



# Property Inspection Report

**Report Number: HI-2019-0718-Goewey**

**For The Property Located On:**

1292 Hickory Hound Ears  
Boone, North Carolina 28607



**Prepared For Exclusive Use By:**

Richard Goewey  
g,

Report Prepared By: Michael Hanley, NC: 3659

**Inspector Signature:**

Date of Inspection: Thursday, July 18, 2019

Time Started: 9:15 AM, Time Completed: 4:45 PM

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## Report Sections / Confirmation of Inspection

### Legend

- IN** This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NI** This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.
- LT** The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NP** The described component or system was not present at the time of the inspection or is not a component or system of the subject property.
- DE** The described component or system presented tangible evidence to indicate that the component or system was not functioning as intended, warranted further investigation, and or repair prior to purchase.
- FE** The described component or system requires further evaluation by a licensed professional such as an engineer or contractor with expert knowledge of the component or system to determine if repair is needed prior to purchase.

### Summary

### Report Introduction

### Weather Conditions

### Inspection Report Body

#### A - Structural

A1 - Structural: Foundation	IN/NI	LT	NP	DE	FE
(A1 - 1 ) Main House	IN				
A2 - Structural: Columns and Piers	IN/NI	LT	NP	DE	FE
(A2 - 1 ) Main House	IN				
A3 - Structural: Floor Structure	IN/NI	LT	NP	DE	FE
(A3 - 1 ) Main House	IN				
A4 - Structural: Wall Structure	IN/NI	LT	NP	DE	FE
(A4 - 1 ) All Interior Areas	IN				
A5 - Structural: Ceiling Structure	IN/NI	LT	NP	DE	FE
(A5 - 1 ) All Accessible Attic Areas	IN				
A6 - Structural: Roof Structure	IN/NI	LT	NP	DE	FE
(A6 - 1 ) All Accessible Areas	IN				

#### B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim	IN/NI	LT	NP	DE	FE
(B1 - 1 ) All Accessible Areas	IN				
(B1 - 2 ) Main House Front - Right side	IN				
B2 - Exterior: Windows and Doors	IN/NI	LT	NP	DE	FE
(B2 - 1 ) Windows	IN				
(B2 - 2 ) Windows	IN				
B3 - Exterior: Decks, Porches, Stoops, and Balconies	IN/NI	LT	NP	DE	FE
(B3 - 1 ) Deck	IN				
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI	LT	NP	DE	FE
(B4 - 1 ) Driveway	IN				
B5 - Exterior: Vegetation and Grading	IN/NI	LT	NP	DE	FE
(B5 - 1 ) Vegetation	IN				

#### C - Roofing

C1 - Roofing: Coverings	IN/NI	LT	NP	DE	FE
(C1 - 1 ) Main House	IN				

<b>C2 - Roofing: Drainage Systems</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(C2 - 1 ) Main House -rear right	IN				
(C2 - 2 ) Main House - rear left	IN				
<b>C4 - Roofing: Chimneys and Flues</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(C2 - 1 ) Main House	IN	LT			
<b>D - Plumbing</b>					
<b>D1 - Plumbing: Water Distribution Systems</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(D1 - 1 ) Utility Room	IN				
<b>D2 - Plumbing: Drain, Waste, and Vent Systems</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(D1 - 1 ) Crawl Space	IN				
<b>D3 - Plumbing: Water Heating Equipment</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(D3 - 1 ) Unit 1	IN				
<b>E - Electrical</b>					
<b>E1 - Electrical: Main Service</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(E1 - 1 )	IN				
<b>E2 - Electrical: Main Panels</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(E1 - 1 ) Main Panel #1	IN				
<b>E3 - Electrical: Distribution Panels</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(E1 - 1 )	IN				
<b>E4 - Electrical: Branch Circuits and Wiring</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(E1 - 1 ) Kitchen	IN				
<b>E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(E1 - 1 ) Interior	IN				
<b>F - Heating</b>					
<b>F1 - Heating: Equipment</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(F1 - 1 ) Heating Unit 1	IN	LT			
<b>F2 - Heating: Distribution Systems</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(F2 - 1 ) Heating Unit #1	IN				
<b>F3 - Heating: Gas Piping, Fuel Storage Systems</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(F3 - 1 ) Crawl Space	IN				
<b>G - Cooling</b>					
<b>G1 - Cooling: Equipment</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(G1 - 1 ) Cooling Unit 1	IN				
<b>G2 - Cooling: Distribution Systems</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(G2 - 1 ) Cooling Unit #1	IN				
<b>H - Interiors</b>					
<b>H1 - Interiors: General Rooms</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(H1 - 1 ) Family Room down stairs	IN				
<b>H3 - Interiors: Bathrooms</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(H3 - 1 ) Half Bathroom 1	IN				
(H3 - 2 ) Bathroom: Master	IN				
<b>H4 - Interiors: Garages</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(H4 - 1 ) Garage	IN				
<b>H6 - Interiors: Fireplaces and Stoves</b>	<b>IN/NI</b>	<b>LT</b>	<b>NP</b>	<b>DE</b>	<b>FE</b>
(H6 - 1 ) Fireplace: Masonry	IN				
<b>I - Insulation and Ventilation</b>					

