



Home Inspection Report

Report Number: 2015010801

For The Property Located On:

1225 Inspection Road
Fayetteville , North Carolina 28300



Prepared For Exclusive Use By:

Mr. Home Buyer
2929 Oldhouse Rd, Fayetteville, North Carolina, 28311

Report Prepared By: Chris J. Barnes; License No.: 3361

Inspector Signature:

Date of Inspection: Friday, January 9, 2015

Time Started: 4:00 PM, Time Completed: 6:15 PM

This report was prepared for the exclusive use of the client named above. This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

Report Sections

Summary

- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

Report Introduction

Weather Conditions

Inspection Report Body

- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

Summary
"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."
(A1 - 1) Summary - Structural: Foundation (Defects, Comments, and Concerns):
(A1 - 1.1) Main House
Evidence suggests that water has entered the crawl space at the perimeter areas through the carport crawlspace vents installed below grade. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect, fungal growth such as mold/mildew. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.
The arrows point to the carport foundation vent which has evidence of debris being washed into and trapped in the vent.
(A1 - 1.2) Main House
The crawlspace vents located on the right side of the home in the carport area are installed below grade, this creates a direct path for water to enter the crawlspace. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect, fungal growth such as mold/mildew. A licensed general contractor should be contacted to evaluate this concern develop a repair plan and make the necessary repairs to prevent direct water penetration into the crawlspace .
The area circled is the foundation vent located in the carport, foundation vents are normally installed above grade or in a well to prevent direct water penetration in to the crawlspace.
(A1 - 1.3) Main House
The crawlspace vents located on the right front of the home closest to the carport area are installed below grade, this creates a direct path for water to enter the crawlspace. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect, fungal growth such as mold/mildew. A licensed general contractor should be contacted to evaluate this concern develop a repair plan and make the necessary repairs to prevent direct water penetration into the crawlspace .
(A1 - 1.4) Main House
Efflorescence (salt stains) was noted on the foundation walls left side of the rear foundation directly behind the storage closet. The stains indicate that the foundation was been cyclically wet and dry. Additionally the salt stains normally appear on the side of the wall where the water is entering, as pictured the stains are on the exterior of the rear foundation wall and indicated that the water is coming from within the crawlspace, this area is located on the same side of the home that the foundation vents are installed below grade and water is entering the crawlspace. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.
(A1 - 1.5) Main House
On the right side of the home next to the storage room access door there is one loose brick. The brick veneer is designed to provide a finish look and prevent direct water penetration into the home. Improperly installed brick veneer can allow direct water penetration into the housing envelop and cause hidden damage. A brick mason should be contacted to properly install the brick to prevent direct water penetration into the home.
(A3 - 1) Summary - Structural: Floor Structure (Defects, Comments, and Concerns):
(A3 - 1.1) All Accessible Areas
The floor joist located under the hall bathroom area has been notched at the end bearing location. The notch is larger than what would be typically expected and could result in cracking or failure. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.
(A3 - 1.2) All Accessible Areas

Areas of the rim joists and floor joists on the rear perimeter of the rear foundation was noted to have water stains and was discolored, these areas were dry at the time of the inspection and evidence of some repairs were present. Discolored and stained wood indicates the history of water penetration or condensation. Direct water penetration into the framing area can cause hidden damage. The buyer should request owner disclosure regarding the discolored rim joists and floor joists, reason for repairs and indicate if the source of the water penetration has been repaired. If owner disclosure is unavailable then a licensed general contractor should be contacted for a complete evaluation of the rear subfloor and rim joist area and to make any necessary repairs.

(A3 - 1.3) All Accessible Areas

The subflooring around the perimeter of the rear foundation was noted have water stains, the subfloor was dry at the time of the inspection and evidence of some repairs were present. Discolored wood indicates the history of water penetration or condensation. The buyer should request owner disclosure regarding the discolored subfloor, reason for repairs and indicate if the source of the water penetration has been repaired. If owner disclosure is unavailable then a licensed general contractor should be contacted for a complete evaluation of the rear subfloor and rim joist area and to make any necessary repairs.

(A3 - 1.4) All Accessible Areas

Areas of the rim joists and floor joists on the rear perimeter and the right front corner of the home on the foundation was noted to have water stains and was discolored, these areas were dry at the time of the inspection and evidence of some repairs were present. Discolored and stained wood indicates the history of water penetration or condensation. Direct water penetration into the framing area can cause hidden damage. The buyer should request owner disclosure regarding the discolored rim joists and floor joists, reason for repairs and indicate if the source of the water penetration has been repaired. If owner disclosure is unavailable then a licensed general contractor should be contacted for a complete evaluation of the rear subfloor and rim joist area and to make any necessary repairs.

(A3 - 1.5) All Accessible Areas

Joists, Rim joist and subfloor areas along the rear foundation wall have surface discolorations typical of fungal growths such as mold, mildew, the home inspector is concerned with the moisture concerns and evidence of wood damage; however, health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

**(A6 - 1) Summary - Structural: Roof Structure
(Defects, Comments, and Concerns):**

(A6 - 1.1) Main House

From the attic, a repair has been made to the roof truss system. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer. An engineer should be consulted to review the repair, recommend corrections if needed and provide a structural letter. The letter will be needed for future sales or transactions.

