



Home Inspection Report



100 Street Name City, St Zip Code

Inspection Date:

August 31st, 2022

Prepared For:

Client Name

Prepared By:

Smart Check Home Inspections
305 Limbaugh Ln.
Swansboro NC 28584

Report Number:

22-8-31-2

Inspector:

Inspector Name

License/Certification #:

3550

Inspector Signature:

Inspector Signature Image

Inspector Phone Number:

555-555-1212

Inspector Address:

Business Address
City, State Zip

Report Overview

Scope of Inspection

1. The inspection is a detailed visual inspection that is not technically exhaustive. "Technically exhaustive" means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
2. The inspection was completed in accordance with the North Carolina Standards of Practice. The client was made aware of these standards, and the standards were made available to the client.
3. All areas of visible suspected wood deterioration, in: siding, trim work, soffit, fascia, decking components, etc., and visible, accessible structural components were probed to determine areas of actual wood deterioration. The results of these findings are included in the report. In the majority of cases, wood deterioration, and the cause of the deterioration, require a more invasive inspection to determine the extent of damage, the required repair, and resulting cost.
4. You are advised to seek two professional opinions and acquire estimates of repair for any defects and recommendations documented in this report. We also recommend that all professionals making any repair to the home inspect the defects documented in this report further and conduct a more invasive inspection in order to discover and repair related problems that may be revealed during a more invasive inspection. It is recommended that all repairs, corrections, and cost estimates be completed and documented prior to purchasing the property.
5. This report was designed to be viewed from a computer, tablet, or smart phone. When printing the report, picture quality will be lost. The report is color coded, and, if printed, should be printed in color.
6. Reporting of fogged windows is not a requirement of the standards of practice. However, our inspectors make every effort to determine if sealed windows are fogged, which is an indication of a broken seal. In some instances, depending on the time of day, weather conditions, or cleanliness of the windows, it may be difficult to determine if a window is fogged or has a broken seal. Some windows may not show signs of fogging or moisture between panes of glass under some conditions. If you are concerned about the possibility of fogged windows, you should conduct a final walk through of the property prior to purchase to ensure you are satisfied with the condition of the windows. We make every effort to disclose fogged windows to a client, but cannot be held responsible for fogged windows that were not indicated in this report, because it is not a requirement of the SOP.
7. All directional indications noted in the report are given as if facing the main entry, unless otherwise noted.
8. An indication that an item/component/system or visible portion of an item/component/system were noted in the report as satisfactory indicates that the item/component/system was operating as intended at the time of the inspection, that the visible portions of the item/component/system were free of visible defects, and that the item/component/system did not appear to be reaching the end of its serviceable life. The item/component/system may still have cosmetic defects and defects that were concealed/covered that were not visible. The inspector is not responsible for defects that were concealed/covered and were not visible at the time of the inspection.
9. In cases of homes that were fully occupied, contained stored household goods or staged furniture on the day of the inspection, a walk-through of the home is recommended prior to purchase, to determine if any concealed/covered defects are present that would not have been visible to the inspector on the day of the inspection.
10. An indication in the report of any of the following: not fully tested/evaluated; not visible; only partially visible; not tested; or limited access for any item, component, or system found in the home; is an indication that the item, component, or system could not be fully evaluated, and there may be defects present in the item, component, or system that were not visible. In instances where a satisfactory condition was noted in addition to any of the above listed conditions, only the visible portions of the item, component, or system were inspected and only the visible portions are indicated as satisfactory and there may still be defects present that were not visible.

State of Occupancy

Not occupied

Weather Conditions

Sunny and hot

Ground Cover near Home

Damp conditions with no areas of standing water

Report Summary

Summary

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

Further Evaluation Items

1. The heat pump and air handler HVAC system failed to cool the home during the inspection. Further evaluation is needed. The inspector lowered the requested temperature, and the system failed to adequately lower the temperature in the home. When the inspector arrived at the home the interior temperature as indicated by the thermostat was 75 degrees. The inspector lowered the request temperature to 70 degrees and after approximately 2 hours of operation the interior temperature failed to fall below 74 degrees. The approximate temperature differential between the return and several registers throughout the home was only 8 to 10 degrees, which is evidence that the system is working marginally. The system does not appear to be working as designed. Recommend a qualified HVAC technician evaluate the system to determine the appropriate course of action and all necessary repairs.

