

*****Update*****

Previous buyer terminated contract after they received the report from their home inspector but before negotiations took place. This is the original report with recent repairs noted.

- Alex Nickodem, Listing Agent



Inspection Report

Jane Marshall

Property Address:

2214 Pathway Dr
Chapel Hill NC 27516





Rock Solid Home Inspections

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Michael A. Annas

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Date: 9/29/2025	Time: 08:30 AM	Report ID: 092925 Pathway
Property: 2214 Pathway Dr Chapel Hill NC 27516	Customer: Jane Marshall	Real Estate Professional: Paula Kotarakos Coldwell Banker - HPW

Scope

You have contracted with Rock Solid Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by the NC Home Inspector Licensure Board, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

This report is the exclusive property of Rock Solid Home Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Rock Solid Home Inspections, LLC and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the NC Home Inspector Licensure Board, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report is designed to be viewed in color. Unless otherwise noted, all exterior, attic, and foundation locations are from the view point of if you are looking at the front of the house. Interior locations are from if you are standing in the doorway to the room. Pictures included in this report are representative of the defects noted and may not include all areas of damage.

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.

Limitations and Extra Info

In Attendance: Client and Seller	Type of building: Townhome	Approximate age of building: 1980s
Approximate Square Footage: 1500 - 2000	Temperature: 60-70 (F)	Weather: Rain
Ground/Soil surface condition: Wet	Rain in last 3 days: Yes	Radon Test: Yes

1. Foundation and Structural Components

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance / cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

Limitations

Styles & Materials

Foundation: Crawlspace Masonry block Brick	Method used to observe Crawlpace: Crawled	Floor Structure: Dimensional lumber joists Dimensional lumber girders OSB sheathing
Wall Structure: Wood	Columns or Piers: Masonry Block Piers in Crawl Wood columns at deck Wood columns at front porch	Ceiling Structure: Engineered Trusses
Roof Structure: Engineered wood trusses OSB sheathing	Roof-Type: Gable	

		IN	NI	NP	RR
1.0	Foundations, Basement and Crawlpace				•
1.1	Walls (Structural)	•			
1.2	Columns or Piers	•			
1.3	Floors (Structural)	•			
1.4	Ceilings (Structural)	•			
1.5	Roof Structure and Attic				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

1.0 Efflorescence (salt stains) was noted on the foundation walls. These stains indicate the foundation has been cyclically wet and dry. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment that encourages insects and fungal growth such as mold/mildew. Water in the foundation walls can be an indication of absent or damaged waterproofing and foundation drainage issues. These stains are common in most houses but are an indication of a deficiency. If you are concerned, consult a licensed general contractor for further evaluation to determine the source of the moisture and to make repairs as necessary.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.5 (1) Evidence of leaks were noted in the attic in one or more areas. These were noted from the discolored sheathing. The wood was dry at the time of the inspection which could mean these leaks are historical, or they could be active. Attic sheathing dries out very quickly making it hard to determine if leaks are active or not when it is not raining. The wood in these areas was discolored in a manner typical of a long term leak. Leaks should be repaired as soon as possible to keep the damage from getting worse. All adjacent areas should also be evaluated for any hidden damage and repaired. A licensed general contractor or roofing contractor should be consulted to fully evaluate the roof and the sheathing and to repair as necessary.

Leaks were noted in the following areas:

1. In the attic above the master bedroom.
2. On the ceiling above the rear storage room. There is no access to the attic above.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)

*****Update*****

Item 1.5 Item 3(Picture) painted 10/13/25 after buyer backed out. Roof replaced earlier in the year so this is believed to have been a result of a previous leak.

- Alex Nickdem, Listing Agent

1.5 (2) Shelves have been added to the trusses in the attic. Trusses are engineered components and cannot be altered without engineering review/approval. These shelves could affect how the trusses support the roof loads as top loading of these truss webs is almost certainly outside of the design parameters. An engineer should be consulted to determine the significance of the concern and to make determine if repairs are needed. IF repairs are needed, a licensed general contractor can be consulted as needed.



1.5 Item 4(Picture)



1.5 Item 5(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

With the exception of town homes and condominiums, we evaluate the following exterior features: driveways, walkways, handrails, guardrails, retaining walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil. We also do not evaluate window screens as they are easily removed and damaged after the inspection. All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

Styles & Materials

Siding Material:	Trim Material:	Appurtenance:
Hardboard/Pressboard	Painted wood	Covered porch
		Covered deck
Driveway:		
Concrete		

		IN	NI	NP	RR
2.0	Wall Cladding and Flashing				•
2.1	Trim, Eaves, Soffits and Fascias				•
2.2	Doors (Exterior)				•
2.3	Windows	•			
2.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

2.0 Portions of the hardboard siding are decayed/damaged from exposure to moisture. The damage was noted on all sides of the home along the bottom edges of the siding, at face nails, and at joints. Hardboard siding needs to be properly maintained to keep water and pests from entering the home. Damaged/decayed siding can lead to property damage and undesirable living conditions. A licensed general contractor or siding specialist should be consulted for a complete evaluation of the siding and adjacent components and for repair where necessary.



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)



2.0 Item 6(Picture)

2.1 Sections of the wood trim/fascia/soffit are soft and decayed in a manner typical of water penetration. Water penetration can lead to property damage and undesirable living conditions and should be repaired as soon as possible. A licensed general contractor can be consulted to fully evaluate the trim and to repair any areas needed.

Soft/damaged wood was noted in the following locations:

- 1. The top of the chimney.



2.1 Item 1(Picture)

2.2 (1) The door handle for the front storm door does not operate properly. The handle does not turn downward, only upward, to recess the strike pin. This is backwards from normal. Also holes were not cut into the door frame to allow the latch pin or the deadbolt to properly seat to secure the door. These items need to be repaired for the door to function as intended. A general repair specialist can be consulted as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.2 (2) The door frame on the rear door has some soft and decayed wood at the bottom edges where the frame meets the ground. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. All doors should be inspected for similar damage as repairs are made. A general repair specialist or licensed contractor should be consulted for evaluation and repair.

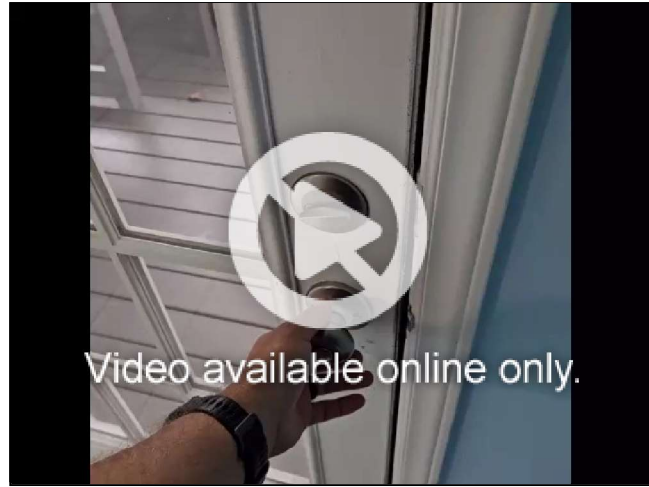
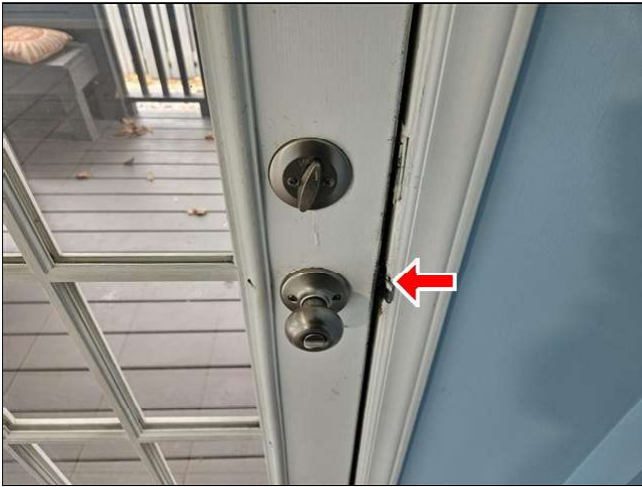


2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.2 (3) The main latch for the rear door did not function to latch the door securely shut. The dead bolt worked fine. The main latch needs to be adjusted or repaired to function as intended to secure the door. A general repair specialist should be consulted for repair.



