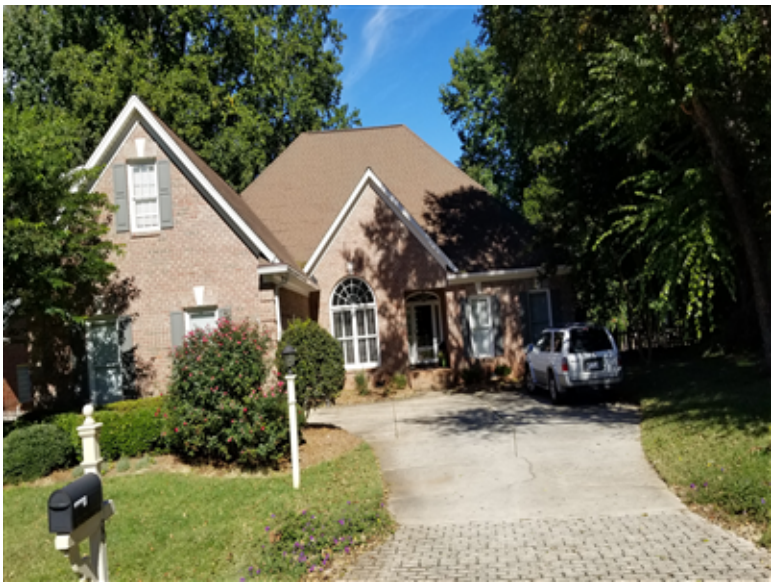
Property Inspection Report

Report Number: 20220002 Sample

For The Property Located On:

1 Main St
Greensboro, North Carolina 27401



Prepared For Exclusive Use By:

Jane Customer
1 Maple St, Summerfield, North Carolina 27358

Report Prepared By: Richard Cole, NC 5485

Inspector Signature:

Date of Inspection: Wednesday, December 14, 2022

Ace Home Check, 7902 Winterbourne Drive, Summerfield, NC, 27358
Phone: 336-501-2252, Email: richard.cole@outlook.com

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.

	IN/NI	LT
E2 - Electrical: Main Panels		
(E1 - 1) Main Panel #1	IN	
E4 - Electrical: Branch Circuits and Wiring		
(E1 - 1) Area: Main Panel	IN	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors		
(E1 - 1)	IN	
F - Heating		
F1 - Heating: Equipment		
(F1 - 1) Heating Unit #1	IN	
(F1 - 2) Heating Unit #2	IN	
F2 - Heating: Distribution Systems		
(F2 - 1) Heating Unit #1	IN	
(F2 - 2) Heating Unit #2	IN	
F3 - Heating: Gas Piping, Fuel Storage Systems		
(F3 - 1) Crawl Space	IN	
G - Cooling		
G1 - Cooling: Equipment		
(G1 - 1) Cooling Unit #1	IN	
(G1 - 2) Cooling Unit #2	IN	
G2 - Cooling: Distribution Systems		
(G2 - 1) Cooling Unit #1	IN	
(G2 - 2) Cooling Unit #2	IN	
H - Interiors		
H1 - Interiors: General Rooms		
(H1 - 1) Living Room	IN	
(H1 - 2) Dining Room	IN	
(H1 - 3) Laundry	IN	
(H1 - 4) Office	IN	
(H1 - 5) Sitting Room	IN	
H2 - Interiors: Kitchens		
(H2 - 1) Kitchen	IN	
H3 - Interiors: Bathrooms		
(H3 - 1) Bathroom #1	IN	
(H3 - 2) Bathroom #2	IN	
(H3 - 3) Bathroom #3	IN	
(H3 - 4) Bathroom #4	IN	
H4 - Interiors: Garages		
(H4 - 1) Garage	IN	
H5 - Interiors: Attic, Basement, Rooms, and Areas		
(H5 - 1) Attic: Unfinished	IN	
H6 - Interiors: Fireplaces and Stoves		
(H6 - 1)	IN	
I - Insulation and Ventilation		
I1 - Insulation and Ventilation: Areas		
(I1 - 1) Attic: All Accessible	IN	
J - Built In Appliances		

J1 - Built In Appliances: Equipment	IN/NI	LT
(J1 - 1) Range Top: Gas	IN	
(J1 - 2) Dishwasher	IN	
(J1 - 3) Oven: Electric	IN	
(J1 - 4) Garbage Disposal	IN	
(J1 - 5) Microwave: Built In	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) All Accessible Areas
Summary - Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) All Accessible Areas

Efflorescence (salt stains) was noted on the foundation walls. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A licensed general contractor with experience in foundation drainage and water proofing that should be consulted for a complete evaluation to determine the source of the moisture and to make necessary repairs.

