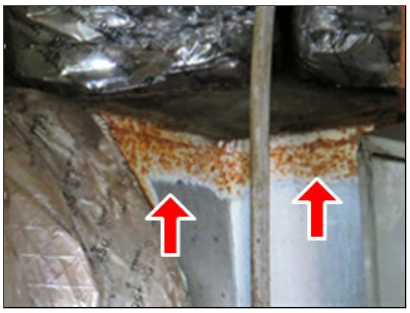
the seams should be overlapped by at least 12 inches and taped with moisture-resistant tape. The plastic should also be "pipped" or fastened to the foundation walls. A qualified contractor should evaluate the crawl space vapor barrier and make all repairs as needed.

5.0 Item 1(Picture)



5.0 Item 2(Picture)

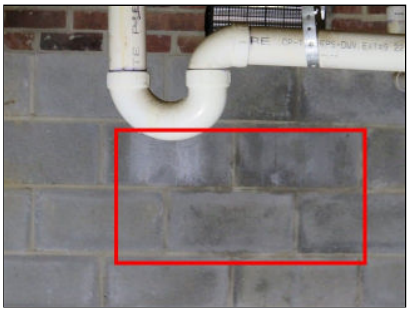
(2) The air plenum-the critical pressurized box connected directly to the HVAC unit that distributes air to the ductwork-shows visible signs of rust and corrosion.Since the units are from 2007/2009, this plenum was likely custom-fabricated at that time. Rust at the joints suggests the original sealant or "mastic" has failed. Evidence suggest this rust is a direct result of the exposed soil and [high humidity] in the crawlspace. As cold air moves through the plenum, the metal surface becomes cold; the humid crawlspace air then condenses on that metal, causing it to rust from the outside in. The inspector recommends evaluation and repair by a qualified HVAC contractor.



5.0 Item 3(Picture)

5.0 Item 4(Picture)

(3) White, powdery, or crystalline deposits-known as efflorescence-were observed on the interior surfaces of the Concrete Masonry Unit (CMU) foundation walls in the crawlspace. Efflorescence is a mineral salt deposit left behind when water travels through the porous concrete block and evaporates. In this 2008 home, it serves as a "historical record" of moisture intrusion. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected by a qualified contractor.



5.0 Item 5(Picture)

5.0 Item 6(Picture)

5.0 Item 7(Picture)

5.0 Item 8(Picture)

5.0 Item 9(Picture)

(4) Visible dampness or "wet look" was noted on the exposed soil in the crawlspace, yet moisture meter readings of the wood floor joists indicate low, acceptable moisture levels (typically below 12-15%). While it is a positive sign that the wood is currently dry, the damp soil remains a significant latent threat for a home. The damp soil indicates that ground moisture is actively migrating upward. Because the vapor barrier is incomplete, this moisture is evaporating into the crawlspace air. . The source of the moisture should be identified and the condition corrected by a qualified contractor.

5.0 Item 10(Picture)

Styles & Materials

Foundation Configuration::
Crawlspace

Foundation Method/Materials::
Concrete Masonry Unit (CMU) foundation walls

Main Floor Structure::
Engineered floor joists

Main Floor Structure- Perimeter Bearing::
Rests on top of foundation wall

Main Floor Structure- Intermediate Support::
Concrete Masonry Units (CMU) piers

Exterior Wall Structures::
Wood Frame

Typical Ceiling Structure::
Drywall attached to dimensional lumber ceiling joists

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

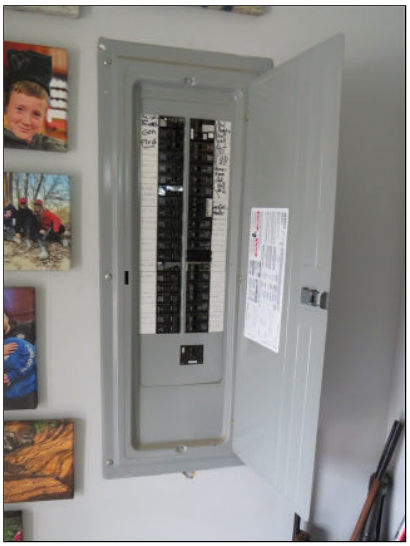
The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.Inspection of the home electrical system typically includes visual inspection of the following:service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Items

6.0 Service Panel Cabinet, Ampacity, and Cover

Comments: Inspected
The main electrical panel was located in the garage.

