



# Inspection Report

Prepared For:



Property Address:



**America's Home Checkers**

**Kelly Jolly  
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919-688-6456**

*Kelly Jolly*



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**Date:** 6/17/2014

**Report ID:** [REDACTED]

**Property:**

**Customer:**

**Real Estate Professional:**

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Style of Home:**

Two Story

**Age Of Home:**

16 Yrs

**Client Is Present:**

No

**Radon Test:**

No

**Mold Test:**

No

**Weather:**

Cloudy

**Temperature:**

73 Degrees

**Rain in last 3 days:**

Yes


# 1. Exterior

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

		IN	NI	NP	RR	Styles & Materials
1.0	WALL CLADDING & FLASHING				X	<b>Siding Style:</b> Veneer
1.1	EXTERIOR TRIM				X	Horizontal
1.2	CRAWLSPACE ACCESS DOOR(S)	X				<b>Siding Material:</b> Vinyl
1.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X	Brick veneer
1.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X	<b>Exterior Entry Doors:</b> Metal w/wood core
						<b>Appurtenance:</b> Deck with steps
						Porch
						<b>Driveway:</b> Concrete
						<b>Sidewalk:</b> Concrete

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### Comments:


 **1.0** Loose/ fallen vinyl siding at top of the rear bay window. Repair is needed to avoid water entry.



1.0 Picture 1




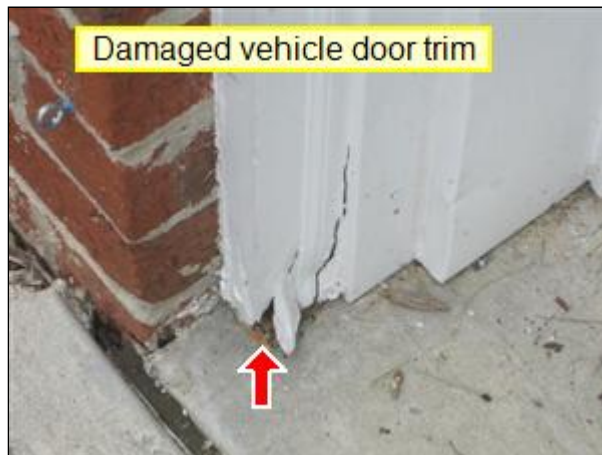
1.0 Picture 2

 1.1 (1) The door jam at the rear entry door is damaged. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.




1.1 Picture 1

 (2) The vehicle door trim is damaged. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.




1.1 Picture 2

 (3) The door panel at the front entry door assembly is deteriorated. Further deterioration may occur if not repaired. A qualified person should repair as needed..



1.1 Picture 3

 **1.3** Several loose stair treads were present at the rear deck steps and deterioration at the rear deck railing cap rail. Repairs are needed for personal safety.




1.3 Picture 1



1.3 Picture 2



1.3 Picture 3


 **1.4** (1) The masonry felt in the driveway and sidewalk is deteriorated. Recommend replacing to avoid water entry and settlement. Repairs needed by a qualified contractor.



1.4 Picture 1



1.4 Picture 2

 (2) The masonry felt between the sidewalk and front steps is deteriorated. Recommend replacing to avoid water entry and settlement. Repairs needed by a qualified contractor.



1.4 Picture 3

🏠 (3) Tree limb contact with the structure and or roof at the right front of home. Recommend cutting back to avoid contact damage. Repairs needed by a qualified person.



1.4 Picture 4

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



## 2. Structural Components

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

		IN	NI	NP	RR	Styles & Materials
2.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				X	<b>Foundation:</b> Brick Masonry block
2.1	WALLS (Structural)	X				<b>Method used to observe</b> <b>Crawlspace:</b> Crawled with flash light and probe
2.2	COLUMNS OR PIERS	X				<b>Floor Structure:</b> Engineered floor trusses
2.3	FLOORS (Structural)				X	<b>Wall Structure:</b> Wood Frame
2.4	CEILINGS (structural)	X				<b>Columns or Piers:</b> Masonry block
2.5	ROOF STRUCTURE AND ATTIC				X	<b>Ceiling Structure:</b> 2X8 <b>Roof Structure:</b> 2 X 6 Rafters 2 X 8 Rafters <b>Roof-Type:</b> Gable Hip <b>Method used to observe attic:</b> Walked Flashlight in hand <b>Attic info:</b> Pull Down stairs Walk in

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**Comments:**

**2.0** There are foundation cracks observed at the left and right side of the foundation due to past settlement. The spanker system may be contributing to the settlement as a result of saturated sods next to the structure. Unable to determine if these conditions will worsen however it is recommended that all moisture next to the structure be eliminated, seal cracks to avoid water entry causing freeze expansion damage and monitor. If these cracks worsen. stability repairs will be needed.