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

(B1 - 1.1) Right Side

The sill on the glass block window is sloping towards the house and will pool water. It should slope away from the house to shed water. Pooling of water can cause wood rot and deterioration. A licensed general contractor should be contacted to review and repair.

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

(B2 - 1.1) All Windows

More than half the windows in the house were difficult to operate or inoperable. This included windows in the master bedroom, living room, kitchen and 3 bedrooms.

The attached picture shows the window in the Master Closet. The top window is jammed and the arrows point to the inconsistent gap at the top indicating the window is crooked in the frame.

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

(B3 - 1.1) Front

The masonry steps are in need of repair. The steps have rotated or moved away from the foundation. The crack should be caulked to prevent water penetration and further movement. A licensed general contractor should be consulted if the crack size increases.

(C2 - 1) Right Side, *System Type: Standard Tray with Leaf Guard System*
Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Right Side

The gutter extension on the right side of the house was not sloped to drain away from the foundation. 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.

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

(F3 - 1.1) Crawl Space

The gas line was noted to be corroded. Corrosion on a gas line is a serious concern that could result in leaks and or hazardous conditions. A plumbing or HVAC contractor should be consulted for a complete evaluation and repair of the gas line installation.

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

(H1 - 1.1) Living Room

Stains on the ceilings indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the XXX section of the report.

(J1 - 1) Range Top: Gas, *Location: Kitchen*
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Range Top: Gas

Slight odor of gas was detected in the cabinet under the range top. The gas company or a licensed gas contractor should be contacted for an evaluation and to make necessary repairs to ensure safe and proper operation of the appliance.

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 RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 73 Deg. F

Weather Conditions: Clear - Sunny

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) All Accessible Areas — Structural: Foundation

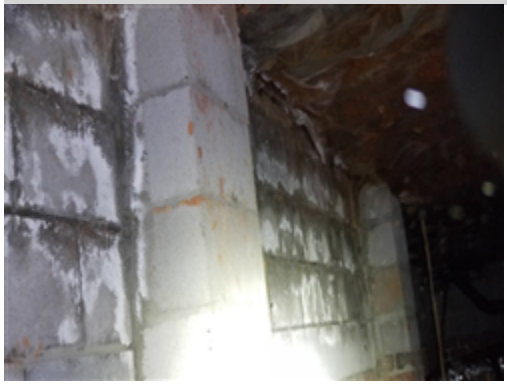
IN/NI LT

IN

Foundation Type: Crawl Space:
Foundation Materials: Block

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

(A1 - 1.1) All Accessible Areas



Efflorescence (salt stains) was noted on the foundation walls. The stains indicate that the foundation was been cyclically wet and dry. Water penetration into the foundation area can result in structural damage and undesirable environmental conditions. Water in the foundation area indicates an absent or damaged waterproofing and foundation drain systems. Repairs are needed to prevent water penetration. A licensed general contractor with experience in foundation drainage and water proofing that should be consulted for a complete evaluation to determine the source of the moisture and to make necessary repairs.

(A2 - 1) All Accessible Areas
Structural: Columns and Piers

IN/NI LT
IN

Column/Pier Type: Pier: Crawl Space
Column/Pier Materials: Block

(A3 - 1) All Accessible Areas
Structural: Floor Structure

IN/NI LT
IN LT

Sub-Floor Type: Not Visible For Inspection: Description
Floor Joist Type: Not Visible For Inspection: Description
Girder/Beam Type: Not Visible For Inspection: Description
Limitation(s): Not visible

(A4 - 1) Interior
Structural: Wall Structure

IN/NI LT
IN LT

Wall Structure Type: Finished Areas: Not Accessible for Inspection or Description
Limitation(s): Finished Areas

(A5 - 1) All Accessible Interior Areas
Structural: Ceiling Structure

IN/NI LT
IN

Ceiling Joist Type: Engineered System: I- Joists: Wood
Beam/Girder Type: Dimensional Lumber: Standard Construction: Wood

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT
IN

Roof Style/Type: Combination: Gable: Hip: Shed
Roof Sheathing Type: Plywood
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.