200 amp.



6.0 Item 1(Picture)

6.1 Exterior Electrical Receptacles

Comments: Inspected, Repair/Replace
(1) The exterior receptacle on the front porch and rear deck was labeled as GFCI protected, but it failed to trip (shut off power) when tested using a handheld GFCI circuit tester. For a 2008 build, GFCI (Ground Fault Circuit Interrupter) protection is a required safety feature for all exterior outlets. If a labeled outlet doesn't trip, it creates a false sense of security and a significant shock hazard. Often, exterior outlets are

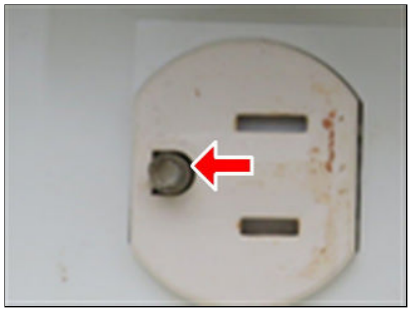
"slaved" to a master GFCI outlet elsewhere (like in the garage or a powder room). If the wires are connected to the "Line" side instead of the "Load" side of that master outlet, the porch outlet will have power but no actual protection. A licensed electrician should replace the faulty GFCI outlet or correctly wire the "downstream" protection to ensure it meets 2008 (and modern) safety standards.

6.1 Item 1(Picture)

6.1 Item 2(Picture)

(2) The bottom outlet of the duplex receptacle on the right exterior of the home was inaccessible. A foreign object-likely a broken-off ground prong from a previous power cord-is lodged inside the equipment ground (circular) hole. Consequently, the inspector was unable to insert a tester to verify the wiring or GFCI functionality of the bottom half of the outlet. This is a functional defect that presents a clear safety hazard. Because this outlet could not be tested, the inspection of this receptacle was incomplete. the inspector recommends this receptacle should be replaced by a qualified electrical contractor rather than repaired

6.1 Item 3(Picture)



6.1 Item 4(Picture)

6.2 Lighting

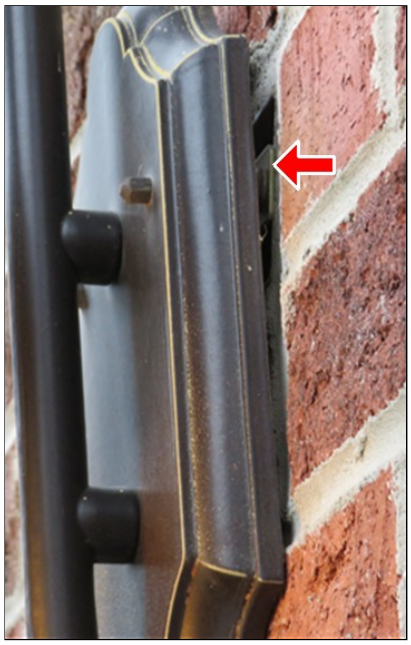
Comments: Inspected, Repair/Replace

The left exterior light fixture at the front porch is not securely fastened to the mounting box or the wall surface. It exhibits movement when touched or during windy conditions. A loose fixture creates a gap between the light and the wall. Rainwater can enter the electrical box, leading to short circuits, corrosion of the wiring. A qualified electrician should tighten the mounting screws or nuts that hold the fixture to the bracket. If the bracket is loose, it must be re-secured to the electrical box.

Once the fixture is tight, a bead of clear exterior-grade silicone sealant should be applied around the top and sides of the fixture where it meets the wall.