I1 - Insulation and Ventilation: Areas		IN/NI	LT	NP	DE	FE
(I1 - 1 ) Crawl Space: All Accessible Areas		IN				
(I1 - 2 ) Attics		IN				
J - Built In Appliances						
J1 - Built In Appliances: Equipment		IN/NI	LT	NP	DE	FE
(J1 - 1 ) Dishwasher		IN				
(J1 - 2 ) Microwave: Built In		IN				
(J1 - 3 ) Garbage Disposal		IN				
(J1 - 4 ) Range: Gas		IN				
(J1 - 5 ) Oven: Electric		IN				
(J1 - 6 ) Vent: Dryer		IN				

## 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 ) Main House

#### Summary - Structural: Foundation (Defects, Comments, and Concerns):

##### (A1 - 1.1 ) Main House



Foundation walls in the crawl space had evidence of moisture in the following areas ( photo examples numbered for reference:

1- Garage space side boulder wall.

2- Wall under the laundry area.

3- Corners of walls in center sections in location of front entrance drain.

Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold/mildew.

Repairs are needed to prevent water penetration. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

##### (A1 - 1.2 ) Main House



2-front wall dryer area location above

##### (A1 - 1.3 ) Main House



3- Front wall center section corner

**(A1 - 1.4 ) Main House**



3a- additional front wall center section corner

**(A1 - 1.5 ) Main House**



The floor of the crawl space has very poor vapor barrier coverage and the humidity in these chambers is elevated. A elevated moisture condition in the crawl space can contribute to damage to the insulation installation. A general contractor specializing in basement systems should be consulted to evaluate the areas and make recommendations on remediation solutions.

**(A1 - 1.6 ) Main House**



Vertical and stepping cracks were noted in several areas of the exterior basement walls. The purpose of the basement wall is to support the home, retain the outside soil and prevent water penetration into the structure. When basement walls crack, the crack indicates a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs. See two examples of areas below.



**(A1 - 1.7 ) Main House**



Stair step cracks. Light can be seen from inside the crawl space.

**(A1 - 1.8 ) Main House**



Corner crack located above on the garage foundation wall.

**(B1 - 2 ) Main House Front - Right side**

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

**(B1 - 2.1 ) Main House Front - Right side**



The exterior siding of the home was found to have areas of decay in the trim, siding and window frame. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to determine the extent of the damage to the siding, trim, and underlying components to ensure the weathertightness of the system.

See additional photo below.

**(B1 - 2.2 ) Main House Front - Right side**



Additional photo of siding and window frame rot.

**(B2 - 1 ) Windows , Location: Main House Rear left side dining area**

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

**(B2 - 1.1 ) Windows**



Window painted shut. The window should be capable of being opened. A window specialist should be consulted to open the window and inspect it for any wood damage around the frame and make repairs if needed. See comments below ( Section B2-1 for examples of frame damage.

**(B2 - 2 ) Windows, Location: Main House Rear - living room right**

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

**(B2 - 2.1 ) Windows**



Wood decay was noted behind the exterior cladding of two windows along the right side of the living room. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.



**(B3 - 1 ) Deck, Location: Main House Rear**

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

**(B3 - 1.1 ) Deck**



The wood deck was found to be severely weathered. Decking boards were splintering and cupped. The deck should be considered hazardous. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

**(B4 - 1 ) Driveway, Location: Main House Front**

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

**(B4 - 1.1 ) Driveway**



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.  
Refer to Section A1-1.3,1.4 for comments on wet foundation in this area of the crawl space front wall.

**(B5 - 1 ) Vegetation, Location: Sunroom Front Right**

**Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):**

**(B5 - 1.1 ) Vegetation**



The vegetation around this window prevents the window from opening and blocks the air circulation. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth.

## **(C1 - 1 ) Main House**

### **Summary - Roofing: Coverings (Defects, Comments, and Concerns):**

#### **(C1 - 1.1 ) Main House**



Roof appeared to be in good condition visually. the valleys have significant debris. Debris can collect in the downspouts and cause blockage and inhibit the function of the gutter causing water to spill over. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A gutter repair specialist or general repair specialist should be consulted for a complete evaluation and to make necessary repairs.  
See Additional photo below.

## **(C2 - 1 ) Main House -rear right, System Type: Standard Tray System**

### **Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):**

#### **(C2 - 1.1 ) Main House -rear right**



Standing water was noted in the gutter trays in several locations. This indicates that the gutters are not draining and could indicate improper tray slope, a clogged exits, or downspout extension. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

## **(C2 - 2 ) Main House - rear left , System Type: Downspout**

### **Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):**

#### **(C2 - 2.1 ) Main House - rear left**



Gutter has a split seam and full of debris. The gutter is high off the ground and not directing water away from the foundation.

