



Inspection Report

Alex Nickodem

Property Address:
2214 Pathway-3
Chapel Hill NC



ODUM SQUIRES INC

**John Squires North Carolina #2889
109 Apache Trail
Wilmington, NC 28409
919-280-2570**

John R Squires
#2889

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General Info

Property Address

2214 Pathway-3
Chapel Hill NC

Date of Inspection

1/31/2026

Report ID**Customer(s)**

Alex Nickodem

Time of Inspection**Real Estate Agent**

Inspection Details

Standards of Practice:

North Carolina

In Attendance:

Customer representative

Type of building:

Townhome

Approximate age of building:

Over 25 Years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear, Cloudy

Ground/Soil surface condition:

Frozen, Covered with snow, Damp

Rain or Snow in last 3 days:

No

Radon Test:

No

Water Test:

No

Comment Key & Definitions

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.

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Ground

Binoculars

Sky Light(s):

Two

Chimney (exterior):

Metal Flue Pipe

Items

1.0 ROOF COVERINGS

Comments: Repair or Replace

(1) **"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 attorney".**

(2) **All illustrations used in this report are for informational purposes only. They are examples of similar but not exact products, issues or conditions. The drawings or example photos are used as an aid to help clarify photo issues on the subject home or to provide a visual example of a written description. Appliance and equipment photos and illustrations may not be an exact match of those found on the subject property. The drawings and example photos should not be used to determine the type/style of a fixture or appliance on the subject property or whether that system is gas or electric powered, etc.**

(3) Ice/frost and/or snow is present on the roof in areas. This condition can mask defects and other form of damage. This is for your information.

(4) Noted one or more lifted shingles above the lower kitchen roof. Raised or damaged shingles can act as entry point for moisture. A Lifted shingle is also susceptible to wind damage. Recommend the raised shingle be secured to the roof deck and any damage be repaired. Recommend repairs by a qualified roof contractor.

Note: in this case, the shingles are above the flashing and are less likely to leak. However, lifted shingles are prone to wind damage.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

1.1 FLASHINGS

Comments: Inspected

(1) The flashing of the lower left hand roof/s is surface mounted at the outer edge, next to the covered porch. The flashing should be woven under the shingles at the bottom and ideally would be tucked in behind the siding at the top (the siding should lap over the top of the flashing). The flashing should and does run the entire length of the roof and has been let out at the outer edge of the roof to daylight (meaning the edge of the flashing should be visible). In some cases, with different types of siding and roof angles it can be difficult to properly tuck the siding in a normal manner, at the top. The exposed surface mounted flashing should be sealed with caulk at the exposed top edge. This will create a seal, to prevent water entry, but this also creates a maintenance issue; the caulk must be checked and re-sealed/touched up periodically. Recommend repairs by a qualified roofing contractor (this flashing edge should be sealed with an approved exterior grade roofing material).



1.1 Item 1 (Picture)



1.1 Item 2 (Picture)

(2) Noted unsealed holes in the skylight flashing, at the bottom edges. This appears to be the original mounting points, before the roof replacement. This is not uncommon and is normally acceptable, as long as no holes are present below the openings. However, it is a best practice to seal all openings in any exterior flashing materials.



1.1 Item 3 (Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

At least one skylight is present on the subject home. The ceiling and surrounding area has been painted recently, this could mask damage. No leaks were detected at the time inspection. However, you should keep in mind that this is a sealed hole in the roof surface. Although it could function for years without an issue it also could begin to leak at any time. A Leaking skylight could require repairs or replacement. Temporary repairs or hidden sealant can hold out water, the inspector cannot confirm if such conditions exist. This opening will require monitoring and periodic inspection.



1.2 Item 1 (Picture)

1.3 ROOF DRAINAGE SYSTEMS

Comments: Repair or Replace

Noted the following issues with the Gutter Guards:

1.)the gutter is open at the top at the right side above the master bath roof, at the front of the home.

These guard/s are open and/or are misaligned in this area. Large opening in the top of the gutter can allow for the entry of debris and leaves etc. which can lead to clogging. Recommend repairs and/or adjustments as needed to correct this issue.

FYI: this may be difficult to seal off and may require periodic cleaning to prevent clogging.



1.3 Item 1 (Picture)



1.3 Item 2 (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.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap

Siding Material:

Composite board with some fiber-cement repairs areas

Extra Info : some wood trim material is present as well

Exterior Entry Doors:

Steel

Wood

Appurtenance:

Covered porch

Driveway:

Concrete

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

(1) The caulk between the vertical wood board and the siding veneer is deteriorating/separating and/or is missing, at the vertical seam (on the left side of the home). Caulk is used to seal the transition point between these two dissimilar materials to keep out moisture. There were also a few areas where the caulk is beginning to breakdown at the siding butt joints. Recommend the transition between the wood trim board and siding material be sealed with an exterior grade sealant.



2.0 Item 1 (Picture)

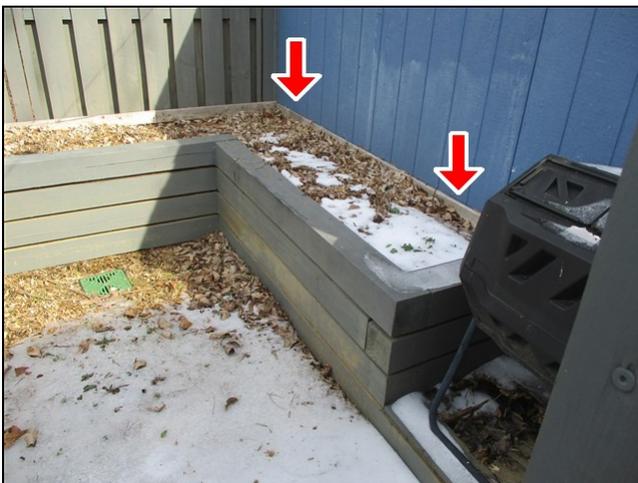
(2) The siding is showing signs of previous and active water absorption which has lead to blisters, swelling and/or deterioration, in areas. This is most notable at the nail penetration and at the cut edges above the roof line. In many cases, this siding will continue to function for years if the material is still solid and the paint surface is maintained. Any soft material should be repaired or replaced.

(3) NOTED voids at the foundation and veneer penetrations. This would include the perimeter of the HVAC line set penetration in the foundation wall (photo #2). Any void in the foundation or the veneer can act as an entry point for moisture. Recommend all of the exterior penetrations be sealed.



2.0 Item 2 (Picture) HVAC line set

(4) The raised plant bed, at the rear of the home, is close to the shed on the left side. This can trap moisture and debris against the structure, which can lead to water entry and decay. Recommend repairs as needed/desired.



2.0 Item 3 (Picture) raised plant bed

(5) Paint raiting, chipping and/or is peeling on vertical wood trim board, at the left side of the nome. Paint protects wood and other materials from the elements. Moisture exposure can lead to decay. Recommend the affected areas be prepped and painted to prevent rot and ensure the material functions as intended.