2.0 Picture 1



2.0 Picture 2




2.0 Picture 3

**2.3** Moisture damage to the sub-floor behind the rear entry door. Repairs are needed by a qualified contractor.



2.3 Picture 1

 2.5 There is a sprung hinge at the attic pulldown stairs. This makes closure more difficult.



2.5 Picture 1

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

## 3. Roofing

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

		IN	NI	NP	RR	Styles & Materials
3.0	ROOF COVERINGS				X	<b>Roof Covering:</b> 3-Tab asphalt / fiberglass
3.1	ROOF FLASHINGS				X	<b>Viewed roof covering from:</b>
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Binoculars
3.3	ROOF DRAINAGE SYSTEMS				X	Ground

IN NI NP RR **Sky Light(s):**


None

**Chimney (exterior):**

N/A


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### Comments:

-  **3.0** (1) Damaged ridge shingle at the front gable ridge peak. Repair is needed to avoid water entry and trim damage.



3.0 Picture 1

 (2) Several missing shingle tabs at the rear roof and debris observed on the roof next to the tethers arm. Repairs are needed by a roof contractor to avoid roof leakage.




3.0 Picture 2



3.0 Picture 3



3.0 Picture 4

 3.1 The flashing at the rear bay window is improper. The flashing should be behind the vinyl siding to avoid leakage behind the siding.



3.1 Picture 1

**🏠 3.3** Splash blocks or plastic piping needed to divert gutter / roof drainage away from the structure. Excessive crawlspace or perimeter moisture can cause structure settlement,



3.3 Picture 1

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

## 4. Plumbing System

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



		IN	NI	NP	RR	Styles & Materials
4.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				<b>Water Source:</b> Public
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X				<b>Water Filters:</b> None
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				<b>Main Supply (into home):</b> PEX
4.3	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				<b>Plumbing Water Distribution (inside home):</b>
4.4	MAIN FUEL SHUT OFF (Describe Location)	X				

IN NI NP RR

4.5	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	IN	NI	NP	RR
					X

IN NI NP RR PEX  
CPVC

IN NI NP RR

**Waste Plumbing:**  
PVC

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**Water Heater Power Source:**  
Natural Gas

**Water Heater Capacity:**  
50 Gallon

**Water Heater Location:**  
Garage

**Comments:**

4.0 The main shut off is the knob located in the pantry. This is for your information.

4.4 The main fuel shut off is at gas meter outside

 4.5 Damaged sewer cleanout cover at the rear yard. A replacement is needed to avoid debris and or pest entry.



4.5 Picture 1

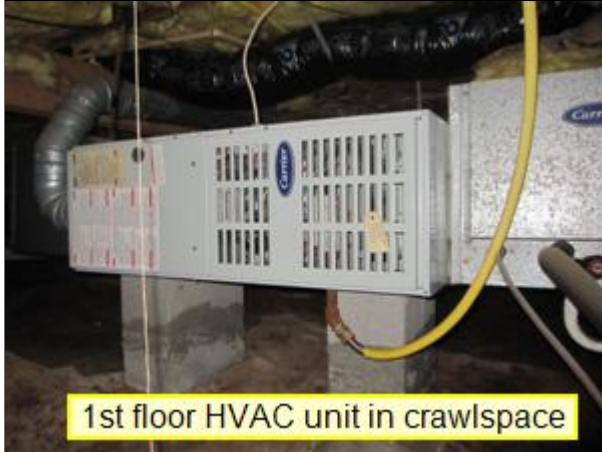
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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks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



## 5. Heating / Central Air Conditioning

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



1st floor HVAC unit in crawlspace



2nd floor HVAC unit in attic



Compressor units at exterior

		IN	NI	NP	RR	Styles & Materials
5.0	HEATING EQUIPMENT	X				<b>Energy Source:</b> Natural gas
5.1	NORMAL OPERATING CONTROLS	X				<b>Heat Type:</b> Forced Air
5.2	AUTOMATIC SAFETY CONTROLS	X				<b>Number of Heat Systems (excluding wood):</b> Two
5.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				X	<b>Heat System Brand:</b> CARRIER
5.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				<b>Ductwork:</b> Flex / Insulated
5.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				<b>Filter Type:</b> Disposable
5.6	COOLING AND AIR HANDLER EQUIPMENT				X	
5.7	NORMAL OPERATING CONTROLS				X	
5.8	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				

IN NI NP RR

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**Cooling Equipment Type:**  
Central Air Condition

**Cooling Equipment Energy Source:**  
Electricity

**Central Air Manufacturer:**  
CARRIER

**Number of AC Only Units:**  
Two

**Comments:**

🏠 5.3 Very low air volume at the 1st floor supply registers. Evaluation is needed by a licensed HVAC contractor.