**(D3 - 1 ) Unit 1, Location: Crawl Space**

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

**(D3 - 1.1 ) Unit 1**



Bradford White 75 gallon propane gas water heater  
Model: MIITW756CXB  
S/N: NE6697023  
Date: May 1996

Typically, water heaters have a useful life span of 12 - 14 years before entering into end of life phase. This unit is 23 years old and the top of the water heater show evidence of corrosion and heat (see photo below) . This could indicate back flow of the exhaust. This is hazard that could result in exhaust entering the living spaces of the home and possible carbon monoxide poisoning. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure safe, reliable, and proper operation of the water heater.

**(D3 - 1.2 ) Unit 1**



photo of rust on to of water heater.

**(E4 - 1 ) Kitchen**

**Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):**

**(E4 - 1.1 ) Kitchen**



The GFCI receptacle for the bathroom/kitchen/exterior/garage did not operate properly when tested. The GFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.



### (E5 - 1 ) Interior

#### Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

##### (E5 - 1.1 ) Interior



All homes with gas appliances should have a carbon monoxide detector installed to detect improper appliance operation and prevent possible carbon monoxide poisoning. It is recommended that a CO detector be installed for each section of the home in locations as outlined by manufacturer's recommendations.

### (G1 - 1 ) Cooling Unit 1, Location: Exterior: Crawl Space

#### Summary - Cooling: Equipment (Defects, Comments, and Concerns):

##### (G1 - 1.1 ) Cooling Unit 1



Carrier Heat Pump  
Model: 38CKB060300  
S/N: 2896E20052  
Date: July 1996

Thermostat reduced 2 degrees below room ambient temperature and the heat pump produced cool air at the registers on both levels. Vent fan showing signs of rust. An HVAC specialist should be consulted to check the unit for estimate of remaining useful life.

### (H1 - 1 ) Family Room down stairs

#### Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

##### (H1 - 1.1 ) Family Room down stairs



The wall is cracked. The crack size and length was more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

### (H3 - 1 ) Half Bathroom 1

#### Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

##### (H3 - 1.1 ) Half Bathroom 1



The ventilation fan vibrates and was loud when turned on. The fan needs repair/replacement.

### (H3 - 2 ) Bathroom: Master

#### Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

##### (H3 - 2.1 ) Bathroom: Master



Black debris typical of fungal growths exited the jets and entered the water when the whirlpool jets were operated. The tub jets and pump system should be cleaned and sanitized. A licensed plumbing contractor should be consulted for evaluation and repair.

### (I1 - 1 ) Crawl Space: All Accessible Areas

#### Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

##### (I1 - 1.1 ) Crawl Space: All Accessible Areas



Sections of insulation in the crawl space at the ceiling are not secure and have fallen down. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor or a basement contractor should be consulted for repair/replacement.

**(J1 - 6 ) Vent: Dryer, Location: Laundry**

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

**(J1 - 6.1 ) Vent: Dryer**



The dryer has a flexible metal pipe attached and the vent is ported to the crawl space. See comment below.

**(J1 - 6.2 ) Vent: Dryer**



Dryer vent laying on the floor of the crawl space. Dryer vents should be ported to the outside of the home to prevent moisture buildup in the crawl space. Lint build up was noted at the exit location which could result in improper operation of the dryer and a fire hazard. A licensed HVAC contractor should be consulted for a complete evaluation of the duct system and to make necessary repairs to ensure reliable and safe operation.



## Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word "inspect" 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 warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and 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 or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECIEVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

## Inspection Weather Conditions

Temperature: 76 Deg. F

Weather Conditions: Cloudy with some stray light showers

## 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 attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

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

IN/NI LT NP DE FE

IN

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

## **(A1 - 1 ) Main House**

### **Structural: Foundation (Defects, Comments, and Concerns):**

#### **(A1 - 1.1 ) Main House**



Foundation walls in the crawl space had evidence of moisture in the following areas ( photo examples numbered for reference:

- 1- Garage space side boulder wall.
- 2- Wall under the laundry area.
- 3- Corners of walls in center sections in location of front entrance drain.

Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold/mildew. Repairs are needed to prevent water penetration. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

#### **(A1 - 1.2 ) Main House**



2-front wall dryer area location above

#### **(A1 - 1.3 ) Main House**



3- Front wall center section corner

#### **(A1 - 1.4 ) Main House**



3a- additional front wall center section corner

#### **(A1 - 1.5 ) Main House**



The floor of the crawl space has very poor vapor barrier coverage and the humidity in these chambers is elevated. A elevated moisture condition in the crawl space can contribute to damage to the insulation installation. A general contractor specializing in basement systems should be consulted to evaluate the areas and make recommendations on remediation solutions.