2.0 Item 4 (Picture) peeling paint

(6) Noted un-painted or partially painted siding in the following locations, including but not limited to:

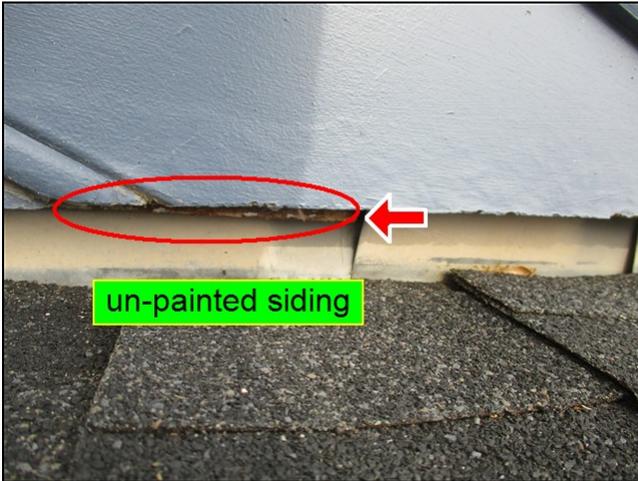
1.)At the angle cut edges above the roof line (At the siding and chimney areas).

This siding needs to be caulked and painted. Most manufactures require primed siding to be painted within 180 days of installation. Paint protects wood and other materials from the elements. Moisture exposure can lead to decay or deterioration. Recommend this exposed primed siding be caulked and painted.

FYI: All exposed un-protected edges of the siding should be painted this includes the sides (ends/edges) and bottom of the siding.



2.0 Item 5 (Picture) siding above kitchen roof



2.0 Item 6 (Picture)

(7) Damage siding noted in the following locations:

- 1.)the bottom piece of siding at the kitchen roof (next to the porch ceiling) has decay on the cut end (photo #7,8&9)
- 2.)The chimney has loose and/or damaged siding present. The bottoms of the corner boards are breaking down at the cut edge (likely caused by water absorption due to lack of paint). (photo #10)
- 3.)at the right side of the shed: there is gaping at the repairs, un-painted siding and damage near the base. (photo #11)
- 4.)decay is present at the base of the door on the shed (photo #12)
- 6.)at the base of the front porch columns (photo #13)

Any opening in the veneer can be a potential entry point for moisture. Recommend the damaged pieces of siding be replaced.



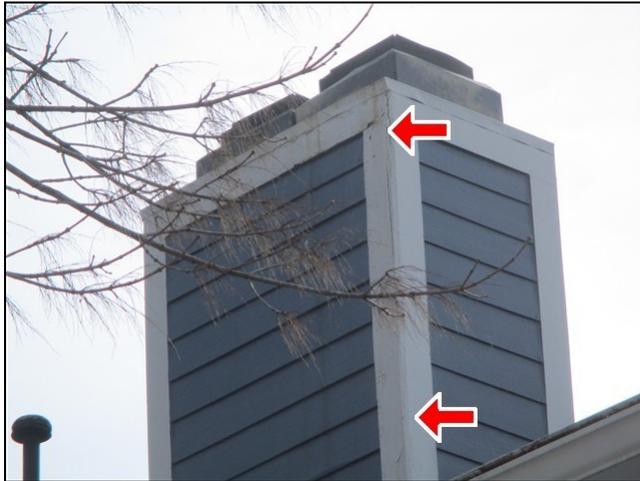
2.0 Item 7 (Picture) front of home



2.0 Item 8 (Picture) above kitchen



2.0 Item 9 (Picture) damage above kitchen roof



2.0 Item 10 (Picture) chimney



2.0 Item 11 (Picture) shed



2.0 Item 12 (Picture) shed door



2.0 Item 13 (Picture) porch column

2.1 DOORS (Exterior)

Comments: Repair or Replace

Noted the following issues with the storage room metal door:

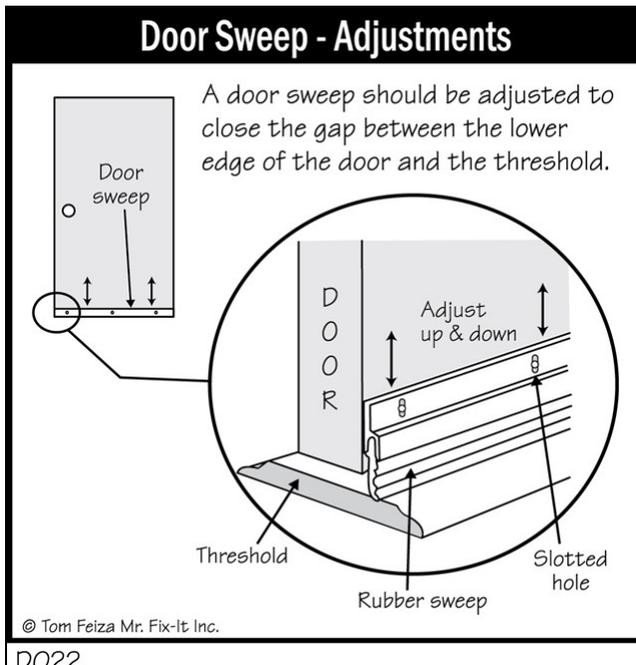
- 1.)the door has rust on the surface. The rust is a sign of the metal deteriorating. Recommend the door slabs be lightly sanded then painted with a paint designed for use with metal in an exterior application.

2. This door does not have a sweep, sill and/or threshold (at the base). There is a large gap between the door and the patio slab. This can act as an entry point for the elements, insects and/or animals.

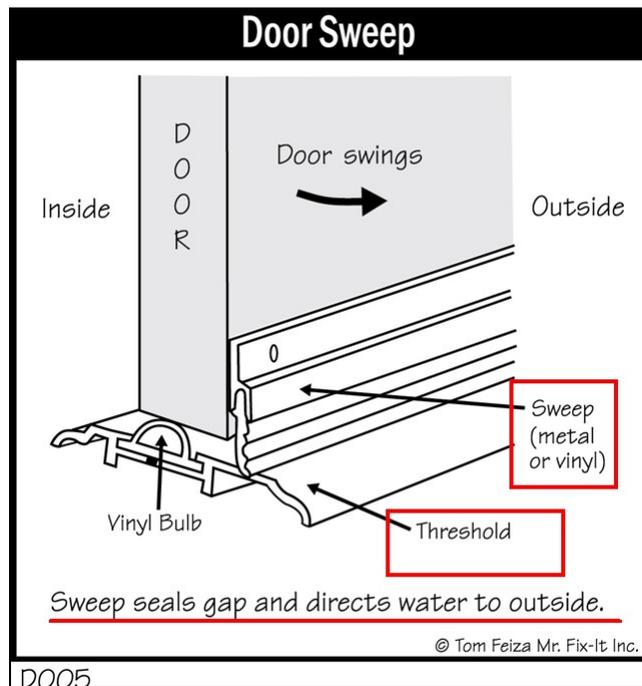
Recommend further evaluation and repairs as needed.



2.1 Item 1 (Picture) rust on storage door



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace

(1) The pickets on front porch are spaced too far apart for safety, are missing and loose in areas. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. The maximum space between pickets should be no greater than four inches. New pickets should be installed for safety.

FYI: this railing is decorative and would likely not be needed based on the requirements. However, if it is in place the pickets should be installed pre safety standards (which likely were not being enforced at the time of the original construction).

(2) The front porch railing are splitting/cracking in areas; This material is functioning. Splintering, cracking, and warping is normal and to be expected for treated lumber. However, The gaps are exposing un-protected lumber. Paint and/or stain protects wood and other material from the elements and potential decay. Voids/cracks in lumber (both treated and un-treated) can be susceptible to decay. Paint helps to protect sealed lumber but can trap moisture in the voids and can lead to accelerated wear and decay, even with treated material. These areas need prep and paint or stain.