2.2 Item 6(Picture)

2.2 Item 7(Video)

2.2 (4) The door frame on the rear storage room door has some soft and decayed wood at the bottom edges where the frame meets the ground. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. All doors should be inspected for similar damage as repairs are made. A general repair specialist or licensed contractor should be consulted for evaluation and repair.



2.2 Item 8(Picture)

2.2 Item 9(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Exit points for piped downspouts are not verified or located.

Limitations

It was or had been raining on the day of the inspection and the roof was not walked on. Walking on wet roofs is dangerous and for our inspector's safety, we do not walk them. A zoom camera and binoculars were used (when necessary) to look closer at items of interest/ concern. Obviously this limits the inspection of the roof as rain can hide evidence of certain defects, such as algae, pitting, etc, and you should view the roof for yourself when it is dry. You may also want to have a roofing contractor evaluate the roof further, especially if it is older.

Styles & Materials

Roof Covering:		Viewed roof covering from:		Drainage Systems:			
Architectural		Ground		Standard Gutters			
		Windows		Gutter guards installed			
		Binoculars					
				IN	NI	NP	RR
3.0	Roof Coverings			•			
3.1	Flashings			•			
3.2	Skylights and Roof Penetrations			•			
3.3	Roof Drainage Systems						•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				IN	NI	NP	RR

Comments:

3.3 Some of the gutter downspouts are not extended or piped to direct roof drainage away from the foundation. Direct drainage from the gutter system can result in water penetration into the foundation area and foundation deterioration. It is typically recommended for downspouts to be piped 5 or 6 feet away from the homes foundation. A gutter specialist should be consulted for evaluation and to make necessary repairs.



3.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Chimneys and Fireplaces

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys is to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys. Any issues noted should be further evaluated by a licensed chimney specialist or licensed general contractor prior to closing on the house or using the fireplace/ chimney.

Limitations

The chimney flue liner and masonry crown are not visible during the home inspection. The masonry crown prevents water penetration between the masonry chimney body and the flue liner. The chimney flue liner contains the fire and exhaust when the chimney is in use. Chimney flues should be cleaned and inspected annually if used for gas or wood burning. Chimney crowns should be maintained and replaced every 5 to 7 years. You should request a complete inspection of the chimney by a specialist prior to closing and or use of the chimney.

Styles & Materials

Chimney:

Premanufactured
Metal Flue

Fireplace:

Gas log unit

		IN	NI	NP	RR
4.0	Chimneys	•			
4.1	Fireplaces	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

4.1 The gas log fire unit is functional. It was turned on long enough to see if it would light and burn properly and was then turned off. The efficiency and drafting of the unit was not tested.



4.1 Item 1(Picture)

5. Plumbing System

All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not found and reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Backflow protection is not a requirement for all homes, and determining the presence or absence of backflow protection is beyond the scope of the inspection. Annual service and inspection of the main waste line will prevent system clogging and backup. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Polybutylene	Plumbing Water Distribution (inside home): PEX Polybutylene
Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon
Water Heater Location: Upstairs Closet	Gas Piping: Black Steel	

		IN	NI	NP	RR
5.0	Plumbing Water Supply, Distribution System and Fixtures				•
5.1	Plumbing Drain, Waste and Vent Systems				•
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				•
5.3	Main Water Shut-off Device (Describe location)	•			
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
5.5	Main Fuel Shut-off (Describe Location)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

5.0 (1) The spray wand in the kitchen does not fully convert the water flow from the main faucet when operated. A licensed plumbing contractor can be consulted for repair/replacement as needed.



5.0 Item 1(Picture)

5.0 (2) The handles on the kitchen sink faucet are loose and need to be tightened. The hot water handle pulled off. This is a simple repair, requiring a set screw to be tightened. A general repair specialist can be consulted as needed.



5.0 Item 2(Picture)

*****Update*****

Item 5.0 (1) repaired by plumber on 10/12/25 after seller backed out.

- Alex Nickodem, Listing Agent

*****Update*****

Item 5.0 (2) was repaired by plumber on 10/11/2025 after buyer backed out.

- Alex Nickodem, Listing Agent

5.0 (3) There is evidence of an old pinhole leak at the main valve in the hall closet. It does not appear to be actively leaking at the time, but sometimes these pinhole leaks will come and go. A licensed plumbing contractor should be consulted for further evaluation and repair/replacement as needed.



5.0 Item 3(Picture)

5.0 (4) The rear upstairs bathroom shower wand leaks where the hose is connected to the shower arm and to the shower head. This needs to be repaired. Consult a general repair specialist for repair/replacement.



5.0 Item 4(Picture)

*****Update*****

Item 5.0 (3) was repaired by plumber on 10/11/2025 after buyer backed out.

- Alex Nickodem, Listing Agent

*****Update*****

Plumber inspected item 5.0 (4) after buyer backed out and found there to be no leak at this section.

- Alex Nickodem, Listing Agent

5.0 (5) The shower diverter valve in the rear upstairs tub-shower is does not fully convert the water flow and should be serviced. A licensed plumbing contractor should be consulted for evaluation and repair.



5.0 Item 5(Picture)

5.0 (6) The rear upstairs bathroom toilet leaks significantly from between the toilet tank and base when flushed. This is an indicator that the seals between the two pieces are damaged and no longer functioning properly. This will lead to property damage and undesirable living conditions if not repaired. A licensed plumbing contractor should be consulted for repair.

Note: there is damage to the base of the vanity beside the toilet as well. This is an indicator that this leak is not a new thing, but it may be getting worse. The home inspector turned the water off to this toilet and did his best to clean up the water that spilled onto the floor.



5.0 Item 6(Picture)



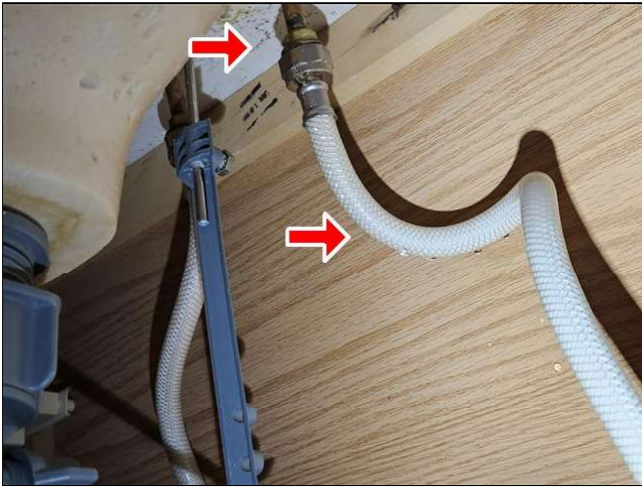
5.0 Item 7(Picture)

*****Update*****

Item 5.0 (6) was repaired by plumber on 10/11/2025 after buyer backed out.

- Alex Nickodem, Listing Agent

5.0 (7) The rear upstairs bathroom sink faucet leaks under the cabinet. Repairs are needed to stop leaking water from damaging the cabinet bottom and to eliminate moisture that may contribute to fungi growth. A licensed plumbing contractor should be consulted for repair.