#### **(A1 - 1.6 ) Main House**



Vertical and stepping cracks were noted in several areas of the exterior basement walls. The purpose of the basement wall is to support the home, retain the outside soil and prevent water penetration into the structure. When basement walls crack, the crack indicates a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs. See two examples of areas below.

#### (A1 - 1.7 ) Main House



Stair step cracks. Light can be seen from inside the crawl space.

#### (A1 - 1.8 ) Main House



Corner crack located above on the garage foundation wall.

#### (A2 - 1 ) Main House

##### Structural: Columns and Piers

IN/NI LT NP DE FE

IN

**Column/Pier Type:** Pier: Crawl Space

**Column/Pier Materials:** Block

#### (A3 - 1 ) Main House

##### Structural: Floor Structure

IN/NI LT NP DE FE

IN

**Sub-Floor Type:** OSB

**Floor Joist Type:** Dimensional Lumber: Standard Construction

**Girder/Beam Type:** Dimensional Lumber: Standard Construction

#### (A3 - 1 ) Main House

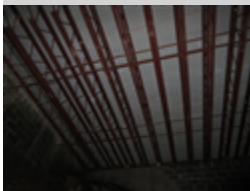
##### Structural: Floor Structure (Defects, Comments, and Concerns):

#### (A3 - 1.1 ) Main House



The joists do not show any significant evidence of surface mold typical of fungus.

#### (A3 - 1.2 ) Main House



The garage ceiling does not exhibit any significant signs of rust.

#### (A4 - 1 ) All Interior Areas

##### Structural: Wall Structure

IN/NI LT NP DE FE

IN

**Wall Structure Type:** Standard Construction: Dimensional Lumber: Wood

#### (A5 - 1 ) All Accessible Attic Areas

##### Structural: Ceiling Structure

IN/NI LT NP DE FE

IN

**Ceiling Joist Type:** Engineered System: Truss: wood & standard construction wood

**Beam/Girder Type:** Dimensional Lumber: Standard Construction: Wood

**(A6 - 1 ) All Accessible Areas**  
**Structural: Roof Structure**

IN/NI LT NP DE FE

IN

**Roof Style/Type:** Gable: 90 degree combination  
**Roof Sheathing Type:** OSB  
**Rafter & Beam Types:** Engineered System: Truss: Wood

**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. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult a specialist in each trade as needed. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

**(B1 - 1 ) All Accessible Areas**  
**Exterior: Wall Cladding**

IN/NI LT NP DE FE

IN

**Wall Cladding Type:** Stucco Masonry & Wood  
**Trim Type:** Wood Paint

**(B1 - 2 ) Main House Front - Right side**  
**Exterior: Wall Cladding**

IN/NI LT NP DE FE

IN

**Wall Cladding Type:** Wood Boards Horizontal  
**Trim Type:** Wood Paint

**(B1 - 2 ) Main House Front - Right side**  
**Exterior: Wall Cladding (Defects, Comments, and Concerns):**

**(B1 - 2.1 ) Main House Front - Right side**



The exterior siding of the home was found to have areas of decay in the trim, siding and window frame. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to determine the extent of the damage to the siding, trim, and underlying components to ensure the weathertightness of the system. See additional photo below.

**(B1 - 2.2 ) Main House Front - Right side**



Additional photo of siding and window frame rot.

**(B2 - 1 ) Windows**  
**Exterior: Windows and Doors**

IN/NI LT NP DE FE

IN

**Window/Door Type:** Window: Casement: Double with picture window in between  
**Location:** Main House Rear left side dining area

## (B2 - 1 ) Windows

### Exterior: Windows and Doors (Defects, Comments, and Concerns):

#### (B2 - 1.1 ) Windows



Window painted shut. The window should be capable of being opened. A window specialist should be consulted to open the window and inspect it for any wood damage around the frame and make repairs if needed. See comments below ( Section B2-1 for examples of frame damage.

## (B2 - 2 ) Windows

### Exterior: Windows and Doors

IN/NI LT NP DE FE

IN

**Window/Door Type:** Window: Casement: Double

**Location:** Main House Rear - living room right

## (B2 - 2 ) Windows

### Exterior: Windows and Doors (Defects, Comments, and Concerns):

#### (B2 - 2.1 ) Windows



Wood decay was noted behind the exterior cladding of two windows along the right side of the living room. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.

## (B3 - 1 ) Deck

### Exterior: Decks, Porches, Stoops, and Balconies

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IN

**Structure Type:** Wood (Wood Surface)

**Location:** Main House Rear

## (B3 - 1 ) Deck

### Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

#### (B3 - 1.1 ) Deck



The wood deck was found to be severely weathered. Decking boards were splintering and cupped. The deck should be considered hazardous. A licensed general contractor should be consulted for a complete evaluation of the deck and to make necessary repairs to ensure the stability and durability of the deck.