Note: Always leave the very bottom unsealed to allow any internal condensation to drain

6.2 Item 1(Picture)



6.2 Item 2(Picture)

Styles & Materials

Electrical Service Conductors::
Underground service

Service Panel Ampacity::
200 amps

Service Panel Type::
Circuit Breakers

Service Disconnect Location::
At Service Panel

Service Disconnect Type::
Breaker

Service Grounding Electrode::
Driven rod

Wiring Methods::
Romex

Type of Branch Wiring::
Solid Copper
Stranded Aluminum

Ground Fault Circuit Interruptor (GFCI) Protection::
YES

Arc Fault Circuit Interruptor (AFCI) Protection::
YES

7. Garage

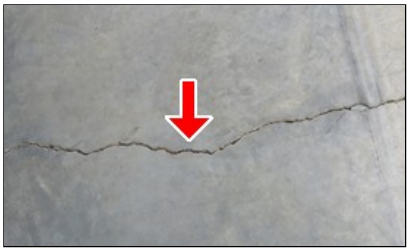
Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Items

7.0 Floors

Comments: Inspected, Repair/Replace

(1) Moderate cracking was visible in the garage floor at the time of the inspection. This type of cracking is typically caused by soil movement. The Inspector recommends evaluation by a structural engineer to determine the degree to which this condition is likely to continue and to discuss options for correction or stabilization.



7.0 Item 1(Picture)

(2) A visible gap or "separation joint" was observed where the concrete garage floor slab meets the perimeter foundation walls. The inspector recommends a qualified person fill the gap with a high-quality, self-leveling polyurethane masonry sealant. This remains flexible as the slab moves seasonally, maintaining an airtight and watertight seal.

7.0 Item 2(Picture)

Styles & Materials

Garage Vehicle Door Type::	Number of Vehicle Doors::	Number of Automatic Openers::
Double	1	1

Vehicle Door Automatic Reverse::

Installed and operating correctly

Photosensor installed correctly

8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Items

8.0 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Comments: Inspected, Repair/Replace

No carbon monoxide detectors were installed at the time of the inspection. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are

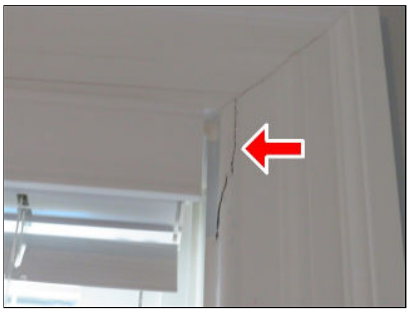
inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation as necessary by a qualified contractor.

8.1 Windows and Skylights

Comments: Inspected, Repair/Replace

(1) A visible crack was identified at the upper corner of the window trim (casing) in the upstairs left-rear bedroom. Much like the [cracked crown molding] found at the doorway, this window trim crack is a symptom of movement. In an 18-year-old home, window corners are high-stress points where structural loads and thermal changes. The inspector recommends a qualified person apply a flexible style caulk, and touch up with paint. You should monitor crack for any movement.

8.1 Item 1(Picture)



8.1 Item 2(Picture)

(2) A visible gap was noted at the bottom trim (sill or apron) of the master bedroom window. The trim appears to have pulled away from either the window frame and drywall. : In an 18-year-old home, a gap at the bottom of a window is often more concerning than a crack at the top, as it is a common indicator of moisture or structural "pulling." The inspector recommends monitoring this area for movement. If crack widening occurs a structural engineer should be called for an evaluation of the foundation system.

8.1 Item 3(Picture)

8.1 Item 4(Picture)

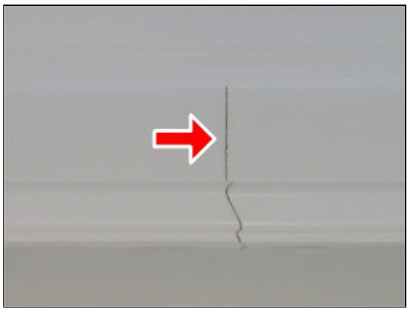
8.1 Item 5(Picture)

8.1 Item 6(Picture)

8.2 Interior Trim

Comments: Inspected, Repair/Replace

The crown molding located above an upstairs doorway exhibits visible cracking. This is usually visual indicator of movement within the home's structure. This is very common in 2-story homes. In the winter, the top chords of the roof trusses dry out and shrink while the bottom chords (buried in insulation) stay warm. This causes the truss to "arch" upward, pulling the ceiling away from the interior walls and cracking the molding.. The inspector recommends monitoring this area for movement. If crack widening occurs a structural engineer should be called for an evaluation of the foundation system.