(A6 - 1.2) Main House

From the attic, a repair has been made to the roof truss system. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer. An engineer should be consulted to review the repair, recommend corrections if needed and provide a structural letter. The letter will be needed for future sales or transactions.

(A6 - 1.4) Main House

From the attic, one truss located direct in front of the attic access was noted to be cut and in need of repair. This cut is in the repaired section of the truss. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer. An engineer should be consulted for further evaluation to determine the significance of the concern and outline necessary repairs to ensure the stability of the structure.

(A6 - 1.5) Main House

From the attic, multiple truss throughout the attic have evidence of being reinforced with addition lumber. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer. An engineer should be consulted to review the repair, recommend corrections if needed and provide a structural letter. The letter will be needed for future sales or transactions.

**(B1 - 1) Summary - Exterior: Wall Claddings, Flashing, and Trim
(Defects, Comments, and Concerns):**

(B1 - 1.1) 1. Main House

This home has Hardboard Siding. Many homes built between 1970 and the 1990's were sided with hardboard siding. Over the years there have been class actions lawsuits related to claims of improperly manufactured siding and problems with decay. These problems were accelerated due to the limited life expectancy of this siding material; most products were warrantied for 20 to 25 years. Hardboard siding naturally absorbs water when not protected and improper maintenance results in siding decay and often hidden damage. With proper sealant application and regular paint maintenance, this process can be controlled and kept at a safe level for many homes. However, improperly manufactured, maintained, and or installed hardboard siding can undergo serious deterioration that can result in the need to replace the siding. The siding for this home was found to be in GOOD to FAIR condition. Siding boards were noted to have some swollen edges, some swollen nail spots around the home. The siding of the home as been reasonably maintained and at the time of the inspection had a new coat of paint and all trimmed areas were properly caulked and in good repair. As stated above this product can last a long time if properly maintained. The buyer needs to monitor the exterior condition of the siding and ensure proper maintenance is conducted on the siding system in order to ensure longevity of the siding system. Below are pictures of some of the identified concerns listed above.

(B1 - 1.2) 1. Main House

The Hardboard siding has areas throughout the home that have minor deterioration that can be controlled by proper maintenance. This concerns are currently being manage well and it is important that the buyer monitor the condition of the siding system and make repairs as they become necessary. As of the time of the inspection the siding is functioning as intended and is in a good state of repair with continued proper maintenance the siding should continue to function as intended. However, if proper maintenance is not continued the condition of the siding will deteriorated and could require replacement.

(B1 - 1.3) 1. Main House

The Hardboard siding has areas throughout the home that have minor deterioration that can be controlled by proper maintenance. This concerns are currently being manage well and it is important that the buyer monitor the condition of the siding system and make repairs as they become necessary. As of the time of the inspection the siding is functioning as intended and is in a good state of repair with continued proper maintenance the siding should continue to function as intended. However, if proper maintenance is not continued the condition of the siding will deteriorated and could require replacement.

(B1 - 1.4) 1. Main House

The Hardboard siding has areas throughout the home that have minor deterioration that can be controlled by proper maintenance. This concerns are currently being manage well and it is important that the buyer monitor the condition of the siding system and make repairs as they become necessary. As of the time of the inspection the siding is functioning as intended and is in a good state of repair with continued proper maintenance the siding should continue to function as intended. However, if proper maintenance is not continued the condition of the siding will deteriorated and could require replacement.

**(B1 - 5) Summary - Exterior: Wall Claddings, Flashing, and Trim
(Defects, Comments, and Concerns):**

(B1 - 5.1) 5. Main House Right

The exterior siding of the home is too close to the grade and needs repair to prevent insect and water penetration. A licensed general contractor should be consulted for a complete evaluation of the siding and to make necessary repairs.

**(B2 - 1) Summary - Exterior: Windows and Doors
(Defects, Comments, and Concerns):**

(B2 - 1.1) Doors ; Location: Main House Right

The weather-stripping for the storage door is missing. The weather-stripping needs installed to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

**(B3 - 1) Summary - Exterior: Decks, Porches, Stoops, and Balconies
(Defects, Comments, and Concerns):**

(B3 - 1.1) Steps Rear Porch; Location: Main House Rear

The masonry steps are in need of repair. Deterioration of the bricks and mortar has created conditions that could result in a trip hazard. The steps should be repaired to ensure safe entry and egress for the home. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.2) Steps Rear Porch; Location: Main House Rear

The steps do not have handrails to prevent accidentally falling or stepping off the floor surface. It is recommended that handrails be installed to ensure safe and functional use of the steps. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

**(B4 - 1) Summary - Exterior: Driveways, Patios, Walks, and Retaining Walls
(Defects, Comments, and Concerns):**

(B4 - 1.1) Sidewalk ; Location: Main House Front

The front sidewalk is cracked, the crack was even and there was no evidence of displacement at the time of the inspection. Cracked side walks create a path for water penetration under the side walk and can cause sidewalk displacement. A general repair person should be contacted to seal the crack and prevent direct water penetration.