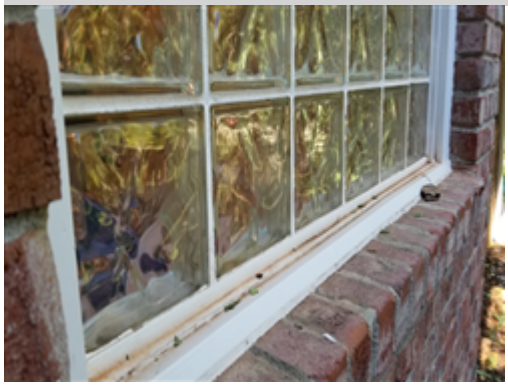
(B1 - 1) Right Side
Exterior: Wall Cladding

IN/NI LT
IN

Wall Cladding Type: Wood Boards Horizontal
Trim Type: Wood Clad: Aluminum

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

(B1 - 1.1) Right Side



The sill on the glass block window is sloping towards the house and will pool water. It should slope away from the house to shed water. Pooling of water can cause wood rot and deterioration. A licensed general contractor should be contacted to review and repair.

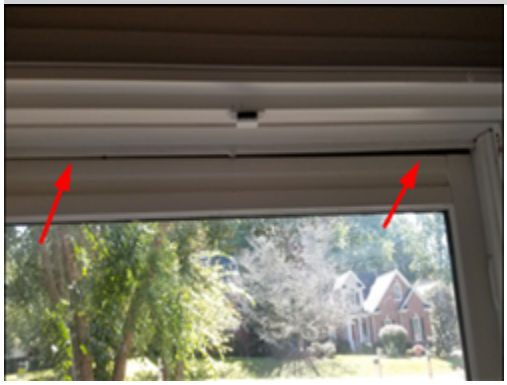
(B2 - 1) All Windows
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Window: Double Hung
Location: All Accessible

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

(B2 - 1.1) All Windows



More than half the windows in the house were difficult to operate or inoperable. This included windows in the master bedroom, living room, kitchen and 3 bedrooms.

The attached picture shows the window in the Master Closet. The top window is jammed and the arrows point to the inconsistent gap at the top indicating the window is crooked in the frame.

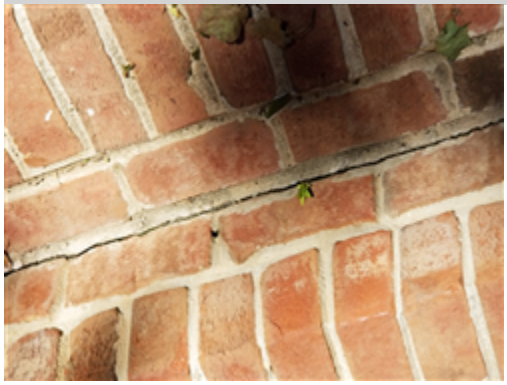
(B3 - 1) Front
Exterior: Decks, Porches, Stoops, and Balconies

IN/NI LT
IN

Structure Type: Masonry (Masonry Surface)
Location: Main House Front

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

(B3 - 1.1) Front



The masonry steps are in need of repair. The steps have rotated or moved away from the foundation. The crack should be caulked to prevent water penetration and further movement. A licensed general contractor should be consulted if the crack size increases.

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 from the roof surface and by using binoculars / zoom camera and from a ladder at the roof eaves. The roof surface was accessed but the inspector did not travel to all areas. Walking on the roof surface is a limited service and is not performed on roof surfaces with a roof pitch of greater than 8:12, when the roof surface is wet, when the roof surface is covered with debris or ice, when exterior temperatures are over 95 degrees Fahrenheit, and or when roof covering materials will be damaged. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a Licensed Roofing Contractor prior to purchase.