2.3 Item 1 (Picture) front rail

(3) The deck band/rim is attached to the home with bolts. On the subject home, makeshift wood washers are present. These wood washers appear to be functioning (at this time). However, wood washers can shrink, crack, wear and/or fail in exposure. This is a not standard installation. With a 5/8 galvanized bolt it is expected that two steel washers be used. One on the hex head end and a second at the nut side of the bolt (example Photo #5). Galvanized steel is less susceptible to the elements and wear (in exposure). Recommend repairs as needed.

Heavy gauge Structural screws and lags have also recently been approved for this type of attachment but required tighter/closer on center spacing and (depending on the screw/lag size) may required 2 screws per row.



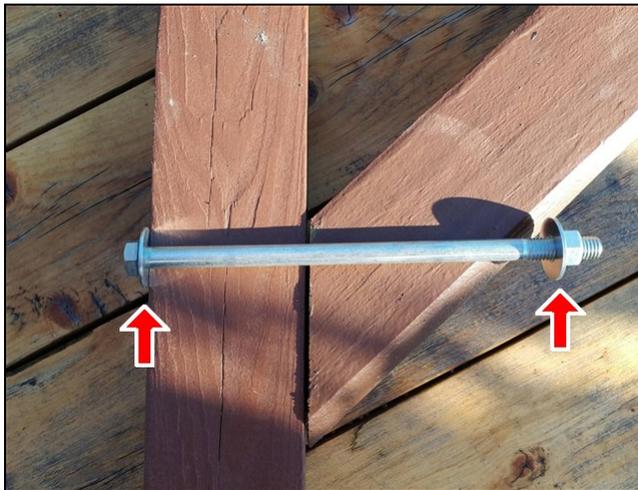
2.3 Item 2 (Picture) deck bolts



2.3 Item 3 (Picture) wood washer?



2.3 Item 4 (Picture) steel washer



2.3 Item 5 (Picture) washer

(4) Noted missing hangers nails below the sunroom floor joist connections. Hangers are required to have a nail in every nail hole to function as intended, unless otherwise noted by a licensed engineer. These hanger must be installed per-manufacture's standards. Recommend repairs by a qualified contractor.

FYI: The board in Photos #8&9 are for the lattice (are not ledgers) and do not provide in support. The subject area is exposed because one of the panel board/s has fallen off of the floor system, exposing the joists or may have been removed to perform a repair.



2.3 Item 6 (Picture) missing nails



2.3 Item 7 (Picture) missing nails

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

(1) The driveway is covered in ice. However, it is likely that some cracks and displacement would be present in the driveway, based on the age of the structure. Cracks in exterior concrete are normal and to be expected. Notably uneven sections, if present, can be a trip hazard. The inspector cannot verify the condition of the entire driveway surface due to the ice coverage at the time of the inspection.



2.4 Item 1 (Picture) ice and snow

(2) Note: the plants have been cut back on the subject property but are closer than the recommend 12" in areas.

Organic growth was noted on the foundation wall and siding. Vines, trees, and plant growth can find their way behind the siding material to the structure below. Organic growth can also hold moisture against the home and cause long term damage if left in place. Recommend removal of all vines and organic growth, next to the siding and growing up the foundation wall. Bushes should be cut back away from the foundation wall roughly 12" to 18". (We did not inspect behind this siding, stucco, brick, stone or other veneers.)

FYI: organic growth can make the siding and foundation difficult to view. This material can also mask damage, other issues and can severely reduce the view of the home, components and the foundation wall. Including the gas meter, outlets, hose bibs, exterior water heaters and exterior electrical panels.



2.4 Item 2 (Picture) plants close

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 OTHER

Comments: Inspected

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. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board
Wallpaper

Floor Covering(s):

Carpet
Vinyl

Interior Doors:

Hollow core

Window Types:

Double-hung

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate
Cultured marble

Items

3.0 CEILINGS

Comments: Inspected

(1) Noted a crack in the sheetrock at the left side of the rear bedroom wall, between the doors. Cracks in sheet rock especially at seams are not uncommon and are frequently caused by settling in the home and shrinkage of building materials. Recommend these cracks be repaired and monitored



3.0 Item 1 (Picture) sheetrock crack

(2) The Texture on the ceiling is peeling or loose at the in the following locations:

1.)at the second floor hallway next to the wall.

This damage is considered cosmetic. A qualified person should repair or replace as needed.



3.0 Item 2 (Picture) 2nd floor hall ceiling

3.1 WALLS

Comments: Repair or Replace

(1) FYI: older homes can contain lead paint or asbestos products. The inspector does not test for these items but may mention the obvious existence or presents if they are noticed. In some cases, these items can look similar or identical to standard construction materials.

The vertical wood board at the left side of the home has peeling patterns similar to lead. Lead paint ended production in the late 1970's but would continue to be sold into the early 1980's.

The popcorn ceiling can in some cases contain asbestos. This was more common in homes built prior to 1980 but has been found in homes into the mid 1980's (and according to some sources as late as 1990).

The only way to verify the present of these material is testing, which is beyond the scope of work for an inspector.



3.1 Item 1 (Picture) vertical board



3.1 Item 2 (Picture)

(2) The wallpaper has some minor separation or peeling at the seams. This is for your information.

(3) Noted spotting on the pantry wall, above the top shelf. This staining could not be identified but was tested for moisture. The readings were low, at the time of the inspection.



3.1 Item 3 (Picture) pantry wall



3.1 Item 4 (Picture)

(4) Noted separating and deteriorating caulk or grout in one of more of the following locations: along the perimeter of the tub/tile transition, at the base of the shower pan outside the shower, and on the inside rear corners of the shower wall. I recommend these areas be sealed with a grout or caulk designed for use with tile to keep out moisture and prevent wood decay.



3.1 Item 5 (Picture) shower wall/pan

(5) FYI: Noted a row of hangers at the base of the stairs. The hangers take advantage of the unused wall space for storage. However, this location is an area that is more susceptible to falls, from the stairway. The hanger could cause addition injuries (if a fall was to occur in this location). The buyer should evaluate and decide whether or not they will retain the hanger racks, after considering all safety concerns.



3.1 Item 6 (Picture)

3.2 FLOORS

Comments: Repair or Replace

(1) Noted the following issues with the vinyl flooring:

1.)A tear is present in the foyer. This creates an access point for moisture in "wet areas" (more of an issue with wood sub-flooring).

2.)noted gaping at the perimeter of the floor covering, in areas.

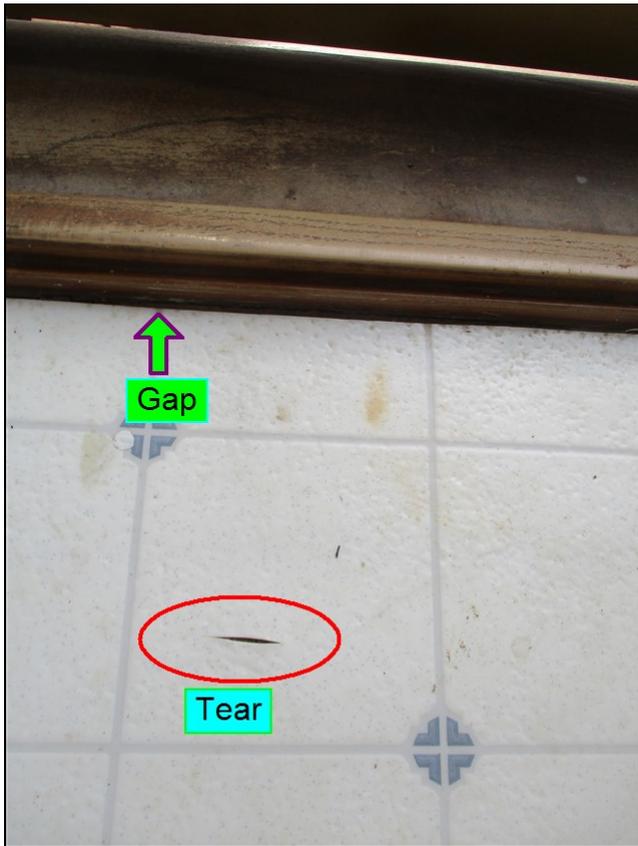
3.)the vinyl seam is open at the 1/2 bath doorway (photo #3)

4.)a tear is present next to the washer overflow floor drain (photo #4)

Tear damage can often be repaired by a flooring professional with a seam sealer material. Gaping at the perimeter of the covering can be covered with shoe molding or caulking, depending on the situation. Recommend repairs to correct this issue.