Components/Systems Not Operating or Requiring Service

1. Corner posts for the exterior wall cladding are damaged. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.
2. A vent is missing on the exterior on the right side of the home as facing the main entry. This can allow pest/wildlife entry, and further damage may occur. Recommend a skilled professional make all necessary repairs.
3. There are areas of negative grading near the home. The ground should slope away from the home to help promote proper drainage. In some cases, negative grading can allow water to pool near the home, and this may adversely affect the foundation of the home. Recommend a qualified contractor properly grade areas of negative grading near the home to promote proper drainage.
4. A strike plate is missing/damaged on a door jamb on a closet/pantry door in the Kitchen. The door may not latch correctly, and damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.
5. The disposal is noisy while in operation in the Kitchen. The unit may be nearing the end of its serviceable life. The client may wish to have the disposal replaced now.
6. A light fixture failed to illuminate in the Master Bathroom above the shower. The fixture is not working as designed. The light bulbs in the fixture should be replaced with new bulbs, and if the light fixture still fails to illuminate, a qualified electrician should evaluate the fixture/circuit to determine the appropriate course of action and all necessary repairs.
7. There were small worms in the shower in the Master Bathroom. The cause of this condition is not known and home inspectors are not required to report causes of conditions. This could be a sanitation concern. Recommend the client consult with the current owner to determine if this is an ongoing issue. Also recommend the client have the worms removed and any repairs be made by a qualified contractor.
8. There is a small hole in a closet door in the Bedroom at the Front of the Home on the Left. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Safety Concerns

1. When the sink faucet handle is pulled toward the front of the sink, hot water comes out of the sink spout in the Kitchen. This is a safety concern for children. Typically, these types of faucets are plumbed so that when the handle is pulled forward cold water comes out of the spout. Recommend a qualified plumber make adjustment/repairs.

Items to Monitor

1. Recommend monitoring all cracking noted in the report, including cracking that what noted as appearing to be typical cracking. It is difficult to determine during a limited visual inspection if cracking will get worse, or if more defects/cracking will occur. In some cases, cracking may be an indication of structural movement. Our inspectors make every effort to note instances of visible cracking in construction materials found in the home, so that they can be brought up for discussion, and the client can take appropriate actions. If the cracking gets larger, or more cracks/other defects appear, the client should consult with a qualified contractor, to determine the appropriate course of action. Not every instance of cracking is photographed by the inspector and photos are given as examples. Recommend the client consult with the current owner, to determine if a history of the cracking, or documentation or repairs of the cracking exists. The client may wish to have further evaluation now any instance of cracking noted in the report.
2. Adhered masonry stone veneer exterior wall cladding is installed on this house. There have been recent issues of moisture intrusion in homes with this type of siding and damage to the homes has occurred. The siding on this home appears to be installed properly but it is difficult to determine the exact process used by the builder to install this material, and there may be defects present that are not clearly visible. The client may wish to consult with a licensed general contractor, and the builder to verify that the stone cladding is installed to the specific installation requirements of the stone manufacturer and/or the Masonry Veneer Manufacturer's Association (MVMA) guidelines. <http://www.masonryveneer.org/>. Recommend at a minimum, monitoring the areas on the interior of the home directly behind this siding for signs of moisture intrusion. If staining, or evidence of moisture intrusion is discovered, a qualified contractor/general contractor should evaluate this condition, to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now.

Limited Access Areas and Items not Evaluated

1. An indication in the report of any of the following: not fully tested/evaluated; not visible; only partially visible; not tested; or limited access for any item, component, or system found in the home; is an indication that the item, component, or system could not be fully evaluated, and there may be defects present in the item, component, or system that were not visible. In instances where a satisfactory condition was noted in addition to any of the above listed conditions, only the visible portions of the item, component, or system were inspected and only the visible portions are indicated as satisfactory and there may still be defects present that were not visible.
2. Due to the hot exterior temperatures, the inspector could not walk on the Roof of the Home. Walking on roof coverings with hot exterior temperatures can damage the roof coverings. This limited the roof inspection. There may be other defects present that were not identified.
3. The heat pump and air handler HVAC system was operated in the cooling mode only. Operating the system in the heating and cooling mode with the exterior temperatures at the time of the inspection may have damaged the system and would not have been operating the system as it was designed.
4. The small access cover on the intake of the air handler was sealed and could not be removed. The intake side of the internal coil in an air handler should be inspected on a regular basis. They tend to get dirty and in some cases become clogged. Whether the coil was clean, or dirty, was not determined. The area behind this cover is typically designed for a filter to be installed. Most home owners do not place filters in this location, and prefer to have filters installed in the returns located in interior rooms in the home. In our experience, placing filters behind this cover and in the returns, can restrict airflow. It is also our experience that if a filter is placed behind this cover, and no filter(s) are placed in the return(s), the ductwork between the return(s) and the intake side of the air handler will get dirty, which will require routine cleaning. Homeowners are also less likely to replace a filter when it is installed on the intake side of the air handler. Removing a cover that is sealed in this manner is beyond the scope of a home inspection. Recommend the intake side of the coil be inspected on a regular basis. The client may

wish to have the coil inspected now by a qualified HVAC technician.