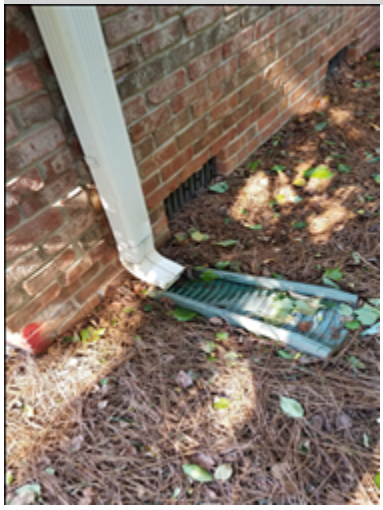
(C2 - 1) Right Side
Roofing: Drainage Systems

IN/NI LT
IN

System Type: Standard Tray with Leaf Guard System

(C2 - 1) Right Side
Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Right Side



The gutter extension on the right side of the house was not sloped to drain away from the foundation. 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.

D - Plumbing Section
(General Information, General Limitations, Implications, and Directions):

Main Water Shut-Off Location: Crawl Space
Water Supply Type: Public
Water Supply Piping Materials: [PVC]
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) All Accessible Areas
Plumbing: Water Distribution Systems

IN/NI LT
IN

Piping Materials: [Copper/Brass] [PEX]

(D2 - 1) All Accessible Areas
Plumbing: Drain, Waste, and Vent Systems

IN/NI LT
IN

Piping Materials: [Not Visible] [PVC]
Trap Materials: [Plastic]

(D3 - 1) Unit #1 IN/NI LT
Plumbing: Water Heating Equipment IN

Location: Crawl Space
Capacity: Tankless 8 Gallons per Minute
Energy Source: Gas-Natural

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 Present in this Home

(E1 - 1) Underground IN/NI LT
Electrical: Main Service IN

Grounding Electrode: Driven Rod

(E2 - 1) Main Panel #1 IN/NI LT
Electrical: Main Panels IN

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

(E4 - 1) Area: Main Panel IN/NI LT
Electrical: Branch Circuits IN

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

(E5 - 1) IN/NI LT
Electrical: Light Fixtures, Receptacles, Smoke Detectors IN

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

IN/NI LT
IN

Location: Attic
Equipment Type: Gas: Furnace
Energy Source: Natural Gas

(F1 - 2) Heating Unit #2
Heating: Equipment

IN/NI LT
IN

Location: Crawl Space
Equipment Type: Gas: Furnace
Energy Source: Natural Gas

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

IN/NI LT
IN

Location Observed/Access: Attic
Distribution System Type: Forced Air: Fiber Box: Flexible Branch

(F2 - 2) Heating Unit #2
Heating: Distribution Systems

IN/NI LT
IN

Location Observed/Access: Crawl Space
Distribution System Type: Forced Air: Metal Box: Flexible Branch

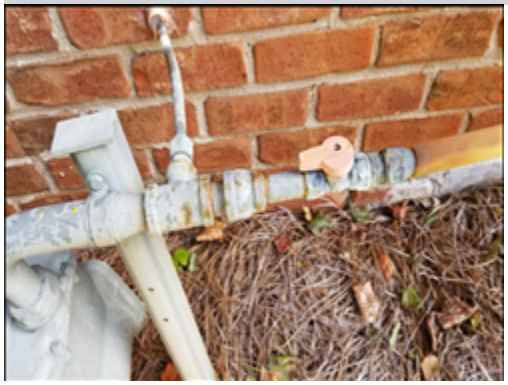
(F3 - 1) Crawl Space
Heating: Gas Piping and Fuel Storage Systems

IN/NI LT
IN

Gas Piping Materials: Copper
Fuel Turn Off Location: At Meter

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

(F3 - 1.1) Crawl Space



The gas line was noted to be corroded. Corrosion on a gas line is a serious concern that could result in leaks and or hazardous conditions. A plumbing or HVAC contractor should be consulted for a complete evaluation and repair of the gas line installation.