3.2 Item 1 (Picture) foyer floor



3.2 Item 2 (Picture) foyer



3.2 Item 3 (Picture) 1/2 bath



3.2 Item 4 (Picture) laundry

(2) FYI: The Sub floor and framing squeaks in areas (nuisance only) in the following areas:

1. in various locations throughout the home

The repair work will likely involve the removal of covering in order to repair the framing. The extent of repair cannot be realized until the covering is removed. I recommend repair as desired.

(3) FYI: Noted a gap at the perimeter of the tile floor along the wall, in the sunroom. This opening can act as an accumulation point for dirt and other debris. Recommend the gap be filled or sealed by some means to prevent this from becoming a maintenance issue. Installing shoe molding would likely correct this issue, if desired.

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

(1) There is a little bit of movement in the base cap of the railing at the second floor. This cap can be secure to the floor with screws or nails as needed.



3.3 Item 1 (Picture) hallway railing

(2) The stairs to the top floor are out of level. (It is difficult get an exact measure due to the carpet covering). Stairs are built level to maintain the user's balance. When stairs are not level or pitched forward a person is

more likely to fall or trip when using the stairs. This is a trip hazard and needs to be corrected. Recommend the stair be leveled.

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

(1) The bottom panel on the kitchen sink base cabinet is damaged, sags or is warped, under sink (from a previous leak). This is a cosmetic issue for your information. However, it can affect the storage/use for this cabinet. The panel can be repaired or replaced, as desired. Recommend repair or replace as necessary.



3.4 Item 1 (Picture) kitchen sink base

(2) Loose hinges were noted on the following cabinet doors:

1.) the right hand door on the cabinet in the front bedroom

Loose hinges can cause the door and the frame to rub together which can lead to damage. Recommend the hinge be secured to the frame.

3.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

(1) Some of the interior doors appear to be factory primed only or have exposed bare wood, on one or more sides. Interior doors should be painted on all sides including on the top and bottom. Recommend these doors be properly painted. A qualified person can perform this repair.



3.5 Item 1 (Picture)

(2) The pantry doors has some visible damage on the interior. This door is still functioning but can be repaired, if desired.



3.5 Item 2 (Picture)



3.5 Item 3 (Picture)

(3) The following doors drag the carpet or on hard surfaces when opened and closed:

- 1.)the front door on the shower enclosure is difficult to open and close

Dragging carpet or hard surfaces can put stress on the door's handle and hinges. Recommend this door be adjusted so it will function as intended.



3.5 Item 4 (Picture)

(4) The handle on the front bedroom entry door has been installed backwards/facing the wrong direction. A person can be locked in the room from the outside. This is a safety issue in the case of an emergency, like a fire. Recommend the handle be installed in the correct direction.

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) The balance "spring" on the the following windows are broken or disconnected/off track:

1.)the spring/coil is disconnected on the top left hand sash, in the front bedroom on the second floor. (photo #1&2)

The balance holds the window in place when it is raised or lowered. The window can potentially fall out of the track if it is tilted and not properly connected to a functioning balance. Recommend the balance on these windows be repaired/replaced as needed to correct this issue.



3.6 Item 1 (Picture) front bedroom



3.6 Item 2 (Picture) disconnected balance

(2) The following windows are cloudy (have a lost seal "seal failure") :

- 1.)at the top sashes on the first four windows, at the left side of the home (starting at the front corner).
- 2.)the left hand skylight appears to be dirty but could be a seal failure (it appear to be clean on the interior view).
- 3.)the bottom right hand sash and both sashes in the left hand window, in the kitchen
- 4.)The top sash in the left hand window and the bottom sash in the right hand window, in the front bedroom (photo #4)

This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.



3.6 Item 3 (Picture) left side of home



3.6 Item 4 (Picture) front bedroom

(3) Noted a gap between the sheetrock walls and the skylight frame. There is a slot designed to installed trim/jambs or sheetrock at the perimeter of the window frame. The missing trim is mostly cosmetic but can lead to some minor energy loss. The wall board or trim would help to block unconditioned airflow into this space. The missing jambs/trim can be installed, if desired.



3.6 Item 5 (Picture) skylight

(4) The sunroom windows have opening restrictor (child safety locks). One of the center windows has a damaged or missing restrictor lock (these windows have two on each sash). These locks block the windows from being opened by a child, in situations where a child/children could fall and injure themselves. Certain windows may not need these locks depending on the size of the window, distance above the floor, and the distance of the window above the grade. Most replacement windows have these restrictor/locks whether they are required or not. They are also referred to as "night vents" which can be used as a security feature, if you were to leave your windows cracked open in the evening. (though I would not expect these tilt locks could keep out an intruder).

Note: these are not the standard security locks that bond the sash together, when closed.



3.6 Item 6 (Picture)



3.6 Item 7 (Picture) Example lock



3.6 Item 8 (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.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block
Brick

Method used to observe Crawlspace:

Crawled

Floor Structure:

Wood joists/Conventional/"Stick Built"
Engineered floor trusses

Wall Structure:

2 X 4 Wood
Enclosed not visible

Columns or Piers:

Brick piers
Masonry block

Ceiling Structure:

Engineered Floor Truss
Engineered truss

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

Viewed from the platform

Attic info:

Scuttle hole
Pull Down stairs

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

(1) Noted White efflorescence at the base of the foundation wall in the crawlspace. White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

(2) Noted untreated lumber in the following locations (next to the foundation wall):

1.) a wood pallet is resting against the foundation wall inside of the crawlspace near the entry

Untreated lumber should not be left on the ground inside of the crawlspace (in any location). Untreated lumber should not be on the ground within five feet of the foundation wall, at the exterior of the home. This material can decay and attract wood destroying insects. Recommend any untreated lumber be removed from the crawlspace or at a minimum be raised at least 4" above the ground level (with storage). Any exterior untreated materials should be stored a minimum of five feet away from the home.