**(D3 - 1) Summary - Plumbing: Water Heating Equipment
(Defects, Comments, and Concerns):**

**(E2 - 1) Summary - Electrical: Main Panels
(Defects, Comments, and Concerns):**

(E2 - 1.1) Main Panel #1; Location: Exterior Left Side of Home

The electrical service panel cover is missing knock out opening plugs. The covers or plugs prevent direct contact with hot electrical circuits. This condition presents a safety hazard that could result in interrupted service and serious personal injury /death from electrocution. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E2 - 1.2) Main Panel #1; Location: Exterior Left Side of Home

The main electrical service panel was noted to be rusted and deteriorated. The rust indicates deterioration and possible water penetration into the panel service area. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

**(F2 - 1) Summary - Heating: Distribution Systems
(Defects, Comments, and Concerns):**

(F2 - 1.1) Heating Unit #1; Access: Crawl Space

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

(F2 - 1.2) Heating Unit #1; Access: Crawl Space

The insulation cover for the main air return is not insulated. The insulation protects the duct structure and prevents condensation from accumulating on the duct surface which can cause moisture related concerns. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

**(H1 - 1) Summary - Interiors: General Rooms
(Defects, Comments, and Concerns):**

(H1 - 1.1) Bedroom #1

The ceiling fan located Bedroom # 1 is off balance, fans need to be balanced and secure to operate safety. All the light receptacle box being used for ceiling fans throughout the home need to be verified that they are rated for ceiling fan installation. A licensed electrical contractor should be consulted for further evaluation and to make necessary repairs.

**(H1 - 2) Summary - Interiors: General Rooms
(Defects, Comments, and Concerns):**

(H1 - 2.1) Bedroom #2

The ceiling fan located bedroom #2 is off balance, fans need to be balanced and secure to operate safety. All the light receptacle box being used for ceiling fans throughout the home need to be verified that they are rated for ceiling fan installation. A licensed electrical contractor should be consulted for further evaluation and to make necessary repairs.

**(H1 - 3) Summary - Interiors: General Rooms
(Defects, Comments, and Concerns):**

(H1 - 3.1) Bedroom: Master
The ceiling fan located in master bedroom is off balance, fans need to be balanced and secure to operate safety. All the light receptacle box being used for ceiling fans throughout the home need to be verified that they are rated for ceiling fan installation. A licensed electrical contractor should be consulted for further evaluation and to make necessary repairs.
(H2 - 1) Summary - Interiors: Kitchens (Defects, Comments, and Concerns):
(H2 - 1.1) Kitchen
The cabinet door below the kitchen sink was missing on the left side. A cabinet installation company should be contacted to evaluate this concern and make the necessary repairs.
(H3 - 2) Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(I1 - 2) Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):
(I1 - 2.1) Crawl Space
There are multiple sections of insulation in the crawl space that are missing or that were laying on the vapor barrier in the crawlspace. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.
(I1 - 2.2) Crawl Space
There are multiple pieces of insulation that have fallen out of place and are laying on the vapor barrier. Improper insulation installation could result in condensation and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.
(J1 - 2) Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 3) Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):
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Introduction

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. The word "inspect" per the NCHILB SOP means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as an engineer. The report statements describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. It is recommended that all items listed in the body and summary of the report be repaired or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature:	18 Deg. F
Weather Conditions:	Clear - Sunny

Home Inspection Report Body

A - Structural Section (General Limitations, Implications, and Directions):

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.

A - Structural Section (Foundation and Attic Inspection Methods):

When accessible and safe the inspector entered inspection areas with small probe, camera, and a standard flash light. Where visible and accessible floor and roof 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.

(A1 - 1) Main House Structural: Foundation (Descriptions):

Foundation Type:	Crawl Space: Exterior Entrance
Foundation Materials:	Block: Brick





(A1 - 1) Structural: Foundation (Defects, Comments, and Concerns):




(A1 - 1.1) Main House





Evidence suggests that water has entered the crawl space at the perimeter areas through the carport crawlspace vents installed below grade. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect, fungal growth such as mold/mildew. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

The arrows point to the carport foundation vent which has evidence of debris being washed into and trapped in the vent.

