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PROPERTY INSPECTION

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Somewhere, NC 12345

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01/20/2025

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confidentiality clause and limits its scope and usefulness. Unauthorized third parties who may receive this inspection are
advised to NOT rely on this report/inspection for their benefit. It is advised that third parties request an inspection and
report be performed on their behalf.

SUMMARY

As agreed, in the contract, the client must read the report in its entirety and not rely solely on the summary notes.

The following items or discoveries indicate that these systems or components do not function as intended, adversely affects the habitability of the dwelling, warrants further investigation by a specialist or requires subsequent observation, which may be invasive in measure.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency or safety of the home.

This "Summary" page is not the entire report. The complete report may include additional information of interest or concern to you. For information regarding the negotiability of any item in this report, under a real estate purchase contract, contact your state licensed real estate agent or an attorney.

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1: GENERAL

Information

Purpose and Scope

PURPOSE AND SCOPE

It should be noted that a pre-purchase inspection is a visual assessment of the condition of the property at the time of the inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. If the property is occupied, furniture, boxes, rugs, and other personal items may block, cover or impede the inspection, a re-inspection is recommended. A vacant structure may not show an active water or moisture problem until it has been occupied and the plumbing is in use for a period of time. To be able to make an informed decision concerning the property the client SHOULD BE PRESENT DURING THE INSPECTION. Inspections shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the inspection. If the client has concerns beyond the scope of the inspection, a certified professional such as an industrial hygienist should be consulted prior to purchase.

Inspections shall provide the client a written document for the purpose of a better understanding of the overall property conditions, as observed at the time of the inspection.

All commercial inspections produced by Elite Technical Inspection Services, Inc. (DBA Elite Home Inspections) follow the guidelines of the Standards of Practice of the North Carolina Home Inspector Licensure Board or the Virginia State Licensing Board Standards of Practice, as well as the National Association of Certified Home Inspectors, where applicable.

Property Type
Detached Single Family

Method of Entry
Agent Access

Occupancy
Vacant

Occupied, Furnished or Staged dwellings limit access to a thorough inspection due to walls, floors and all interior components being blocked and or in use by personal devices, furniture, etc. Any such items are excluded from this inspection report. A reinspection or walk through inspection is strongly recommended, prior to purchase.

Any observations may require further evaluation and/or repairs. Any signs and or indications of moisture, mold or settlement should be monitored for further activity.

Unoccupied, Vacant or Staged dwellings are not being lived in. Access to plumbing, electrical and HVAC systems may be limited due to those systems being turned off. Access to other parts of the property may be limited due to locked doors or usage conditions. Properties that are not used on a full-time basis may have problems, such as plumbing leakage, that will not be identified without regular use. Any items or areas that are not accessible will be excluded from this report.

Utilities off - If the utilities were shut off to the house at the time of the inspection, the plumbing, electrical and heating systems could not be fully evaluated and should be completely evaluated after the utilities are turned on and prior to settlement.

The absence or presence of lead in any systems, components and/or surfaces, both interior and exterior, is outside the scope of this inspection, and is therefore excluded. The client should understand that any building built before the early 1980's has the potential to have lead products or byproducts present, and there are possibilities that a product containing lead has been used even on structures after this time, and can include any property. Lead testing can be done by a third-party testing laboratory. Any determination of the absence or presence of lead is excluded.

Present
Client, Client Representative, Client Agent, Client Agent Representative, WDI Contractor

Weather Conditions
Sunny

Temperature
34 Fahrenheit

2: EXTERIOR

Information

Survey:: Exterior

The structure's exterior surfaces are evaluated from the ground. The exterior surfaces are randomly inspected to ensure that a representative number of like components are evaluated and there condition described. This does not imply that an exhaustive invasive inspection is done. It is also important to realize that the areas must be readily accessible as we do not enter areas that are blocked by vegetation, personal property or debris that may cause damage to personal property and or injury to the inspector.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the inspection. If the client has concerns beyond the scope of the inspection, a certified professional such as an industrial hygienist should be consulted prior to purchase.

Often times only a portion of the fascia/soffit and or exterior wood cladding and trim components (including windows and doors) were visible, due to obstructed view (gutters, tree limbs, aluminum/vinyl wrap, etc.). If the fascia, soffit and/or trim (including porches, all horizontal and vertical band trim and structural details) are wrapped in aluminum and vinyl, the sub fascia and associated structural systems are not visible, therefore cannot be inspected and are excluded. Invasive measures are only used when there is clear visible evidence that suggests a problem exists at the time of the inspection.

The intention is to make our client aware of the overall condition of the exterior systems, considering normal wear and tear and age factoring. The cladding described in this report is the exterior visible siding of the structure. Older structures may have subsequent types of siding below the visible exterior. In some cases this can be a product that may contain asbestos fiber and/or hidden damage. We assume no responsibility and/or liability for siding(s) not readily accessible at the time of the inspection, and are not required to report on these. If there is concern that multiple siding layers exist on this property, this would be outside of the scope of our inspection and we recommend having these concerns further evaluated, by a professional in this field.

The exterior cladding was inspected for signs of moisture infiltration, damage (considering normal wear and tear), substandard work and/or structural stability. The exterior cladding is inspected from the ground level randomly, as they are like components. It is important to realize that exterior cladding(s) are intended to keep the structure weather tight. Therefore caulking and/or sealing any and all small wall penetrations, implement damage and appliance systems is always recommended. These areas may or may not be reported on. They are, however, reported on when they have caused some other discovery that leads back to this area as the actual leak path.

At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfilled gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, fastened, repaired, caulked and touched up where necessary. Routine maintenance is a critical component to maintain the life expectancy of the property.

If there is a pool and/or hot tub on the property we recommend having this further evaluated by a qualified individual. Unless purchased we do not inspect pools and/or hot tubs or their associated components. If there is no gate, fence or device in place to "gate" the pool and/or hot tub from entry, from the property, there is free access to the pool. This is a potential safety concern as anyone can freely wander from the back door out on the deck and into the pool unattended.

Concerning lead based paint, the absence or presence of lead in any systems, components and/or surfaces, both interior and exterior, is outside the scope of this inspection, and is therefore excluded. The client should understand that any structure built before the early 1980's has the potential to have lead products or byproducts present, and there are possibilities that a product containing lead has been used even on structures after this time, and can include any property. Lead testing can be done by a third party testing laboratory. Any determination of the absence or presence of lead is excluded.

Concerning asbestos materials, this material is commonly used and found in aged structures. While asbestos has been proven to be a health hazard, it presents a threat to occupants when it is in a friable (broken, crushed, particalized) state. It cannot be certified that there are not loose particles, or the absence or presence of asbestos. In the event your report documents an aged structure, having the air sampled by a licensed/certified asbestos remediation specialist is recommended in order to verify the absence of friable particulates in the air or determine whether there is a need to encapsulate this material or remove it altogether.

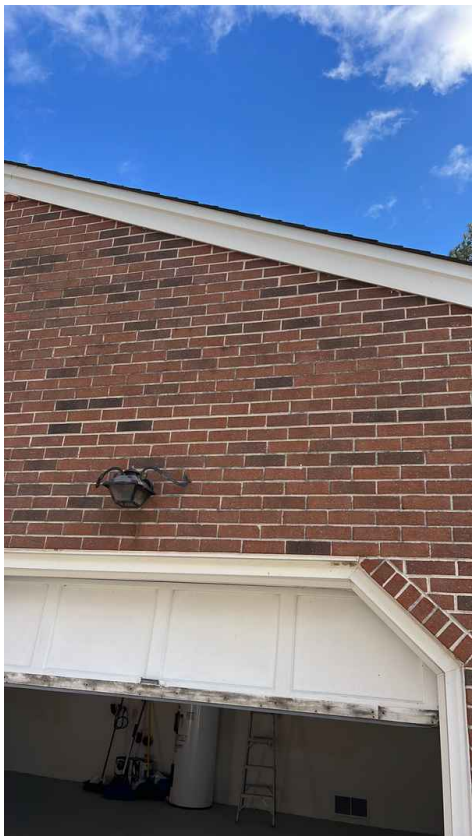
Landscaping and lot topography is examined during the inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Over watering of gardens and shrubbery can also have a significant effect on buildings/topography and septic systems. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a

standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems. Grading and exterior cannot be evaluated if covered and or visibility is limited. Site drainage is limited to local weather conditions and or the absence or overabundance of rainfall and local conditions.

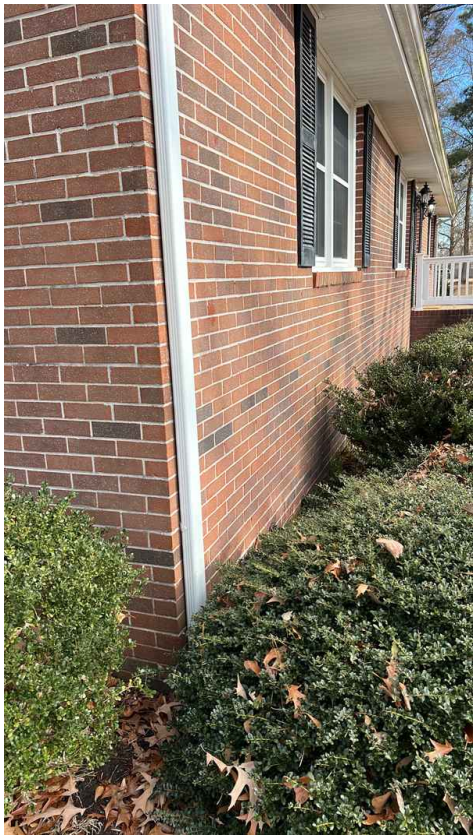
Survey:: Exterior Cladding

Brick Veneer

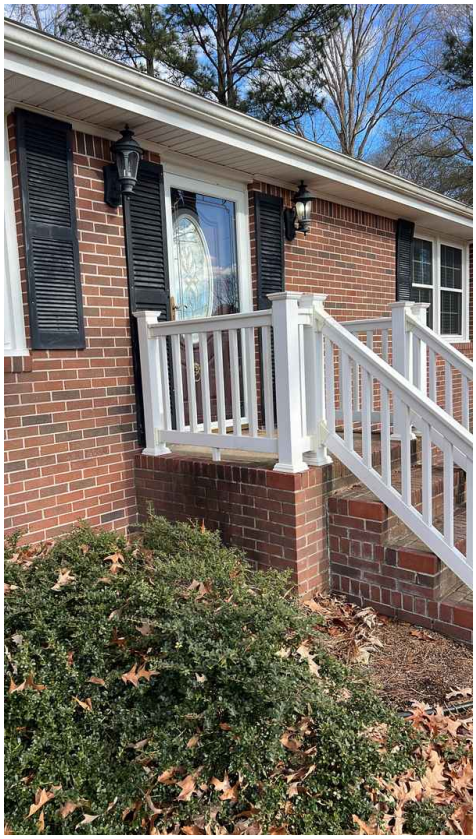



























Survey:: Exterior Trim

Vinyl and Metal: wrapped and/or covered, Wood-Wood

Survey:: Exterior Doors

Hinged Metal Clad Wood Core

Doors Inspected: The exterior entrance doors are examined for fit and function and found in generally good condition. The doors seal satisfactory, fit and operate functionally. Exceptions will be noted in the report.