4.0 Item 1 (Picture) pallet on ground

4.1 WALLS (Structural)

Comments: Inspected

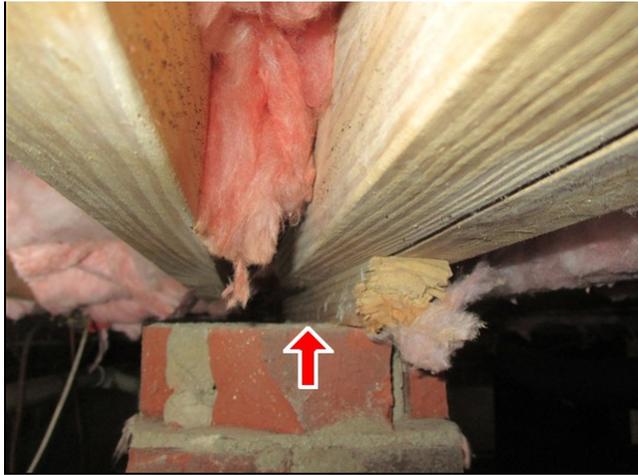
4.2 COLUMNS OR PIERS

Comments: Repair or Replace

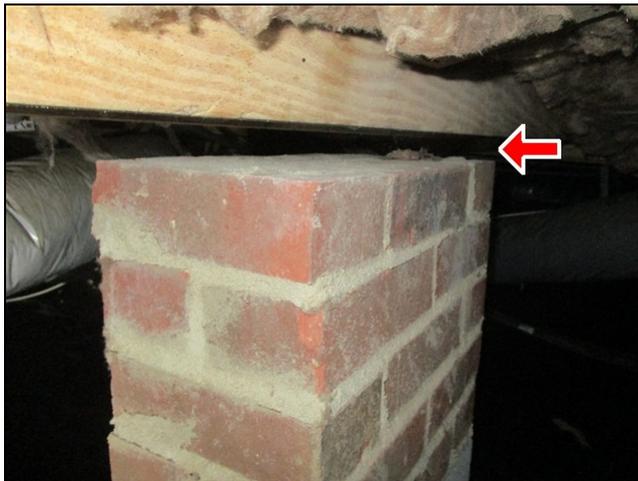
Noted gapping between the pier and girder systems in the crawlspace, at the following locations:

- 1.)at the second pier in from the left side wall (looking forward from the entry). There is a partially supported double and a single joist above the pier. The double joist should be fully supported. The single joist can also be easily supported by blocking as well. (photo #1)
- 2.)There is another pier that does not have any blocking present, near the right side wall. This is between the tile and distribution box (photo #2).

The area between the girder and pier should be completely filled/shimmed/ blocked solid to ensure proper load transfer. Recommend blocking be installed to ensure the weight transfers as designed.



4.2 Item 1 (Picture) blocking incomplete

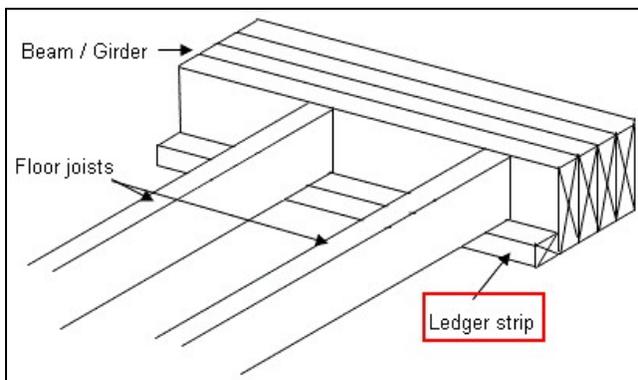


4.2 Item 2 (Picture) no blocking present

4.3 FLOORS (Structural)

Comments: Inspected

FYI: In some areas the ledger supports less than three nails below the joists. This is acceptable if the nails are a hand drive 16d. With gun nails four nails should be used because they are a 12d nail. 12d nails are a 1/4 of an inch shorter than a 16d nail. Extra nails can be added to the ledger directly below the joists to correct this issue.



4.3 Item 1 (Picture)

4.4 CEILINGS (structural)

Comments: Inspected

4.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

(1) Noted a damaged roof trusses in the attic, in the following locations:

1.)Several of the top cords of the sunroom trusses have been drilled through to accommodate wiring. At least one web has been drilled through for the light switch, in this section of the attic space. (photos #1,2,&3)

2.)The end gusset has been peeled back, at one of the floor/ceiling trusses above the living room. It is likely that a 2x4 has been removed at the end to fit the truss in place. The remaining two 2x4 boards at the end are secure and the gusset is still connected in this area. (this truss has been altered). At the second floor truss in from the sunroom attic platform.

3.)The top cord of the shed trusses have been drilled through to accommodate wiring. This is a utility space.

These trusses should be evaluated and repaired, as needed. Repairs to trusses not uncommon. However, trusses are engineered members and any repairs to a truss must have a repair letter stamped by a licensed engineer. Recommend an engineer's letter be provided for this repair. An engineer should review the damage and specify repairs in a detailed letter. Once the repairs have been completed the licensed engineer can observe the repairs to ensure they have been performed properly, to confirm their adequacy.

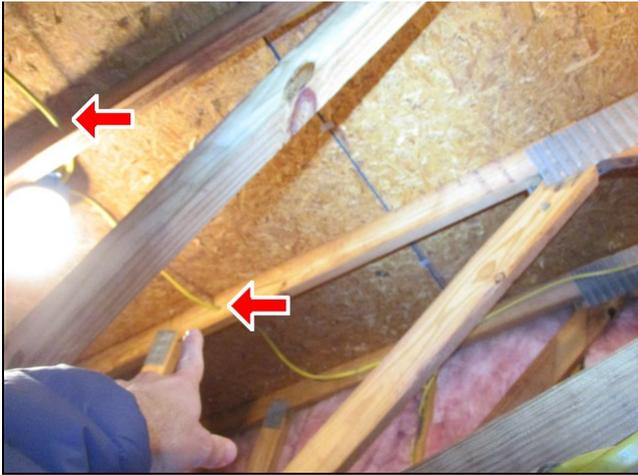
FYI: This may reappear on future home inspection report when you sell the home and the letter would prove structural soundness at the time of purchase



4.5 Item 1 (Picture) sunroom attic



4.5 Item 2 (Picture) top cord



4.5 Item 3 (Picture) top cord

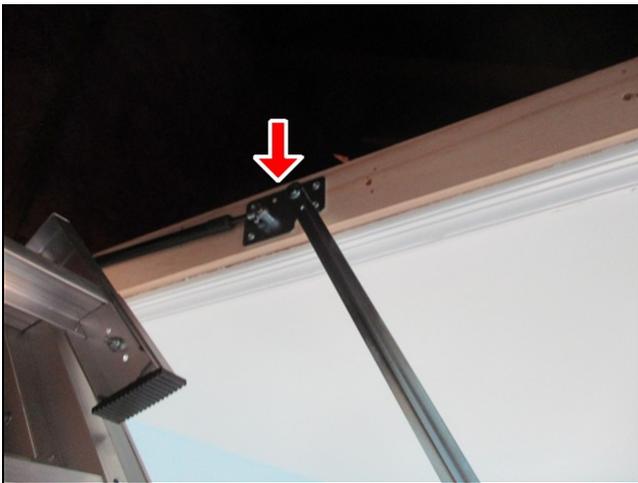


4.5 Item 4 (Picture) loose gusset

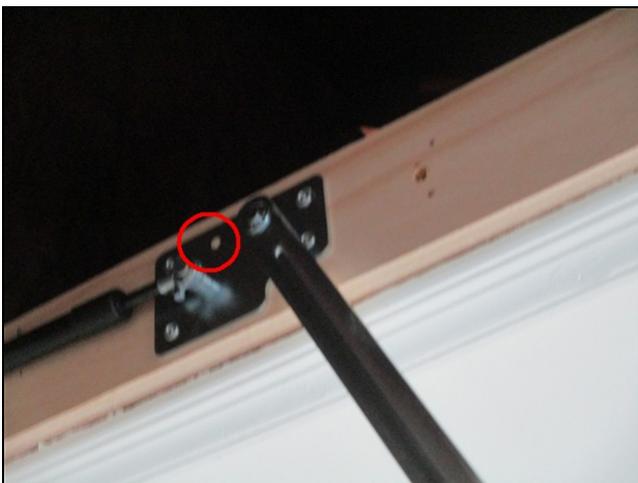


4.5 Item 5 (Picture) storage shed

(2) Inadequate nailing observed at the pull down stair frame. Many manufacturer guidelines for folding stairs specify that nails should be installed in the holes at the side pivot Plate (locate at the top of the hinge arms). "The pivot plate mount should be shimmed and nailed through the 2 holes in the plate." Recommend nails be added to the holes in the pivot plate.