8.2 Item 1(Picture)

8.2 Item 2(Picture)

Styles & Materials

Walls and Ceilings::
Drywall

Floor Covering Materials::
Carpet
Tile
Viny Tile

Interior Doors::
Wood Hollow Core

Window Material::
Vinyl

Window Glazing::
Double-pane

Window Operation::
Double-hung

Smoke/CO Detectors::
Smoke detectors installed (battery type)
No Carbon monoxide detector installed

9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Items

9.0 Source of Water

Comments: Inspected
The home water was supplied from a private well located on the property.

9.0 Item 1(Picture)

9.1 Sewage and DWV Systems

Comments: Not Inspected

Due to the location of most components underground and the visual nature of the General Home Inspection I did not Inspect the private onsite wastewater treatment (septic) system. Because these can be one of the most expensive systems in the home to repair or replace, I strongly recommend that you have it Inspected by a certified specialist.

9.2 Electric Water Heater

Comments: Inspected, Repair/Replace

(1) This water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.

(2) This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

(3) This water heater was located in the crawlspace.

9.2 Item 1(Picture)

(4) The hot water temperature was 109 degrees.

9.2 Item 2(Picture)

Styles & Materials

Water Supply Source::
Private well on property

Main Water Supply Pipe::
Copper

Water Distribution Pipes::
PEX

Sewage System Type::
Septic system (not inspected)

Drain Waste and Vent Pipe Materials::
Polyvinyl Chloride (PVC)

Water Heater Manufacturer:
American

Date of Manufacture:
2008

Water Heater Fuel Type:
Electric

Water Heater Type:
Tank (conventional)

Water Heater Tank Capacity:
46.5 Gallon

10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Items

10.0 Heat Pump

Comments: Inspected

This home was equipped with two heat pumps, located in the crawlspace and attic

In colder months, a heat pump extracts thermal energy from a source (like the outside air or the ground) and transfers it indoors, and in warmer months, a reversing valve switches the flow of the refrigerant. The heat pump works like a standard air conditioner

Crawlspace (main floor) manufacture 2009

attic (upstairs) manufactured 2007

The 2007 Unit (19 Years Old): This unit is technically "pre-2008," meaning it was likely manufactured just before a major shift in efficiency standards. It is almost certainly an R-22 (Freon) system. Since R-22 is no longer produced, a simple refrigerant leak in this unit could cost thousands of dollars.

The 2009 This unit was likely a very early replacement or a late-install for the second floor. While it might use the more modern R-410A refrigerant, at 17 years, the internal components (compressor and coils) are statistically likely to fail soon.

Both units worked as intended at the time of inspection

10.0 Item 1(Picture)

10.0 Item 2(Picture)

10.1 Fuel, Piping and Support

Comments: Inspected

An exterior propane tank is present on the property, supplying fuel to the home's gas fireplace and kitchen stove. In many cases, propane tanks are leased from a fuel company rather than owned by the homeowner. This is a critical "closing" detail, as leased tanks often have exclusive service contracts. Since you have a gas stove and fireplace, the presence of Carbon Monoxide (CO) detectors on every

level of the home (and near sleeping areas) is a non-negotiable safety requirement.

10.1 Item 1(Picture)

10.2 Fireplace

Comments: Inspected, Repair/Replace

The standing pilot light for the gas fireplace was not lit at the time of inspection, preventing the unit from being tested for functional operation. Because the pilot was out, the main burner, the thermopile/ thermocouple (safety sensors), the gas valve, and the [remote/wall switch] could not be evaluated. It is impossible to tell if the unit is "simply off" or if it has a mechanical failure. You ask the seller to light the pilot and provide instructions. If the seller is unable to light it, it should be considered "Inoperable." and a qualified HVAC contractor should evaluate and repair.

You should insure a working Carbon Monoxide (CO) detector is present.

