

Inspection Report

Provided by:



Triad's Best Home Inspection

Inspector: William J Caudle

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P.O. Box 7008
Greensboro, NC 27417

Property Address

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Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built	2005
Approximate Square Footage	3,378
Number of Bedroom	4
Number of Bath	3.1
Direction House Faces	SW

Inspection Information

Inspection Date	4May2021
Inspection Time	8:00am
Weather Conditions	Recently Rained.
Outside Temperature	66°F
Price for Inspection	

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/Inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

RR = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation, repair, or replacement.

SC = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

MT = Monitor for further deterioration and indication of component failure.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.



Section	Condition#	Comment
Exterior		
Back Entrance Conditions	2.2	There was no or limited access under the deck. The inspector was unable to fully inspect deck framing.
Window Conditions	2.4	Window sealant has become brittle and is separating in some areas. Appeared to be serviceable at the time of inspection. Recommend monitoring for further deterioration and/or water intrusion. Kitchen sink window : bad seal. This can lead to energy loss at this window.
Deck	2.7	No handrail at steps to screened in porch. Standards of practice state that a handrail is required when there are four or more risers. For safety, recommend having a handrail installed by a licensed contractor. Some deterioration in deck boards noted at back porch entry area. The boards seemed solid and serviceable at the time of inspection. Recommend monitoring for further deterioration.
Interiors		

Report Summary Page

Escape-rescue access	4.3	<p>Main entrance door and rear entrance door were keyed from the inside. In an emergency event this could impede exiting the home. Recommend Changing to an interior toggle action for the deadbolts.</p> <p>Second level rooms do not have emergency escape routes. In an emergency, such as a fire, the stairway may be blocked or unsafe. Recommend upgrading escape safety features for the second level rooms.</p>
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Interior Room

Windows	5.25	Window shows signs of separation. Recommend further evaluation by a licensed general contractor or window installer.
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Kitchen

Doors, Windows	9.1	Fixed window above the window to the right of the kitchen sink had a bad seal (seen from outside). Bad seals in double pane windows causes energy loss. Recommend repair or replacement by a licensed window installer.
Counters, Cabinetry	9.5	Some sealant missing in areas. This can allow water intrusion into the walls and cabinetry. Recommend resealing by a qualified professional.
Plumbing, Supplies	9.6	Faucet connections show signs of corrosion. Corrosion weakens the pipe and could cause leaky connections or pipe failure over time. Recommend monitoring or replacement by a licensed plumber.
Dishwasher	9.9	Dishwasher showed signs of rust. Possibly caused by a bad seal. This condition can cause damage to the counter over time. Recommend repair of the seal or replacement of dishwasher by a qualified technician.
Disposal	9.11	Disposal made unusual noise. This could indicate broken or worn parts in the disposal. Recommend monitoring for increased noises or signs of reaching the end of the expected service life.

Bath(s)

Fixtures	10.7	Shower head drips while shower is running. Recommend monitoring for further deterioration.
Doors, Windows	10.9	Door has light showing when closed. This could be bad installation or signs of settlement. Recommend monitoring for further movement.
Plumbing, Supplies	10.14	Water supply stubs showed signs of corrosion. Over time, corroded pipes may fail due to water pressure and weakened pipe strength. Recommend monitoring for signs of leaking.
Plumbing, Supplies	10.22	Both sinks drain slowly. Running water may fill the sink faster than it can drain. This could lead to flooding the sink and water damage to the surrounding areas. Recommend correction by a licensed plumber.

Report Summary Page

Fixtures	10.23	Toilet is loose. This can cause leaking at the wax seal. Recommend correction by a licensed plumber.
Tub	10.24	Tub has missing/cracked grout. This condition can allow water intrusion to subfloor and frame. Recommend sealing to prevent water damage.
Shower stall	10.25	Floor edges have cracked/missing grout. This condition can cause water intrusion to subfloor and framing. Recommend sealing to prevent water damage from occurring.

Heating - Air

Unit Conditions	13.1	Duct sealant insufficient at wall entry. This allows water intrusion as well as energy loss. Recommend sealing by a qualified HVAC professional. Attic unit heating system was operational at time of inspection. This is not an indication of future operation or condition.
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Electrical

Electrical Panel Conditions	14.3	The panel was inaccessible due to personal items stored in front of panel. Today's standards require clear access to the panel. Client should consider a proper inspection once the panel is properly accessible. A nominal return trip fee may apply.
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Garage

Walls, Floor, Ceiling	15.2	Garage floor had minor cracking. This is not uncommon. Recommend sealing to prevent water intrusion.
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Attic

Attic Ventilation Conditions	16.2	Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents or an exhaust fan. The floor temperature was approximately 105°F. The roof deck was approximately 120°F. The attic temperature should roughly be equivalent to the outside air temperature. The outside air temperature at the time of inspection was approximately 82°F.
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Chimney-Fireplace

Fireplace Conditions	17.2	The fireplace is gas fired and was operable at the time of inspection. No flue was observed at this unit. Depending on the type and manufacturer, some of these units burn cleanly and do not require a flue. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks, if any.
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Roofing

Report Summary Page

Roof Covering Condition	18.1	The general condition of the roof shingles shows signs of weathering and aging. Although replacement does not appear to be necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor.
Gutter & Downspout Conditions	18.3	<p>Downspout at rear left corner terminates high from the splash block. Splash block sloped toward the house. The high termination can allow water to miss the splash block, causing erosion and possibly water pooling near the foundation. The splash block sloped to the home is directing water to the foundation.</p> <p>Down spout missing from upper gutter to lower gutter. Best practice is to control water all the way to the ground. No down spout at this area can cause premature shingle deterioration and/or water intrusion at wall flashings. Recommend correction by a licensed gutter installer.</p>
Foundation - Crawl Space		
Foundation Conditions	19.1	Excessive amounts of moisture were observed in the crawl space area. Additional ventilation and / or a vapor barrier should be considered. The conditions observed are conducive to wood rot, mold, rust and corrosion to pipes and wires. Recommend further evaluation by a waterproofing contractor. A mold inspection or testing was not performed as part of this general home inspection.
Dining room		
Electrical, Lighting	20.3	Receptacles inoperable. Recommend evaluation and repair by a licensed electrician.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

1 Grounds

Grading

Grading Slope

The site is moderately sloped.