5.0 Item 8(Picture)



5.0 Item 9(Picture)

5.0 (8) The hot water supply in the upstairs front bathroom sink was lower than typically expected. The other fixtures in the house seemed to have normal amounts of pressure which means there may be an issue with this fixture or the valves may not be fully opened. A licensed plumbing contractor should be consulted for further evaluation and repair.



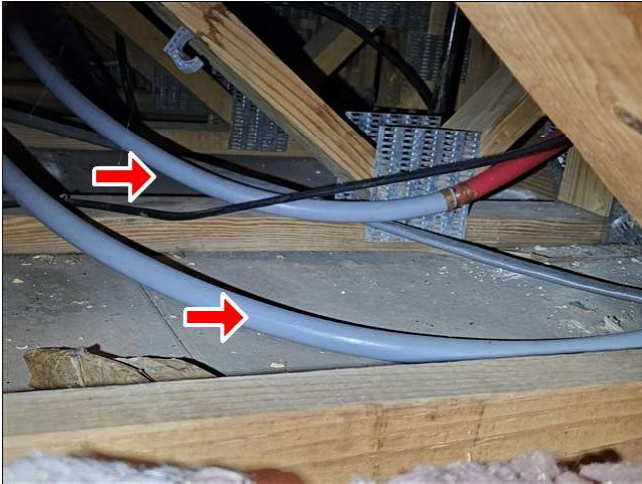
5.0 Item 10(Picture)

*****Update*****

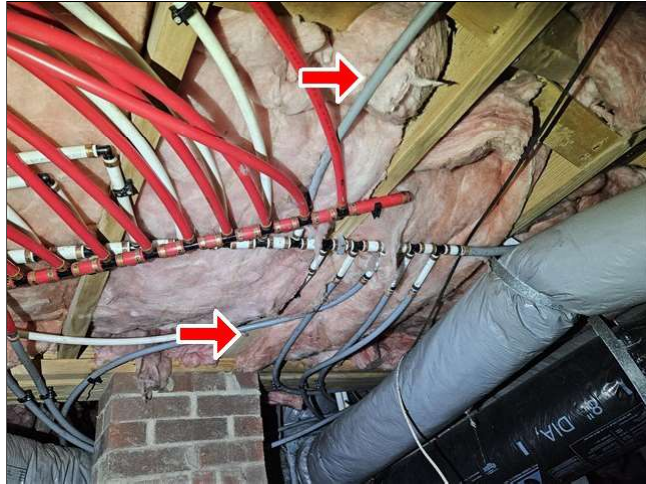
Items 5.0 (7) and (8) were repaired by plumber on 10/11/2025 after buyer backed out.

- Alex Nickodem, Listing Agent

5.0 (9) Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has Brass/Copper fittings. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.



5.0 Item 11(Picture)



5.0 Item 12(Picture)

5.1 (1) One or more of the drains were missing the stoppers and could not be fully tested. The stoppers need to be replaced and the fixtures filled and drained to ensure they are not clogged and are functioning properly. A licensed plumbing contractor can be consulted as needed.

Stoppers were missing in the following locations:

1. Both of the kitchen sinks. There is evidence of past leaks on the drain pipes.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

5.1 (2) There is a parallel P-trap configuration under kitchen sinks. This means each drain line for the two basins has its own trap prior to joining at a wye fitting and going into the wall. When draining a lot of water, say when both basins are filled to wash dishes and then drained, this setup can allow one drain line to siphon the water out of the other trap allowing sewer gases to escape into the home. This set up is common for the age of the home, and may not cause you any issues, but is technically incorrect and not the best way of draining the sinks. If you have concerns, a licensed plumbing contractor can be consulted to properly plumb

this drain line.



5.1 Item 3(Picture)

5.1 (3) Evidence suggests that the drain line for the master bathroom sink was leaking in or at the wall at some point in time. There is damage/moisture lines on the cabinet in this area consistent with a leak. It was dry at the time of the inspection, but you should monitor it once the house is put into use to ensure that the leak does not show up. If you have concerns, consult a licensed plumbing contractor and ask the sellers for any information about this leak and what repairs were done.



5.1 Item 4(Picture)

5.1 (4) The rear upstairs bathroom sink stopper does not function properly and should be serviced. The actuating rod would not move the stopper up or down. The stopper needs to be repaired/replaced to function properly. A licensed plumbing contractor should be consulted for repair/replacement.



5.1 Item 5(Picture)

*****Update*****

Item 5.1 (4) was repaired by plumber on 10/11/25 after the buyer backed out.

- Alex Nickodem, Listing Agent

5.1 (5) The main waste clean out pipe cap is damaged/missing at the front of the house. It may have been hit with a mower and you may want to have it lowered slightly to keep this from reoccurring. The cap needs to be replaced to keep rain water/debris/animals from entering the sewer pipe. Consult a licensed plumbing contractor for repair.



5.1 Item 6(Picture)

5.1 (6) The drain line for the shower in master bathroom was leaking into the crawlspace. It is at a joint just downstream of the P trap.. This needs to be repaired before any further damage occurs. A licensed plumbing contractor should be consulted to locate and repair the leak.



5.1 Item 7(Picture)

5.1 Item 8(Picture)

5.2 (1) The water heater info FYI
Manufacture: Whirlpool
Mod: BFG1F4040S3NOV
Ser: 0806T418186
MFD: 02/2008

Update

Item 5.1 (6) was repaired by plumber on 10/11/2025 after buyer backed out.

- Alex Nickodem, Listing Agent



5.2 Item 1(Picture)

Update

5.2 (1) New gas water heater (State) installed on 10/11/2025 after buyer backed out.

- Alex Nickodem, Listing Agent

5.2 (2) The gas water heater for this house needs further evaluation and most likely replacement. It has several issues that need to be evaluated and addressed. For starters, when you open the door to the closet containing the water heater, a distinct odor of gas could be smelled. The gas valve/controller is corroded. This unit is older and the gas valves for these often go bad leading to a small leaks. There's also corrosion around the flu and down the side of the unit indicating leaks or poor drafting of the unit. The temperature pressure relief valve is also corroded. There is also no drip leg for the gas line. This unit is older and is not in great shape. It needs to be evaluated and most likely replaced by licensed plumbing contractor.



5.2 Item 2(Picture)



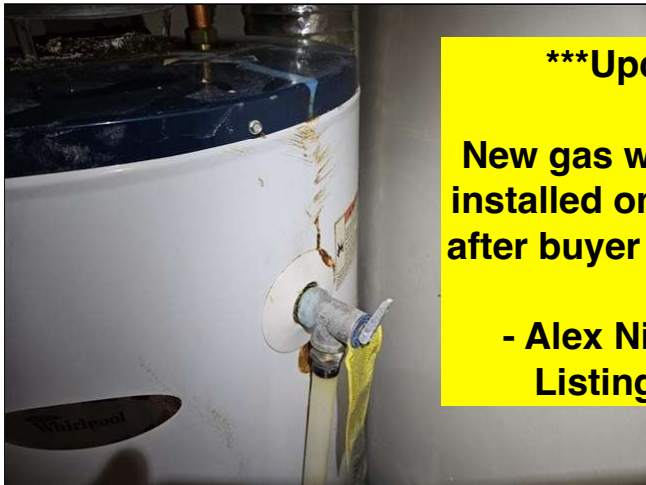
5.2 Item 3(Picture)



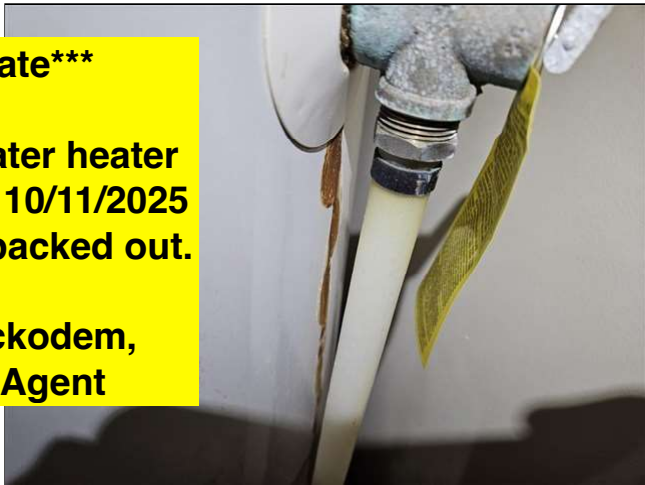
5.2 Item 4(Picture)



5.2 Item 5(Picture)



5.2 Item 6(Picture)



5.2 Item 7(Picture)

*****Update*****

New gas water heater installed on 10/11/2025 after buyer backed out.