10.2 Item 1(Picture)

Styles & Materials

Heating System Type::
Heat Pump Forced Air (also provides cool air)

Energy Source::
Electric

Number of Heat Systems (excluding wood)::
Two

Heating/Cooling Ducts::
Insulated

Filter Size::
14x14
20x20

Air Filter::
Disposable

Air Filter Location::
Behind return air registers

Heating System Brand::
Lennox

11. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

Items

11.0 Central Air Conditioner

Comments: Inspected, Repair/Replace

(1) The exterior HVAC condenser unit was found to be unlevel, exhibiting a noticeable lean. The condenser fan motor is designed to spin on a perfectly vertical or horizontal axis. A lean creates uneven centrifugal force on the bearings, leading to the noisy fan motor we often see in aging units. Also, most units are designed to allow rainwater or defrost-cycle condensation to drain out of the base. A lean can cause water to pool inside the cabinet, accelerating the rusting of the air handler/cabinet. An HVAC technician should evaluate and repair as needed.

11.0 Item 1(Picture)

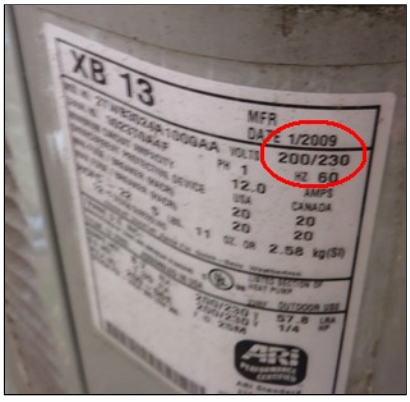
(2) The condensate line is dumping directly next to the foundation. Prolonged concentrated exposure to water this close to the foundation can lead to more serious problems. The water needs to be directed away from the foundation. A general repair person can fix this.

11.0 Item 2(Picture)

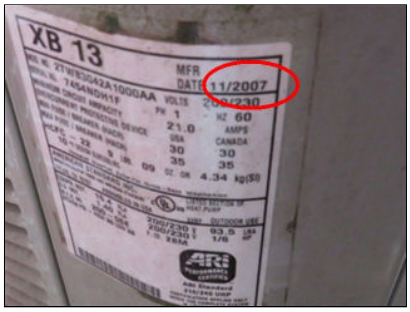
(3) The air conditioning (A/C) system could not be fully tested for cooling performance because the exterior ambient temperature was below 65°F (or had been within the last 24 hours). For a 2008 home with aging mechanicals like the [2007 main unit] and the [2009 upstairs unit], this is a critical "unknown." Testing an A/C unit in cold weather can cause permanent damage to the compressor and yields inaccurate data. The inspector recommends having units tested by a qualified professional once temperatures reach 65 degrees for 24 consecutive hours.

(4) The property is equipped with two separate HVAC units. Data plate research indicates the manufacturing dates are 2007 and 2008, making these units approximately 18 to 19 years old. In the home inspection industry, an HVAC system from this era is considered to be at or beyond its statistically expected service life (typically 15-20 years). While the units may still be operational, their age introduces several high-priority concerns for a buyer. Because the units are at the end of their life, a standard "functional test" by an inspector is not enough. A licensed HVAC contractor should perform a full "clean and service," including a refrigerant charge check and a heat exchanger/coil inspection.
Both units worked as intended at the time of inspection.

If a home warranty is provided, ensure it specifically covers "pre-existing conditions" or units of this age, though many warranties will only "patch" a unit this old rather than replace it.



11.0 Item 3(Picture)



11.0 Item 4(Picture)

(5) The home had two air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinets were located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside the air ducts at the furnaces.

11.0 Item 5(Picture)

11.1 Filter condition

Comments: Inspected
20x20 filter

14x14 filter

11.1 Item 1(Picture)

11.1 Item 2(Picture)

Styles & Materials

Number of cooling systems (excluding window AC):
Two

Cooling System Type::
Split System (indoor and outdoor components

Cooling Equipment Energy Source::
Electricity

Cooling System Manufacturer::
Trane

12. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Items

12.0 Windows

Comments: Inspected, Repair/Replace

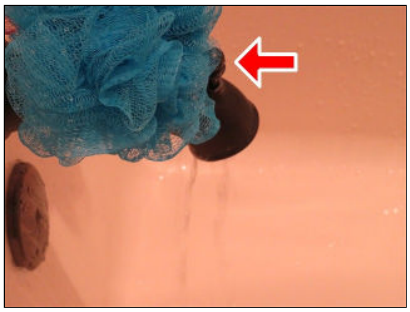
Although no condensation was visible at the time of the inspection, staining and etching of the glass at a window in the main floor hallway bathroom indicated a loss of thermal integrity. Etching of the glass from long-term exposure to condensation constitutes permanent damage. The Inspector recommends you consult with a qualified contractor to discuss options and costs for replacement.