Survey:: Fire Rated Garage Door

Not Present

The purpose of a fire rated door in this application is to ensure the door seals tightly with weather stripping and has a rated burn time for safety. This door opens to a garage or room where flammables, automobiles and or fossil fuel burning products such as lawn mowers, furnaces, gas cans, water heaters paints and other such appliances or products that may contain VOC's are stored. If a fire rated door has been altered then the door no longer seals the room from potentially harmful fumes or offers adequate fire protection to any one inside the property.

Survey:: Garage Door(s)

Wood/Wood Composite Panel Sectional

The garage overhead door(s) was operated and examined for correct operation and any deterioration and was found to be in good condition at the time of the inspection. Exceptions will be noted in the report.









Survey:: Porch Location(s)

Front

PERIODIC MAINTENANCE: All porches can be vulnerable to weathering. It is recommended that the client ensure that the edges and surface remain well sealed against moisture infiltration from rain, snow or physical damage. All edges should be inspected annually for wear and maintained as necessary, depending on the material. It is also important to keep the surface free of all forms of fungal growth and debris that retains moisture and can cause subsequent damage.

Survey:: Porch Material(s)

Concrete, Brick




Survey:: Porch Column Material(s)
N/A

Survey:: Porch Railing(s)
PVC

Survey:: Flatwork Location(s)
Driveway, Walkway, Porch, Garage, Patio

Survey:: Flatwork Material(s)
Concrete, Brick


Survey:: Lot Slope/Grade

Near Level

Exterior Observations:: Exterior: Siding/Trim Serviceable

Exterior Cladding and Trim Components were inspected - Ground Level, for signs of moisture and/or damage, considering normal wear and tear. Condition: Serviceable. This is a general observation and is not meant to find every area of deterioration. Routine maintenance, repair, caulking, priming and painting should be expected. Exterior surfaces require routine maintenance to remain weather tight. Exceptions will be listed in 'Summary'.

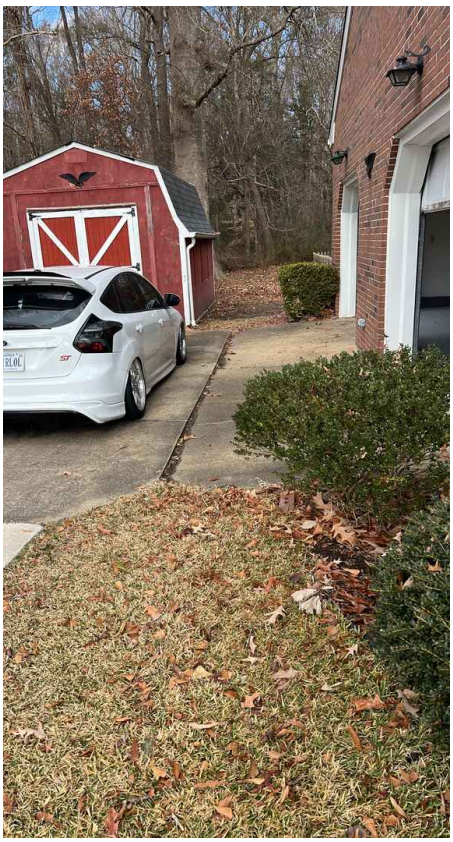
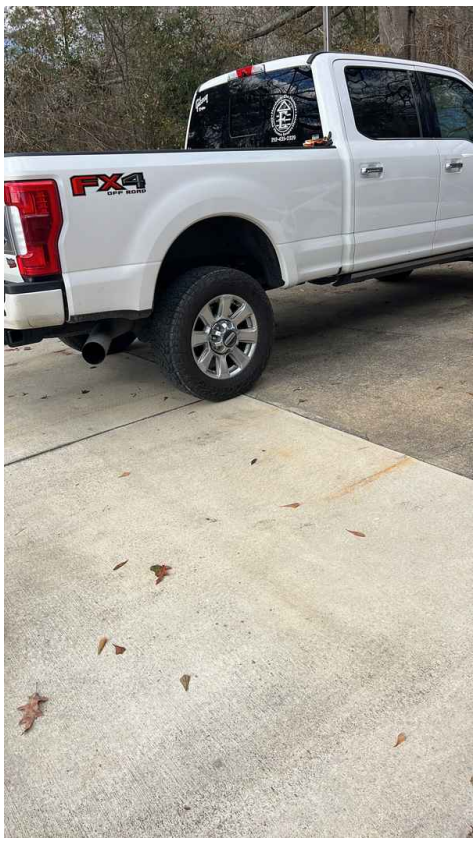
Exterior Observations:: Door: Fire Rated Garage Door Not Present

The garage man door to the house is not fire rated. The door has been modified (e.g., adding a pet door) or the home may have been constructed at a time when fire rated doors were not required . Replacement of the existing door with a weather stripped fire rated insulated door is recommended for safety.

Exterior Observations:: Flatwork: Settling

The flatwork in one or more locations is cracked/displaced. This condition indicates movement. Movement in flatwork can allow for water intrusion and are a trip/safety hazard. Recommend a general contractor further evaluate this discovery and make corrections as needed to stop further movement and repair any trip/safety hazards.

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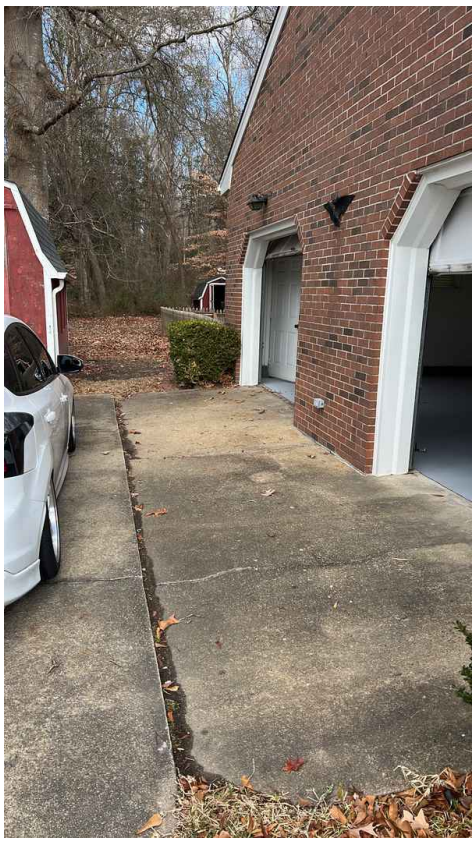
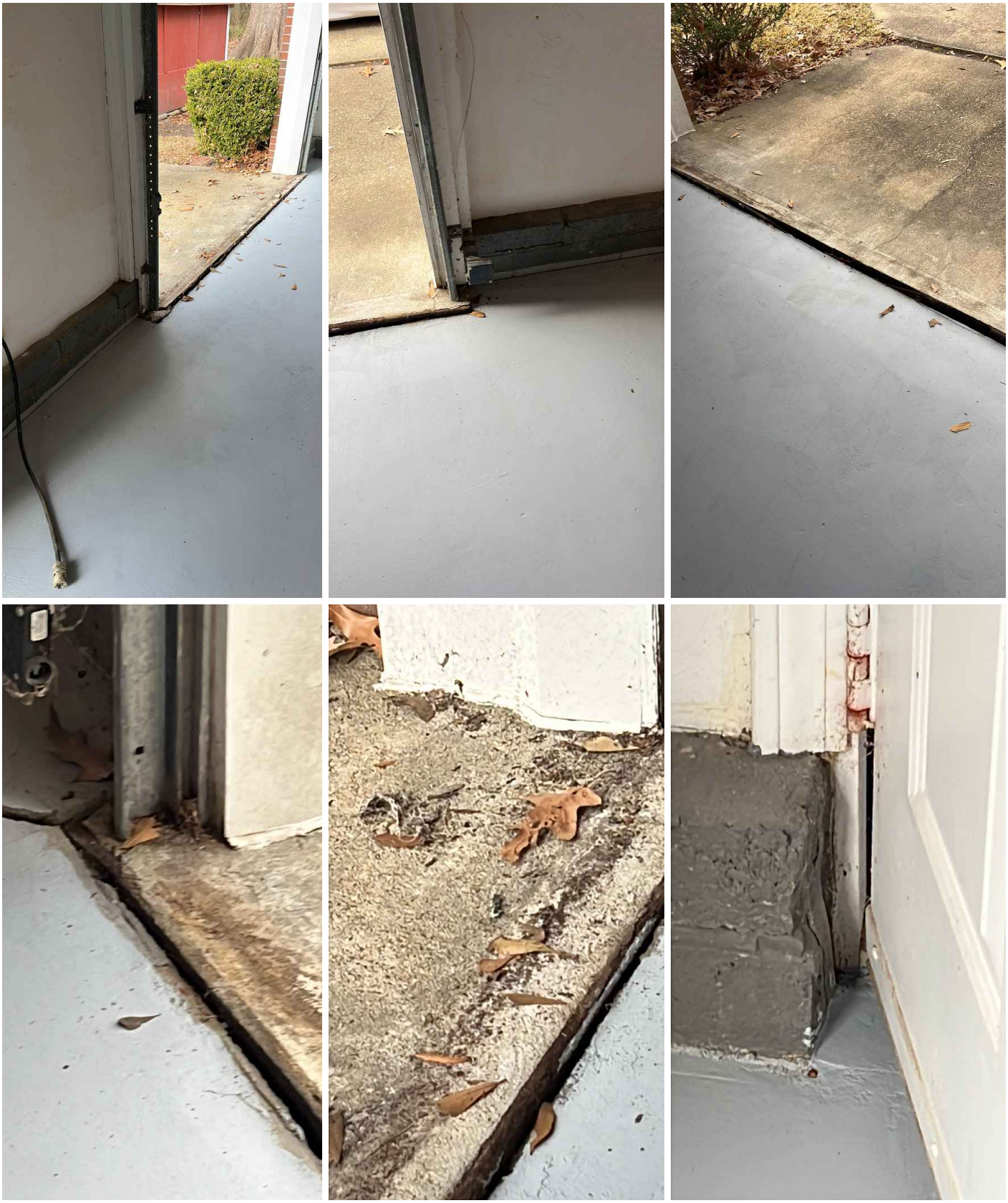
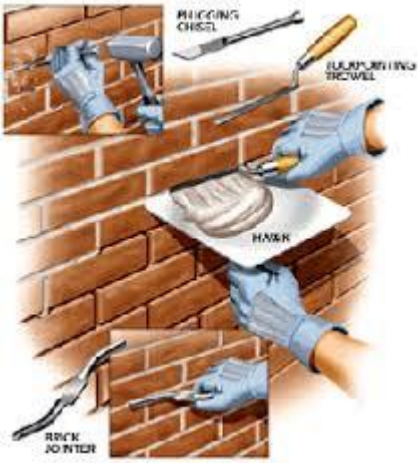