## (B4 - 1 ) Driveway

### Exterior: Driveways, Patios, Walks, and Retaining Walls

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**Constriction Type:** Asphalt

**Location:** Main House Front



## (B4 - 1 ) Driveway

### Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

#### (B4 - 1.1 ) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair. Refer to Section A1-1.3,1.4 for comments on wet foundation in this area of the crawl space front wall.

## (B5 - 1 ) Vegetation

### Exterior: Vegetation and Grading

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IN

**Location:** Sunroom Front Right

## (B5 - 1 ) Vegetation

### Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

#### (B5 - 1.1 ) Vegetation



The vegetation around this window prevents the window from opening and blocks the air circulation. The growth also limited the inspection access. A landscaping company should be consulted to correct the over growth.

## 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 a Licensed Roofing or a 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 nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

## C - Roofing Section

### (Roof Covering Inspection Methods):

The roof covering was inspected using binoculars and or a zoom camera and from a ladder at the roof eaves. This method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small defects or hidden areas that may only be located or identified by walking on the roof surface which is beyond the scope of this 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

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IN

**Roof Covering Type:** Wood Shakes



**(C1 - 1 ) Main House**  
**Roofing: Coverings (Defects, Comments, and Concerns):**

**(C1 - 1.1 ) Main House**



Roof appeared to be in good condition visually. the valleys have significant debris. Debris can collect in the downspouts and cause blockage and inhibit the function of the gutter causing water to spill over. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A gutter repair specialist or general repair specialist should be consulted for a complete evaluation and to make necessary repairs.  
See Additional photo below.

**(C2 - 1 ) Main House -rear right**  
**Roofing: Drainage Systems**

IN/NI LT NP DE FE

IN

**System Type:** Standard Tray System

**(C2 - 1 ) Main House -rear right**  
**Roofing: Drainage Systems (Defects, Comments, and Concerns):**

**(C2 - 1.1 ) Main House -rear right**



Standing water was noted in the gutter trays in several locations. This indicates that the gutters are not draining and could indicate improper tray slope, a clogged exits, or downspout extension. Direct drainage to the foundation and cladding from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation of the gutter system to reduce overflow and to make necessary repairs.

**(C2 - 2 ) Main House - rear left**  
**Roofing: Drainage Systems**

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IN

**System Type:** Downspout

**(C2 - 2 ) Main House - rear left**  
**Roofing: Drainage Systems (Defects, Comments, and Concerns):**

**(C2 - 2.1 ) Main House - rear left**



Gutter has a split seam and full of debris. The gutter is high off the ground and not directing water away from the foundation.

**(C4 - 1 ) Main House**  
**Roofing: Chimneys and Flues**

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IN LT

**Type:** Chimney: Masonry

**Limitation(s):** Front side of the chimney couldn't be observed at the time of the inspection. The roofing was moist and could not be walked on to observe the front side.

## (C4 - 1 ) Main House

### Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

#### (C4 - 1.1 ) Main House



Chimney appears to be in good condition on the bottom and 2 side faces ( left and right ).  
The front side of the chimney could not be viewed.

## D - Plumbing Section

### (General Information, General Limitations, Implications, and Directions):

**Main Water Shut-Off Location:** Exterior shutoff at water meter at the street

**Water Supply Type:** Private Community Well

**Water Supply Piping Materials:** [Copper/Brass]

**General Limitations, Implications, and Directions:** All plumbing and water heating items listed or identified below were found to be in need of further evaluation and repair by a Licensed Plumbing Contractor. If additional concerns are discovered during the process of evaluation and repair, a General Contractor should be consulted to contact a specialist in each trade as needed. The majority of the plumbing components are concealed from inspection and the overall general condition cannot be fully 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 as the system cannot be put under full load. The inspection does not guarantee that the plumbing systems and components will meet the demands of your family. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Functional drainage is not reported as defective unless drainage flow is less than the supply water flow. The inspection of the water heater does not include evaluating the unit capacity for functional use. The hot water requirement for daily use varies for each family and the home inspector does not determine if the hot water supply is adequate. The inspection does not include verification of anti-scald fixtures and the client should verify water temperature settings prior to use. The plumbing inspection does not include determining the quantity/quality of the water supply, including potability, purity, clarity, hardness, or pH level. The plumbing inspection does not include; operation of the main or fixture turn-off valves, reporting fixture surface defects (including mineral deposits, cracks, chips and discolorations), condition of pipe interiors, determining the absence or presence of thermal expansion or backflow protection devices, verification of the washing machine drains, and or effectiveness of the toilet flush. The plumbing inspection is a limited functional evaluation made without full system load. Annual service and inspection of the main waste line will prevent system clogging and backup. If the buyer would like a complete invasive inspection of the plumbing system, the buyer should consult a Licensed Plumbing Contractor prior to purchase.