1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material

Concrete.

1.2) Driveway Conditions

AS

Common cracks were observed in the driveway. Recommend sealing all cracks to prevent water intrusion and further damage.

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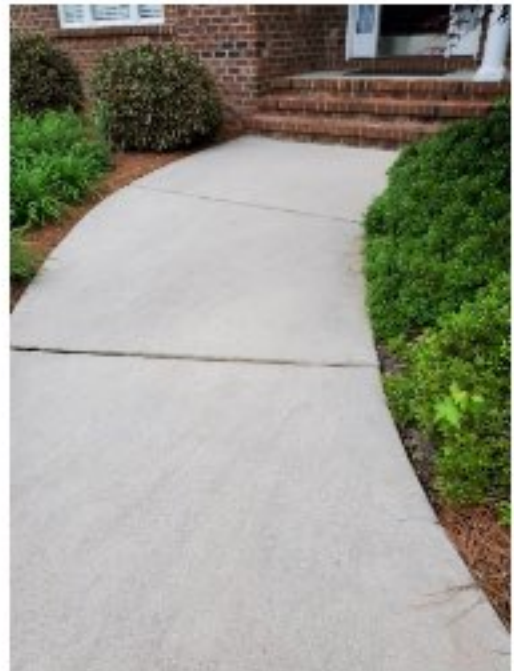
Sidewalk Material

Concrete.

1.3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.



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Retaining Wall

Retaining Wall Material

No retaining wall was present on the property.

1.4) Retaining Wall Conditions

AS

No retaining wall was present on the property.

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2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Porch.

2.1) Front Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.



Back Entrance Type

Covered Deck.

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2.2) Back Entrance Conditions

NI

There was no or limited access under the deck. The inspector was unable to fully inspect deck framing.



Exterior Walls

Structure Type

Wood frame.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are brick. The visible and accessible areas of the

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exterior siding material are vinyl.

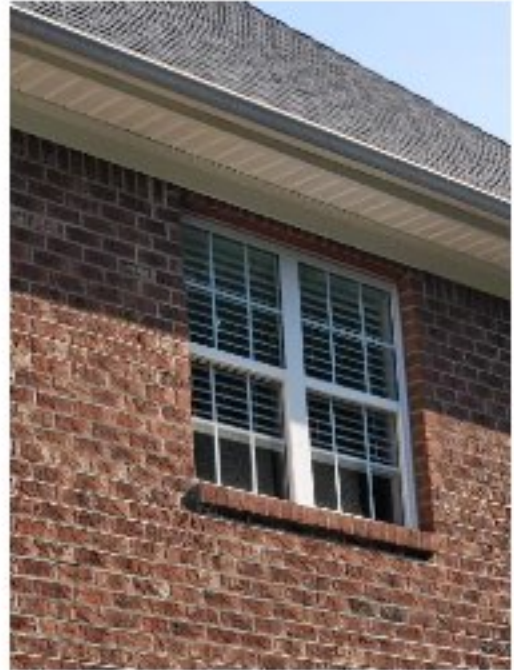
2.3) Exterior Wall Conditions



Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation.

Mortar cracks at lintel. Recommend sealing.

Hole in mortar. This is an entrance for bees and other insects. Recommend sealing.



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Exterior Windows - Doors

Window Type

Double Hung.

Window Material

Vinyl.

2.4) Window Conditions

MT

Window sealant has become brittle and is separating in some areas. Appeared to be serviceable at the time of inspection. Recommend monitoring for further deterioration and/or water intrusion.

Kitchen sink window : bad seal. This can lead to energy loss at this window.



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2.5) Exterior Door Conditions

AS

Rear facing screened porch door difficult to latch.



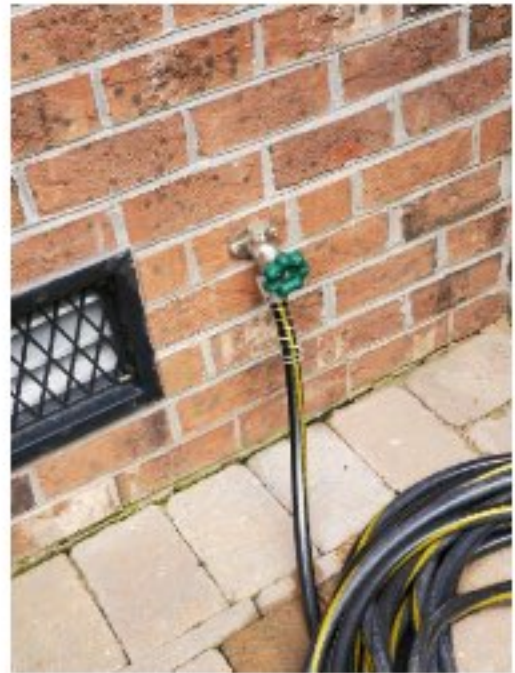
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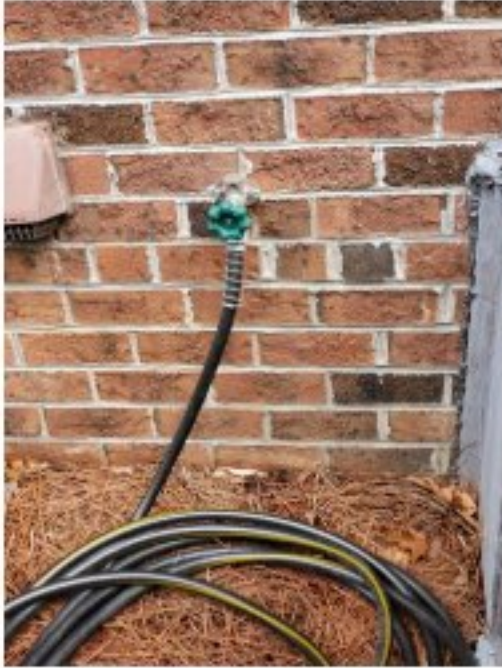
Exterior Water Faucet(s)

Faucet Location

Left side
Back
Right side



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2.6) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Deck

2.7) Deck

SC

No handrail at steps to screened in porch. Standards of practice state that a handrail is required when there are four or more risers. For safety, recommend having a handrail installed by a licensed contractor.