Exterior Observations:: **Masonry: Brick Tuck Pointing**

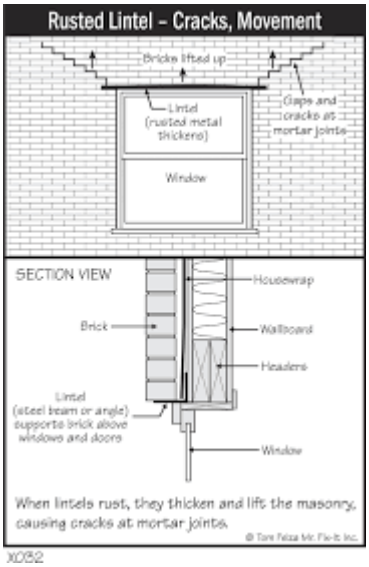
Deterioration of mortar joints, which bond the masonry veneer, keep the wall weather tight and are a support system for the wall, was observed. Without corrections the brickwork can become unstable, lead to movement, water intrusion and insect infiltration. Repairs by a masonry contractor are recommended for keeping the exterior weather tight.

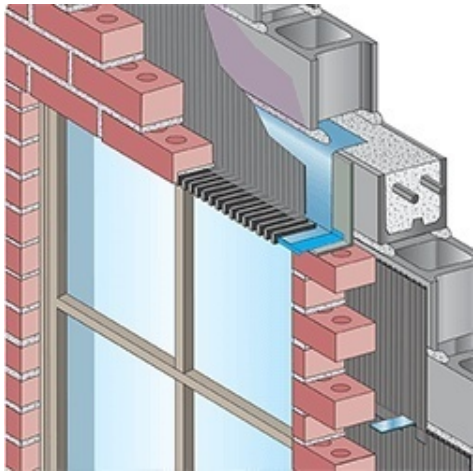


Exterior Observations:: Masonry: Lintel Rust/Step Cracking

LEFT SIDE

Masonry wall step cracking was observed at one or more wall openings. (windows, doors, foundation vents etc.) masonry cracking is common and a maintenance occurrence.







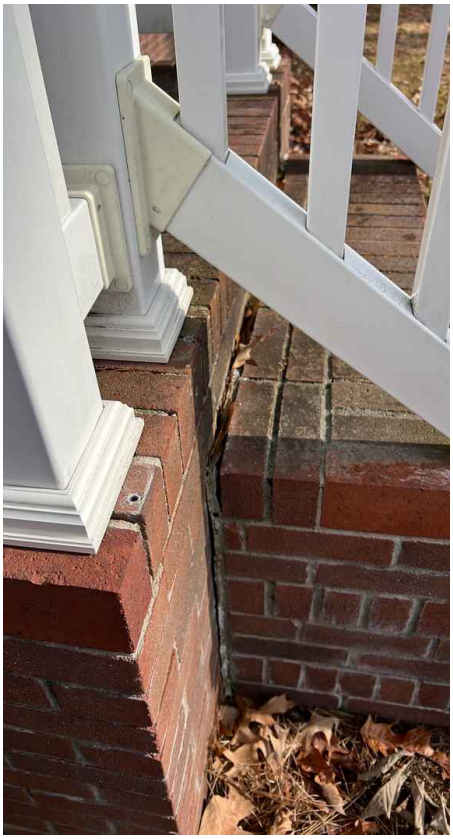
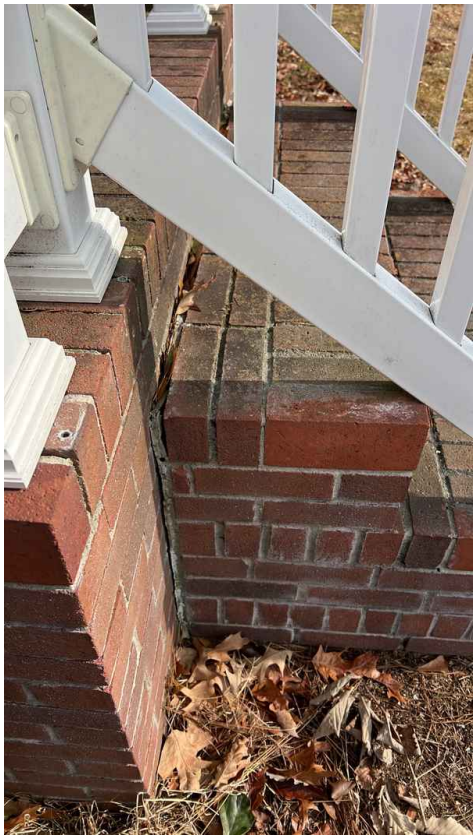


Porch Observations:: **Porch: Steps Settling**

The masonry or precast steps have evidence of movement. this creates gaps that allow water intrusion and erosion of the soil and or footings under the steps and as well can lead to freeze damage.

Steps that have evidence of movement are also many times not level or plumb creating a safety hazard due to tread level .

Recommend a general contractor further evaluate this discovery and make corrections to level and stabilize the steps. Without corrections further movement can occur

Porch Observations:: **Porch: Brick Step Mortar Joints**

The porch masonry steps has missing or damaged mortar joints from erosion and can result in water penetration to the masonry and/or structure resulting in moisture damage and deteriorated masonry. Recommend a brick mason evaluate and make corrections.



Observations

2.2.1 Exterior Observations:

DOOR: DAMAGED/DOESN'T SEAL

The two side wood composite garage doors are in need of repairs/replacement. The doors have damaged weather stripping, local deterioration, bind, do not seal, have hardware malfunctions or not operating as intended. Repair and/or replace to secure that the door operates, locks and seals. Without corrections moisture or pest entry is possible and can affect conditioning off the home.A garage door contractor is recommended.



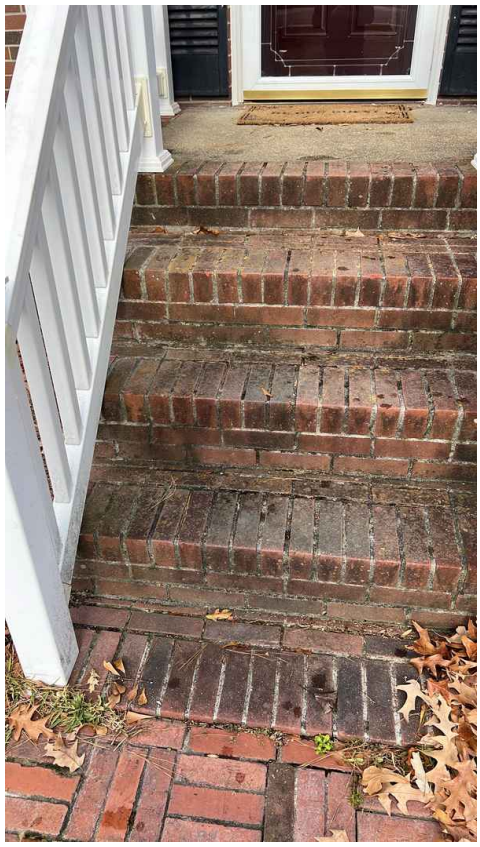


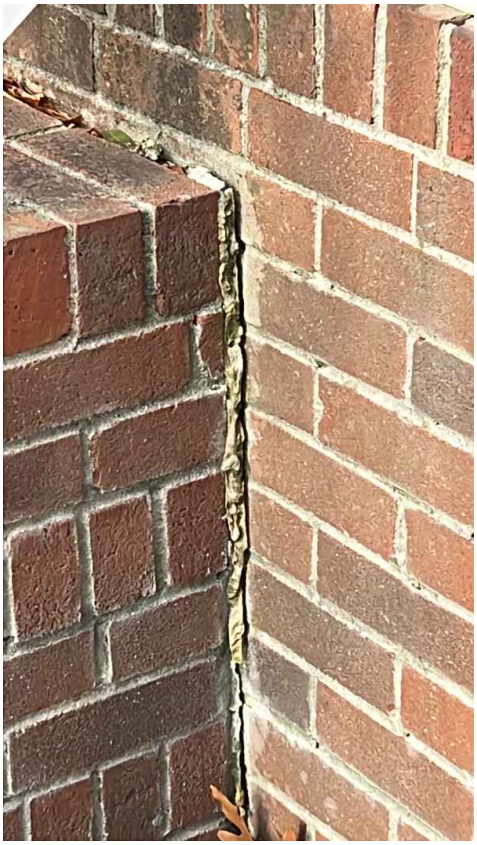

2.4.1 Porch Observations:

PORCH: REPAIRS NEEDED

One or more hazards were noted at the front porch steps, due to a dimensional inconsistency and movement in the step assembly. Recommend corrections by a qualified contractor for safety.