#### (D1 - 1 ) Utility Room

##### Plumbing: Water Distribution Systems

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IN

**Piping Materials:** [Copper/Brass]

#### (D2 - 1 ) Crawl Space

##### Plumbing: Drain, Waste, and Vent Systems

IN/NI LT NP DE FE

IN

**Piping Materials:** [PVC]

**Trap Materials:** [Plastic]

#### (D3 - 1 ) Unit 1

##### Plumbing: Water Heating Equipment

IN/NI LT NP DE FE

IN

**Location:** Crawl Space

**Capacity:** 75 Gallons

**Energy Source:** Gas-Propane

## (D3 - 1 ) Unit 1

### Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

#### (D3 - 1.1 ) Unit 1



Bradford White 75 gallon propane gas water heater  
Model: MIITW756CXB  
S/N: NE6697023  
Date: May 1996

Typically, water heaters have a useful life span of 12 - 14 years before entering into end of life phase. This unit is 23 years old and the top of the water heater show evidence of corrosion and heat (see photo below) . This could indicate back flow of the exhaust. This is hazard that could result in exhaust entering the living spaces of the home and possible carbon monoxide poisoning. A HVAC contractor should be consulted for a complete evaluation and repair of the system to ensure safe, reliable, and proper operation of the water heater.

#### (D3 - 1.2 ) Unit 1



photo of rust on to of water heater.

## E - Electrical Section

### (General Limitations, Implications, and Directions):

All Electrical items listed below were found to be of concern and are 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 )

#### Electrical: Main Service

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IN

#### (E1 - 1 )

### Electrical: Main Service (Defects, Comments, and Concerns):

#### (E1 - 1.1 )



Main Service located to the left of the garage.

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

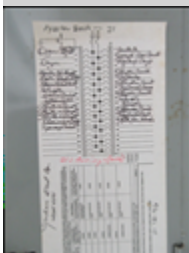
IN/NI LT NP DE FE

IN

**Location:** Garage  
**Amperage Rating:** 200 Amps  
**Voltage Rating:** 120/240 Volts, 1 Phase  
**Service Cable Material:** Aluminum

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

**(E2 - 1.1 ) Main Panel #1**



Siemens 200 amp rated panel cover has the breakers clearly labeled.

**(E2 - 1.2 ) Main Panel #1**



Main panel neatly wired and clearly labeled.

**(E3 - 1 )**  
**Electrical: Distribution Panels**

IN/NI LT NP DE FE

IN

**(E4 - 1 ) Kitchen**  
**Electrical: Branch Circuits**

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IN

**Observed Wiring Materials:** Non-Metallic (Plastic)

**(E4 - 1 ) Kitchen**  
**Electrical: Branch Circuits (Defects, Comments, and Concerns):**

**(E4- 1.1 ) Kitchen**



The GFCI receptacle for the bathroom/kitchen/exterior/garage did not operate properly when tested. The GFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.

**(E5 - 1 ) Interior**  
**Electrical: Light Fixtures, Receptacles, Smoke Detectors**

IN/NI LT NP DE FE

IN

## (E5 - 1 ) Interior

### Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

#### (E5 - 1.1 ) Interior



All homes with gas appliances should have a carbon monoxide detector installed to detect improper appliance operation and prevent possible carbon monoxide poisoning. It is recommended that a CO detector be installed for each section of the home in locations as outlined by manufacturer's recommendations.

## F - Heating Section

### (General Limitations, Implications, Directions, and Inspection Methods):

The HVAC system(s) were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where only basic maintenance covers were removed. This type of inspection will not reveal internal problems with the system(s). If a complete invasive inspection is desired a Licensed HVAC Contractor should be consulted prior to purchase. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

#### (F1 - 1 ) Heating Unit 1

##### Heating: Equipment

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IN LT

**Location:** Lower level Utility room

**Equipment Type:** Gas: Furnace

**Energy Source:** Propane

**Limitation of Inspection Methods:** Temperature on the room thermostat on the main floor registered 76 degrees. The furnace could not be turned on to check its performance.

#### (F1 - 1 ) Heating Unit 1

##### Heating: Equipment (Defects, Comments, and Concerns):

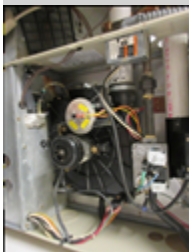
#### (F1 - 1.1 ) Heating Unit 1



Carrier gas furnace  
Model: 58 MXA100- 16  
S/N: 2896A05042  
Date: July 1996

Based on the age of the unit it is recommended that the unit be under a bi-annual maintenance contract with an HVAC service provider.

#### (F1 - 1.2 ) Heating Unit 1



Internal components of the gas furnace were inspected visually and no defects were observed.