5. There is limited access in the attic space. Some areas of the attic are not floored in, and it was not safe for the inspector to enter/inspect those areas. There may be defects present that were not identified. Recommend the client consult with a qualified contractor to determine the feasibility of installing additional flooring or access points.

Deferred Cost Items

None

Receipt/Invoice

Smart Check Home Inspections
305 Limbaugh Ln.
Swansboro NC 28584

Date: August 31st, 2022

Inspected By: Daniel Baumgardner

Client: Client Name

Property Address

100 Street Name

City, State Zip Code

Inspection Number: 22-8-31-2

Payment Method: Credit Card

Payment Status: Paid

Inspection	Fee
Home Inspection	\$xxx.xx
Home Inspection Discount	\$xx
Total	\$xxx.xx

Components visible on Exterior

Concrete Slab and Foundation Walls

Concrete Slab Satisfactory Only partially visible Slab on grade with no foundation walls

Foundation Walls Slab on grade with no foundation walls

Comments: 1. This home includes slab on grade construction. The concrete slab is only partially visible on the exterior of the home. The slab is covered by floor coverings on the interior of the home. No defects are visible in the floor coverings that would indicate a possible defect in the slab. In most cases, defects in floor coverings are very subtle and are hard to detect during a visual inspection. The inspector makes every effort to detect defects in floor coverings, as that can be an indication of a defect in the slab, but slab defects may be present even if there are no visible defects to floor coverings. Concrete slabs are never perfectly level, and are rarely found without some cracking.

Wall Structure on Exterior

Type of Exterior Wall Structure Not visible Framed

Wall Structure Not visible

Wall Cladding/Trim/Soffit/Eaves/Fascia/Rake

Status/Recommendation Satisfactory

Type(s) of Exterior Wall Cladding Adhered Manufactured Stone Veneer Vinyl

Exterior Wall Cladding Corner post(s) damaged

Trim Work Satisfactory Metal wrap covering trim. Wood components not visible.

Soffit/Eaves Satisfactory

Fascia/Rake Satisfactory Gutters installed on fascia. Fascia is only partially visible. Metal wrap covering fascia. Wood components are not visible.



Adhered masonry stone veneer exterior wall cladding is installed on this house.



Corner posts for the exterior wall cladding are damaged.



Corner posts for the exterior wall cladding are damaged.



Corner posts for the exterior wall cladding are damaged.

Comments: 1. Adhered masonry stone veneer exterior wall cladding is installed on this house. There have been recent issues of moisture intrusion in homes with this type of siding and damage to the homes has occurred. The siding on this home appears to be installed properly but it is difficult to determine the exact process used by the builder to install this material, and there may be defects present that are not clearly visible. The client may wish to consult with a licensed general contractor, and the builder to verify that the stone cladding is installed to the specific installation requirements of the stone manufacturer and/or the Masonry Veneer Manufacturer's Association (MVMA) guidelines. <http://www.masonryveneer.org/>. Recommend at a minimum, monitoring the areas on the interior of the home directly behind this siding for signs of moisture intrusion. If staining, or evidence of moisture intrusion is discovered, a qualified contractor/general contractor should evaluate this condition, to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now.

2. Corner posts for the exterior wall cladding are damaged. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Flashing on Exterior

Flashing Satisfactory Only partially visible

Caulking on Exterior

Caulking Satisfactory

Exterior Windows & Doors

Exterior Windows Satisfactory The condition/operation of windows is reported on in each interior room in the report The condition of screens on the exterior windows is not reported on. The condition of storm windows is not reported on. The energy efficiency of windows and is not calculated or reported on.

Exterior Doors Satisfactory The condition/operation of doors is reported on in each interior room in the report The condition of storm and screen doors is not reported on The energy efficiency of doors is not calculated or reported on.