(A1 - 1.2) Main House	
	<p>The crawlspace vents located on the right side of the home in the carport area are installed below grade, this creates a direct path for water to enter the crawlspace. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect, fungal growth such as mold/mildew. A licensed general contractor should be contacted to evaluate this concern develop a repair plan and make the necessary repairs to prevent direct water penetration into the crawlspace .</p> <p>The area circled is the foundation vent located in the carport, foundation vents are normally installed above grade or in a well to prevent direct water penetration in to the crawlspace.</p>
(A1 - 1.3) Main House	
	<p>The crawlspace vents located on the right front of the home closest to the carport area are installed below grade, this creates a direct path for water to enter the crawlspace. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insect, fungal growth such as mold/mildew. A licensed general contractor should be contacted to evaluate this concern develop a repair plan and make the necessary repairs to prevent direct water penetration into the crawlspace .</p>
(A1 - 1.4) Main House	
	<p>Efflorescence (salt stains) was noted on the foundation walls left side of the rear foundation directly behind the storage closet. The stains indicate that the foundation was been cyclically wet and dry. Additionally the salt stains normally appear on the side of the wall where the water in entering, as pictured the stains are on the exterior of the rear foundation wall and indicated that the water in coming from within the crawlspace, this area is located on the same side of the home that the foundation vents are installed below grade and water is entering the crawlspace. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.</p>
(A1 - 1.5) Main House	
	<p>On the right side of the home next to the storage room access door there is one loose brick. The brick veneer is designed to provide a finish look and prevent direct water penetration into the home. Improperly installed brick veneer can allow direct water penetration into the housing envelop and cause hidden damage. A brick mason should be contacted to properly install the brick to prevent direct water penetration into the home.</p>
(A2 - 1) Carport	
Structural: Columns and Piers (Descriptions):	

<i>Column/Pier Type:</i>	Column: Exterior
<i>Column/Pier Materials:</i>	Undetermined: Painted
(A2 - 2) Main House Structural: Columns and Piers (Descriptions):	
<i>Column/Pier Type:</i>	Pier: Crawl Space
<i>Column/Pier Materials:</i>	Block: Brick
(A3 - 1) All Accessible Areas Structural: Floor Structure (Descriptions):	
<i>Sub-Floor Type:</i>	Plywood
<i>Floor Joist Type:</i>	Dimensional Lumber: Standard Construction
<i>Girder/Beam Type:</i>	Dimensional Lumber: Standard Construction
(A3 - 1) Structural: Floor Structure (Defects, Comments, and Concerns):	
(A3 - 1.1) All Accessible Areas	
	The floor joist located under the hall bathroom area has been notched at the end bearing location. The notch is larger than what would be typically expected and could result in cracking or failure. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.
(A3 - 1.2) All Accessible Areas	
	Areas of the rim joists and floor joists on the rear perimeter of the rear foundation was noted to have water stains and was discolored, these areas were dry at the time of the inspection and evidence of some repairs were present. Discolored and stained wood indicates the history of water penetration or condensation. Direct water penetration into the framing area can cause hidden damage. The buyer should request owner disclosure regarding the discolored rim joists and floor joists, reason for repairs and indicate if the source of the water penetration has been repaired. If owner disclosure is unavailable then a licensed general contractor should be contacted for a complete evaluation of the rear subfloor and rim joist area and to make any necessary repairs.
(A3 - 1.3) All Accessible Areas	
	The subflooring around the perimeter of the rear foundation was noted have water stains, the subfloor was dry at the time of the inspection and evidence of some repairs were present. Discolored wood indicates the history of water penetration or condensation. The buyer should request owner disclosure regarding the discolored subfloor, reason for repairs and indicate if the source of the water penetration has been repaired. If owner disclosure is unavailable then a licensed general contractor should be contacted for a complete evaluation of the rear subfloor and rim joist area and to make any necessary repairs.

(A3 - 1.4) All Accessible Areas	
	Areas of the rim joists and floor joists on the rear perimeter and the right front corner of the home on the foundation was noted to have water stains and was discolored, these areas were dry at the time of the inspection and evidence of some repairs were present. Discolored and stained wood indicates the history of water penetration or condensation. Direct water penetration into the framing area can cause hidden damage. The buyer should request owner disclosure regarding the discolored rim joists and floor joists, reason for repairs and indicate if the source of the water penetration has been repaired. If owner disclosure is unavailable then a licensed general contractor should be contacted for a complete evaluation of the rear subfloor and rim joist area and to make any necessary repairs.
(A3 - 1.5) All Accessible Areas	
	Joists, Rim joist and subfloor areas along the rear foundation wall have surface discolorations typical of fungal growths such as mold, mildew, the home inspector is concerned with the moisture concerns and evidence of wood damage; however, health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.
(A4 - 1) All Interior Areas	
Structural: Wall Structure	
(Confirmation of Limitations, Reasons for Not Inspecting):	
The wall and ceiling structures are not visible for inspection or reporting a structural description.	
<i>Wall Structure Type:</i>	Finished Areas: Not Accessible for Inspection or Description
(A5 - 1) All Accessible Interior Areas	
Structural: Ceiling Structure (Descriptions):	
<i>Ceiling Joist Type:</i>	Engineered System: Truss: Wood
<i>Beam/Girder Type:</i>	Not Visible: Not Accessible For Inspection or Description
(A6 - 1) Main House	
Structural: Roof Structure (Descriptions):	
<i>Roof Style/Type:</i>	Gable
<i>Roof Sheathing Type:</i>	OSB
<i>Rafter & Beam Types:</i>	Engineered System: Truss: Wood
(A6 - 1) Structural: Roof Structure	
(Defects, Comments, and Concerns):	
(A6 - 1.1) Main House	



From the attic, a repair has been made to the roof truss system. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer. An engineer should be consulted to review the repair, recommend corrections if needed and provide a structural letter. The letter will be needed for future sales or transactions.