Some deterioration in deck boards noted at back porch entry area. The boards seemed solid and serviceable at the time of inspection. Recommend monitoring for further deterioration.

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Receptacles

2.8) Front porch receptacle

AS

Appears Serviceable. GFCI performed as intended at time of inspection.



2.9) Back patio receptacle

AS

Appears Serviceable. GFCI operated as intended at the time of inspection.

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2.10) Screened porch receptacle

AS

Appears Serviceable. GFCI operated as intended at the time of inspection.



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3 Entryway, Foyer

Entryway, Foyer conditions

3.1) Front Door

AS

Door operated as intended at the time of inspection. Hardware, door, frame, and weather stripping were within commonly accepted standards at the time of inspection.



3.2) Floors, Walls, Ceiling

AS

Appeared to be serviceable at the time of inspection.

3.3) Electrical and lights

AS

Appeared to be serviceable at the time of inspection.

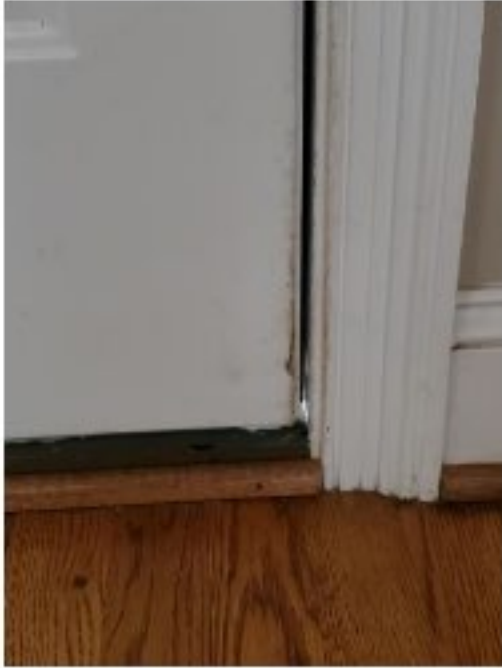
Entryway, Foyer conditions (garage)

3.4) Front Door

RR

Light showed at bottom of closed door. This is an energy loss concern. Recommend weather stripping to be replaced by a qualified technician/door installer.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



3.5) Floors, Walls, Ceiling

AS

Appeared to be serviceable at the time of inspection.

3.6) Electrical and lights

AS

Appeared to be serviceable at the time of inspection.



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4 Interiors

General Safety

4.1) Smoke Detectors

AS

Appeared to be serviceable at the time of inspection.

4.2) Carbon Monoxide Detectors

AS

Appeared to be serviceable at the time of inspection.

4.3) Escape-rescue access

SC

Main entrance door and rear entrance door were keyed from the inside. In an emergency event this could impede exiting the home. Recommend Changing to an interior toggle action for the deadbolts.

Second level rooms do not have emergency escape routes. In an emergency, such as a fire, the stairway may be blocked or unsafe. Recommend upgrading escape safety features for the second level rooms.

4.4) Other

None

Stairway

Stairway Location

Main level to second level.

4.5) Stairway Conditions

AS

The interior stairs appeared serviceable at the time of the inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



4.6) Stairway Walls-Ceiling

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

4.7) Stairway Lighting

AS

Appeared to be serviceable at the time of inspection.

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5 Interior Room

Living room

Room Location

Main level

5.1) Windows

AS

Appeared to be serviceable at the time of inspection.

5.2) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

5.3) Electrical, Lighting

AS

Appeared to be serviceable at the time of inspection.



5.4) Doors

None

5.5) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



5.6) Ceiling Fan

AS

Appeared to be serviceable at the time of inspection.



Primary bath closet.

Room Location

Off of primary bathroom

5.7) Windows

None

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5.8) Walls, Floor, Ceiling

MT

Floor had creaking. Likely from loose nails or general wear.

5.9) Electrical, Lighting

AS

Appeared to be serviceable at the time of inspection.

5.10) Doors

AS

Appeared to be serviceable at the time of inspection.

5.11) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.



5.12) Ceiling Fan

None

Office

Room Location

Left of main entrance when entering the home.

5.13) Windows

AS

Appeared to be serviceable at the time of inspection.

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5.14) Walls, Floor, Ceiling AS

Appeared to be serviceable at the time of inspection.

5.15) Electrical, Lighting AS

Appeared to be serviceable at the time of inspection.

5.16) Doors AS

Appeared to be serviceable at the time of inspection.

5.17) HVAC, Register AS

Appeared to be serviceable at the time of inspection.

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5.18) Ceiling Fan

AS

Appeared to be serviceable at the time of inspection.



Bonus room

Room Location

Second level, bonus room

5.19) Windows

AS

Appeared to be serviceable at the time of inspection.

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5.20) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

5.21) Electrical, Lighting

AS

Appeared to be serviceable at the time of inspection.



5.22) Doors

AS

Appeared to be serviceable at the time of inspection.

5.23) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.

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5.24) Ceiling Fan

AS

Appeared to be serviceable at the time of inspection.



Bedroom 3

Room Location

Second level right of stairs.

5.25) Windows

RR

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Window shows signs of separation. Recommend further evaluation by a licensed general contractor or window installer.



5.26) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

5.27) Electrical, Lighting

AS

Appeared to be serviceable at the time of inspection.

5.28) Doors

AS

Appeared to be serviceable at the time of inspection.

5.29) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.

5.30) Ceiling Fan

AS

Appeared to be serviceable at the time of inspection.

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6 Primary Bedroom

Primary Bedroom

Bedroom Location

Main level

6.1) Windows

AS

Appeared to be serviceable at the time of inspection.



6.2) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

6.3) Electrical, Lighting

AS

Appeared to be serviceable at the time of inspection.