Exterior Vent(s)

Exterior Vent(s) See laundry room for comment(s) concerning dryer vent Missing vent(s)



A vent is missing on the exterior on the right side of the home as facing the main entry.

Comments: 1. A vent is missing on the exterior on the right side of the home as facing the main entry. This can allow pest/wildlife entry, and further damage may occur. Recommend a skilled professional make all necessary repairs.

Exterior Electrical

Outlet(s) Satisfactory

Switch(es) No visible switches

Lighting Satisfactory

Wiring No visible exterior wiring

Components visible on Exterior

Grading/Landscaping

Condition Negative grading is present (soil does not run downhill away from home)



There are areas of negative grading near the home.

Comments: 1. There are areas of negative grading near the home. The ground should slope away from the home to help promote proper drainage. In some cases, negative grading can allow water to pool near the home, and this may adversely affect the foundation of the home. Recommend a qualified contractor properly grade areas of negative grading near the home to promote proper drainage.

Service Walk(s)

Condition Satisfactory

Driveway

Condition Satisfactory

Patio(s)

Slab/Flooring Satisfactory

Foundation Walls None

Front Porch

Status/Recommendation Satisfactory

Access below porch Slab on grade with no access below porch

Pier(s)/Column(s) None

Post(s)/Column(s) None

Beam(s) None

Beam(s) for Roof Structure Concealed by vinyl and/or metal wrap. Not visible.

Joists None

Decking/Flooring Crack(s) that appear to be typical

Railing(s)/Baluster(s) None

Step(s) None

Door(s) None

Screen(s) None

Ceiling Satisfactory

Ceiling Fan(s) None

Electrical Outlet(s) Satisfactory

Electrical Switch(es) None

Lighting Satisfactory

Comments: 1. There is what appears to be a typical crack in the floor on the Front Porch. It is difficult to determine during a limited visual inspection if further cracking or damage will occur. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning cracks found in the home.

Hose Faucet(s)

Condition Satisfactory

Roof of the Home

Status/Recommendation Satisfactory

Roof coverings were viewed from/with: Ground

Visibility/Limitations of the roof inspection All of the roof coverings were visible Due to the hot exterior temperatures the inspector could not walk on the roof

Roof Structure Description Gable Hip

Roof Pitch(es) Medium

Type(s) of Coverings 1-2 Layers of asphalt shingles

Approximate Age in Years Likely original roof coverings

Condition of Roof Coverings Satisfactory

Roof Flashing Satisfactory Only partially visible

Roof Plumbing Vent Pipe Boot(s) Satisfactory Only partially visible

Roof Vent(s) Satisfactory

Skylight(s) None

Roof Drainage System(s) Satisfactory Portion(s) of the roof do not have gutter(s)

Comments: 1. Due to the hot exterior temperatures, the inspector could not walk on the Roof of the Home. Walking on roof coverings with hot exterior temperatures can damage the roof coverings. This limited the roof inspection. There may be other defects present that were not identified.

Garage

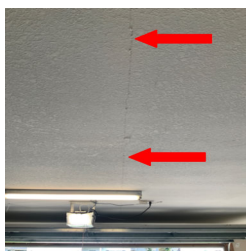
Foundation Wall(s) Satisfactory Only partially visible

Sill Plates Satisfactory Elevated Only partially visible

Ceiling Crack(s) that appear to be typical

Walls Satisfactory

Floor/Concrete Slab	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> None
Exterior Door(s)	<input checked="" type="checkbox"/> None
Interior Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Electrical Wiring	<input checked="" type="checkbox"/> Not visible
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory
Deep Sink(s)	<input checked="" type="checkbox"/> None



There is what appears to be a typical crack in the ceiling in the Garage.

Comments: 1. There is what appears to be a typical crack in the ceiling in the Garage. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now.

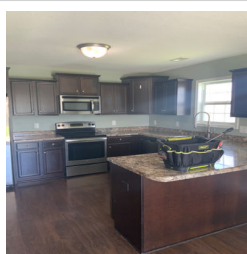
Overhead Door Components

Trim Work/Header above Overhead Door	<input checked="" type="checkbox"/> Satisfactory
Status/Recommendation of Overhead Door(s)	<input checked="" type="checkbox"/> Satisfactory
Overhead Door(s)	<input checked="" type="checkbox"/> Satisfactory
Automatic Opener(s)	<input checked="" type="checkbox"/> Satisfactory
Safety Reverse(s)	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Safety reverse pressure return and photos were tested and worked properly.