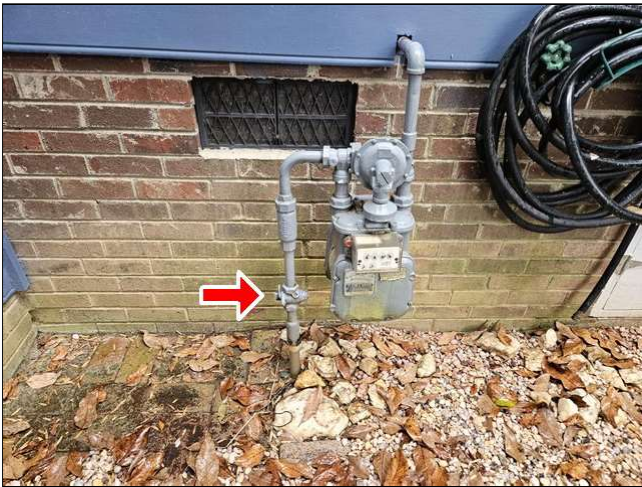
- Alex Nickodem, Listing Agent

5.3 The main shut off is the red knob located in the hall closet. This is for your information.



5.3 Item 1(Picture)

5.5 The main fuel shut off is at the gas meter outside



5.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

All Electrical items listed below that were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernization. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

Styles & Materials

Electrical Service Conductors: Underground Service Aluminum 220 volts	Ground Type: Buried Rod	Panel Capacity: 125 AMP
Panel Type: Circuit breakers	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex

		IN	NI	NP	RR
6.0	Service Entrance Conductors	•			
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•
6.6	Location of Main and Distribution Panels	•			
6.7	Smoke Detectors	•			
6.8	Carbon Monoxide Detectors	•			
6.9	Backup Generators and Components				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

6.3 (1) One or more of the light fixtures in the house had a bulb or bulbs that were not working or were missing. These bulbs need to be replaced to ensure the issue is with the bulbs and not the fixtures. If the fixtures do not work once the bulbs have been replaced, then a licensed electrical contractor can be consulted for further evaluation.

The burnt/missing bulbs were noted in the following locations:

1. In the dining area.
2. In the front upstairs bedroom fan light.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

6.3 (2) One or more of the fans wobble and are out of balance. This can lead to property damage if the fan were to fall. A licensed electrical contractor should be consulted for a complete evaluation of all the fans to ensure they are working properly and safely and to repair as necessary.

The off balance fans were noted:

1. In the kitchen.

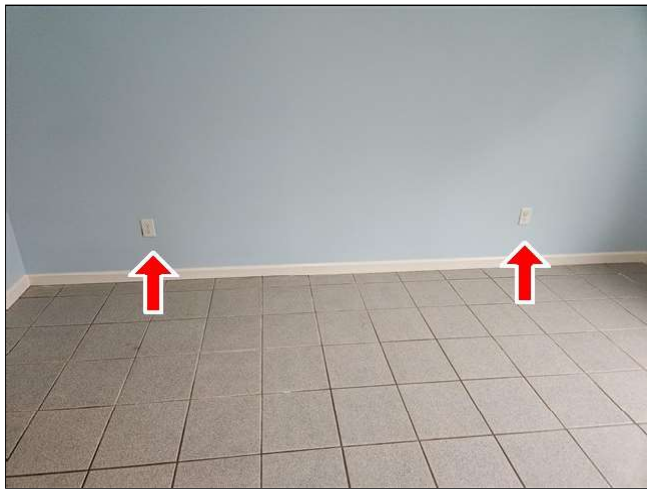


6.3 Item 3(Picture)

6.3 (3) One or more outlets tested as having an open ground, and should be serviced. Equipment grounds are an important safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted to make repairs as necessary to ensure the outlets are functioning safely and properly.

Open ground outlets were located:

- 1. Four of the outlets in the rear right sunroom.



6.3 Item 4(Picture)

6.3 Item 5(Picture)



6.3 Item 6(Picture)

6.3 (4) The outlet in the laundry room is cracked/damaged. This is an important safety feature and keeps users from accidentally shocking themselves (especially kids). The cover plate needs to be replaced. A general repair specialist can be consulted as needed.



6.3 Item 7(Picture)

*****Update*****

Item 6.3 (3) was repaired by electrician on 10/13/25 after the buyer backed out.

- Alex Nickodem, Listing Agent

*****Update*****

Item 6.3 (4): Cover replaced on 10/13/25 after the buyer backed out.

- Alex Nickodem, Listing Agent

6.5 The exterior receptacles in this house are not GFCI protected. GFCI outlets add an important safety feature to electrical systems. You should consider upgrading the electrical system to include GFCI protection. A licensed electrical contractor can be consulted to upgrade the system and ensure you are protected.



*****Update*****

Item 6.5 was repaired by electrician on 10/13/25 after the buyer backed out.

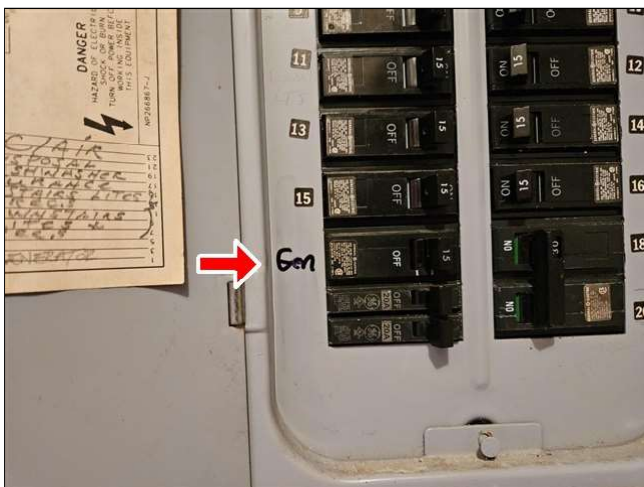
- Alex Nickodem, Listing Agent

6.5 Item 1(Picture)

6.6 The main panel box is located in the storage room.

6.9 The main panel has a breaker labeled for a generator. It has no interlock feature to keep the generator breaker from being turned on when the main breaker is also turned on. This is dangerous to both linemen working on the electrical grid as well as to your generator. All panels with a generator supply should be set up in a manner that only allows the panel to be fed from one power source. When running off the main grid, the generator breaker should be off so that the plug is dead and no power can be fed back to the generator which can damage the unit. When the generator is supplying the power, the main breaker should be locked out so no power can be fed back into the main grid which could seriously injure utility personnel working on the lines. A licensed electrical contractor should be consulted to properly install a generator interlock kit in this panel.

The wrong type of receptacle was used for the generator hookup. The plug used in this house would require a cord from the generator with a male plug on both sides, which is very dangerous. The receptacle at the panel should be a plug that accepts a female plug and is protected. A licensed electrical contractor should be consulted for a complete evaluation of the generator components and to make repairs as needed to ensure the system is safe.