4.5 Item 6 (Picture) pivot hinge



4.5 Item 7 (Picture) pivot hinge

(3) Pull down stairs : inadequate nailing observed at the pull down stair frame. The stair attachment nails/screws are missing at the box ends/header. Typical manufacture guidelines suggest 2 or 3 16d nails be installed on the box ends and 4 or 5 16D nails on the sides. Recommend additional nails be added to the frame.

Structural screws are acceptable as long as they are approved and have equivalent shear strength (as a 16d nail).

(4) Storage shelves have been built into the attic trusses. Trusses are engineered members and any repairs or alterations to a truss must have a repair letter stamped by a licensed engineer. The inspector cannot comment on these alterations or their ability to function in their current state or their ability to support this storage (which was certainly not part of the original design). An engineer's letter be provided for these alterations. Letter can clarify whether or not the platform can support additional weight for storage and if the alterations are acceptable. If clarification is provided I would not recommend this platform be used as a storage space.



4.5 Item 8 (Picture) storage on trusses

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.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Filters: None	Water Source: Public	Plumbing Water Supply (into home): Poly
Plumbing Water Distribution (inside home): Copper PEX POLY	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)	Manufacturer: STATE
Water Heater Location: Closet upstairs		

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

Noted a crack in the trim ring around the master bath sink drain. This drain did not leak at the time of the inspection. The cracked drain trim ring may not leak but does have a higher chance of a future leak. Recommend repairs, if desired.



5.0 Item 1 (Picture) master sink drain

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has PLASTIC fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

(2) FYI: There have been several updates, alteration or changes in the supply lines. The subject home has some copper and pex but still has Polybutylene piping present in areas. A large portion of the supply lines are PEX (with newer/modern plastic fittings considered "good" on PEX). However, the system still has a notable amount of Poly piping present in areas. The inspector was only able to locate one older Polybutylene fitting connection (which was plastic and is located at the main supply line). Plastic fitting on Poly have been an area of concern. The inspector cannot determine what type of piping or fittings are present inside of the wall system because it is enclosed and is not visible. This is for your information.



5.1 Item 1 (Picture) poly main feed

(3) The shower head leaks at one or more connection points to the arm, nose or head. This wastes metered water. In most cases this is an issue with the washer, lack of proper tension/tightening or a lack of Teflon tread tape. Recommend this leak be repaired by a licensed plumbing contractor.



5.1 Item 2 (Picture) shower hose

(4) The tub spout is gaping at the shower wall. When a spout is not sealed at the cut-out on wall it could possibly cause water to go behind wall. A qualified licensed plumber should repair or correct as needed.

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

5.6 SUMP PUMP

Comments: Not Present

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

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Below ground	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: GENERAL ELECTRIC (GE)	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

- (1) The storage room panel has circuit breakers that need labels identifying their location(s). Some or All of the label are missing or have faded. The location and purpose is unknown. Labeling is required for safety reasons. Recommend repairs by a licensed electrical contractor.



6.1 Item 1 (Picture) main panel in storage

(2) The sunroom appears to be an addition. Normally complete updates will require full city/county permits and inspection records/approvals. You can contact the city/county inspections department to recover these records (if they are present/have been retained).

FYI: This may reappear on future home inspection report when you sell the home and the proper approved permit records would prove soundness at the time of purchase.

(3) The storage building has power. The inspector cannot verify the source or feed for this system. Nor can he determine if the underground feed was run properly or if proper permits were acquired. A licensed electrical contractor can determine if this building's wiring is safe and meets all electrical codes.

(4) The electric panel. The grounds and neutrals are mixed on the same bus bars. This is acceptable by building standards if the meter base and the panel are "back to back" as is the case for the service on the subject home.

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

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)

Comments: Repair or Replace

(1) Noted loose receptacles in the following locations:

1.)The outlet at the exterior of the storage room is loose and is pulling away from the box and wall.

2.)one of the switches inside of the storage room

Recommend these receptacles be tightened. These receptacles should be secured to the box for safety reasons; to ensure the wire connections do not come loose over time with use. Loose wires can lead to arcing and are considered a fire hazard. A licensed electrician can perform this repair



6.3 Item 1 (Picture) storage/patio outlet

(2) The purpose for the second wall switch in the storage room is unknown (could not identify). In some cases, unknown switches can be pre-wiring for pendent or under counter lights, a pre-wire for a fan or potentially a switched receptacle (switched outlets often can be covered/concealed by furniture or storage items). Further inspection is needed by a qualified licensed electrical contractor. A qualified licensed electrical contractor should perform repairs that involve wiring.

(3) Noted one or more burnt out bulbs or the light fixture did not respond when tested in following locations:

1.)the nook light

3.)light kit on the front bedroom fan

Recommend this/these bulbs be replaced, if this does not correct the issue a licensed electrician should be contacted for a repair.

All burnt out or missing bulbs should be replaced and all lights should be viewed in the on position and inspected for function by the buyer before closing. This will verify that all lights are operational before the property exchanges possession/ownership. (Some of the exterior lights may be on daylight sensors. This can affect the inspector's ability to test these fixtures during daylight hours.)

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

The counter top receptacles in the kitchen within six feet of the sink are on a GFCI (Ground Fault Circuit Interrupter) circuit. The receptacle right side wall wont "trip" when tested (does not appear to be GFCI protected). In 1993 Building standards required all of the kitchen counter top outlets be GFCI protected. This is considered a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

FYI: Today's standards require all countertop outlets to be on a GFCI circuit. This would not have been required at the time of the original construction.

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

6.7 SMOKE DETECTORS

Comments: Inspected

Smoke detectors have a life span of 10 years and any detector over 10 years in age should be replaced in the subject dwelling. Recommend any smoke detectors over 10 years old be replaced; for safety, function, and to comply with manufacture's instructions.

Smoke detectors over 10 year in age are considered non-functional and require immediate replacement for safety. Without a working smoke detector in your home you have no first alert to a possible fire. When updating smoke detectors always consider adding detectors to bedrooms, if not present. Following updated/current location requirements will help to protect your property and will improve your home's safety and the safety of your family.

6.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

Noted a vent-less or conversion fireplace in the living room. Most manufacturers require a carbon monoxide detector in the same room as this device. Recommend a CO detector be installed in this space.

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 / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: GAS furnance	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX	Ductwork: Insulated	Filter Type: Disposable
Filter Size: (Two or more filters)	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: LENNOX Serial # : 1911h30774	Number of AC Only Units: One	Evaporator coil cover: The door on the coil was Not removed or Visually inspected

Items

7.0 HEATING EQUIPMENT

Comments: Inspected

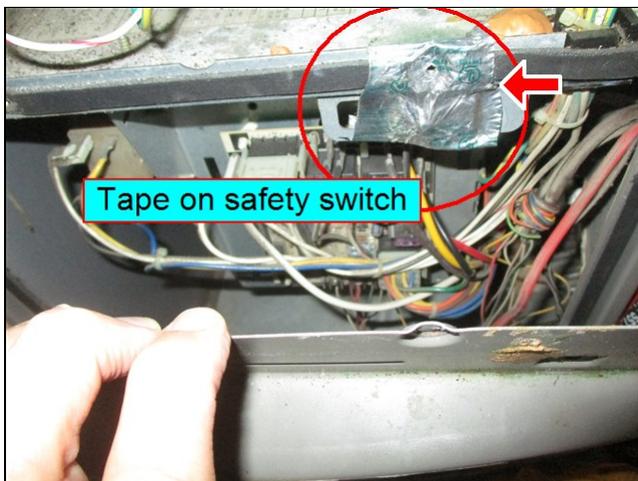
7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

7.2 AUTOMATIC SAFETY CONTROLS

Comments: Repair or Replace

The safety switch did not shut off unit when service door was removed. The switch has been taped over and does not disengage when the cover/door is removed. This is a safety issue and should be repaired. I recommend service or repair unit using a licensed HVAC contractor.