3: ROOF

Information

Survey:: Roof

Walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar/wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

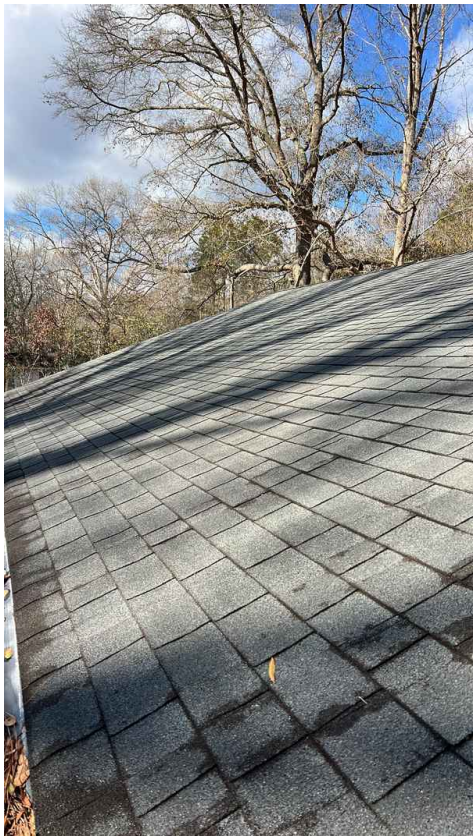
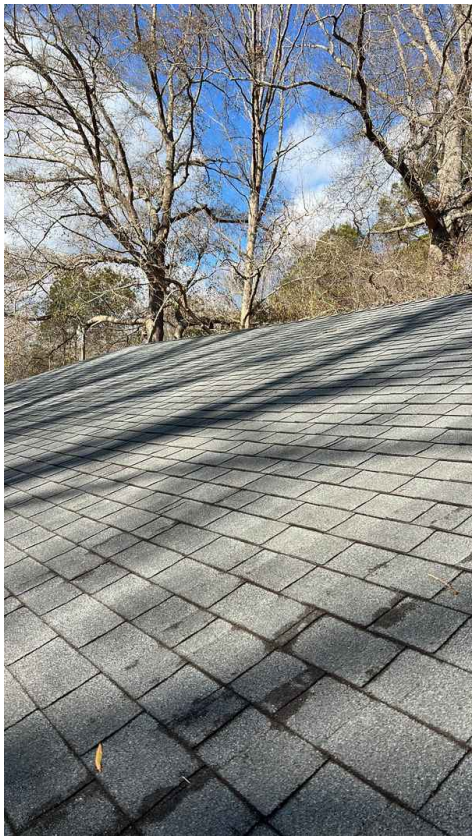
Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

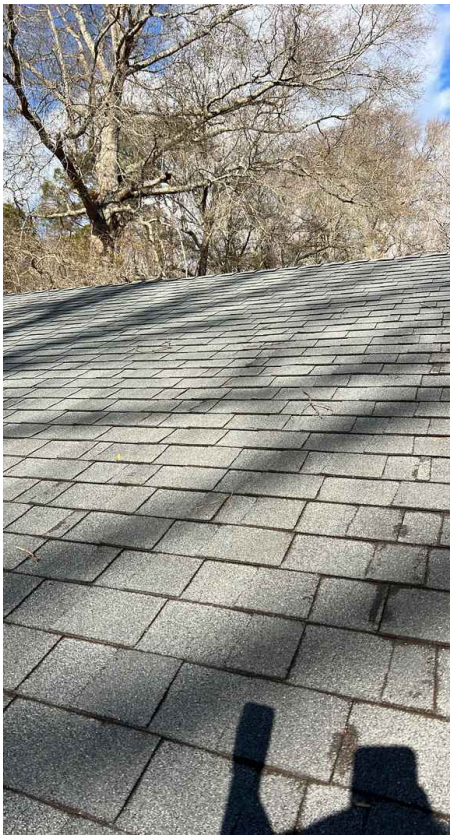
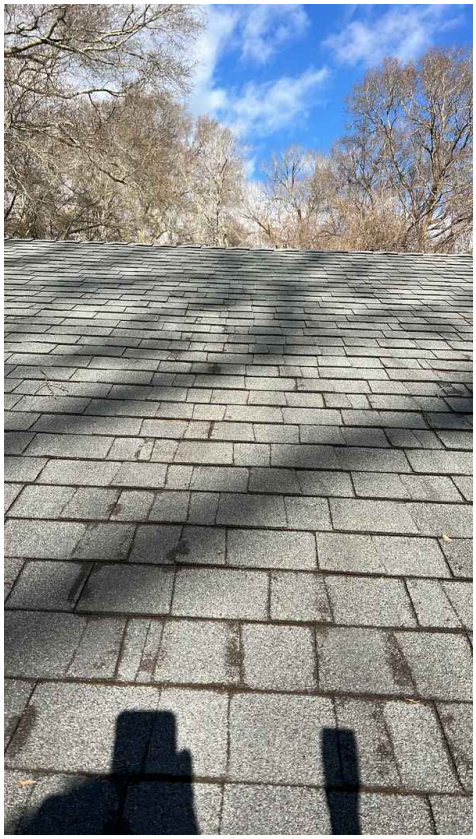
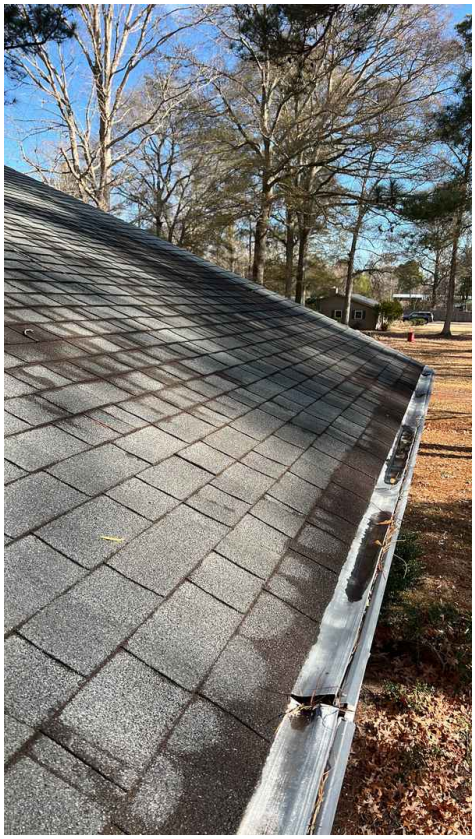
What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. We recommend that you include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Survey:: Inspected