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6.4) Doors

AS

Appeared to be serviceable at the time of inspection.

6.5) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.



6.6) Ceiling Fan

AS

Appeared to be serviceable at the time of inspection.

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7 Bedroom 1

Bedroom

Bedroom Location

Second level, left of steps

7.1) Windows

AS

Appeared to be serviceable at the time of inspection.

7.2) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

7.3) Electrical, Lighting

AS

Appeared to be serviceable at the time of inspection.



7.4) Doors

AS

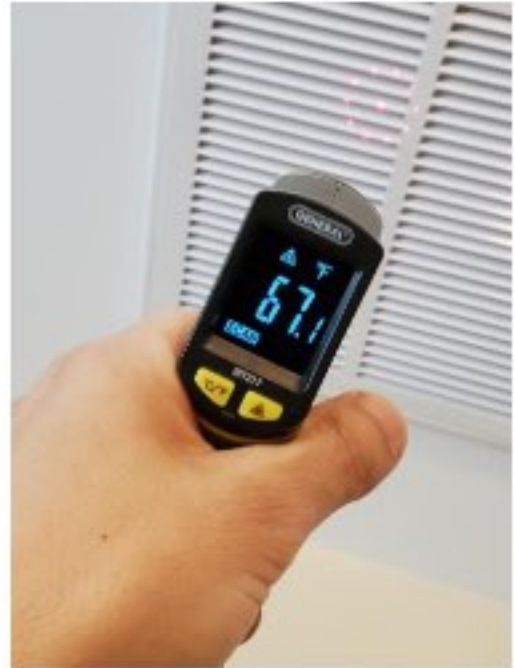
Appeared to be serviceable at the time of inspection.

7.5) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.

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7.6) Ceiling Fan

AS

Appeared to be serviceable at the time of inspection.



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8 Bedroom 2

Bedroom

Bedroom Location

Second level straight ahead of stairs.

8.1) Doors

MT

Entry door does not latch properly.

8.2) Windows

AS

Appeared to be serviceable at the time of inspection.

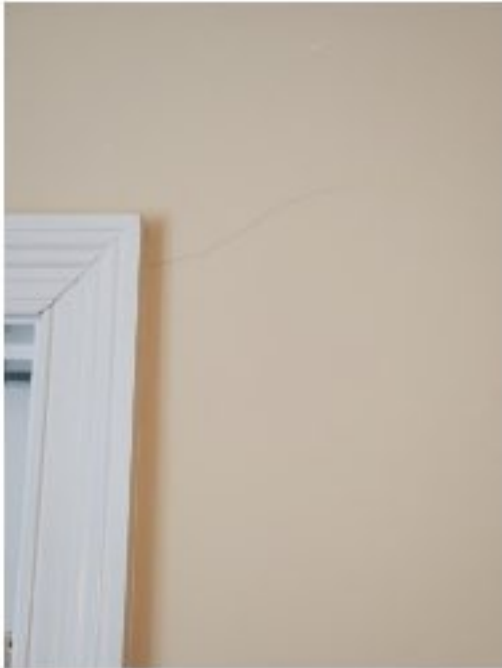


8.3) Walls, Floor, Ceiling

MT

Crack over upper right corner of adjoining bathroom. Recommend monitoring for any increase in size.

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8.4) Electrical, Lighting

AS

Appeared to be serviceable at the time of inspection.



8.5) HVAC, Register

AS

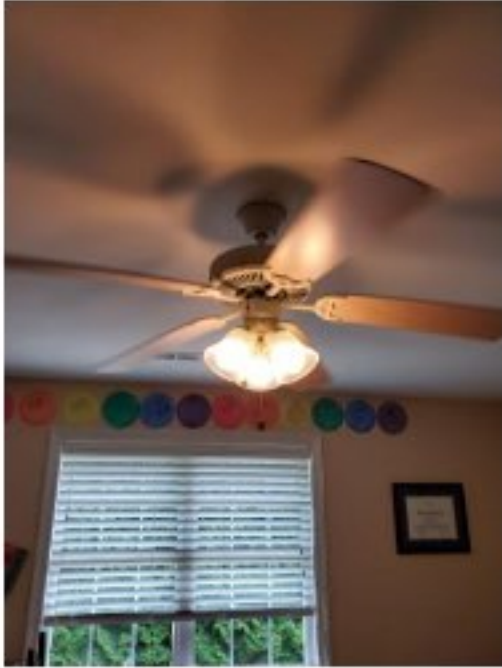
Appeared to be serviceable at the time of inspection.

8.6) Ceiling Fan

AS

Appeared to be serviceable at the time of inspection.

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AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

9 Kitchen

Kitchen

Location

Main level



9.1) Doors, Windows

RR

Fixed window above the window to the right of the kitchen sink had a bad seal (seen from outside). Bad seals in double pane windows causes energy loss. Recommend repair or replacement by a licensed window installer.

9.2) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

9.3) Lighting, Electrical

AS

Appeared to be serviceable at the time of inspection.

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9.4) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.



9.5) Counters, Cabinetry

RR

Some sealant missing in areas. This can allow water intrusion into the walls and cabinetry. Recommend resealing by a qualified professional.

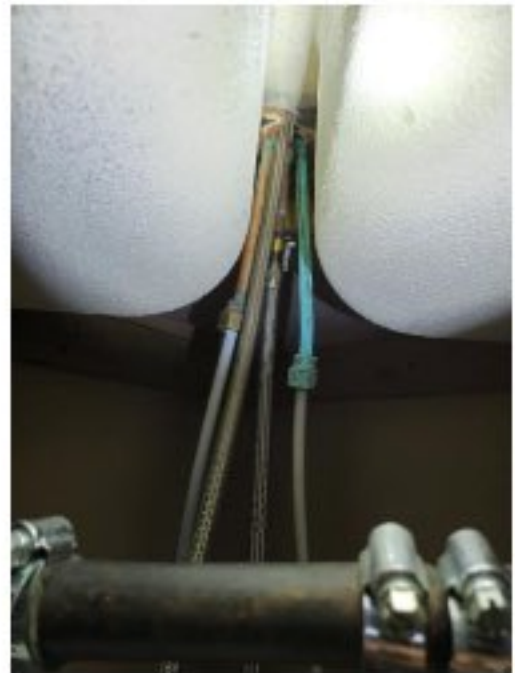
AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



9.6) Plumbing, Supplies

MT

Faucet connections show signs of corrosion. Corrosion weakens the pipe and could cause leaky connections or pipe failure over time. Recommend monitoring or replacement by a licensed plumber.