**(F2 - 1 ) Heating Unit #1**  
**Heating: Distribution Systems**

IN/NI LT NP DE FE

IN

**Location Observed/Access:** Utility Room  
**Distribution System Type:** Forced Air: Metal Box: Flexible Branch

**(F3 - 1 ) Crawl Space**  
**Heating: Gas Piping and Fuel Storage Systems**

IN/NI LT NP DE FE

IN

**Gas Piping Materials:** Copper  
**Fuel Turn Off Location:** At Propane Tank, furnace and fireplace  
**Fuel Storage:** [Propane Storage Tank Present]

**(F3 - 1 ) Crawl Space**  
**Heating: Gas Piping and Fuel Storage Systems (Defects, Comments, and Concerns):**

**(F3 - 1.1 ) Crawl Space**



Propane tank located in front of home and level is ~ 80 %

**G - Cooling Section**  
**(General Limitations, Implications, Directions, and Inspection Methods):**

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the heating and cooling performance, service, and maintenance history of the HVAC system(s).

**(G1 - 1 ) Cooling Unit 1**  
**Cooling: Equipment**

IN/NI LT NP DE FE

IN

**Location:** Exterior: Crawl Space  
**Equipment Type:** Heat Pump: Split System  
**Energy Source:** Electric

**(G1 - 1 ) Cooling Unit 1**  
**Cooling: Equipment (Defects, Comments, and Concerns):**

**(G1 - 1.1 ) Cooling Unit 1**



Carrier Heat Pump  
Model: 38CKB060300  
S/N: 2896E20052  
Date: July 1996  
Thermostat reduced 2 degrees below room ambient temperature and the heat pump produced cool air at the registers on both levels.  
Vent fan showing signs of rust. An HVAC specialist should be consulted to check the unit for estimate of remaining useful life.



## (G2 - 1) Cooling Unit #1 Cooling: Distribution Systems

IN/NI LT NP DE FE

IN

**Location Observed/Access:** Lower level  
**Distribution System Type:** Forced Air: Metal Box: Flexible Branch

## 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 prevented access. Identifying hazed or 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. Clients 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, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, 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. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the 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. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. The washing machine drain, electrical power, or gas service were not verified, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

## (H1 - 1) Family Room down stairs Interiors: General Rooms

IN/NI LT NP DE FE

IN

**Additional Area Conditions/Limitations:** [Furniture/Storage Present In Area]  
**Heating/Cooling:** [Heating Source Noted] [Cooling Source Noted]

## (H1 - 1) Family Room down stairs Interiors: General Rooms (Defects, Comments, and Concerns):

### (H1 - 1.1) Family Room down stairs



The wall is cracked. The crack size and length was more than would be typically expected. An engineer should be consulted to evaluate the structure of the home to determine the significance of this concern and if repairs are necessary.

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

IN/NI LT NP DE FE

IN

**Bathroom Ventilation:** [Ventilation Exhaust Fan]  
**Electrical Receptacle:** No Electrical Receptacle Found In Bathroom

### (H3 - 1 ) Half Bathroom 1

#### Interiors: Bathrooms (Defects, Comments, and Concerns):

##### (H3 - 1.1 ) Half Bathroom 1



The ventilation fan vibrates and was loud when turned on. The fan needs repair/replacement.

### (H3 - 2 ) Bathroom: Master

#### Interiors: Bathrooms

IN/NI LT NP DE FE

IN

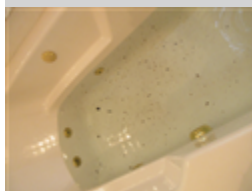
**Bathroom Ventilation:** [Ventilation Exhaust Fan]

**Electrical Receptacle:** No Electrical Receptacle Found In Bathroom

### (H3 - 2 ) Bathroom: Master

#### Interiors: Bathrooms (Defects, Comments, and Concerns):

##### (H3 - 2.1 ) Bathroom: Master



Black debris typical of fungal growths exited the jets and entered the water when the whirlpool jets were operated. The tub jets and pump system should be cleaned and sanitized. A licensed plumbing contractor should be consulted for evaluation and repair.

### (H4 - 1 ) Garage

#### Interiors: Garage(s)

IN/NI LT NP DE FE

IN

**Door Inspection Methods:** The Garage door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter are not inspected or operated.

### (H4 - 1 ) Garage

#### Interiors: Garage(s) (Defects, Comments, and Concerns):

##### (H4 - 1.1 ) Garage



Both sensors checked and operated properly.

### (H6 - 1 ) Fireplace: Masonry

#### Interiors: Fireplaces and Stoves

IN/NI LT NP DE FE

IN

**Location:** Living Room

**Energy Source:** Propane

**Exhaust Flue Type:** Masonry: Clay Tile Liner

## (H6 - 1 ) Fireplace: Masonry Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

### (H6 - 1.1 ) Fireplace: Masonry



Fireplace activated with switch on the left side of the opening.