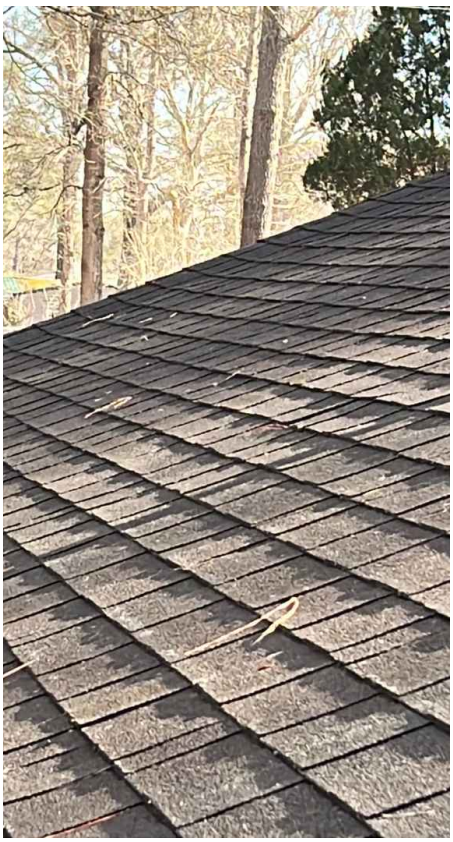
Ladder

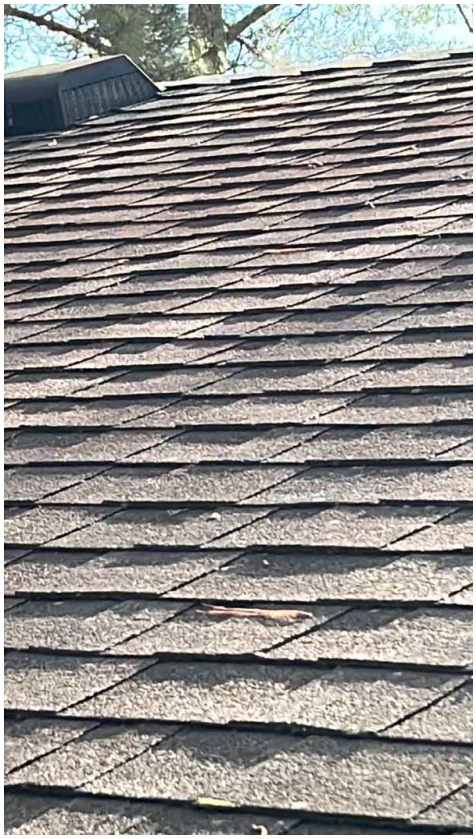




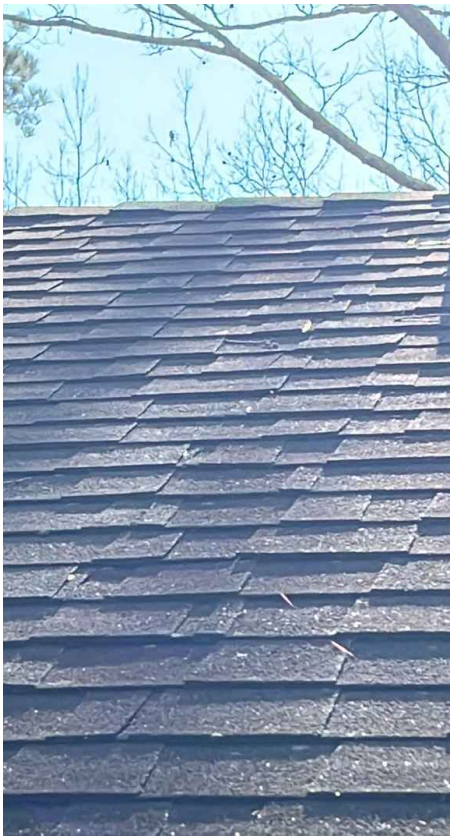
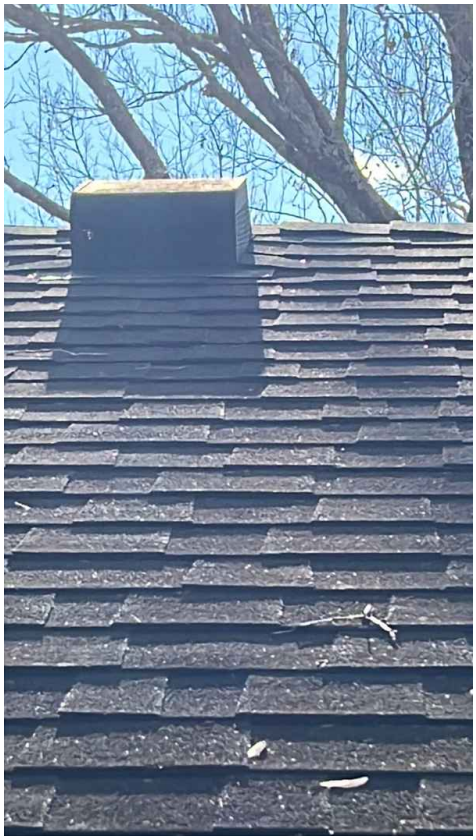
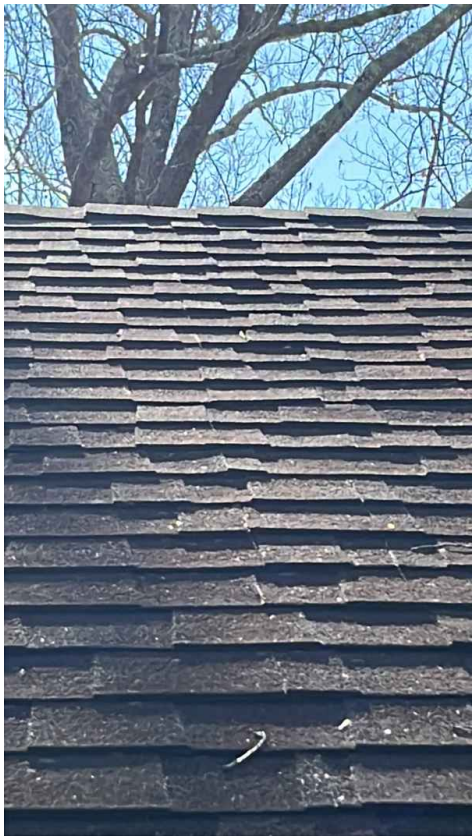








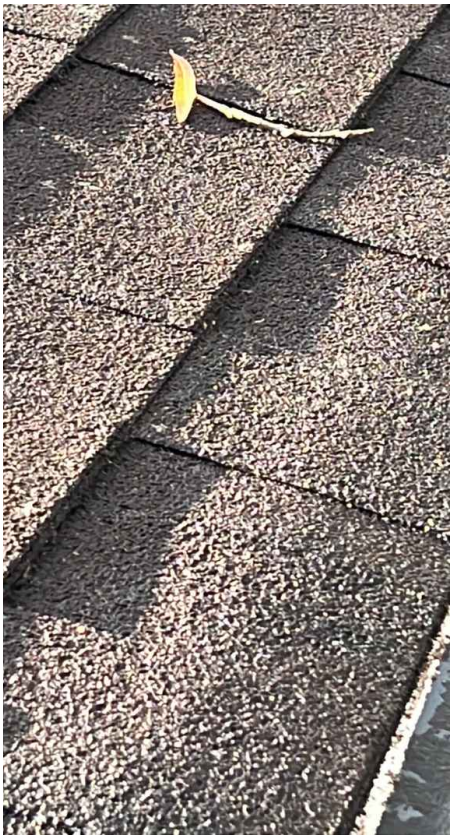


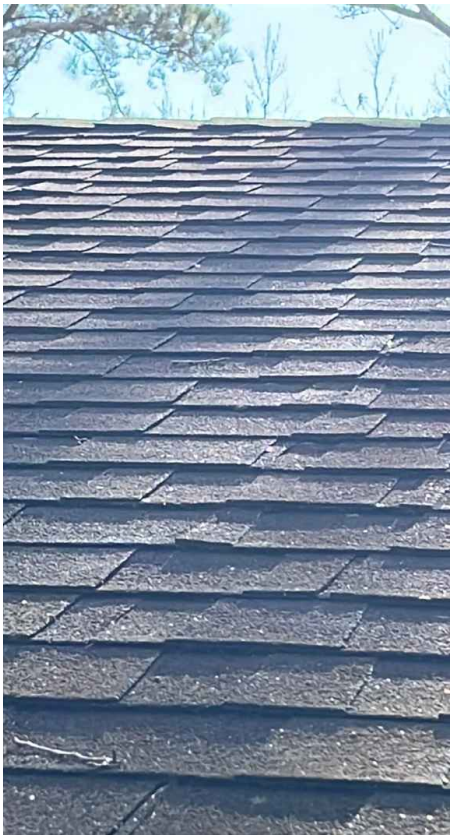








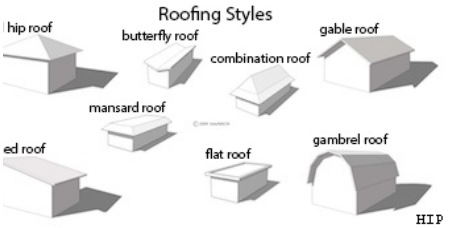








Survey:: Roof: Type
Gable

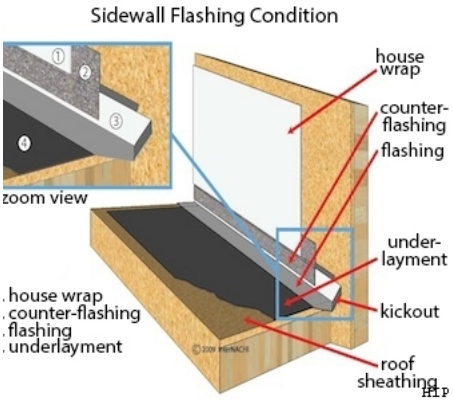


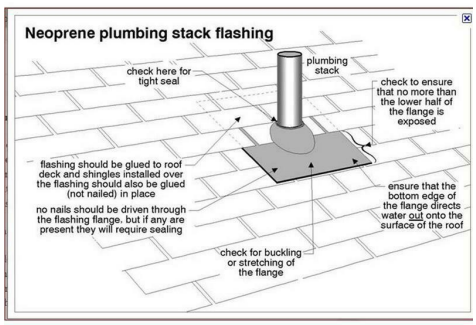
Survey:: Roof Material
Architectural Shingles

Survey:: Flashing Location:
DWV: storm collars and roof vents (self flashed) Expected service life when new - 10/12 years

Survey:: Flashing Type
Rubber w/Plastic

Survey:: Flashing: Serviceable Condition
The visible accessible flashings were found in serviceable condition and will require routine monitoring and maintenance. Flashings such as storm collars at the roof DWV vents and wall flashings typically do not have the expected service life of the roof covering and statistically last 10 -12 years. Observations are limited to what can be seen by the employed method of inspecting the roof, as noted.The estimated roof age is determined by several factors, such as age of the home; however we can never be sure.If your roof covering is aged in the roof section of the report, this can give you an estimate of how soon these subject flashings may need replacement or repairs.Exceptions will be listed in Summary





Survey:: Gutter Type/Material:
Metal

Roof Observations:: Shingle: 30 Year

The roof covering suggests it is an architectural shingle, these shingles have a longer life (typically start at 30 years) and a higher wind rating.

Roof Observations:: Roof: Moss Treatment

BACK ROOF FIELD

Moss, algae or mildew growth was noted on portions of the roof. These organisms accelerate deterioration of the roof surface through secretion of oxalic acid, a corrosive. It is recommended that a roofing contractor further evaluate this discovery, determine if the moss can be cleaned and repairs done or a replacement is necessary Without corrections this can lead to continued deterioration and roof leaks and possible roof replacement.

Observations

3.4.1 Gutter Observations:

GUTTER: DAMAGED, LEAKS, NEED CLEANED

The gutters need repairs. one or more deficiencies such as debris (needs cleaning), loose missing parts,leaks,loose connections, hangers etc. It is recommended that a gutter installer/ contractor evaluate the gutters to determine corrections needed





4: STRUCTURE

Information

Survey:: Structure

The structure section describes the basic characteristics of the property. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of the current condition.

IMPORTANT: When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home. The crawl space was inspected for moisture, structural and/or mechanical damage or problems. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the inspection focuses only on moisture concerns and evidence of damage, which if discovered will be reported on in this document. Health issues related to the presence of mold are beyond the scope of the inspection. If the client has concerns beyond the scope of the inspection, a certified professional such as an industrial hygienist should be consulted prior to the purchase.

All accessible floor penetrations, back filled porch areas and any breach in the wall openings that continue to the floor (door openings, deck attachments etc.) are inspected by removing the insulation (if present or possible) from these areas and visually observing the conditions (manufactured buildings and piling structures have an integral vapor retarder that prohibits any visibility to the structural and mechanical systems. The crawl space and sub floor area is inspected while the plumbing drain piping system is in full operation to determine if any leaking drain pipes or fittings are active. The water closet flanges are viewed in the same manner.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible areas. Inspectors inspect and probe the structural components, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for an inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building are sound.

(a) The home inspector shall inspect structural components including:
- Foundation;
- Floors;
- Walls;
- Columns or piers; - Ceilings; and
- Roofs.

(b) The home inspector shall describe the type of:
- Foundation;
- Floor structure;
- Wall structure;
- Columns or piers;
- Ceiling structure; and - Roof structure.

(c) 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 inspect 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.