6.9 Item 1(Picture)



6.9 Item 2(Picture)



6.9 Item 3(Picture)

*****Update*****

**Item 6.9 (4): There is no generator.
This outlet is for charging the
battery to the sellers' camper trailer.
Breaker incorrectly labeled as
"generator".**

- Alex Nickodem, Listing Agent

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, which includes a visual inspection and operation of the seasonally appropriate system, but we are not specialists. Moreover, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Also, comfort levels vary from person to person and are not the focus of a home inspection.

Limitations

Styles & Materials

Heat Equipment: Furnace	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Ductwork: Insulated Flexible	Filter Type: Disposable	Cooling Equipment Type: Split System
Cooling Equipment Energy Source: Electricity	Number of AC Only Units: One	Were maintenance panels removed: Yes

		IN	NI	NP	RR
7.0	Heating Equipment				•
7.1	Normal Operating Controls	•			
7.2	Automatic Safety Controls	•			
7.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
7.4	Presence of Installed Heat Source in Each Room	•			
7.5	Cooling and Air Handler Equipment	•			

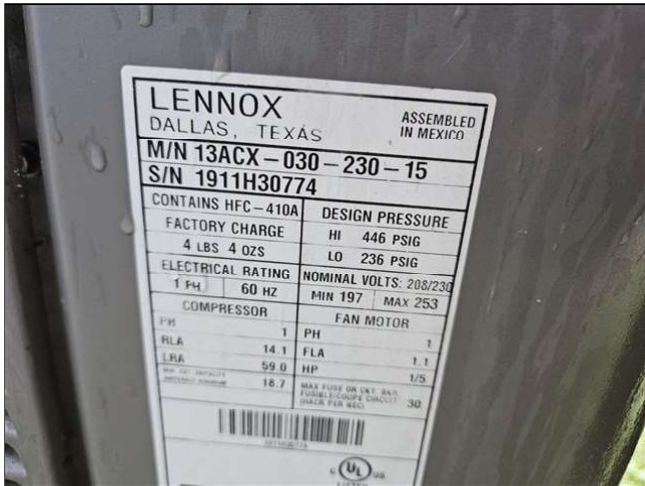
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

7.0 (1) System one information:
Exterior unit
Manufacturer: Lennox
Mod #: 13ACX-030-230-15
Ser #: 1911H30774
MFD: 08/2011

Furnace
Manufacturer: Lennox
Mod #: ML180UH070P36A-01
Ser #: 5911H30329
MFD: 08/2011



7.0 Item 1(Picture)

7.0 Item 2(Picture)

7.0 (2) There are some water marks on the bottom of the flu pipe, below the bottom of the draft fan assembly, and some corrosion inside the furnace cabinet. This is an indicator that some of the exhaust gases are condensing inside the flu before they completely exit the home. This is not a high efficiency furnace and is not designed for condensate to flow back into the unit. This can lead to damage of the unit over time. No puddles of condensate were noted in the unit at the time of the inspection. You may want to have a HVAC technician evaluate the flu, draft fan, and unit in general to ensure it is functioning and drafting properly. Repairs should be made as needed.



7.0 Item 3(Picture)

7.0 Item 4(Picture)



7.0 Item 5(Picture)



7.0 Item 6(Picture)

7.3 (1) The right floor register grill is missing from the HVAC supply in the master bedroom. This needs to be installed to keep items from falling into the duct. A hvac contractor can be consulted as needed.



7.3 Item 1(Picture)

7.3 (2) Both the water heater and the furnace are inside of closets in the upstairs hallway. This is okay, but does require certain amounts of intake air to be supplied. For both of these units, the intake air is being supplied by flexible duct work that goes up into the attic. All of these ducts were noted to be partially blocked by insulation in the attic which means they are not moving nearly as much air as they are supposed to. This can starve these units for air and cause them to not burn properly which could lead to carbon monoxide build up, which can be deadly. These ducts need to be adjusted so that they are free-flowing and not blocked. A HVAC technician can be consulted as needed for repair.



7.3 Item 2(Picture)



7.3 Item 3(Picture)



7.3 Item 4(Picture)



7.3 Item 5(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector does their best to evaluate the adequacy of the insulation and ventilation both under the house and in attic spaces. Obviously, this can be limited in areas that are not accessible or are finished. When evaluating the type and amount of insulation in the attic and crawl space, we use only generic terms, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it (except where required in the crawl space), and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Any concerns documented in the report should be evaluated by a licensed general contractor and repaired prior to closing.

Styles & Materials

Attic Insulation: Blown Fiberglass Batt Fiberglass	Attic Ventilation: Gable vents Ridge vents Soffit Vents	Bathroom Ventilation: Window Exhaust Fans
Dryer Vent: Metal	Floor System Insulation: Faced Batt Fiberglass	Crawl Space Ventilation: Foundation vents Partial Vapor Barrier

		IN	NI	NP	RR
8.0	Insulation in Attic				•
8.1	Insulation Under Floor System				•
8.2	Vapor Barriers (in Crawlspce or basement)				•
8.3	Ventilation of Attic and Foundation Areas				•
8.4	Venting Systems (Whole House Fans, Kitchens, Baths and Laundry)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 A section of the fiber batt insulation on the wall to the right of the access door is not properly installed/ supported and has fallen down. This needs to be put back in place to function as intended. A general repair specialist can be consulted as needed for repair.



8.0 Item 1(Picture)

*****Update*****

All new insulation added throughout crawl space on 10/10/2025 after buyer backed out.

- Alex Nickodem, Listing Agent

8.1 Some pieces of insulation are hanging or have fallen from between the floor joists. This could lead to condensation/mold growth on the sub flooring and inadequate heating/cooling of living spaces. The insulation needs to be replaced/repared. Consult a licensed general contractor for repair.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)



8.1 Item 5(Picture)



8.1 Item 6(Picture)

*****Update*****

All new insulation added throughout crawl space on 10/10/2025 after buyer backed out.



8.1 Item 7(Picture)

8.2 The vapor barrier in the crawl space is missing in a few areas. Vapor barriers should cover the entire floor space to work properly. Missing sections can allow higher levels of moisture into the crawl space which can lead to undesirable living conditions. A general repair specialist should be consulted for repair.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.3 The crawlspace may not adequately ventilated, which is demonstrated by the higher than normal levels of moisture and mold. This will accelerate the deterioration of the framing, and generally contribute to unhealthy conditions. The ventilation needs further review by a licensed general contractor with crawl space

*****Update*****

New vapor barrier added throughout crawl space on 10/10/2025 after buyer backed out.

- Alex Nickodem, Listing Agent

experience. Please note that the home inspector was concerned with the moisture issues and their effect on the house, not the health implications of mold. If you have further concerns about the mold, consult your Dr. or an industrial hygienist.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)

***** Update *****

As noted by home inspector “Missing sections can allow higher levels of moisture into the crawl space...” As the new vapor barrier was installed on 10/10/25 throughout the crawl space (after previous buyer inspection), there are no longer any missing sections.

- Alex Nickodem, Listing Agent

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Doors, Windows, and Interiors

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. At least one window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Homeowners should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase.

Limitations

Styles & Materials

Interior Doors:		Window Types:	Attic Access and Info:			
Hollow core		Double-hung	Pull Down Ladder Scuttle Hole Attic walked			
			IN	NI	NP	RR
9.0	Ceilings		•			
9.1	Walls		•			
9.2	Floors		•			
9.3	Steps, Stairways, Balconies and Railings		•			
9.4	Counters and Cabinets (representative number)					•
9.5	Doors (representative number)		•			
9.6	Windows (representative number)					•
9.7	Attic Access					•
9.8	Misc Items of Concern					•
9.9	Environmental Concerns					•
			IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.4 The floor of the kitchen sink cabinet is functional, but moisture damaged. There could be hidden damage under the floor of the cabinet. IF you are concerned, a licensed general contractor should be consulted for invasive inspection and repair where necessary.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

9.6 (1) One or more of the window panes in the house have evidence of broken hermetic seals, which should be replaced. Windows with damaged seals are usually noticed by condensation build up or cloudy/ghosting panes. Damaged seals or ghosting windows no longer contain the gas that makes them energy efficient and thermally insulated. The ghosting can change with the weather and therefore not all damaged windows may have been noticeable at the time of the inspection. A window specialist should be consulted to evaluate all the windows and to repair/replace as necessary.