## I - Insulation and Ventilation Section (General Limitations, Implications, and Directions):

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 ) Crawl Space: All Accessible Areas Insulation and Ventilation: Areas

IN/NI LT NP DE FE

IN

**Insulation Type:** Batt: Faced Kraft Paper  
**Ventilation Type:** Foundation Vents

### (I1 - 1 ) Crawl Space: All Accessible Areas Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

#### (I1 - 1.1 ) Crawl Space: All Accessible Areas



Sections of insulation in the crawl space at the ceiling are not secure and have fallen down. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor or a basement contractor should be consulted for repair/replacement.

### (I1 - 2 ) Attics Insulation and Ventilation: Areas

IN/NI LT NP DE FE

IN

**Insulation Type:** Batt: Faced Kraft Paper  
**Ventilation Type:** Soffit: Ridge: Gable

## (I1 - 2 ) Attics

### Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

#### (I1 - 2.1 ) Attics



Both the left and right attics were accessed and the insulation coverage was good. Attic accessed over master bedroom closet shown here.

#### (I1 - 2.2 ) Attics



Attic accessed over the garage shown here.

#### (I1 - 2.3 ) Attics



The gable vents in the attic were noted to be very large. The attic ventilation was noticeable, the attics were not hot. Attics at this time of the year are very warm.

## J - Built In Appliance Section

### (General Limitations, Implications, and Directions):

The installed appliances were visually inspected and operated per the home inspector's standard of practice and or contract, unless otherwise noted as a limitation. Built in appliances are operated to determine if the units respond to and operate using normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as the cleaning ability of the dishwasher, the grinding efficiency of the disposal, or the calibration of the oven is beyond the scope of the home inspection. Refrigeration units, ice makers, wine coolers, countertop appliances, washing machines, and dryers are beyond the scope of the home inspection. All appliances listed as not operational, identified to be of concern are in need of a full evaluation and or repair by a certified appliance repair technician prior to purchase. If additional concerns are discovered during the process of evaluation and repair, a Licensed General Contractor should be consulted to contact a specialist in each trade as needed.

#### (J1 - 1 ) Dishwasher

##### Built In Appliances: Equipment

IN/NI LT NP DE FE

IN

**Location:** Kitchen

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

#### (J1 - 1 ) Dishwasher

##### Built In Appliances: Equipment (Defects, Comments, and Concerns):

#### (J1 - 1.1 ) Dishwasher

#### (J1 - 2 ) Microwave: Built In

##### Built In Appliances: Equipment

IN/NI LT NP DE FE

IN

**Location:** Kitchen

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

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

**(J1 - 2.1 ) Microwave: Built In**



GE Microwave  
July 1996

**(J1 - 3 ) Garbage Disposal**  
**Built In Appliances: Equipment**

IN/NI LT NP DE FE

IN

**Location:** Kitchen

**Inspection Method:** The sink disposal was operated by turning the switch to the on position and allowing the grinder to operate for 10 seconds or until a defect was discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined.

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

**(J1 - 3.1 ) Garbage Disposal**



In Sink Erator

**(J1 - 4 ) Range: Gas**  
**Built In Appliances: Equipment**

IN/NI LT NP DE FE

IN

**Location:** Kitchen

**Inspection Method:** The range burners were operated with indicator set to HIGH until the burner was noted to be burning stable or until a defect is noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

**(J1 - 4 ) Range: Gas**  
**Built In Appliances: Equipment (Defects, Comments, and Concerns):**

**(J1 - 4.1 ) Range: Gas**



KitchenAid Gas range operated properly

**(J1 - 5 ) Oven: Electric**  
**Built In Appliances: Equipment**

IN/NI LT NP DE FE

IN

**Location:** Kitchen

**Inspection Method:** The oven elements were operated with indicator set to 350F until the element was noted to be fully red or until a defect was noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

**(J1 - 5 ) Oven: Electric**  
**Built In Appliances: Equipment (Defects, Comments, and Concerns):**

**(J1 - 5.1 ) Oven: Electric**



Whirlpool oven operated to a setting of 350F.

**(J1 - 6 ) Vent: Dryer**  
**Built In Appliances: Equipment**

IN/NI LT NP DE FE

IN

**Location:** Laundry

**Inspection Method:** Visually Inspected

**(J1 - 6 ) Vent: Dryer**  
**Built In Appliances: Equipment (Defects, Comments, and Concerns):**

**(J1 - 6.1 ) Vent: Dryer**



The dryer has a flexible metal pipe attached and the vent is ported to the crawl space. See comment below.

**(J1 - 6.2 ) Vent: Dryer**



Dryer vent laying on the floor of the crawl space. Dryer vents should be ported to the outside of the home to prevent moisture buildup in the crawl space. Lint build up was noted at the exit location which could result in improper operation of the dryer and a fire hazard. A licensed HVAC contractor should be consulted for a complete evaluation of the duct system and to make necessary repairs to ensure reliable and safe operation.