Survey:: Inspected

Survey:: Structure Type
One Story

Survey:: Construction Type
Wood frame

Survey:: Foundation Type
Masonry Pier Crawlspace

Survey:: Attic: Access & Location

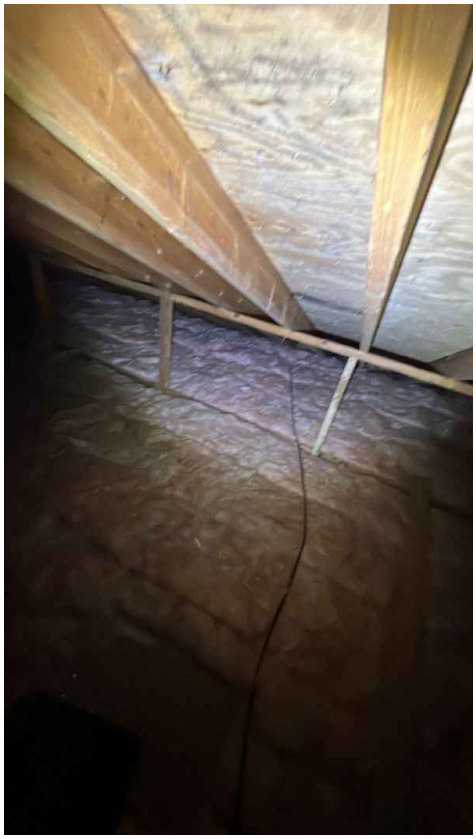
Stairs - Drop Down, Location: Garage



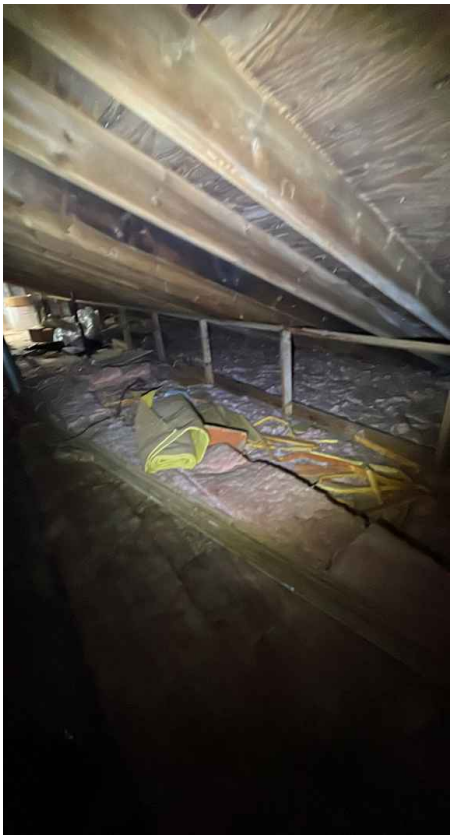
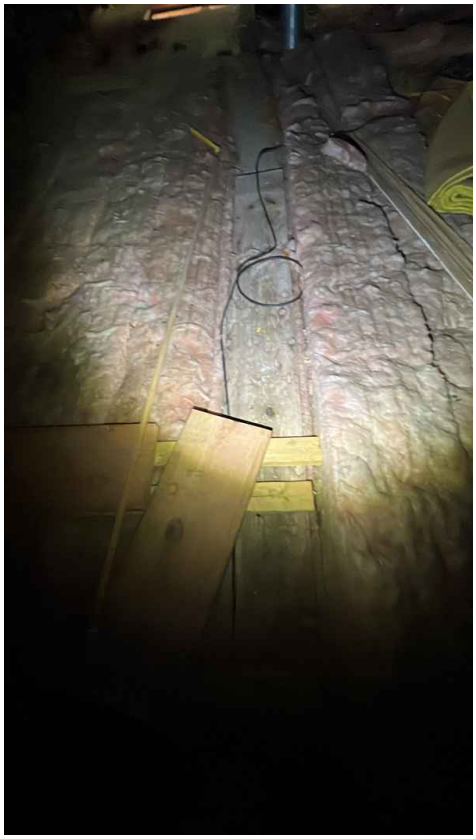
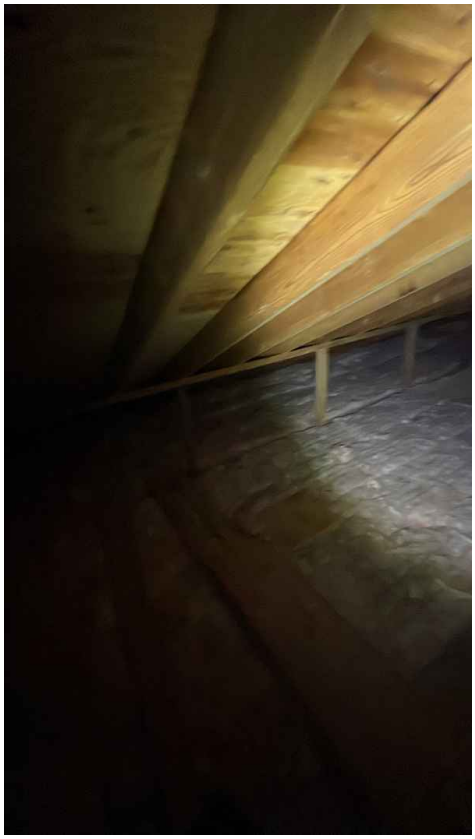
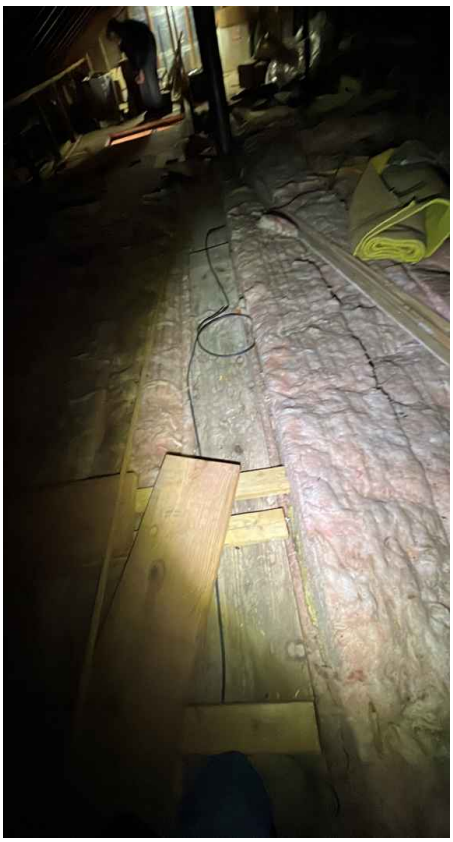
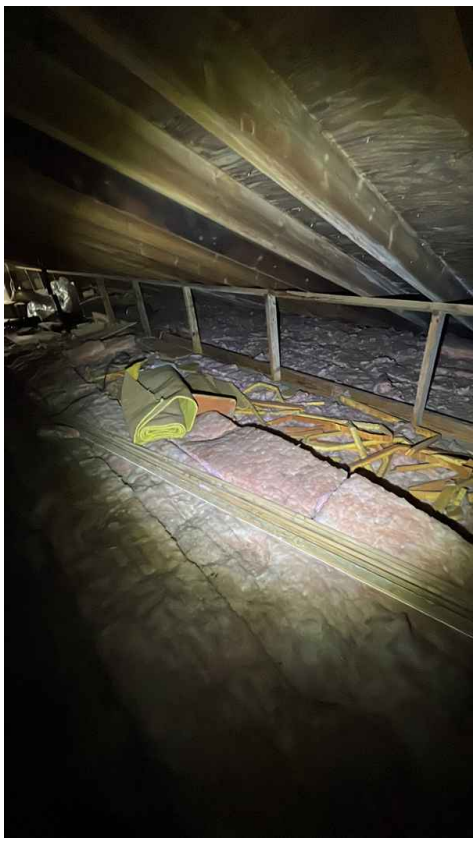
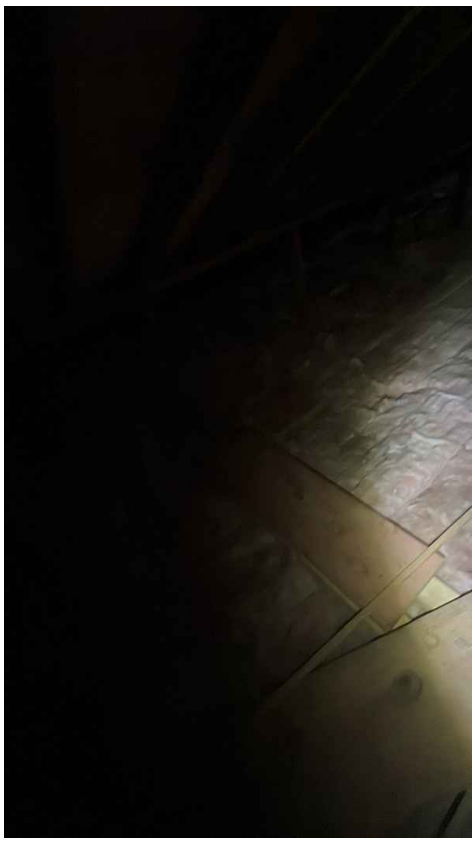
Survey:: Attic: Method of Inspection