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: IN

Location: Attic
Equipment Type: Electric: Split System
Energy Source: Electric

(G1 - 2) Cooling Unit #2 — Cooling: Equipment

IN/NI LT: IN

Location: Crawl Space
Equipment Type: Electric: Split System
Energy Source: Electric

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

IN/NI LT: IN

Location Observed/Access: Attic
Distribution System Type: Forced Air: Fiber Box: Flexible Branch

(G2 - 2) Cooling Unit #2 — Cooling: Distribution Systems

IN/NI LT: IN

Location Observed/Access: Crawl Space
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.

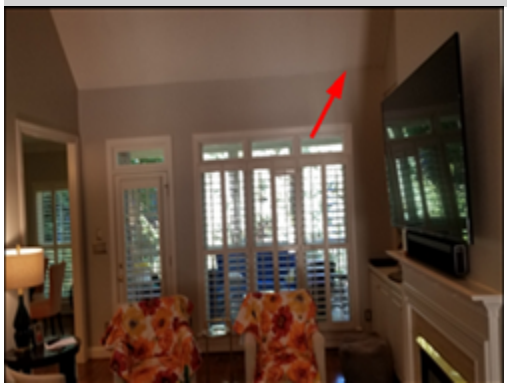
(H1 - 1) Living Room
Interiors: General Rooms

IN/NI LT: IN

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

(H1 - 1) Living Room
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 1.1) Living Room



Stains on the ceilings indicate a history of a leak. At the time of the inspection it was not possible to determine if the condition was due to an active or past occurrence. Further investigation by a repair specialist and owner disclosure is recommended. Refer to the XXX section of the report.

(H1 - 2) Dining Room
Interiors: General Rooms

IN/NI LT: IN

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

(H1 - 3) Laundry Interiors: General Rooms	IN/NI LT IN

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

(H1 - 4) Office Interiors: General Rooms	IN/NI LT IN

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

(H1 - 5) Sitting Room Interiors: General Rooms	IN/NI LT IN

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

(H2 - 1) Kitchen Interiors: Kitchens	IN/NI LT IN

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

(H3 - 1) Bathroom #1 Interiors: Bathrooms	IN/NI LT IN

Bathroom Ventilation: [Ventilation Exhaust Fan] [Operable Window]

(H3 - 2) Bathroom #2 Interiors: Bathrooms	IN/NI LT IN

Bathroom Ventilation: [Ventilation Exhaust Fan] [Operable Window]

(H3 - 3) Bathroom #3 Interiors: Bathrooms	IN/NI LT IN

Bathroom Ventilation: [Ventilation Exhaust Fan] [Operable Window]

(H3 - 4) Bathroom #4 Interiors: Bathrooms	IN/NI LT IN

Bathroom Ventilation: [Ventilation Exhaust Fan] [Operable Window]

(H4 - 1) Garage Interiors: Garage(s)	IN/NI LT 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.

(H5 - 1) Attic: Unfinished Interiors: Attics, Basements, Areas, Other	IN/NI LT IN

Additional Area Conditions/Limitations: [Unfinished Area] [Furniture/Storage Present In Area]

(H6 - 1) Interiors: Fireplaces and Stoves	IN/NI LT
	IN

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

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by 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. Missing, poor, or inadequate insulation can lead to air infiltration and higher heating and cooling system operational costs. Air infiltration in humid climates can lead to undesirable environmental conditions. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

(I1 - 1) Attic: All Accessible Insulation and Ventilation: Areas	IN/NI LT
	IN

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

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) Range Top: Gas Built In Appliances: Equipment	IN/NI LT
	IN

Location: Kitchen
Inspection Method: The range/oven 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 - 1) Range Top: Gas
Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Range Top: Gas

Slight odor of gas was detected in the cabinet under the range top. The gas company or a licensed gas contractor should be contacted for an evaluation and to make necessary repairs to ensure safe and proper operation of the appliance.

(J1 - 2) Dishwasher
Built In Appliances: Equipment

IN/NI LT
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 - 3) Oven: Electric
Built In Appliances: Equipment

IN/NI LT
IN

Location: Kitchen
Inspection Method: The range/oven elements were operated with indicator set to HIGH 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 - 4) Garbage Disposal
Built In Appliances: Equipment

IN/NI LT
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 - 5) Microwave: Built In
Built In Appliances: Equipment

IN/NI LT
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.