9.7) Fixtures

MT

Sink faucet is difficult to move left to right. This could indicate the need for cleaning or worn connections. The extra pressure required to move the faucet could result in damage over time. Recommend further evaluation and correction by a licensed plumber.

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9.8) Oven-Range

AS

Electric oven, gas range. Both appeared serviceable at time of inspection.



9.9) Dishwasher

RR

Dishwasher showed signs of rust. Possibly caused by a bad seal. This condition can cause damage to the counter over time. Recommend repair of the seal or replacement of dishwasher by a qualified technician.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



9.10) Microwave

AS

Appeared to be serviceable at the time of inspection.

9.11) Disposal

MT

Disposal made unusual noise. This could indicate broken or worn parts in the disposal. Recommend monitoring for increased noises or signs of reaching the end of the expected service life.



9.12) Other

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

None.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

10 Bath(s)

Bath Room

Location Bedroom 2/hallway bathroom

10.1) Doors, Windows

AS

Appeared to be serviceable at the time of inspection.

10.2) Walls, Floor, Ceiling

RR

Appeared to be serviceable at the time of inspection. However, missing/cracked was noted in the floor grout at the tub. Recommend sealing to prevent water intrusion.



10.3) Lighting, Electrical

AS

Appeared to be serviceable at the time of inspection.

10.4) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.

10.5) Counters, Cabinetry

AS

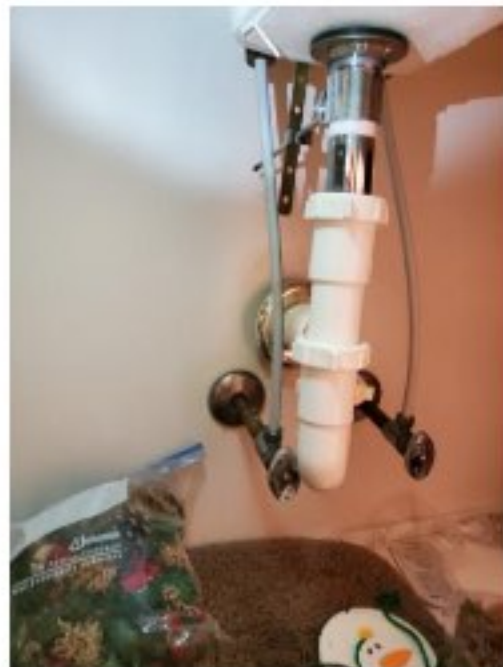
Appeared to be serviceable at the time of inspection.

10.6) Plumbing, Supplies

AS

Appeared to be serviceable at the time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



10.7) Fixtures

MT

Shower head drips while shower is running. Recommend monitoring for further deterioration.



10.8) Tub

AS

Appeared to be serviceable at the time of inspection.

Half bath

Location

Main level

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

10.9) Doors, Windows

MT

Door has light showing when closed. This could be bad installation or signs of settlement. Recommend monitoring for further movement.



10.10) Walls, Floor, Ceiling

MT

Crack at upper right side of door. Not uncommon, may indicate pier or foundation settlement. Recommend monitoring for any further cracking.



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

10.11) Lighting, Electrical

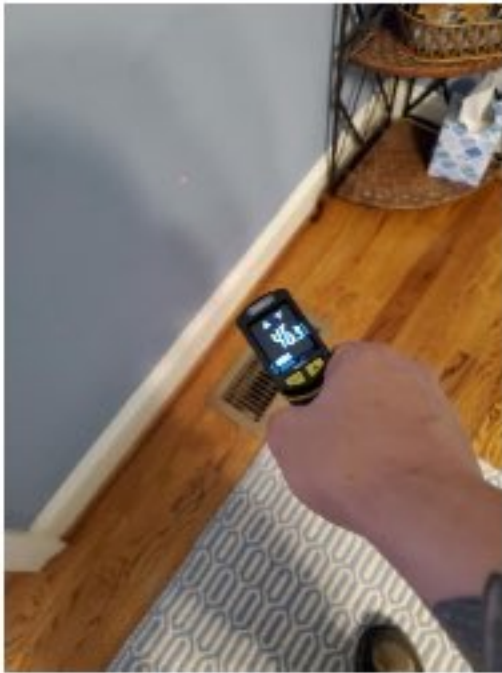
AS

Appears Serviceable. One light switch did not appear to operate any fixtures at the time of inspection.

10.12) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.



10.13) Counters, Cabinetry

None

10.14) Plumbing, Supplies

MT

Water supply stubs showed signs of corrosion. Over time, corroded pipes may fail due to water pressure and weakened pipe strength. Recommend monitoring for signs of leaking.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



10.15) Fixtures

AS

Appeared to be serviceable at the time of inspection.

10.16) Tub

None

Primary bathroom

Location

Main level

10.17) Doors, Windows

AS

Appeared to be serviceable at the time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



10.18) Walls, Floor, Ceiling

MT

Minor cracking at upper right corner of bathroom entry door. Door rubs slightly at top right. Possible evidence of some settlement of the foundation or piers. Recommend monitoring for further movement.



10.19) Lighting, Electrical

AS

GFCI protected circuit present. GFCI performed as expected at the time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



10.20) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.