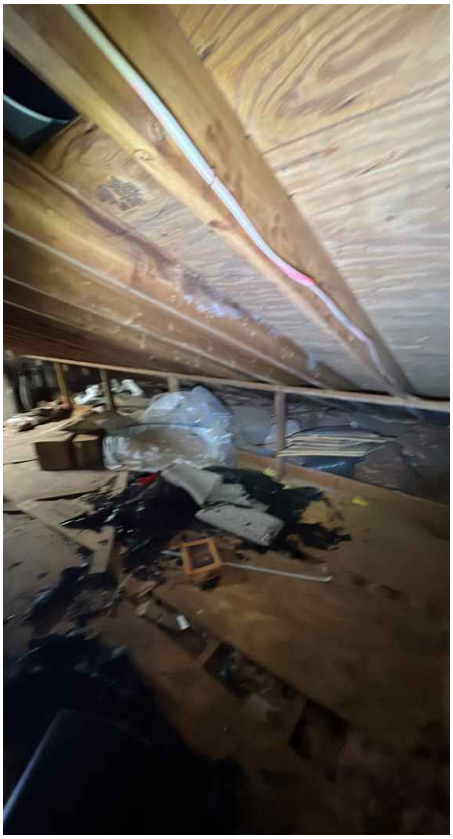
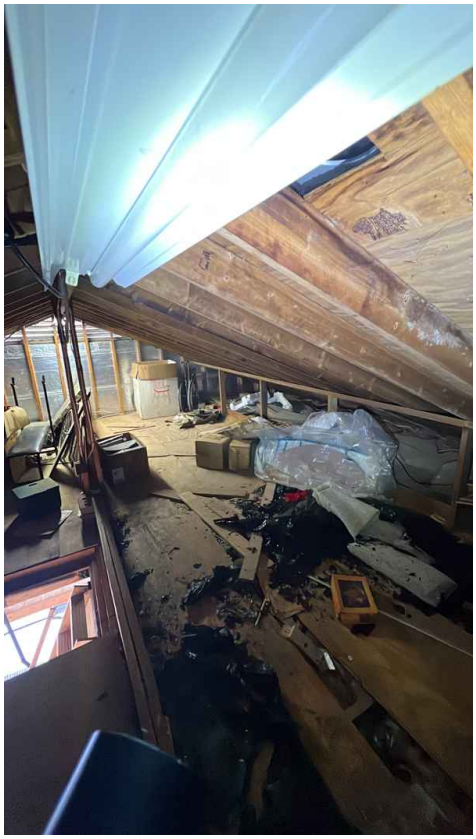
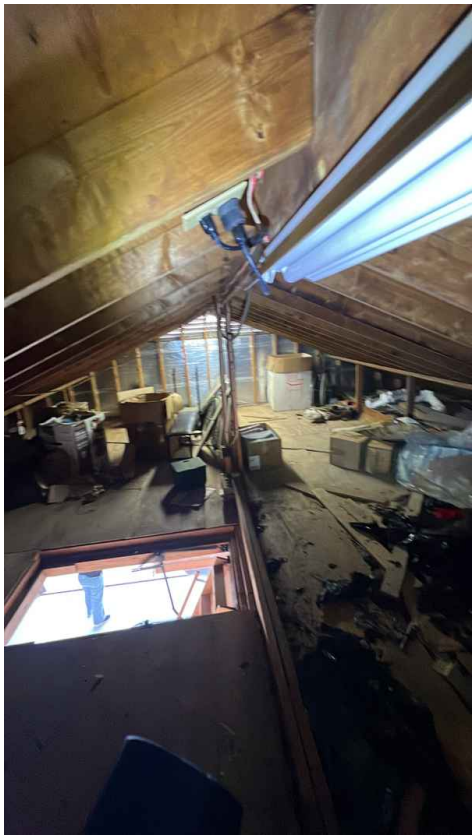
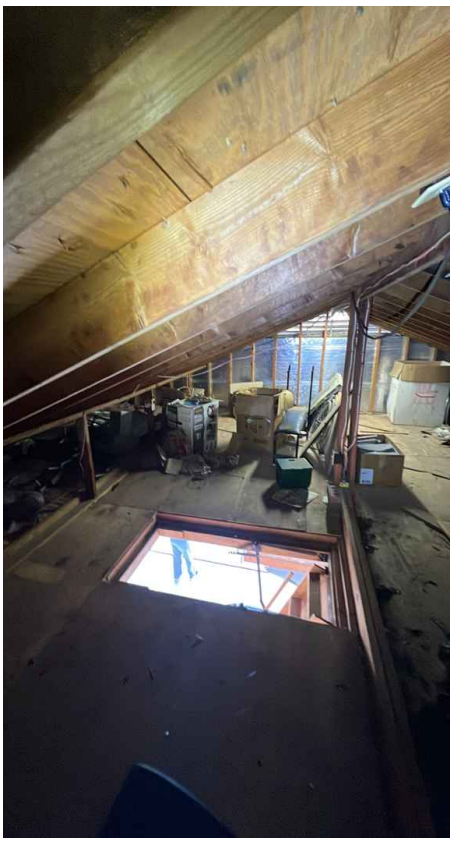
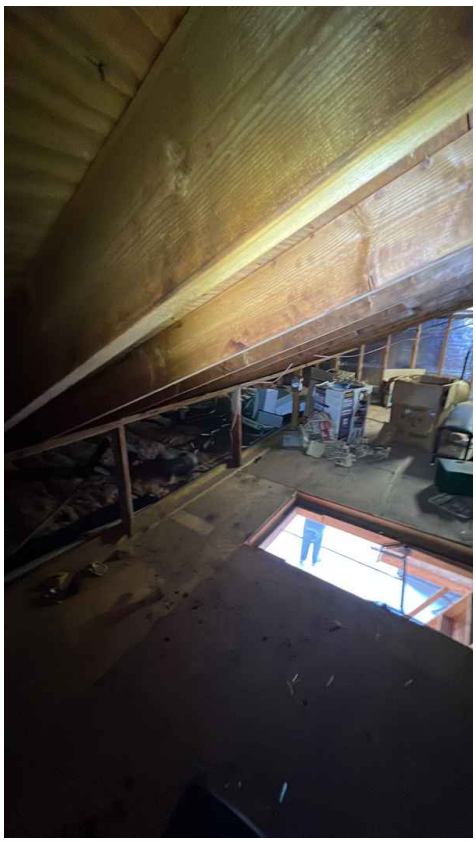
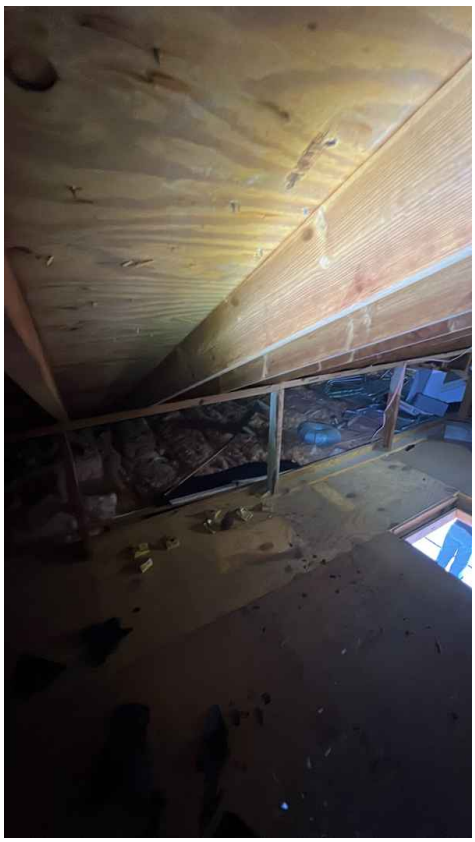
Flashlight