Kitchen

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory

HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Strike plate missing/damaged
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory
Counter(s)	<input checked="" type="checkbox"/> Satisfactory
Cabinet(s)	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> If the home was occupied the interior of the cabinets were likely only partially visible
Sink(s)	<input checked="" type="checkbox"/> Faucet handle when pulled hot water comes out of sink spout



Kitchen



When the sink faucet handle is pulled toward the front of the sink, hot water comes out of the sink spout in the Kitchen.



A strike plate is missing/damaged on a door jamb on a closet/pantry door in the Kitchen

- Comments:**
1. When the sink faucet handle is pulled toward the front of the sink, hot water comes out of the sink spout in the Kitchen. This is a safety concern for children. Typically, these types of faucets are plumbed so that when the handle is pulled forward cold water comes out of the spout. Recommend a qualified plumber make adjustment/repairs.
 2. A strike plate is missing/damaged on a door jamb on a closet/pantry door in the Kitchen. The door may not latch correctly, and damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Kitchen Appliances

Dishwasher	<input checked="" type="checkbox"/> Satisfactory
Range(s)	<input checked="" type="checkbox"/> Satisfactory
Oven(s)	<input checked="" type="checkbox"/> Satisfactory
Microwave(s)	<input checked="" type="checkbox"/> Satisfactory
Exhaust Fan(s)	<input checked="" type="checkbox"/> Satisfactory
Disposal(s)	<input checked="" type="checkbox"/> Noisy while in operation
Trash Compactor	<input checked="" type="checkbox"/> None
Refrigerator(s)	<input checked="" type="checkbox"/> Not required to evaluate
Ice Maker	<input checked="" type="checkbox"/> None



The disposal is noisy while in operation in the Kitchen.

Comments: 1. The disposal is noisy while in operation in the Kitchen. The unit may be nearing the end of its serviceable life. The client may wish to have the disposal replaced now.

Laundry Room

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) None

Door(s) Satisfactory

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

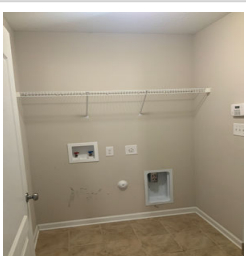
Ceiling Fan(s) None

Lighting Satisfactory

Counter(s) None

Cabinet(s) None

Sink(s) None



Laundry Room

Washer Plumbing/Dryer Venting

Washer Plumbing Satisfactory Only partially visible Washer drain and water supply not evaluated

Dryer Venting Satisfactory Only partially visible Dryer exhaust ductwork is not fully evaluated. The ductwork must be cleaned regularly.

Gas Dryer Gas Line/Pipe None installed

Comments: 1. The inside of the the ductwork for the dryer exhaust could only inspected from the ductwork openings on the interior and exterior of the home, if the openings were accessible. Dryer ductwork must be maintained/cleaned at least once a year. It is impossible to determine if the entire length of ductwork is free of lint buildup during a limited visual inspection. According to the standards of practice, washers and dryers are not considered built in appliances and are not operated during a home inspection. The client should have a skilled professional clean the ductwork routinely, and the client may wish to have it cleaned now, or consult with the current owner to determine when the ductwork was last cleaned.

Master Bathroom

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) Satisfactory

Door(s) Satisfactory

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Exhaust Fan(s) Satisfactory

Lighting Light(s) failed to illuminate when tested

Ceiling Fan(s) None



Master Bathroom



A light fixture failed to illuminate in the Master Bathroom above the shower.

Comments: 1. A light fixture failed to illuminate in the Master Bathroom above the shower. The fixture is not working as designed. The light bulbs in the fixture should be replaced with new bulbs, and if the light fixture still fails to illuminate, a qualified electrician should evaluate the fixture/circuit to determine the appropriate course of action and all necessary repairs.

Cabinets/Plumbing

Counter(s) Satisfactory

Cabinets Satisfactory

Sink(s) Satisfactory

Toilet(s) Satisfactory

Shower(s) Satisfactory

Tub(s) Satisfactory

Whirlpool/Jet Tub None

There were small worms in the shower in the Master Bathroom.

Comments: 1. There were small worms in the shower in the Master Bathroom. The cause of this condition is not known and home inspectors are not required to report causes of conditions. This could be a sanitation concern. Recommend the client consult with the current owner to determine if this is an ongoing issue. Also recommend the client have the worms removed and any repairs be made by a qualified contractor.