10.21) Counters, Cabinetry

AS

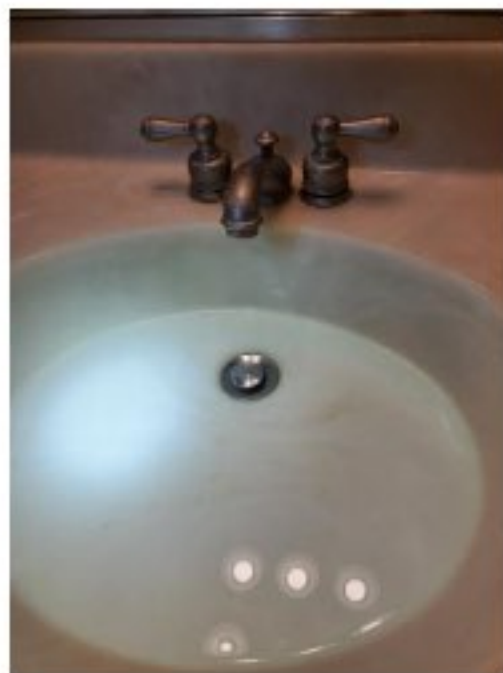
Appeared to be serviceable at the time of inspection.

10.22) Plumbing, Supplies

RR

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

Both sinks drain slowly. Running water may fill the sink faster than it can drain. This could lead to flooding the sink and water damage to the surrounding areas. Recommend correction by a licensed plumber.



10.23) Fixtures

RR

Toilet is loose. This can cause leaking at the wax seal. Recommend correction by a licensed plumber.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



10.24) Tub

RR

Tub has missing/cracked grout. This condition can allow water intrusion to subfloor and frame. Recommend sealing to prevent water damage.



10.25) Shower stall

RR

Floor edges have cracked/missing grout. This condition can cause water intrusion to subfloor and framing. Recommend sealing to prevent water damage from occurring.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



Bath Room off of bedroom 1

Location

Located through bedroom 1

10.26) Doors, Windows

AS

Appeared to be serviceable at the time of inspection.

10.27) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

10.28) Lighting, Electrical

AS

Appeared to be serviceable at the time of inspection.

10.29) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



10.30) Counters, Cabinetry

AS

Appeared to be serviceable at the time of inspection.

10.31) Plumbing, Supplies

AS

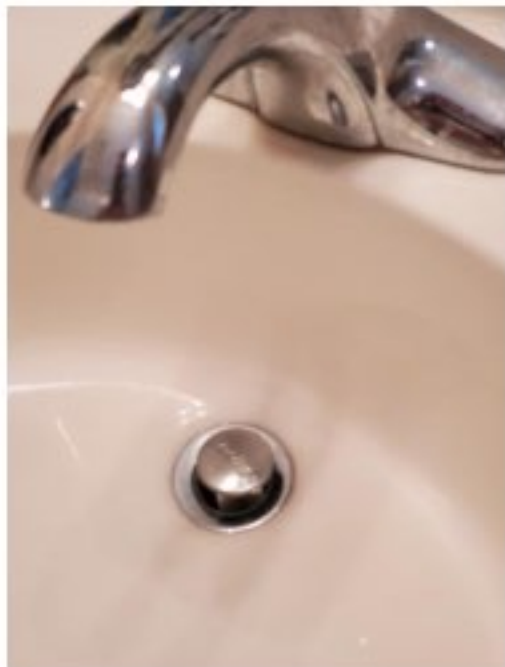
Appeared to be serviceable at the time of inspection.



10.32) Fixtures

Sink stopper inoperable at time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



10.33) Tub

AS

Appeared to be serviceable at the time of inspection.

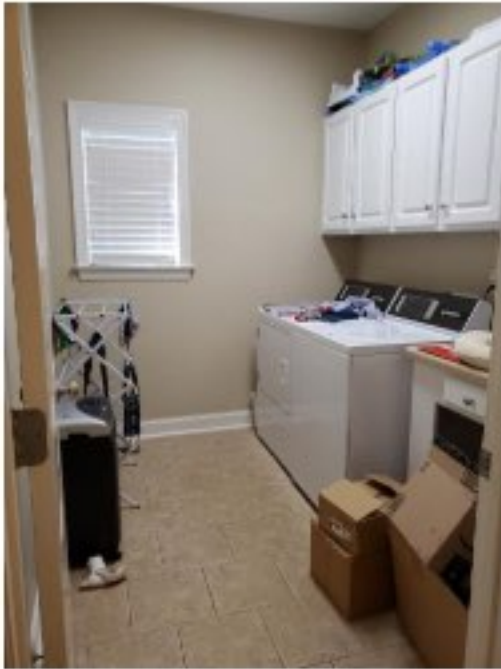
AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

11 Laundry Room

Laundry Room

Location

Between kitchen and garage.



11.1) Doors, Windows

AS

Appeared to be serviceable at the time of inspection.

11.2) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

11.3) Lighting, Electrical

AS

Appeared to be serviceable at the time of inspection.

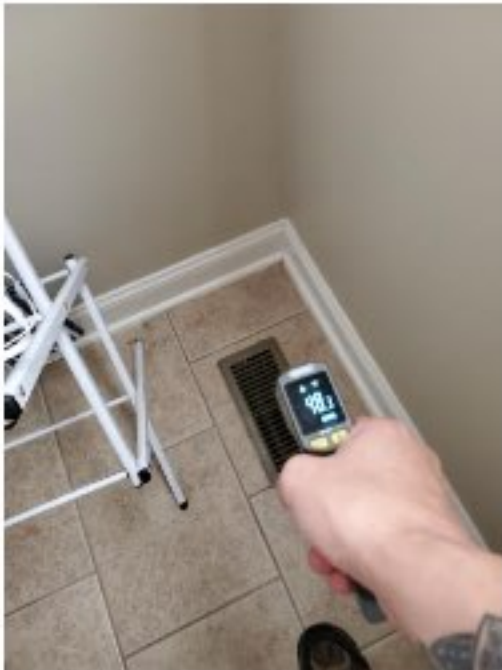
AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



11.4) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.



11.5) Counters, Cabinetry

AS

Appeared to be serviceable at the time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



11.6) Plumbing, Supplies

AS

Appears Serviceable. However, the water supplies were not indicated as hot/cold. This could cause clothing to be washed at undesired temperatures. Recommend evaluation and labeling by a licensed plumber.



11.7) Fixtures

None.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

12 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located under the stairs.