12.0 Item 1(Picture)

12.1 Bathtub

Comments: Inspected, Repair/Replace

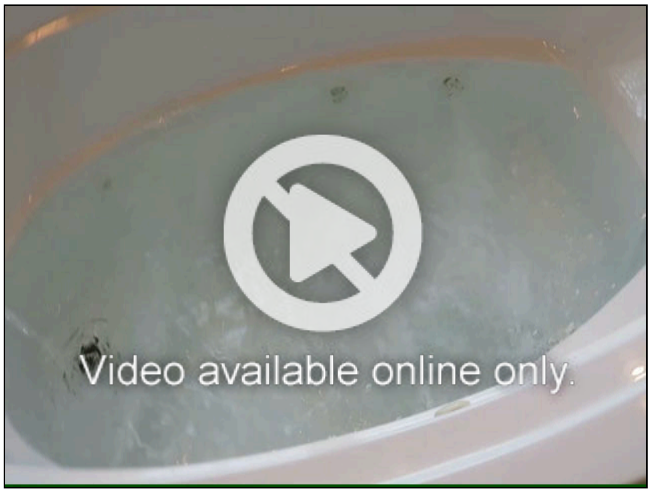
(1) The tub spout diverter at the upstairs and main floor hallway bathroom was observed to be [leaking] when engaged. A faulty diverter causes water to discharge from the tub spout while the shower is in use, resulting in reduced water pressure at the showerhead and significant water waste. Over time, the internal gate or washer can become corroded or mineral-clogged, eventually preventing the shower from functioning entirely. The inspector recommends that a licensed plumber or qualified handyman replace the tub spout or repair the diverter mechanism to ensure proper water distribution and pressure.



12.1 Item 1(Picture)

12.1 Item 2(Picture)

(2) The jets in the master bathroom ejected debris into the water when they were activated. The Inspector recommends that the system be serviced by a qualified plumbing contractor or technician.



12.1 Item 3(Video)

Styles & Materials

Exhaust Fans:

Fan only

13. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Items

13.0 Range

Comments: Inspected

The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

13.0 Item 1(Picture)

Styles & Materials

Range::

Gas

Range/Oven Brand::

Maytag

Range Hood::

Recirculating (removable filter)

Lights and fan operable

Dishwasher::

Present, Inspected

Dishwasher brand::

Maytag

Dishwasher Anti-siphon method::

High-loop installed

14. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Items

14.0 Receptacles, Switches, Connections

Comments: Inspected, Repair/Replace

Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture. This can be achieved by:

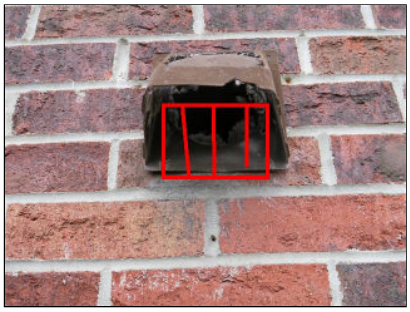
1. Replacing the current standard electrical receptacles with GFCI outlets;
2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or
3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

14.0 Item 1(Picture)

14.1 Dryer Venting

Comments: Inspected, Repair/Replace

The dryer vent was missing the exterior cover or screen. This condition may allow animal entry or the accumulation of debris related to animal nesting. The inspector recommends installation of a proper cover by a qualified contractor.



14.1 Item 1(Picture)

14.1 Item 2(Picture)

Styles & Materials

Dryer Power::	Dryer Vent::	Dryer 240-volt electrical receptacle::
Electric	installed	Installed