(A6 - 1.2) Main House



From the attic, a repair has been made to the roof truss system. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer. An engineer should be consulted to review the repair, recommend corrections if needed and provide a structural letter. The letter will be needed for future sales or transactions.

(A6 - 1.3) Main House



Additional Photograph: This is a photograph of the truss repair.

(A6 - 1.4) Main House



From the attic, one truss located direct in front of the attic access was noted to be cut and in need of repair. This cut is in the repaired section of the truss. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer. An engineer should be consulted for further evaluation to determine the significance of the concern and outline necessary repairs to ensure the stability of the structure.

(A6 - 1.5) Main House



From the attic, multiple truss throughout the attic have evidence of being reinforced with addition lumber. Since trusses are considered engineered systems, any modification or repair must be outlined by an engineer. An engineer should be consulted to review the repair, recommend corrections if needed and provide a structural letter. The letter will be needed for future sales or transactions.

B - Exterior Section

(General Limitations, Implications, and Directions):

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

(B1 - 1) 1. Main House

Exterior: Wall Cladding (Descriptions):

<i>Wall Cladding Type:</i>	Hardboard Horizontal
<i>Trim Type:</i>	Wood Paint

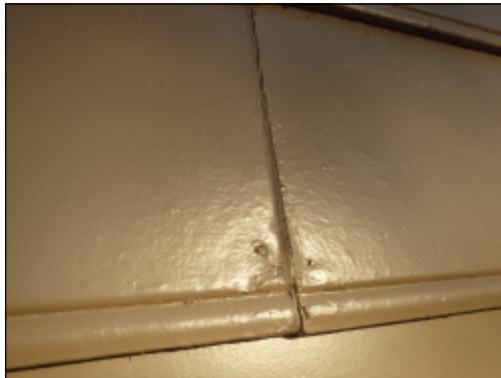
(B1 - 1) Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 1.1) 1. Main House



This home has Hardboard Siding. Many homes built between 1970 and the 1990's were sided with hardboard siding. Over the years there have been class actions lawsuits related to claims of improperly manufactured siding and problems with decay. These problems were accelerated due to the limited life expectancy of this siding material; most products were warranted for 20 to 25 years. Hardboard siding naturally absorbs water when not protected and improper maintenance results in siding decay and often hidden damage. With proper sealant application and regular paint maintenance, this process can be controlled and kept at a safe level for many homes. However, improperly manufactured, maintained, and or installed hardboard siding can undergo serious deterioration that can result in the need to replace the siding. The siding for this home was found to be in GOOD to FAIR condition. Siding boards were noted to have some swollen edges, some swollen nail spots around the home. The siding of the home as been reasonably maintained and at the time of the inspection had a new coat of paint and all trimmed areas were properly caulked and in good repair. As stated above this product can last a long time if properly maintained. The buyer needs to monitor the exterior condition of the siding and ensure proper maintenance is conducted on the siding system in order to ensure longevity of the siding system. Below are pictures of some of the identified concerns listed above.

(B1 - 1.2) 1. Main House



The Hardboard siding has areas throughout the home that have minor deterioration that can be controlled by proper maintenance. This concerns are currently being manage well and it is important that the buyer monitor the condition of the siding system and make repairs as they become necessary. As of the time of the inspection the siding is functioning as intended and is in a good state of repair with continued proper maintenance the siding should continue to function as intended. However, if proper maintenance is not continued the condition of the siding will deteriorated and could require replacement.

(B1 - 1.3) 1. Main House



The Hardboard siding has areas throughout the home that have minor deterioration that can be controlled by proper maintenance. This concerns are currently being manage well and it is important that the buyer monitor the condition of the siding system and make repairs as they become necessary. As of the time of the inspection the siding is functioning as intended and is in a good state of repair with continued proper maintenance the siding should continue to function as intended. However, if proper maintenance is not continued the condition of the siding will deteriorated and could require replacement.

(B1 - 1.4) 1. Main House



The Hardboard siding has areas throughout the home that have minor deterioration that can be controlled by proper maintenance. This concerns are currently being manage well and it is important that the buyer monitor the condition of the siding system and make repairs as they become necessary. As of the time of the inspection the siding is functioning as intended and is in a good state of repair with continued proper maintenance the siding should continue to function as intended. However, if proper maintenance is not continued the condition of the siding will deteriorated and could require replacement.