5.3 Picture 1

🏠 5.6 (1) The ambient air test was performed by using thermometers on the supply and return of both Air conditioners to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the units are cooling as intended. Improper temperature differential was observed at both units. This indicates that both units are **not** cooling properly and a licensed Heat/Air contractor should inspect and repair as needed.


🏠 (2) The foam sleeve on the suction line is deteriorated in area(s) at the outside units. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



5.6 Picture 1



5.6 Picture 2

 5.7 Missing thermostat cover at the upstairs. A replacement is needed.



5.7 Picture 1

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


## 6. Insulation and Ventilation

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

		IN	NI	NP	RR	Styles & Materials
6.0	INSULATION IN ATTIC				X	<b>Attic Insulation:</b> Blown
6.1	INSULATION UNDER FLOOR SYSTEM	X				<b>Ventilation:</b> Ridge vents Soffit Vents
6.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				
6.3	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X				<b>Floor System Insulation:</b> Batts

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### Comments:

-  **6.0** The attic insulation has been disturbed causing poor coverage in some areas. Recommend redistributing to avoid heating and cooling loss.



6.0 Picture 1



6.0 Picture 2

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

## 7. Electrical System

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



		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X				<b>Electrical Service Conductors:</b> Below ground
7.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				Aluminum
7.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				X	220 / 110 Volts
7.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				<b>Panel capacity:</b> 200 AMP
7.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X	<b>Panel Type:</b> Circuit breakers
7.5	SMOKE DETECTORS	X				<b>Electric Panel Manufacturer:</b> CUTLER HAMMER
7.6	CARBON MONOXIDE DETECTORS			X		<b>Wiring Methods:</b> Romex
						<b>Branch wire 15 and 20 AMP:</b> Copper

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**Comments:**

- 7.2 The main panel has three circuit breakers that need labels identifying their location(s).



7.2 Picture 1

- 7.4 Unsecured outlet box at front of crawlspace. All boxes should be secured for electrical safety.



7.4 Picture 1

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

## 8. Interiors

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

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

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

		IN	NI	NP	RR	Styles & Materials
8.0	DOORS (Exterior)				X	<b>Bath Exhaust Fans:</b> Fan
8.1	DOORS (REPRESENTATIVE NUMBER)				X	<b>Cabinetry:</b> Wood
8.2	WINDOWS (REPRESENTATIVE NUMBER)				X	<b>Ceiling Materials:</b> Drywall
8.3	WALLS	X				<b>Countertop:</b> Granite
8.4	CEILINGS	X				<b>Dryer Power Source:</b> 240 Electric
8.5	FLOORS	X				<b>Dryer Vent:</b> Ridgid Metal
8.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				<b>Floor Covering(s):</b> Carpet Hardwood T&G Tile
8.7	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X	<b>Interior Doors:</b> Hollow core
8.8	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X		<b>Number of Woodstoves:</b> None
8.9	GAS/LP FIRELOGS AND FIREPLACES	X				<b>Operable Fireplaces:</b> One
8.10	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X	<b>Types of Fireplaces:</b> Vented gas logs
8.11	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				<b>Wall Material:</b> Drywall
8.12	VENTING SYSTEMS (Kitchens, baths and laundry)	X				<b>Window Types:</b> Fixed pane Single-hung Thermal/Insulated Vinyl
8.13	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				
8.14	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				
8.15	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X	

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**Comments:**

**8.0** Daylight is visible at the rear entry door. Adjustment is needed to avoid heating and cooling loss or water entry.




8.0 Picture 1

**8.1 (1)** The bedroom door rubs at jamb when closing at the master bedroom. This makes the door more difficult to operate.. A qualified person should repair as needed.



8.1 Picture 1




 (2) The bedroom door rubs on the carpet at the upstairs rear center bedroom and the closet in the bonus room. This can cause the carpet to wear faster in that area and make the door more difficult to operate. A qualified person should repair as needed.