Full Bathroom off the Hallway

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) None

Door(s) Satisfactory

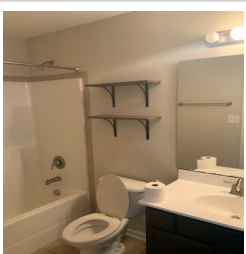
Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Exhaust Fan(s) Satisfactory

Lighting Satisfactory

Ceiling Fan(s) None



Full Bathroom off the Hallway

Cabinets/Plumbing

Counter(s) Satisfactory

Cabinets Satisfactory

Sink(s) SatisfactoryToilet(s) SatisfactoryShower(s) SatisfactoryTub(s) SatisfactoryWhirlpool/Jet Tub None

Master Bedroom

Ceiling SatisfactoryWalls SatisfactoryFlooring SatisfactoryHVAC Register Vent(s) SatisfactoryWindow(s) SatisfactoryDoor(s) SatisfactoryElectrical Outlet(s) SatisfactoryElectrical Switch(es) SatisfactoryCeiling Fan(s) SatisfactoryLighting Satisfactory

Master Bedroom



Master Bedroom closet

Bedroom at the Front of the Home on the Left

Ceiling SatisfactoryWalls SatisfactoryFlooring SatisfactoryHVAC Register Vent(s) SatisfactoryWindow(s) SatisfactoryDoor(s) Hole(s) in doorElectrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Ceiling Fan(s) Satisfactory

Lighting Satisfactory



Bedroom at the Front of the Home on the Left



There is a small hole in a closet door in the Bedroom at the Front of the Home on the Left.

Comments: 1. There is a small hole in a closet door in the Bedroom at the Front of the Home on the Left. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Middle Bedroom

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) Satisfactory

Door(s) Satisfactory

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Ceiling Fan(s) Satisfactory

Lighting Satisfactory



Middle Bedroom

Living Room

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) Satisfactory

Door(s) None

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Ceiling Fan(s) Satisfactory

Lighting Satisfactory



Living Room

Dining Room

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) None

Door(s) Satisfactory

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Ceiling Fan(s) None

Lighting Satisfactory



Dining Room



This photo was taken as a courtesy to the client: there is a section of missing 1/4 round near the sliding glass doors in the Dining Room. The client may wish to have this repaired by a skilled professional.

Foyer

Ceiling Crack(s) that appear to be typical

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) Satisfactory

Door(s) Satisfactory

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Ceiling Fan(s) None

Lighting Satisfactory



Foyer



There is what appears to be a typical crack in the ceiling in the Foyer.

Comments: 1. There is what appears to be a typical crack in the ceiling in the Foyer. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now.

Hallway

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) None

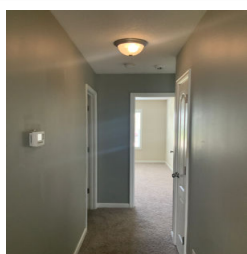
Door(s) Satisfactory

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Ceiling Fan(s) None

Lighting Satisfactory



Hallway

Plumbing

Water & Fuel Supply Dist./Drain Waste Piping

Main Water Shutoff Location In interior closet

Main Water Supply Line Only partially visible PEX - Cross-linked Polyethylene

Water Supply/Distribution Lines Satisfactory Only partially visible PEX - Cross-linked polyethylene Only visible piping/lines can be evaluated

Drain Waste and Vent Piping (DWV) Satisfactory Only partially visible PVC-Polyvinyl Chloride Only visible piping can be evaluated Septic/sewer system was not evaluated.

Main Gas/Fuel Shutoff Location None

Gas/Fuel Lines No visible installed fuel lines Only visible piping/lines can be evaluated

Interior Fuel Storage None installed



A water shutoff valve appears to be located in an interior closet in the home down the Hallway.

Comments: 1. A water shutoff valve appears to be located in an interior closet in the home down the Hallway. The client should still consult with the current owner to determine if this is the main water shutoff. In the event of a leak, it is still recommended that the water be shut off at the meter or well head. The piping from a water meter to a home can still leak in some cases, and be damaged. Turning the water off from the valve on the interior may not stop the leak. Special tools are typically used to turn the water off at the meter. These tools can typically be purchased at home improvement stores, and it is recommended the client keep one of these tools stored at the home.