7.2 Item 1 (Picture) tape on safety switch

7.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

(1) Most HVAC systems require yearly/annual inspection and servicing of the system. This will ensure proper function/performance and is needed to maintain warranty coverage, by most manufactures (if the unit is still under warranty). This service should be performed by a licensed HVAC contractor. Each service visit must be registered with the manufacture and service records and receipts must be retained. The current homeowner can be contacted for service records. If they have not been maintained and are not up to date a Full inspection and evaluation by a licensed HVAC contractor is highly recommended; even if No apparent problems are present.

Some manufacture warranties are non-transferable: A Carrier warranty for example "The warranty period is five (5) years on the compressor, and one (1) year on all other parts. The warranty is to the original owner only and is not available for subsequent owners" However, this can vary by model

(2) FYI (Zoning): **A Zone kit was not required at the time of construction for this HVAC system and is not present on the subject home.** This two story home has a single set of systems. This is a common practice in new home and town-home construction, depending on the square footage. Today's standards require a zone kit be installed on all two story homes being served by a single set of systems. Zone kits adjust air flow to the first and second floor. For example, In the winter more hot air is required on the bottom floor because heat will rise. These seasonal adjustments to air flow must be **done manually** at the supply dampers if a zone kit is not present. Seasonal "balancing" will prevent irregular temperature differences between the first and second floor.

(3) The HVAC refrigerant lines at the Air Handler are not properly sealed. This allows unfiltered air to enter the unit. This can also allow conditioned air to escape, a source of energy loss. The lines need to be sealed with a moisture resistant sealant like silicone. Recommend contractor repair.



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

(4) The duct closest to the crawlspace entry has trash inside of the supply line, at the dip (above the pallet of tile). This duct should be cleaned out at the section/dipping area. Recommend repairs by a license HVAC contractor.



7.3 Item 3 (Picture)



7.3 Item 4 (Picture)

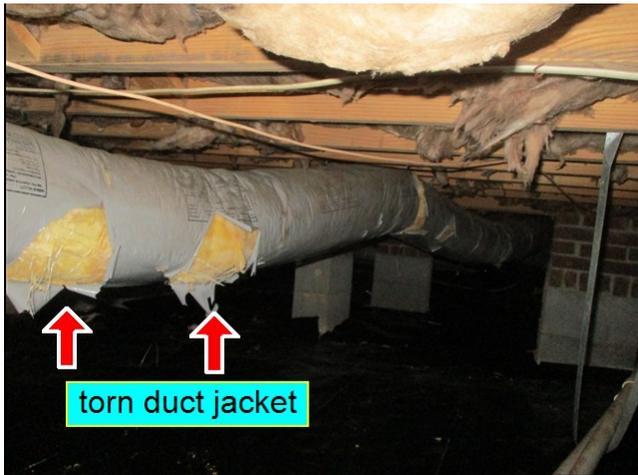
(5) The outer cover of the HVAC duct is torn or loose:

1.)in several locations, most notable near the front wall.

2.)at least one section of the supply is loose, near the floor boot (that needs to be properly attached)-Photo #10

The duct needs to be repaired. This should be repaired with a rated HVAC tape.

The realtor provided photos of repairs. However, the inspector did not verify the repairs on site and cannot confirm that every section of the damage duct was repaired (without an on site visit).



7.3 Item 5 (Picture)



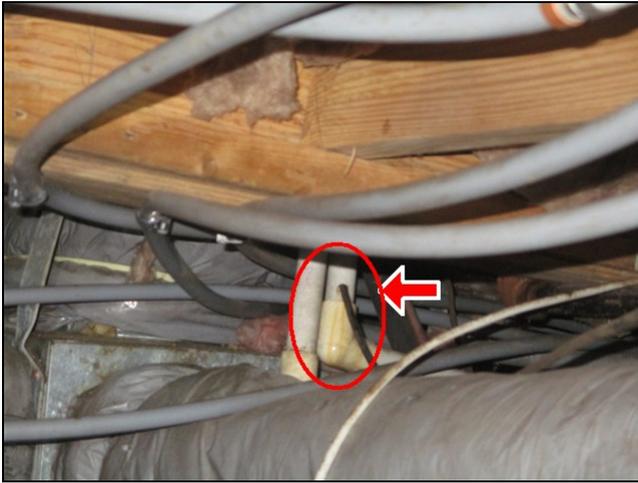
7.3 Item 6 (Picture)



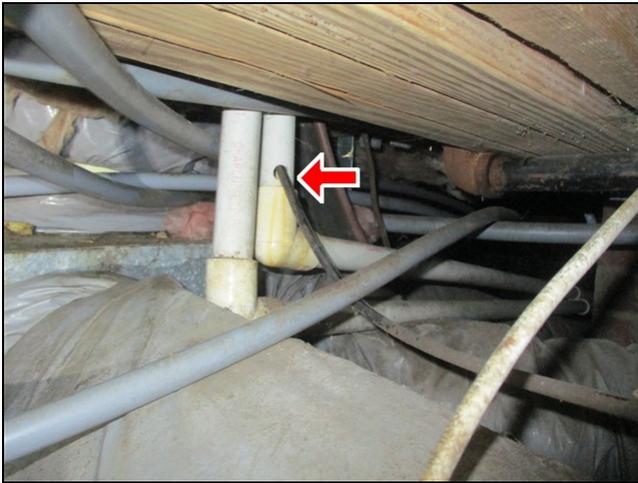
7.3 Item 7 (Picture)

(6) Noted a hole in one of the condensation drains in the crawlspace. A wire (appears to be a cable line) has been drilled into this condensation pipe. The inspector cannot determine if the line is the primary or secondary. The primary will drain during the warmer months. The secondary would only drain in the event of an issue with the primary line. The pipe does show signs of water escaping through the opening. This condition could add moisture to the crawlspace, which can lead to organic growth or damage. This hole should be evaluated and repaired by a licensed HVAC contractor.

Note the hole in the line is near the HVAC distribution box, roughly in the center of the crawlspace.



7.3 Item 8 (Picture) Condensation line



7.3 Item 9 (Picture) hole in pipe

(7) The supply ductwork near the crawlspace metal HVAC distribution box has a loose/disconnected support strap. This can lead to duct sagging at the unsupported location. This duct should have support to prevent sagging. Recommend loose support strap be reattached. A licensed HVAC contractor should install proper support to the duct work, as needed.