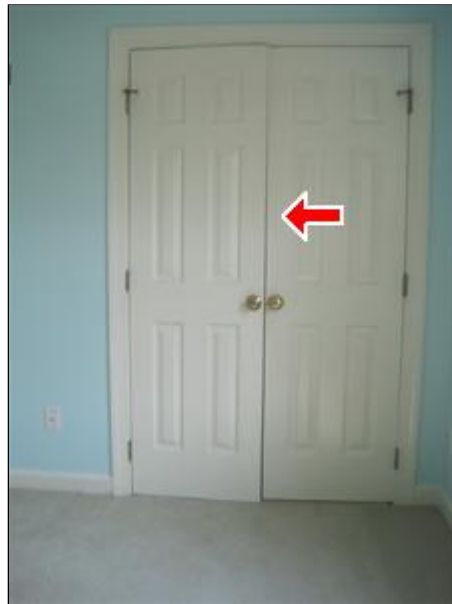


8.1 Picture 2



8.1 Picture 3

 (3) The closet doors over-strike each other when closing at the upstairs rear center bedroom. Further deterioration may occur if not repaired. A qualified person should repair as needed.

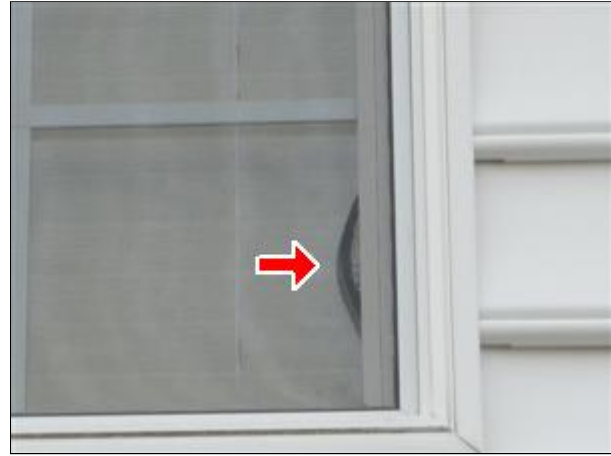


8.1 Picture 4

**8.2** One fixed pane window is cloudy (lost seal) at the family room and deteriorated glass sealant at in rear window. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified window/door professional should replace as needed.



8.2 Picture 1



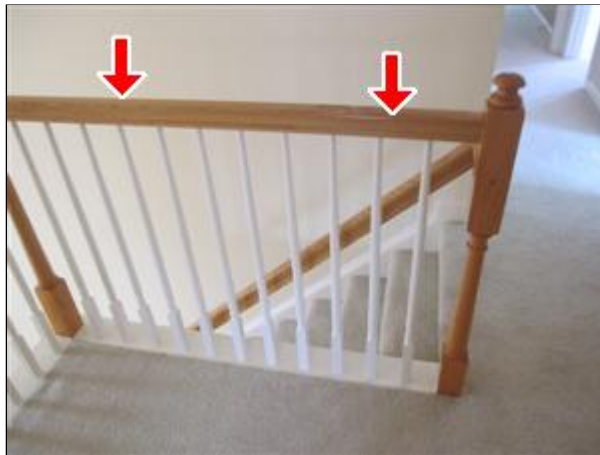
8.2 Picture 2

**8.5** Some wood floor separation and bowing baseboard trim in the pantry due past moisture exposure. No leak was observed at time of inspection.



8.5 Picture 1

**8.7** The railing at top of the interior stairs is loose. Repair is needed for personal safety.



8.7 Picture 1

**8.10** (1) The faucets at the right sink in the master bath and the left sink at the upstairs hall bath does not shut off properly. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary



8.10 Picture 1

**8.10** (2) The right sink faucet at upstairs hall bath is leaking at the faucet. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary




8.10 Picture 2

🏠 (3) There is a major leak below the left sink at upstairs bath when you turn the water valve on at the hot water side. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.



8.10 Picture 3

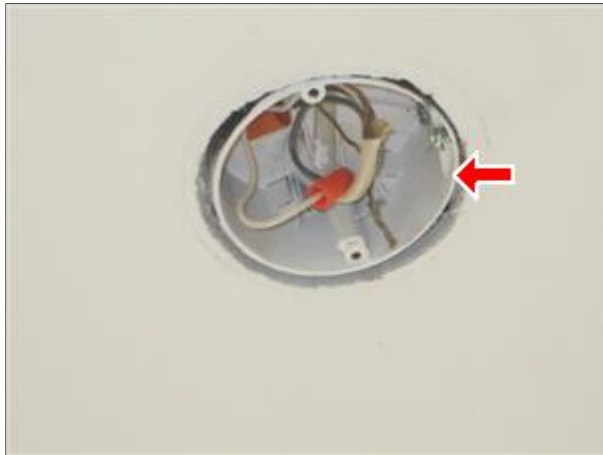
 **8.15** (1) Several missing cover plates and missing light fixtures throughout the house. Repairs are needed for electrical safety.