(B1 - 2) 2. Main House Front

Exterior: Wall Cladding (Descriptions):

Wall Cladding Type:	Hardboard Horizontal
Trim Type:	Wood Paint

(B1 - 3) 3. Main House Left

Exterior: Wall Cladding (Descriptions):

Wall Cladding Type:	Hardboard Horizontal
Trim Type:	Wood Paint



(B1 - 4) 4. Main House Rear

Exterior: Wall Cladding (Descriptions):

Wall Cladding Type:	Hardboard Horizontal
Trim Type:	Wood Paint

(B1 - 5) 5. Main House Right

Exterior: Wall Cladding (Descriptions):

Wall Cladding Type:	Hardboard Horizontal
Trim Type:	Wood Paint
(B1 - 5) Exterior: Wall Cladding (Defects, Comments, and Concerns):	
(B1 - 5.1) 5. Main House Right	
	The exterior siding of the home is too close to the grade and needs repair to prevent insect and water penetration. A licensed general contractor should be consulted for a complete evaluation of the siding and to make necessary repairs.
(B2 - 1) Doors Exterior: Windows and Doors (Descriptions):	
Wall/Door Type:	Door: Single
Location:	Main House Right
(B2 - 1) Exterior: Windows and Doors (Defects, Comments, and Concerns):	
(B2 - 1.1) Doors	
	The weather-stripping for the storage door is missing. The weather-stripping needs installed to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.
(B3 - 1) Steps Rear Porch Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):	
Structure Type:	Masonry (Masonry Surface)
Location:	Main House Rear
(B3 - 1) Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):	
(B3 - 1.1) Steps Rear Porch	



The masonry steps are in need of repair. Deterioration of the bricks and mortar has created conditions that could result in a trip hazard. The steps should be repaired to ensure safe entry and egress for the home. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.2) Steps Rear Porch



The steps do not have handrails to prevent accidentally falling or stepping off the floor surface. It is recommended that handrails be installed to ensure safe and functional use of the steps. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.3) Steps Rear Porch



Additional Photograph: This is a photograph of rear steps mortar deterioration.

(B4 - 1) Sidewalk

Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):

Construction Type:	Concrete
Location:	Main House Front

**(B4 - 1) Exterior: Driveways, Patios, Walks, and Retaining Walls
(Defects, Comments, and Concerns):**

(B4 - 1.1) Sidewalk



The front sidewalk is cracked, the crack was even and there was no evidence of displacement at the time of the inspection. Cracked side walks create a path for water penetration under the side walk and can cause sidewalk displacement. A general repair person should be contacted to seal the crack and prevent direct water penetration.

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

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

C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected using binoculars / zoom camera and from a ladder at the roof eaves. Walking on the roof surface is beyond the scope of the home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

(C1 - 1) Main House Roofing: Coverings (Descriptions):

<i>Roof Covering Type:</i>	Shingles/Composite/Fiberglass
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D - Plumbing Section (General Limitations, Implications, and Directions):			
<p>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.</p>			
D - Plumbing Section (Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):			
<i>Main Shut-Off Location:</i>	Closet	<i>Water Supply Type:</i>	Public
<i>Supply Piping Materials:</i>	[Copper/Brass] [PEX]		
(D1 - 1) All Accessible Areas Plumbing: Water Distribution Systems (Confirmation of Limitations, Reasons for Not Inspecting):			
The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.			
<i>Piping Materials:</i>	[Copper/Brass] [PEX]		
(D2 - 1) All Accessible Areas Plumbing: Drain, Waste, and Vent Systems (Confirmation of Limitations, Reasons for Not Inspecting):			
The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.			
<i>Piping Materials:</i>	[PVC]		
(D3 - 1) Unit #1 Plumbing: Water Heating Equipment (Descriptions):			
<i>Location:</i>	Laundry		
<i>Capacity:</i>	50 Gallons	<i>Energy Source:</i>	Electric
(D3 - 1) Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):			
(D3 - 1.1) Unit #1			



The Temperature Pressure Relief Valves (TPRV) and Thermal expansion tanks are safety devices to prevent the hot water heating unit from exploding in case of a malfunction. The hot water system for this home does not have an expansion tank. Expansion tanks have been RECOMMENDED since 2002 and provide an added level of safety to the hot water system of a home. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

E - Electrical Section (General Limitations, Implications, and Directions):

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

E - Electrical Section (Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):

Smoke Detectors are Present in this Home

Carbon Monoxide Detectors are Not Present in this Home

(E1 - 1) Type: Underground Electrical: Main Service (Descriptions):

Grounding Electrode: Driven Rod

(E2 - 1) Main Panel #1 Electrical: Main Panels (Descriptions):

Location:	Exterior Left Side of Home	Amperage Rating:	200 Amps
Service Cable Material:	Aluminum	Voltage Rating:	240 Volts, 1 Phase

(E2 - 1) Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel #1



The electrical service panel cover is missing knock out opening plugs. The covers or plugs prevent direct contact with hot electrical circuits. This condition presents a safety hazard that could result in interrupted service and serious personal injury /death from electrocution. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E2 - 1.2) Main Panel #1



The main electrical service panel was noted to be rusted and deteriorated. The rust indicates deterioration and possible water penetration into the panel service area. This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E3 - 1) Distribution Panel #1