7.3 Item 10 (Picture) loose strap



7.3 Item 11 (Picture)

(8) The duct work at the right side of the foundation is full of water, near the pier and girder closest to the tile (in the crawl space) . Potential causes include slow airflow due to a dirty filter,dirty evaporator, low charge, potential air leak and/or snagging duct. This has roughly between 1 to 2 plus gallons of water trapped inside of the duct. Stagnant water in a duct is also an air quality issue. Recommend inspection and repairs by a qualified HVAC contractor



7.3 Item 12 (Picture)



7.3 Item 13 (Picture)

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

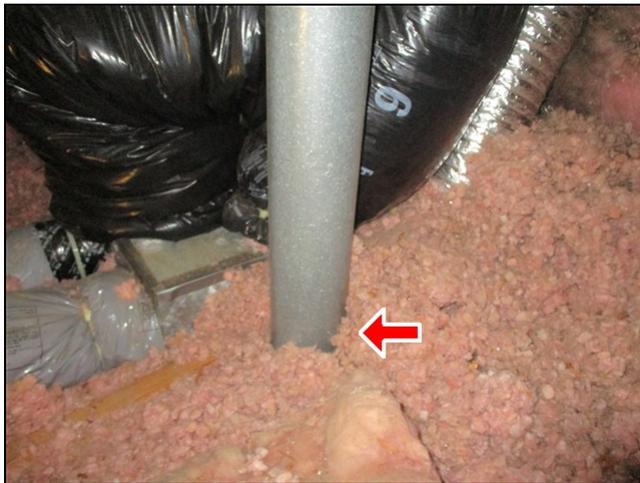
7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Replace

(1) The liners for furnace or fireplaces were not inspected by our company. Because of the insert the pipe could not be view from the box. This pipe will need to inspected from the roof exhaust downward, which beyond the inspector's scope of work. This pipe can be inspected by a qualified chimney sweep.

Note: there is visible pine-straw, potential a nest, above the damper.

(2) The heater exhaust pipe is touching the insulation in the attic. Even double walled piping would need to be a "zero clearance" exhaust, otherwise the pipe should have 1" to 2" inches of clearance from the sheetrock. Most double walled exhaust pipes require 1" to 2" inches of clearance from combustibile material (this would also include sheetrock, even fire-rated sheetrock). The pipe should be evaluated further to ensure it has a zero clearance or the sheetrock can be cut back (away from the pipe). Recommend repairs as needed.



7.5 Item 1 (Picture)

7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

7.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Repair or Replace

The fireplace in this home was not on at the time of the inspection. This unit could not be tested. The inspector cannot start appliances for insurance and safety reasons. Recommend this fireplace be started and tested before closing

7.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

7.9 NORMAL OPERATING CONTROLS

Comments: Inspected

7.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

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 shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Batt

Ventilation:

Gable vents
Ridge vents
Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Unknown

Floor System Insulation:

Batts

Items

8.0 INSULATION IN ATTIC

Comments: Inspected

(1) The perimeter of the attic pull down stair frame is not insulated. Insulation should be stuffed into the gap/separation "chinked". The opening can be a source of energy loss. Recommend repairs.

(2) Some of the wall insulation on the sides of the master vault is loose. This condition creates a void in the home's insulation system and is a point of energy loss. Recommend this insulation be secured to the wall. A qualified person can perform this repair



8.0 Item 1 (Picture)

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Repair or Replace

Noted a missing section of insulation at the living ceiling/floor truss, next to the sunroom attic platform. This is a void in the insulation envelop. Unconditioned air from the sunroom attic space can flow into the floor system between the living room ceiling and the second floor, a source of energy loss. This end truss, next to the platform, should be filled in with insulation. Recommend repairs by a qualified contractor.

Note: This is a easy repair that would greatly improve the homes insulation system.



8.1 Item 1 (Picture)

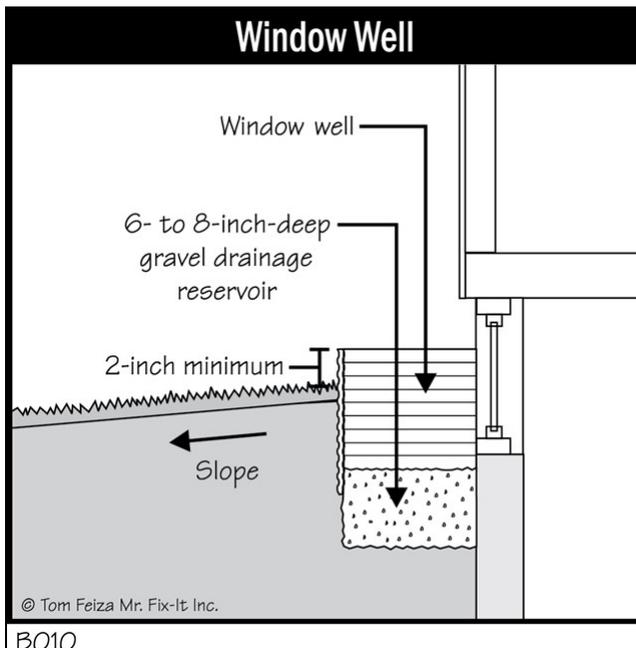
8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Repair or Replace

A half-round window well was present at the front foundation vent installed. It is recommended that the dirt inside the well should be replaced with approximately four inches of gravel. A couple of inches clearance between gravel and vent opening is recommended.



B010

8.3 Item 1 (Picture) proper well

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

(1) The flap on the exhaust cap is missing, above the storage room roof. A missing flap will allow unconditioned air into the exhaust pipe. This can lead to energy loss and potentially condensation, in the summer months. An open exhaust cap can also allow unobstructed access into the pipe for insects and animals. The flap on the exhaust vent cap should be replaced. Recommend further investigation and repairs to correct this issue by a qualified contractor.



8.4 Item 1 (Picture)

(2) The Exhaust fan is noisy at the master and rear bedroom bath. This could be a sign of damage, aging or a defect (most likely age related). Old loud/noisy fans can continue to function for years or even decades (after becoming noisy) but also could fail at any time. The fans were functioning at the time of the inspection. A qualified person can repair or replace the fans, as desired.

(3) The hall bath exhaust fan cover is loose. This cover should be secured to the ceiling. Recommend the cover be secured to the fan box or replaced, as needed. A qualified contractor can perform this repair.



8.4 Item 2 (Picture)

8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

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. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

UNKNOWN BRAND

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

NONE

Trash Compactors:

NONE

Items

9.0 DISHWASHER

Comments: Inspected

9.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

9.2 RANGE HOOD

Comments: Inspected

9.3 TRASH COMPACTOR

Comments: Not Inspected

9.4 FOOD WASTE DISPOSER

Comments: Repair or Replace

The dishwasher hose connection stub, on the disposal, is covered with electrical tape. This connection tube/pipe normally should have a plug in place (is sealed during manufacturing). If the plug has been removed the connector should be capped with an approved plumbing material (not electrical tape). Tape can fail, wear and is not an acceptable plumbing sealant material. Recommend further investigation and repairs as needed.



9.4 Item 1 (Picture)

9.5 MICROWAVE COOKING EQUIPMENT

Comments: Not Inspected

9.6 Other

Comments: Inspected

(1) Noted rocking or movement at the refrigerator. A potential cause could be an uneven floor surface. Adjusting the support legs (if present) at the base of this appliance can level and support the refrigerator, which in turn should stabilize the appliance. Recommend repairs or adjustments as needed to provide proper support to the appliance; so it will stay in place, not tilt forward or rock while being loaded or used.

(2) The Washer pan in the laundry room on the top floor is missing. This pan catches water, if the washer was to malfunction or leak, and would direct the water to the outside through a drain. With some of the newer models a standard pan will not work. In these cases a custom pan can be fabricated using sheet metal. Recommend repairs as needed.



9.6 Item 1 (Picture)



9.6 Item 2 (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.