Main Line Material

The visible material of the main line / pipe appears to be plastic.

12.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is plastic.

12.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

12.3) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



Water Heater(s)

Water Heater Type

Natural Gas.



Water Heater Location

Garage.

Water Heater Capacity

50 Gallon.

12.4) Water Heater Conditions

AS

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



Sump Pump

Sump Pump Location

None

12.5) Electrical Conditions

NI

None

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

12.6) Sump Pump Conditions

NI

None

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

13 Heating - Air

Heating

Location of Unit

Outside/Attic

Attic.



Heating Type

Forced Air.

Energy Source

Natural Gas. Meyer located on left side when facing the home from the street.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



Approximate BTU Rating

The BTU's were not determined.



13.1) Unit Conditions

RR

Duct sealant insufficient at wall entry. This allows water intrusion as well as energy loss. Recommend sealing by a qualified HVAC professional.

Attic unit heating system was operational at time of inspection. This is not an indication of future operation or condition.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

13.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



13.3) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.



13.4) Thermostat Condition

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System

Split system.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

AC Unit Power

240V.



13.5) AC Unit Conditions

AS

Appears Serviceable.



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

14 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is underground.



Electrical Service Material

Undetermined

Number of Conductors

Undetermined

14.1) Electrical Service Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



Main Electrical Panel

Main Disconnect Location

At Main Panel.

Electric Panel Location

The main electric panel is located at the garage.

Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 200amps.



Circuit Protection Type

Breakers.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

14.2) Wiring Methods

NI

The main power cable and branch circuit wire types could be determined. See also Electrical panel conditions.



14.3) Electrical Panel Conditions

NI

The panel was inaccessible due to personal items stored in front of panel. Today's standards require clear access to the panel. Client should consider a proper inspection once the panel is properly accessible. A nominal return trip fee may apply.

Electrical Subpanel

Subpanel Location

No subpanel was observed.

14.4) Subpanel Conditions

None

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

15 Garage

Garage

Garage Location

Front right side of home when viewed from the street.

15.1) Windows

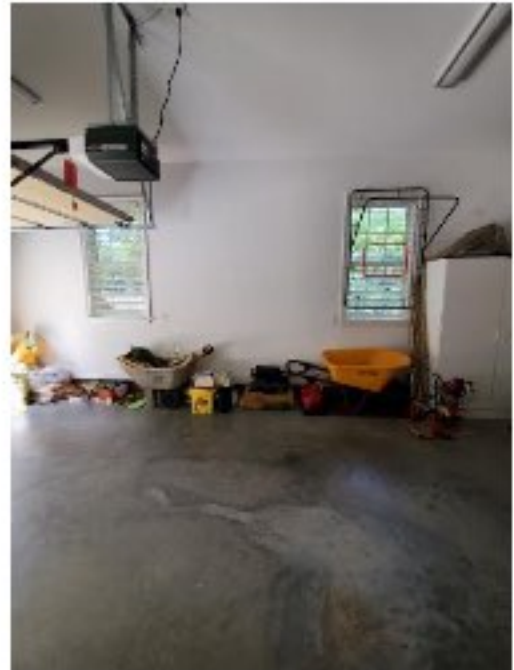
AS

Appeared to be serviceable at the time of inspection.

15.2) Walls, Floor, Ceiling

MT

Garage floor had minor cracking. This is not uncommon. Recommend sealing to prevent water intrusion.



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

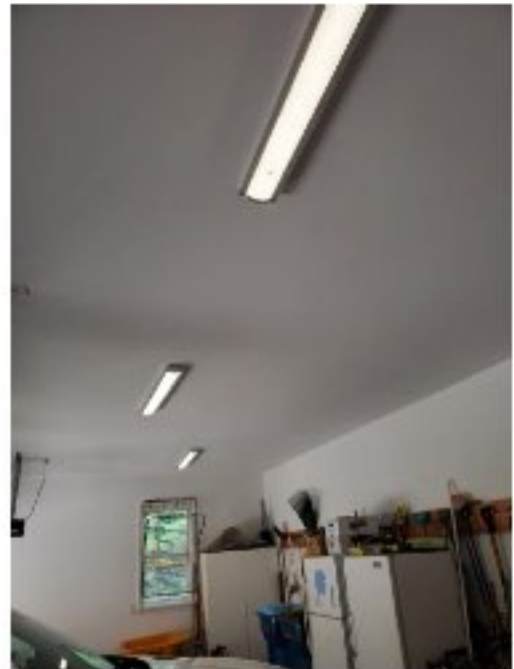


15.3) Electrical, Lighting

AS

Appeared to be serviceable at the time of inspection.

There is some concern of having refrigerator and freezer plugged into a GFCI protected circuit. These appliances cycle on and off repeatedly and often. This could cause the GFCI to trip and the appliances loose power. Recommend having refrigerator and freezer on non-GFCI circuits.



15.4) Doors

AS

Was unable to determine if door entering the home from the garage was fire rated or not. Fire rated doors should be installed between the living spaces and the garage.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



15.5) HVAC, Register

None

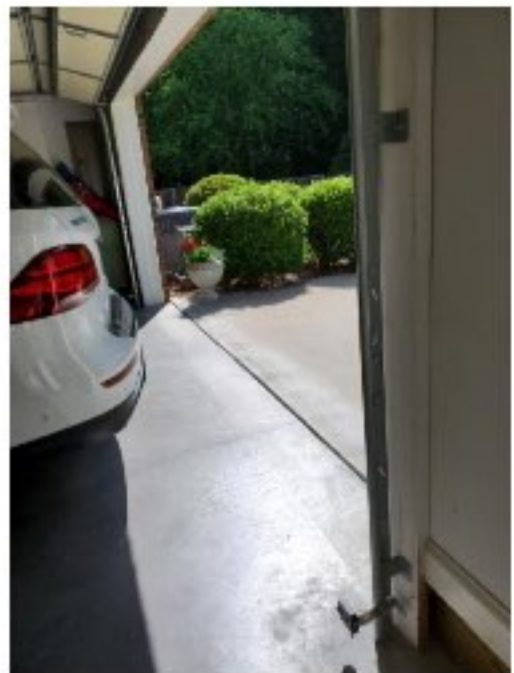
15.6) Ceiling Fan

None

15.7) Vehicle Door(s)

AS

Doors operated as intended at the time of the inspection. Pressure stop and IR eye safety features operated properly at the time of the inspection.