Electrical: Distribution Panels (Descriptions):

Location:	Hall	Amperage Rating:	100 Amps
Service Cable Material:	Aluminum	Voltage Rating:	120/240 Volts, 1 Phase

(E4 - 1) Area: Distribution Panel

Electrical: Branch Circuits and Wiring (Descriptions):

Observed Wiring Materials:	[Non Metallic Sheathed Cable-Plastic]
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F - Heating Section

(General Limitations, Implications, and Directions):

All concerns related to the Heating System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, and / or are a safety concern to the occupants of this home. The seasonal inspection of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems. If an complete invasive inspection is desired a HVAC contractor should be consulted prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

(F1 - 1) Heating Unit #1

Heating: Equipment (Descriptions):

Location:	Exterior: Package Unit (Heating and Cooling)		
Equipment Type:	Heat Pump: Package Unit	Energy Source:	Electric

(F2 - 1) Heating Unit Served: Heating Unit #1

Heating: Distribution Systems

(Confirmation of Limitations, Reasons for Not Inspecting):

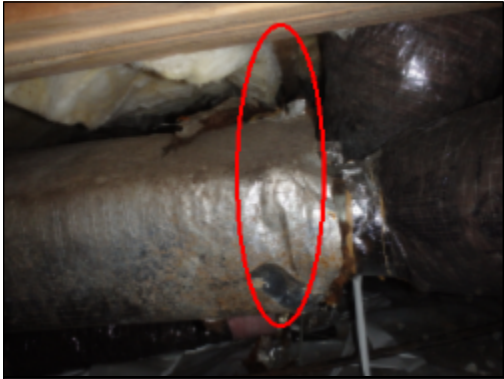
The system operated and met the requested thermostat settings of 72F for the heating cycle; the unit was not operated in the cooling mode due to winter weather conditions. The temperature variance for room closest to the unit and the outermost room from the unit was 01. This was thought to be within an acceptable range.

Location:	Crawl Space
System Type:	Forced Air: Metal Box: Flexible Branch

(F2 - 1) Heating: Distribution Systems

(Defects, Comments, and Concerns):

(F2 - 1.1) Heating Unit Served: Heating Unit #1



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

(F2 - 1.2) Heating Unit Served: Heating Unit #1



The insulation cover for the main air return is not insulated. The insulation protects the duct structure and prevents condensation from accumulating on the duct surface which can cause moisture related concerns. A HVAC contractor should be consulted for a complete evaluation and replacement of all damaged duct components to ensure reliable and proper operation of the HVAC system.

G - Cooling Section

(General Limitations, Implications, and Directions):

All concerns related to the Air Conditioning System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, create possible environmental concerns due to high humidity levels or condensate leakage, and / or are a safety concern to the occupants of this home. Winter inspections do not include the operation of the system. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

(G1 - 1) Cooling Unit #1

Cooling: Equipment

(Confirmation of Limitations, Reasons for Not Inspecting):

The air conditioning system and components were visually inspected, but not operated due to low exterior temperatures. Winter inspections only include a visual inspection of the air condition system(s). The home inspector cannot determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the AC systems. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation.

<i>Location:</i>	Exterior Package Unit (Heating and Cooling)		
<i>Equipment Type:</i>	Heat Pump: Package Unit	<i>Energy Source:</i>	Electric

(G2 - 1) Cooling Unit Served: Cooling Unit #1

Cooling: Distribution Systems (Descriptions):

<i>Location:</i>	Crawl Space
<i>System Type:</i>	Same as Heating

H - Interiors Section

(General Limitations, Implications, and Directions):

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. 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, refrigerators, 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. The inspection of the garage does not include moving personal property and or storage. The verification of fire separation systems between the house and the garage such as doors and ceilings is beyond the scope of the home inspection. The washing machine and dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector and Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

(H1 - 1) Bedroom #1

Interiors: General Rooms (Descriptions):

Additional Information:	[Finished Area]
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(H1 - 1) Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) Bedroom #1



The ceiling fan located Bedroom # 1 is off balance, fans need to be balanced and secure to operate safety. All the light receptacle box being used for ceiling fans throughout the home need to be verified that they are rated for ceiling fan installation. A licensed electrical contractor should be consulted for further evaluation and to make necessary repairs.

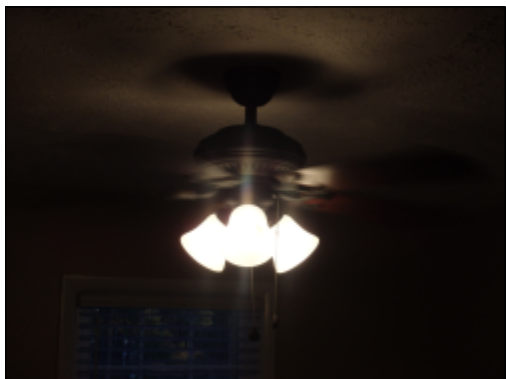
(H1 - 2) Bedroom #2

Interiors: General Rooms (Descriptions):

Additional Information:	[Finished Area]
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(H1 - 2) Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) Bedroom #2



The ceiling fan located bedroom #2 is off balance, fans need to be balanced and secure to operate safety. All the light receptacle box being used for ceiling fans throughout the home need to be verified that they are rated for ceiling fan installation. A licensed electrical contractor should be consulted for further evaluation and to make necessary repairs.