8.15 Picture 1



8.15 Picture 2



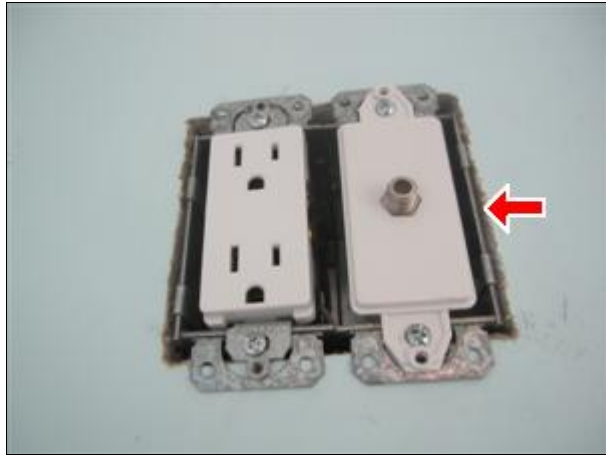
8.15 Picture 3



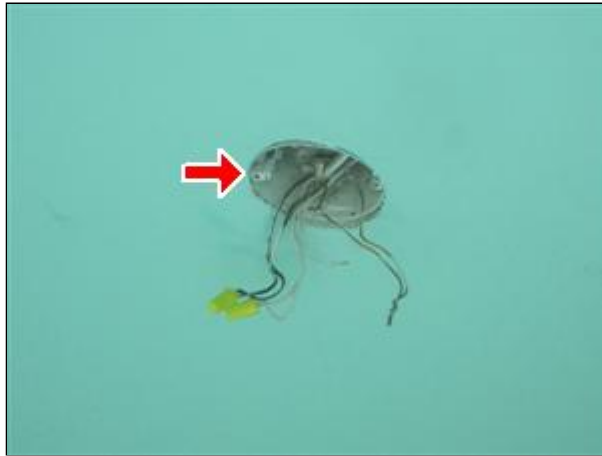
8.15 Picture 4



8.15 Picture 5



8.15 Picture 6

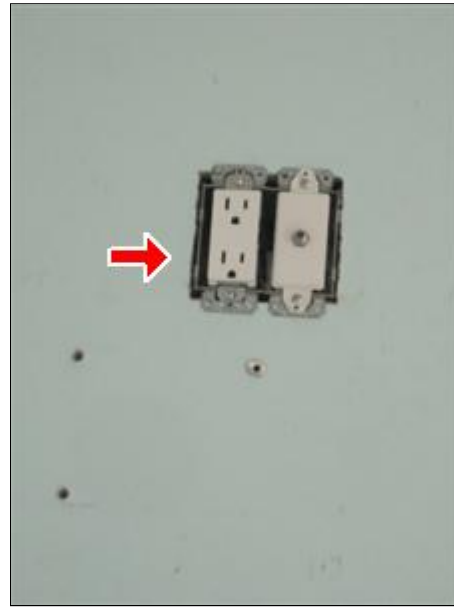


8.15 Picture 7

🏠 (2) There are two outlets up high on the wall, one in master bedroom and one in the upstairs rear center bedroom that is not working. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



8.15 Picture 8



8.15 Picture 9

🏠 (3) Two kitchen lights and one launch room closet light were not operational. Repair as needed.



8.15 Picture 10



8.15 Picture 11

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


## 9. Garage

		IN	NI	NP	RR	Styles & Materials
9.0	GARAGE CEILINGS	X				<b>Garage Door Type:</b> One automatic
9.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				<b>Garage Door Material:</b> Metal
9.2	GARAGE FLOOR				X	<b>Auto-opener Manufacturer:</b> Craftsman
9.3	GARAGE DOOR (S)	X				
9.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
9.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				

IN NI NP RR

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

### Comments:

 **9.2** The rubber covering on the floor at the garage could be a fire hazard. This is for your information.



9.2 Picture 1



## 10. Built-In Kitchen Appliances

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

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER	X				<b>Dishwasher Brand:</b> WHIRLPOOL
10.1	RANGES/OVENS/COOKTOPS			X		<b>Built in Microwave:</b> GENERAL ELECTRIC
10.2	TRASH COMPACTOR			X		<b>Exhaust/Range hood:</b> Filtered by microwave
10.3	EXHAUST / RANGE HOOD	X				<b>Range/Oven:</b> NONE
10.4	FOOD WASTE DISPOSAL	X				<b>Trash Compactors:</b> NONE
10.5	MICROWAVE COOKING EQUIPMENT (built-in)	X				<b>Disposal Brand:</b> BADGER

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

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

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