Electric Water Heater in the Garage

Description

Manufacturer: BRADFORD WHITE

Approximate age in years: 8

Capacity in Gallons: 50

Condition

Satisfactory

Temperature Pressure Relief Valve (TPR)

Satisfactory

TPR Extension

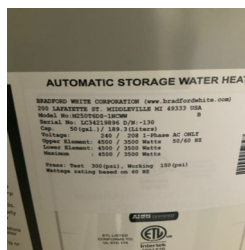
Satisfactory

Expansion Tank

Satisfactory



Electric Water Heater in the Garage



Data plate for the Electric Water Heater in the Garage

Smoke and Carbon Monoxide Alarm(s)

Smoke Alarm(s)

Satisfactory

Carbon Monoxide (CO) Detector(s)

Satisfactory

Fireplace in the Living Room

Description	<input checked="" type="checkbox"/> Electric fireplace
Operation	<input checked="" type="checkbox"/> Satisfactory
Damper	<input checked="" type="checkbox"/> None
Flue	<input checked="" type="checkbox"/> None
Firebox	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
Blower	<input checked="" type="checkbox"/> Satisfactory
Hearth Extension	<input checked="" type="checkbox"/> Satisfactory
Mantle	<input checked="" type="checkbox"/> Satisfactory



Fireplace in the Living Room

HVAC System Heat Pump/Air Handler

HVAC System Heat Pump & Air Handler

Status/Recommendation Some repairs/maintenance are needed Recommend a qualified HVAC technician evaluate and make all necessary repairs

Heat Pump Description

Brand: BRYANT

Approx. age in years: 8

Location of heat pump: On exterior

Air Handler Description

Brand: BRYANT

Approx. age in years: 8

Location of air handler: Attic space above garage

Overall Condition & Operation The HVAC system was operated in the cooling mode only. HVAC system failed to cool the home

Controls/Thermostat Satisfactory Responded to normal operating controls

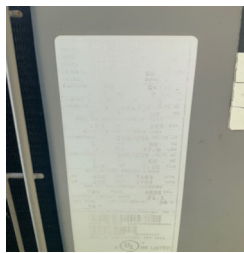
Heat Pump Coil Satisfactory Only partially visible

Heat Pump Refrigerant Lines Satisfactory Only partially visible

Heat Pump Elec. Disconnect	<input checked="" type="checkbox"/> Satisfactory
Heat Pump Base	<input checked="" type="checkbox"/> Satisfactory
Heat Pump Clearance	<input checked="" type="checkbox"/> Satisfactory
Air Handler Coil	<input type="checkbox"/> Small cover for intake side of coil was sealed and could not be removed
Air Handler Refrigerant Lines	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible
Air Handler Condensate Drainage	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible <input type="checkbox"/> To exterior <input type="checkbox"/> Secondary drain line present <input type="checkbox"/> Float switch present
Air Handler Elec. Disconnect	<input checked="" type="checkbox"/> Satisfactory
Filter(s)	<input checked="" type="checkbox"/> Satisfactory
HVAC Ductwork Type/Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible <input type="checkbox"/> Insulated flex ductwork



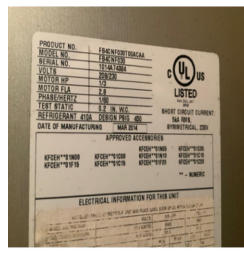
HVAC System Heat Pump



HVAC System Heat Pump data plate. The data plate was too faded to read.



HVAC System Air Handler



HVAC System Air Handler data plate



The heat pump and air handler HVAC system failed to cool the home during the inspection.



The small access cover on the intake of the air handler was sealed and could not be removed.

- Comments:**
- 1. The heat pump and air handler HVAC system failed to cool the home during the inspection. Further evaluation is needed.** The inspector lowered the requested temperature, and the system failed to adequately lower the temperature in the home. When the inspector arrived at the home the interior temperature as indicated by the thermostat was 75 degrees. The inspector lowered the request temperature to 70 degrees and after approximately 2 hours of operation the interior temperature failed to fall below 74 degrees. The approximate temperature differential between the return and several registers throughout the home was only 8 to 10 degrees, which is evidence that the system is working marginally. The system does not appear to be working as designed. Recommend a qualified HVAC technician evaluate the system to determine the appropriate course of action and all necessary repairs.
 2. The heat pump and air handler HVAC system was operated in the cooling mode only. Operating the system in the heating and cooling mode with the exterior temperatures at the time of the inspection may have damaged the system and would not have been operating the system as it was designed.
 3. The small access cover on the intake of the air handler was sealed and could not be removed. The intake side of the internal coil in an air handler should be inspected on a regular basis. They tend to get dirty and in some cases become clogged. Whether the coil was clean, or dirty, was not determined. The area behind this cover is typically designed for a filter to be installed. Most home owners do not place filters in this location, and prefer to have filters installed in the returns located in interior rooms in the home. In our experience, placing filters behind this cover and in the returns, can restrict airflow. It is also our experience that if a filter is placed behind this cover, and no filter(s) are placed in the return(s), the ductwork between the return(s) and the intake side of the air handler will get dirty, which will require routine cleaning. Homeowners are also less likely to replace a filter when it is installed on the intake side of the air handler. Removing a cover that is sealed in this manner is beyond the scope of a home inspection. Recommend the intake side of the coil be inspected on a regular basis. The client may wish to have the coil inspected now by a qualified HVAC technician.