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

16 Attic

Attic

Attic Access

The pull down attic stair assembly appeared to be in serviceable condition. Maintenance is recommended on a regular basis for increased safety.

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with rafter framing.

16.1) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type

Gable Vents. Ridge Vents. Soffit vents.

16.2) Attic Ventilation Conditions

MT

Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents or an exhaust fan. The floor temperature was approximately 105°F. The roof deck was approximately 120°F. The attic temperature should roughly be equivalent to the outside air temperature. The outside air temperature at the time of inspection was approximately 82°F.



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



Attic Insulation Type

Loose fill. Batt Insulation.

16.3) Attic Insulation Conditions

AS

The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

17 Chimney-Fireplace

Chimney

17.1) Chimney Conditions

AS

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

Chimney Material

Brick masonry.

Fireplace

Fireplace Location

Living room

Fireplace materials

The fireplace is metal/pre-fabricated.

17.2) Fireplace Conditions

SC

The fireplace is gas fired and was operable at the time of inspection. No flue was observed at this unit. Depending on the type and manufacturer, some of these units burn cleanly and do not require a flue. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks, if any.



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

18 Roofing

Roof Covering

Method of Inspection	The roof was inspected by viewing with high power binoculars.
Roof Style	Gable. Combination of gable and hip. Hip. Shed.
Roof Covering Material	Asphalt architectural shingles.
Number of Layers	One.

18.1) Roof Covering Condition

MT

The general condition of the roof shingles shows signs of weathering and aging. Although replacement does not appear to be necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor.

18.2) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

18.3) Gutter & Downspout Conditions

MT

Downspout at rear left corner terminates high from the splash block. Splash block sloped toward the house. The high termination can allow water to miss the splash block, causing erosion and possibly water pooling near the foundation. The splash block sloped to the home is directing water to the foundation.

Down spout missing from upper gutter to lower gutter. Best practice is to control water all the way to the ground. No down spout at this area can cause premature shingle deterioration and/or water intrusion at wall flashings. Recommend correction by a licensed gutter installer.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

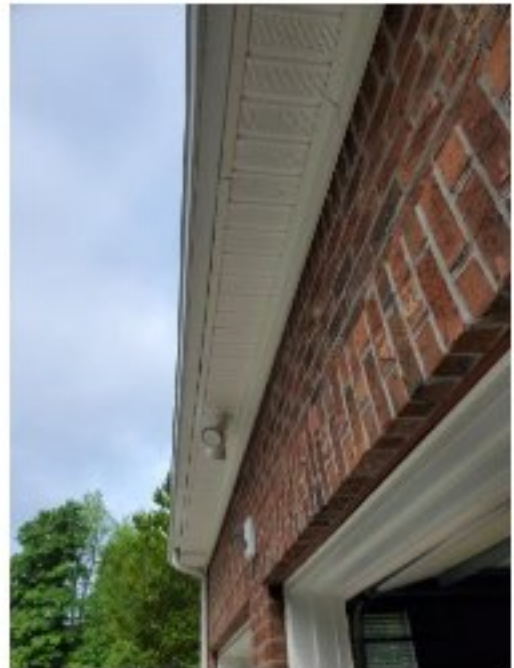


18.4) Soffit

AS

Appears Serviceable.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

19 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space.

Foundation Material Brick. Block.

19.1) Foundation Conditions

RR

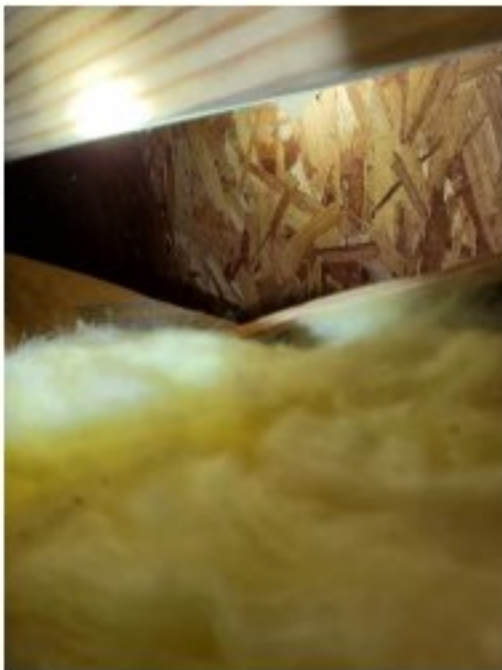
Excessive amounts of moisture were observed in the crawl space area. Additional ventilation and / or a vapor barrier should be considered. The conditions observed are conducive to wood rot, mold, rust and corrosion to pipes and wires. Recommend further evaluation by a waterproofing contractor. A mold inspection or testing was not performed as part of this general home inspection.



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



Crawl Space

19.2) Crawl Space Conditions

AS

Appears Serviceable.

Flooring Structure

Flooring Support Type

The support framing was constructed of 2 X 12 beams. The wood framing floor system was constructed of 2 X 10 floor joists.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

19.3) Flooring Support Conditions

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

19.4) Floor Penetrations

AS

Appears Serviceable.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor

20 Dining room

Dining Room

Room Location

Right of main entrance.

20.1) Windows

AS

Appeared to be serviceable at the time of inspection.

20.2) Walls, Floor, Ceiling

AS

Appeared to be serviceable at the time of inspection.

20.3) Electrical, Lighting

RR

Receptacles inoperable. Recommend evaluation and repair by a licensed electrician.



20.4) Doors

AS

Appeared to be serviceable at the time of inspection.

20.5) HVAC, Register

AS

Appeared to be serviceable at the time of inspection.

AS = Appears Serviceable | RR = Repair Recommended | SC = Safety Concern | NI = Not Inspected | MT = Monitor



20.6) Ceiling Fan

None