The windows noted at the time of the inspection to be ghosted were:

1. The windows in the dining area.
2. The windows in the master bedroom.
3. The side windows in the sunroom .
4. The windows in the front upstairs bedroom.



9.6 Item 1(Picture)



9.6 Item 2(Picture)



9.6 Item 3(Picture)



9.6 Item 4(Picture)

9.6 (2) The two rear sunroom window panes in the house were painted shut or otherwise would not open. This limits the inspection of the windows and is a safety concern should the windows need to be opened for emergency egress. All windows should be made to move freely in order to function properly. A window specialist should be consulted for further evaluation and repair as necessary.



9.6 Item 5(Picture)

9.7 (1) The attic access steps are installed using screws and not 16D nails which are recommended. This could be a hazardous condition and could lead to personal injury and property damage. The steps need to be evaluated and repaired to ensure they are installed properly and function safely. A licensed general contractor should be consulted for evaluation and repair.



9.7 Item 1(Picture)



9.7 Item 2(Picture)

9.7 (2) Insulation is missing from the attic steps. This can lead to condensation buildup on and around the steps and lead to property damage and uneven heating/cooling. The insulation needs to be replaced. A general repair specialist can be consulted for replacement as needed.



9.7 Item 3(Picture)

9.8 (1) The stall shower in the master bathroom needs new caulk at the floor to wall junction. The grout is starting to crack and pop away and caulk will help to keep water from getting under the tile which can lead to property damage. A flooring/tile specialist can be consulted for repair as needed.



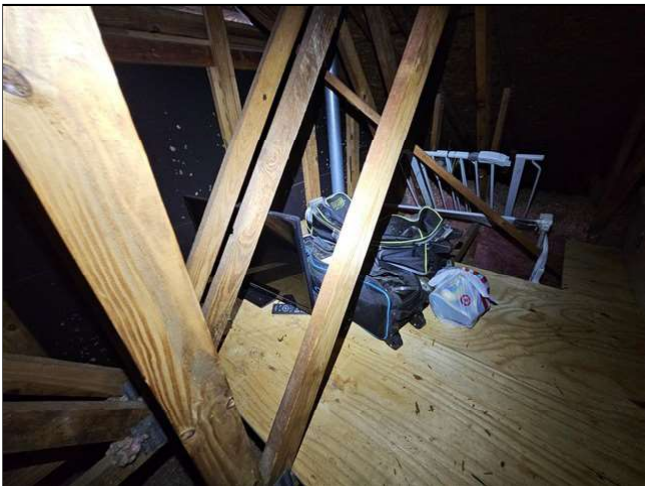
9.8 Item 1(Picture)

9.8 Item 2(Picture)



9.8 Item 3(Picture)

9.8 (2) FYI: There is still some of the current owners belongings in the attic. You may want to have the seller remove these so that you don't have to deal with it after you close on the house. Consult the seller for removal.



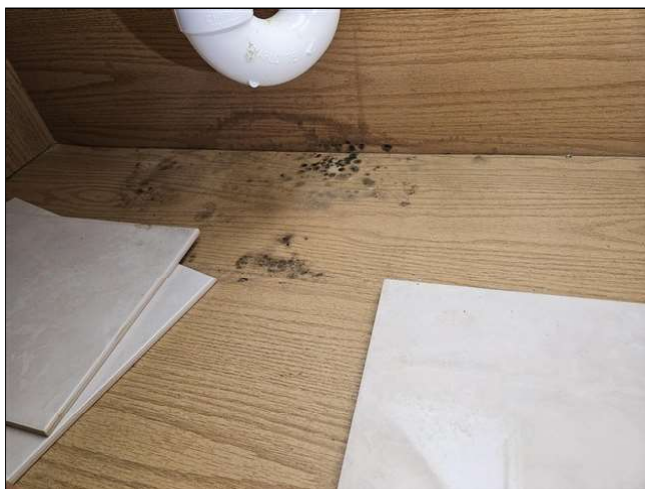
9.8 Item 4(Picture)

9.8 Item 5(Picture)

9.9 Mold was noticed in one or more areas throughout the house. Mold growth indicates higher than typical levels of moisture and can be a symptom of issues with the home's ventilation. While we did not test for mold and were not doing a mold inspection, you may want to have an industrial hygienist evaluate the house for mold and other contaminants. Please note, the home inspector is not concerned with health issues related to mold, only moisture issues and possible damage to the home. All health concerns should be addressed to your doctor or industrial hygienist.

Mold was noticed in the following locations:

1. Under the sink in the master bathroom downstairs.
2. The ceiling in the rear storage closet.



9.9 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Any concerns should be evaluated by the appropriate specialist.

Styles & Materials

Range/Oven:

Electric

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops				•
10.2	Disposal				•
10.3	Range Hood/Downdraft Fan	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

- 10.0 The dishwasher is functional. It was operated through the normal cycle or until a defect is discovered. The effectiveness of the cleaning was not determined.
- 10.1 (1) The electric range is functional. The range/oven elements were operated with the indicator set to high until the element was noted to be fully red or a defect was discovered. The unit calibration was not verified. If you would like to verify the temperature calibration, an appliance specialist should be consulted.
- 10.1 (2) The light for the oven did not function. This is an important feature that allows you to see in the oven to determine the progress of the items you are cooking. An appliance repair specialist should be consulted for repair.



10.1 Item 1(Picture)

- 10.2 (1) The garbage disposal is functional. It was operated for 10 seconds or until a defect was noted. The grinding effectiveness or the feasibility of use for the waste system was not determined.
- 10.2 (2) The wiring for the disposal is not protected in conduit like it should be. All exposed wiring should be

protected in conduit to keep it from being accidently damaged. A licensed electrical contractor or appliance specialist should be consulted for repair.



10.2 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



Rock Solid Home Inspections

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Customer
Jane Marshall

Address
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Chapel Hill NC 27516

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

1. Foundation and Structural Components

1.0 Foundations, Basement and Crawlspace

Repair or Replace

Efflorescence (salt stains) was noted on the foundation walls. These stains indicate the foundation has been cyclically wet and dry. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment that encourages insects and fungal growth such as mold/mildew. Water in the foundation walls can be an indication of absent or damaged waterproofing and foundation drainage issues. These stains are common in most houses but are an indication of a deficiency. If you are concerned, consult a licensed general contractor for further evaluation to determine the source of the moisture and to make repairs as necessary.

1.5 Roof Structure and Attic

Repair or Replace

(1) Evidence of leaks were noted in the attic in one or more areas. These were noted from the discolored sheathing. The wood was dry at the time of the inspection which could mean these leaks are historical, or they could be active. Attic sheathing dries out very quickly making it hard to determine if leaks are active or not when it is not raining. The wood in these areas was discolored in a manner typical of a long term leak. Leaks should be repaired as soon as possible to keep the damage from getting worse. All adjacent areas should also be evaluated for any hidden damage and repaired. A licensed general contractor or roofing contractor should be consulted to fully evaluate the roof and the sheathing and to repair as necessary.

Leaks were noted in the following areas:

1. In the attic above the master bedroom.
2. On the ceiling above the rear storage room. There is no access to the attic above.