Attic Space

Status/Recommendation	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible
Attic Access Location(s)	<input checked="" type="checkbox"/> Garage
Attic Entry Access Point(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Scuttle Hole/Hatch(es)
Attic Space Inspected From	<input checked="" type="checkbox"/> Attic space inspected from floored in area(s) only <input type="checkbox"/> Inside the attic <input checked="" type="checkbox"/> Some area(s) are not floored in
Roof Structure	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible <input type="checkbox"/> Trusses
Ceiling Structure	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible
Roof and Wall Sheathing	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible <input type="checkbox"/> Oriented strand board (OSB)
Firewall(s)	<input type="checkbox"/> N/A
Flooring in Attic	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Partial flooring in attic <input type="checkbox"/> Recommend additional flooring be installed
Insulation installed:	<input checked="" type="checkbox"/> Between ceiling joists
Insulation Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible <input type="checkbox"/> Loose fill <input type="checkbox"/> Fiberglass batting
Vapor Barriers	<input type="checkbox"/> Not visible
Ventilation for attic space	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Gable vent(s) <input type="checkbox"/> Ridge vent(s) <input type="checkbox"/> Soffit vent(s) <input type="checkbox"/> Only partially visible
Electrical Outlet(s)/Switch(es)/Wiring/Lighting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible <input type="checkbox"/> Limited access in attic. Only visible/accessible electrical components were evaluated.
Bath and other Exhaust fan(s)	<input type="checkbox"/> Not visible
Chimney Chase(s)	<input type="checkbox"/> None
Window(s)	<input type="checkbox"/> None



Attic Space



Attic Space



Attic Space



Attic Space

Comments: 1. There is limited access in the attic space. Some areas of the attic are not floored in, and it was not safe for the inspector to enter/inspect those areas. There may be defects present that were not identified. Recommend the client consult with a qualified contractor to determine the feasibility of installing additional flooring or access points.

Electrical Service Entry/Electrical Panel Enclosure(s)

Electrical Service Entry

Description

Condition Satisfactory



Electrical Service Entry

Main Electrical Panel Board Enclosure on the Exterior

Status/Recommendation Satisfactory

General Condition of Panel Satisfactory

Clearance Satisfactory

Amps/Volts 120-240 volts

Breakers/Fuses Satisfactory Breakers

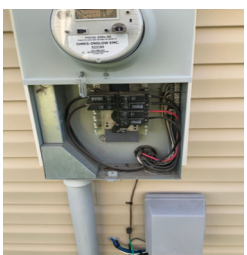
Grounding Satisfactory Only partially visible

AFCI(s) Not required to test

GFCI(s)

Main Wire Type/Condition Not visible

Branch Wire Type/Condition Satisfactory Only partially visible Stranded aluminum



Main Electrical Panel Board Enclosure on the Exterior with cover removed for inspection.

Sub-Electrical Panel Board Enclosure in the Laundry Room

Status/Recommendation Satisfactory

General Condition of Panel Satisfactory

Clearance Satisfactory

Amps/Volts 80 amps 120-240 volts

Breakers/Fuses Satisfactory Breakers

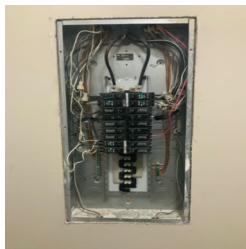
Grounding Satisfactory Only partially visible

AFCI(s) Satisfactory

GFCI(s) None

Main Wire Type/Condition Satisfactory Only partially visible Stranded aluminum

Branch Wire Type/Condition Satisfactory Only partially visible Copper Romex



Sub-Electrical Panel Board Enclosure in the Laundry Room with cover removed for inspection.