(H1 - 3) Bedroom: Master
Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

(H1 - 3) Interiors: General Rooms
(Defects, Comments, and Concerns):

(H1 - 3.1) Bedroom: Master



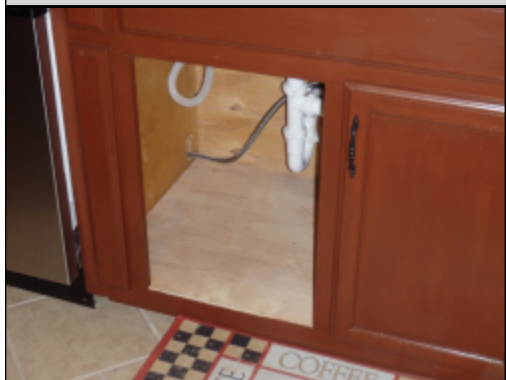
The ceiling fan located in master bedroom is off balance, fans need to be balanced and secure to operate safety. All the light receptacle box being used for ceiling fans throughout the home need to be verified that they are rated for ceiling fan installation. A licensed electrical contractor should be consulted for further evaluation and to make necessary repairs.

(H2 - 1) Kitchen
Interiors: Kitchens (Descriptions):

Additional Information: [Finished Area]

(H2 - 1) Interiors: Kitchens
(Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen




The cabinet door below the kitchen sink was missing on the left side. A cabinet installation company should be contacted to evaluate this concern and make the necessary repairs.

(H3 - 1) Bathroom #1
Interiors: Bathrooms (Descriptions):

Electrical Receptacle: Electrical Receptacle Present in Bathroom

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 2) Bathroom: Master Interiors: Bathrooms (Descriptions):	
<i>Electrical Receptacle:</i>	Electrical Receptacle Present in Bathroom
<i>Bathroom Ventilation:</i>	[Ventilation Exhaust Fan] [Operable Window]
(H3 - 2) Interiors: Bathrooms (Defects, Comments, and Concerns):	
(H3 - 2.1) Bathroom: Master	
The GFCI located in the master bedroom controls the GFCI in the hallway bathroom, additionally all bathroom circuit are connected to the GFCI. If the GFCI trips all lights and exhaust fans will stop functioning in both bathroom.	
I - Insulation and Ventilation Section (General Limitations, Implications, and Directions):	
All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult specialist in each trade as needed. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.	
(I1 - 1) 1. Attic: All Accessible Insulation and Ventilation: Areas (Descriptions):	
<i>Insulation Type:</i>	Loose: Cellulose and fiberglass
<i>Ventilation Type:</i>	Soffit: Ridge
(I1 - 2) Crawl Space Insulation and Ventilation: Areas (Descriptions):	
<i>Insulation Type:</i>	Batt: Faced Kraft Paper
<i>Ventilation Type:</i>	Foundation Vents
(I1 - 2) Insulation and Ventilation: Areas (Defects, Comments, and Concerns):	
(I1 - 2.1) Crawl Space	
	There are multiple sections of insulation in the crawl space that are missing or that were laying on the vapor barrier in the crawlspace. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.
(I1 - 2.2) Crawl Space	



There are multiple pieces of insulation that have fallen out of place and are laying on the vapor barrier. Improper insulation installation could result in condensation and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(I1 - 2.3) Crawl Space



Additional Photograph: This is a photograph of missing insulation.

J - Built In Appliance Section

(General Limitations, Implications, and Directions):

All appliances listed or identified below were found to be of concern or in need of a full evaluation and repair by a certified appliance repair technician. 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. Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven is beyond the scope of the home inspection. Refrigeration units and washing machines are beyond the scope of the home inspection.

(J1 - 1) Dishwasher

Built In Appliances: Equipment (Descriptions):

<i>Location:</i>	Kitchen
<i>Inspection Method:</i>	The dishwasher was operated through the "Normal Cycle" or until a defect is discovered . The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.

(J1 - 2) Range Top: Electric

Built In Appliances: Equipment (Descriptions):

<i>Location:</i>	Kitchen
<i>Inspection Method:</i>	Operate range top only, packing material in oven

(J1 - 2) Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 2.1) Range Top: Electric



Operated Appliance

**(J1 - 3) Microwave: Over Range
Built In Appliances: Equipment (Descriptions):**

<i>Location:</i>	Kitchen
<i>Inspection Method:</i>	The microwave was operated on HIGH for 1 minute or to the point that steam is created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.

**(J1 - 3) Built In Appliances: Equipment
(Defects, Comments, and Concerns):**

(J1 - 3.1) Microwave: Over Range



Operated Appliance