(2) Shelves have been added to the trusses in the attic. Trusses are engineered components and cannot be altered without engineering review/approval. These shelves could affect how the trusses support the roof loads as top loading of these truss webs is almost certainly outside of the design parameters. An engineer should be consulted to determine the significance of the concern and to make determine if repairs are needed. IF repairs are needed, a licensed general contractor can be consulted as needed.

2. Exterior

2.0 Wall Cladding and Flashing

Repair or Replace

Portions of the hardboard siding are decayed/damaged from exposure to moisture. The damage was noted on all sides of the home along the bottom edges of the siding, at face nails, and at joints. Hardboard siding needs to be properly maintained to keep water and pests from entering the home. Damaged/decayed siding can lead to property damage and undesirable living conditions. A licensed general contractor or siding specialist should be consulted for a complete evaluation of the siding and adjacent components and for repair where necessary.

2.1 Trim, Eaves, Soffits and Fascias

Repair or Replace

Sections of the wood trim/fascia/soffit are soft and decayed in a manner typical of water penetration. Water penetration can lead to property damage and undesirable living conditions and should be repaired as soon as possible. A licensed general contractor can be consulted to fully evaluate the trim and to repair any areas needed.

Soft/damaged wood was noted in the following locations:

1. The top of the chimney.

2.2 Doors (Exterior)

Repair or Replace

(1) The door handle for the front storm door does not operate properly. The handle does not turn downward, only upward, to recess the strike pin. This is backwards from normal. Also holes were not cut into the door frame to allow the latch pin or the deadbolt to properly seat to secure the door. These items need to be repaired for the door to function as intended. A general repair specialist can be consulted as needed.

(2) The door frame on the rear door has some soft and decayed wood at the bottom edges where the frame meets the ground. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. All doors should be inspected for similar damage as repairs are made. A general repair specialist or licensed contractor should be consulted for evaluation and repair.

(3) The main latch for the rear door did not function to latch the door securely shut. The dead bolt worked fine. The main latch needs to be adjusted or repaired to function as intended to secure the door. A general repair specialist should be consulted for repair.

(4) The door frame on the rear storage room door has some soft and decayed wood at the bottom

edges where the frame meets the ground. Decay in the door frames can result in leaking and water penetration and should be repaired as soon as possible. All doors should be inspected for similar damage as repairs are made. A general repair specialist or licensed contractor should be consulted for evaluation and repair.

3. Roofing

3.3 Roof Drainage Systems

Repair or Replace

Some of the gutter downspouts are not extended or piped to direct roof drainage away from the foundation. Direct drainage from the gutter system can result in water penetration into the foundation area and foundation deterioration. It is typically recommended for downspouts to be piped 5 or 6 feet away from the homes foundation. A gutter specialist should be consulted for evaluation and to make necessary repairs.

5. Plumbing System

5.0 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) The spray wand in the kitchen does not fully convert the water flow from the main faucet when operated. A licensed plumbing contractor can be consulted for repair/replacement as needed.

(2) The handles on the kitchen sink faucet are loose and need to be tightened. The hot water handle pulled off. This is a simple repair, requiring a set screw to be tightened. A general repair specialist can be consulted as needed.

(3) There is evidence of an old pinhole leak at the main valve in the hall closet. It does not appear to be actively leaking at the time, but sometimes these pinhole leaks will come and go. A licensed plumbing contractor should be consulted for further evaluation and repair/replacement as needed.

(4) The rear upstairs bathroom shower wand leaks where the hose is connected to the shower arm and to the shower head. This needs to be repaired. Consult a general repair specialist for repair/replacement.

(5) The shower diverter valve in the rear upstairs tub-shower is does not fully convert the water flow and should be serviced. A licensed plumbing contractor should be consulted for evaluation and repair.

(6) The rear upstairs bathroom toilet leaks significantly from between the toilet tank and base when flushed. This is an indicator that the seals between the two pieces are damaged and no longer functioning properly. This will lead to property damage and undesirable living conditions if not repaired. A licensed plumbing contractor should be consulted for repair.

Note: there is damage to the base of the vanity beside the toilet as well. This is an indicator that this leak is not a new thing, but it may be getting worse. The home inspector turned the water off to this toilet and did his best to clean up the water that spilled onto the floor.

(7) The rear upstairs bathroom sink faucet leaks under the cabinet. Repairs are needed to stop leaking water from damaging the cabinet bottom and to eliminate moisture that may contribute to fungi growth. A licensed plumbing contractor should be consulted for repair.

(8) The hot water supply in the upstairs front bathroom sink was lower than typically expected. The other fixtures in the house seemed to have normal amounts of pressure which means there may be an issue with this fixture or the valves may not be fully opened. A licensed plumbing contractor should be consulted for further evaluation and repair.

(9) Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has Brass/Copper fittings. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

5.1 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) One or more of the drains were missing the stoppers and could not be fully tested. The stoppers need to be replaced and the fixtures filled and drained to ensure they are not clogged and are functioning properly. A licensed plumbing contractor can be consulted as needed.

Stoppers were missing in the following locations:

1. Both of the kitchen sinks. There is evidence of past leaks on the drain pipes.
- (2) There is a parallel P-trap configuration under kitchen sinks. This means each drain line for the two basins has its own trap prior to joining at a wye fitting and going into the wall. When draining a lot of water, say when both basins are filled to wash dishes and then drained, this setup can allow one drain line to siphon the water out of the other trap allowing sewer gases to escape into the home. This set up is common for the age of the home, and may not cause you any issues, but is technically incorrect and not the best way of draining the sinks. If you have concerns, a licensed plumbing contractor can be consulted to properly plumb this drain line.
- (3) Evidence suggests that the drain line for the master bathroom sink was leaking in or at the wall at some point in time. There is damage/moisture lines on the cabinet in this area consistent with a leak. It was dry at the time of the inspection, but you should monitor it once the house is put into use to ensure that the leak does not show up. If you have concerns, consult a licensed plumbing contractor and ask the sellers for any information about this leak and what repairs were done.
- (4) The rear upstairs bathroom sink stopper does not function properly and should be serviced. The actuating rod would not move the stopper up or down. The stopper needs to be repaired/replaced to function properly. A licensed plumbing contractor should be consulted for repair/replacement.
- (5) The main waste clean out pipe cap is damaged/missing at the front of the house. It may have been hit with a mower and you may want to have it lowered slightly to keep this from reoccurring. The cap needs to be replaced to keep rain water/debris/animals from entering the sewer pipe. Consult a licensed plumbing contractor for repair.
- (6) The drain line for the shower in master bathroom was leaking into the crawlspace. It is at a joint just downstream of the P trap.. This needs to be repaired before any further damage occurs. A licensed plumbing contractor should be consulted to locate and repair the leak.

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

(2) The gas water heater for this house needs further evaluation and most likely replacement. It has several issues that need to be evaluated and addressed. For starters, when you open the door to the closet containing the water heater, a distinct odor of gas could be smelled. The gas valve/controller is corroded. This unit is older and the gas valves for these often go bad leading to a small leaks. There's also corrosion around the flu and down the side of the unit indicating leaks or poor drafting of the unit. The temperature pressure relief valve is also corroded. There is also no drip leg for the gas line. This unit is older and is not in great shape. It needs to be evaluated and most likely replaced by licensed plumbing contractor.

6. Electrical System

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) One or more of the light fixtures in the house had a bulb or bulbs that were not working or were missing. These bulbs need to be replaced to ensure the issue is with the bulbs and not the fixtures. If the fixtures do not work once the bulbs have been replaced, then a licensed electrical contractor can be consulted for further evaluation.

The burnt/missing bulbs were noted in the following locations:

1. In the dining area.

2. In the front upstairs bedroom fan light.

(2) One or more of the fans wobble and are out of balance. This can lead to property damage if the fan were to fall. A licensed electrical contractor should be consulted for a complete evaluation of all the fans to ensure they are working properly and safely and to repair as necessary.

The off balance fans were noted:

1. In the kitchen.

(3) One or more outlets tested as having an open ground, and should be serviced. Equipment grounds are an important safety feature to prevent electrical shock hazards and property damage. A licensed electrical contractor should be consulted to make repairs as necessary to ensure the outlets are functioning safely and properly.

Open ground outlets were located:

1. Four of the outlets in the rear right sunroom.

(4) The outlet in the laundry room is cracked/damaged. This is an important safety feature and keeps users from accidentally shocking themselves (especially kids). The cover plate needs to be replaced. A general repair specialist can be consulted as needed.

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

The exterior receptacles in this house are not GFCI protected. GFCI outlets add an important safety feature to electrical systems. You should consider upgrading the electrical system to include GFCI protection. A licensed electrical contractor can be consulted to upgrade the system and ensure you are protected.

6.9 Backup Generators and Components

Repair or Replace

The main panel has a breaker labeled for a generator. It has no interlock feature to keep the generator breaker from being turned on when the main breaker is also turned on. This is dangerous to both lineman working on the electrical grid as well as to your generator. All panels with a generator supply should be set up in a manner that only allows the panel to be fed from one power source. When running off the main grid, the generator breaker should be off so that the plug is dead and no power can be fed back to the generator which can damage the unit. When the generator is supplying the power, the main breaker should be locked out so no power can be fed back into the main grid which could seriously injure utility personnel working on the lines. A licensed electrical contractor should be consulted to properly install a generator interlock kit in this panel.

The wrong type of receptacle was used for the generator hookup. The plug used in this house would require a cord from the generator with a male plug on both sides, which is very dangerous. The receptacle at the panel should be a plug that accepts a female plug and is protected. A licensed electrical contractor should be consulted for a complete evaluation of the generator components and to make repairs as needed to ensure the system is safe.

7. Heating and Cooling

7.0 Heating Equipment

Repair or Replace

(2) There are some water marks on the bottom of the flu pipe, below the bottom of the draft fan assembly, and some corrosion inside the furnace cabinet. This is an indicator that some of the exhaust gases are condensing inside the flu before they completely exit the home. This is not a high efficiency furnace and is not designed for condensate to flow back into the unit. This can lead to damage of the unit over time. No puddles of condensate were noted in the unit at the time of the inspection. You may want to have a HVAC technician evaluate the flu, draft fan, and unit in general to ensure it is functioning and drafting properly. Repairs should be made as needed.

7.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**Repair or Replace**

(1) The right floor register grill is missing from the HVAC supply in the master bedroom. This needs to be installed to keep items from falling into the duct. A hvac contractor can be consulted as needed.

(2) Both the water heater and the furnace are inside of closets in the upstairs hallway. This is okay, but does require certain amounts of intake air to be supplied. For both of these units, the intake air is being supplied by flexible duct work that goes up into the attic. All of these ducts were noted to be partially blocked by insulation in the attic which means they are not moving nearly as much air as they are supposed to. This can starve these units for air and cause them to not burn properly which could lead to carbon monoxide build up, which can be deadly. These ducts need to be adjusted so that they are free-flowing and not blocked. A HVAC technician can be consulted as needed for repair.

8. Insulation and Ventilation**8.0 Insulation in Attic****Repair or Replace**

A section of the fiber batt insulation on the wall to the right of the access door is not properly installed/supported and has fallen down. This needs to be put back in place to function as intended. A general repair specialist can be consulted as needed for repair.

8.1 Insulation Under Floor System**Repair or Replace**

Some pieces of insulation are hanging or have fallen from between the floor joists. This could lead to condensation/mold growth on the sub flooring and inadequate heating/cooling of living spaces. The insulation needs to be replaced/repared. Consult a licensed general contractor for repair.

8.2 Vapor Barriers (in Crawl space or basement)**Repair or Replace**

The vapor barrier in the crawl space is missing in a few areas. Vapor barriers should cover the entire floor space to work properly. Missing sections can allow higher levels of moisture into the crawl space which can lead to undesirable living conditions. A general repair specialist should be consulted for repair.

8.3 Ventilation of Attic and Foundation Areas**Repair or Replace**

The crawlspace may not adequately ventilated, which is demonstrated by the higher than normal levels of moisture and mold. This will accelerate the deterioration of the framing, and generally contribute to unhealthy conditions. The ventilation needs further review by a licensed general contractor with crawl space experience. Please note that the home inspector was concerned with the moisture issues and their effect on the house, not the health implications of mold. If you have further concerns about the mold, consult your Dr. or an industrial hygienist.

9. Doors, Windows, and Interiors**9.4 Counters and Cabinets (representative number)****Repair or Replace**

The floor of the kitchen sink cabinet is functional, but moisture damaged. There could be hidden damage under the floor of the cabinet. IF you are concerned, a licensed general contractor should be consulted for invasive inspection and repair where necessary.

9.6 Windows (representative number)**Repair or Replace**

(1) One or more of the window panes in the house have evidence of broken hermetic seals, which should be replaced. Windows with damaged seals are usually noticed by condensation build up or

cloudy/ghosting panes. Damaged seals or ghosting windows no longer contain the gas that makes them energy efficient and thermally insulated. The ghosting can change with the weather and therefore not all damaged windows may have been noticeable at the time of the inspection. A window specialist should be consulted to evaluate all the windows and to repair/replace as necessary.

The windows noted at the time of the inspection to be ghosted were:

1. The windows in the dining area.
2. The windows in the master bedroom.
3. The side windows in the sunroom .
4. The windows in the front upstairs bedroom.

(2) The two rear sunroom window panes in the house were painted shut or otherwise would not open. This limits the inspection of the windows and is a safety concern should the windows need to be opened for emergency egress. All windows should be made to move freely in order to function properly. A window specialist should be consulted for further evaluation and repair as necessary.

9.7 Attic Access

Repair or Replace

(1) The attic access steps are installed using screws and not 16D nails which are recommended. This could be a hazardous condition and could lead to personal injury and property damage. The steps need to be evaluated and repaired to ensure they are installed properly and function safely. A licensed general contractor should be consulted for evaluation and repair.

(2) Insulation is missing from the attic steps. This can lead to condensation buildup on and around the steps and lead to property damage and uneven heating/cooling. The insulation needs to be replaced. A general repair specialist can be consulted for replacement as needed.

9.8 Misc Items of Concern

Repair or Replace

(1) The stall shower in the master bathroom needs new caulk at the floor to wall junction. The grout is starting to crack and pop away and caulk will help to keep water from getting under the tile which can lead to property damage. A flooring/tile specialist can be consulted for repair as needed.

9.9 Environmental Concerns

Repair or Replace

Mold was noticed in one or more areas throughout the house. Mold growth indicates higher than typical levels of moisture and can be a symptom of issues with the home's ventilation. While we did not test for mold and were not doing a mold inspection, you may want to have an industrial hygienist evaluate the house for mold and other contaminants. Please note, the home inspector is not concerned with health issues related to mold, only moisture issues and possible damage to the home. All health concerns should be addressed to your doctor or industrial hygienist.

Mold was noticed in the following locations:

1. Under the sink in the master bathroom downstairs.
2. The ceiling in the rear storage closet.

10. Built-In Kitchen Appliances

10.1 Ranges/Ovens/Cooktops

Repair or Replace

(2) The light for the oven did not function. This is an important feature that allows you to see in the oven to determine the progress of the items you are cooking. An appliance repair specialist should be consulted for repair.

10.2 Disposal

Repair or Replace

(2) The wiring for the disposal is not protected in conduit like it should be. All exposed wiring should be protected in conduit to keep it from being accidentally damaged. A licensed electrical contractor or

appliance specialist should be consulted for repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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