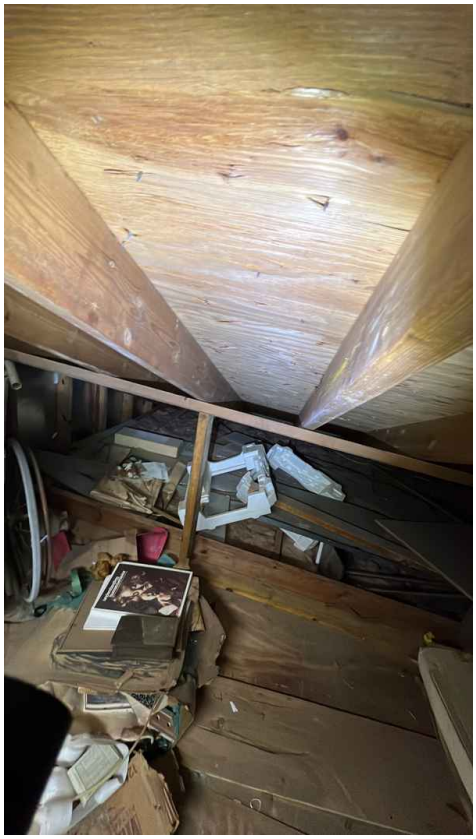


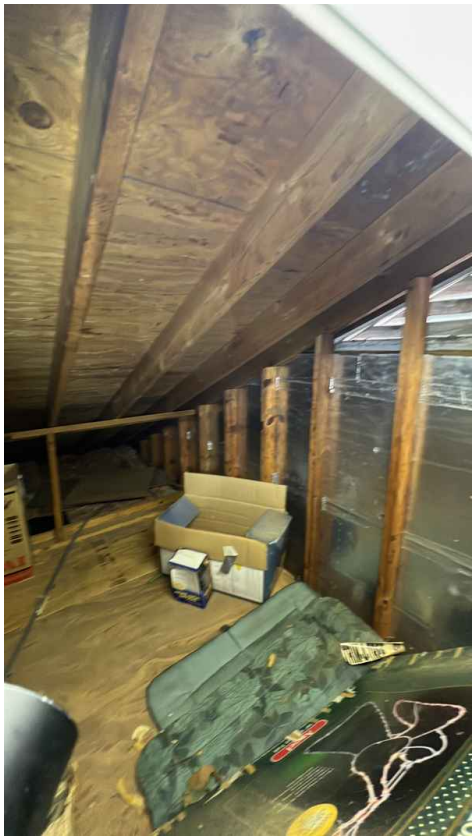


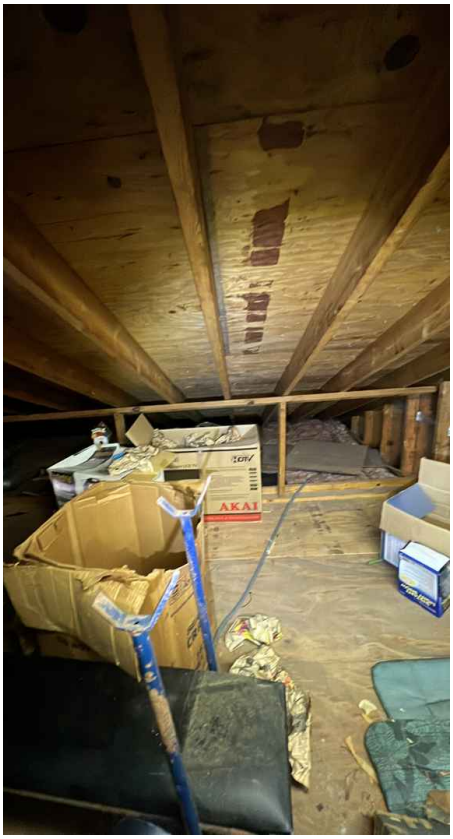







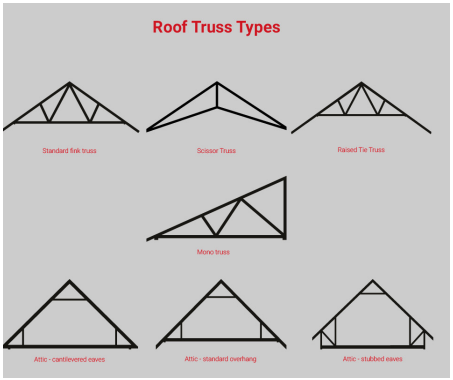



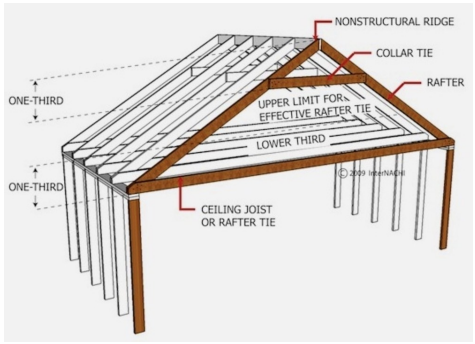






Survey:: Attic: Assembly & Sheathing
Wood Frame/Plywood





Survey:: Attic: Insulation
Batting

Survey:: Attic: Intake/Exhaust Ventilation
Intake: Gable end-exhaust can vents

Survey:: Attic: Ductwork
Rigid Metal

Survey:: Crawlspace: Access Location
Exterior

Survey:: Crawlspace: Method of Inspection

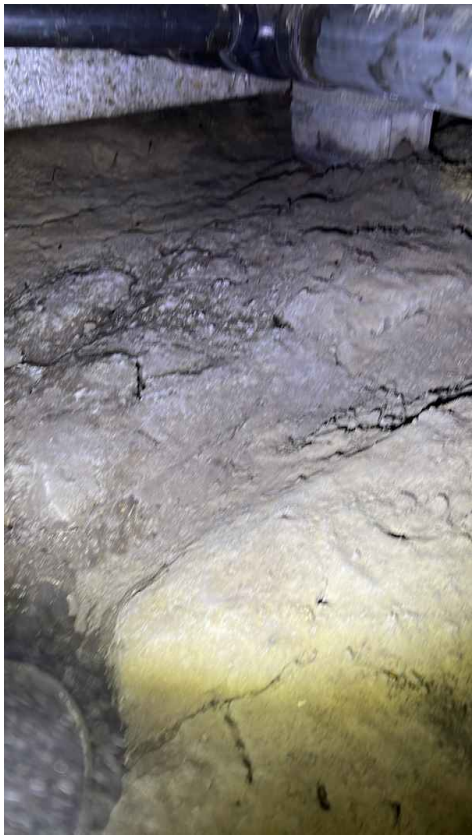
Flashlight

Survey:: Crawlspace: Joist & Subfloor

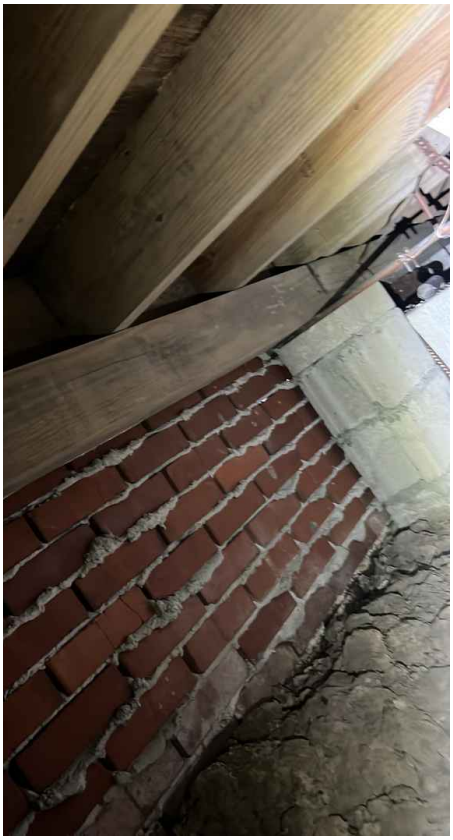
Dimensional Lumber & PlyWood floor sheathing

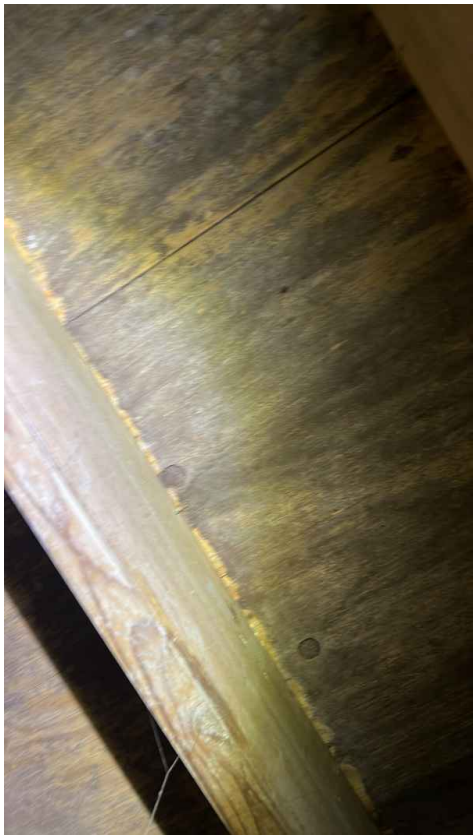




EVIDENCE OF A PREEXISTING SUMP PUMP



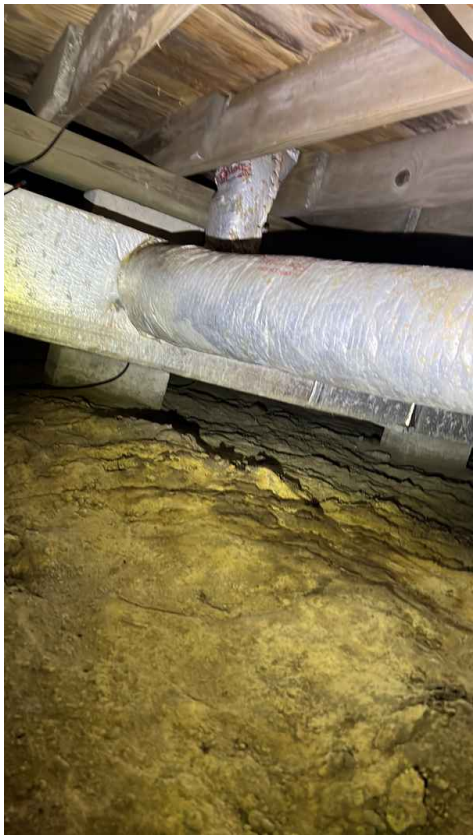


BATH TUB TRAP AND DRAIN

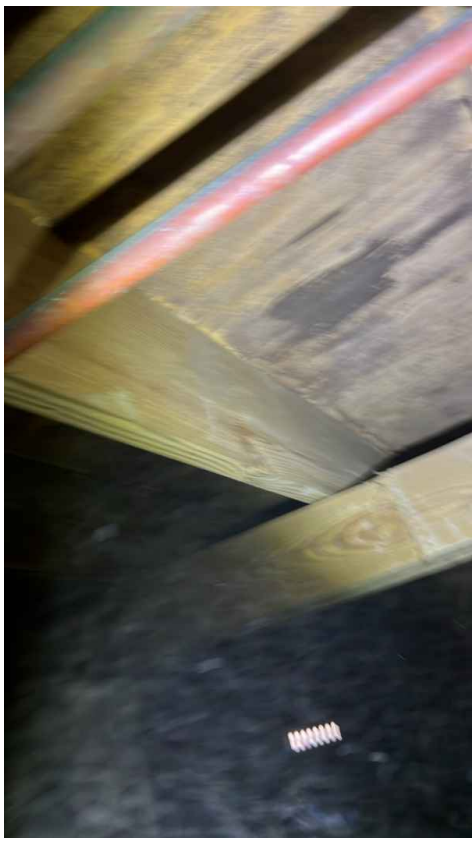














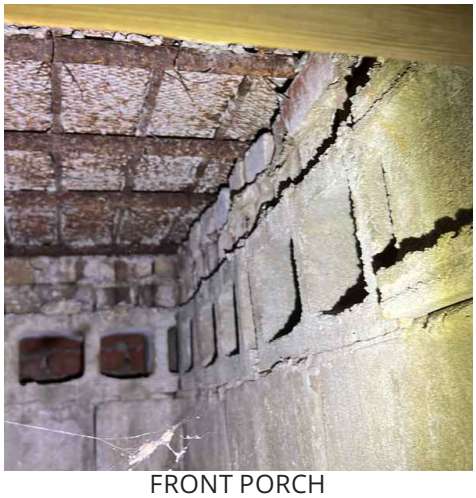








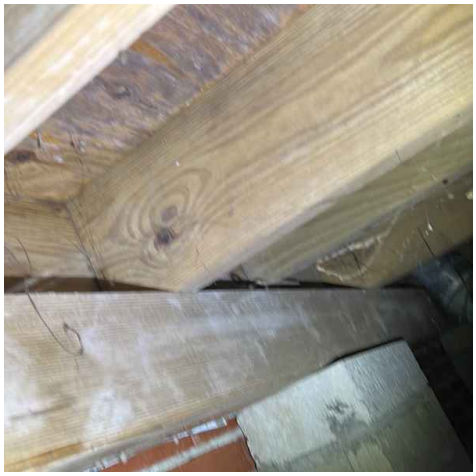





FRONT PORCH













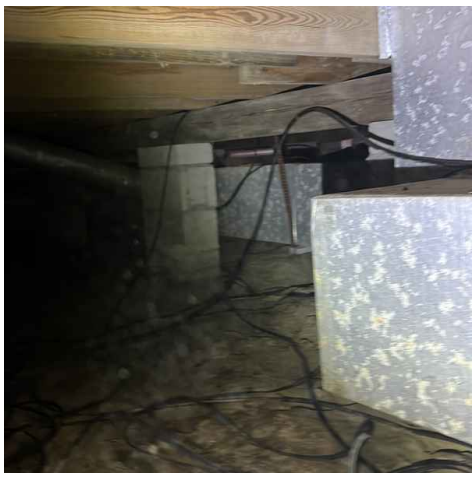






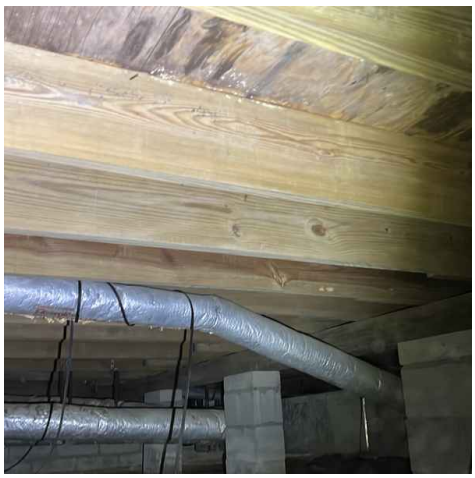





RETURN DUCT





Survey:: Crawlspace: Insulation **Survey:: Crawlspace: Ductwork**

No Insulation Observed

Rigid Metal, Insulated Fiberboard

Survey:: Crawlspace: Ground/Vapor Barrier

None-No vapor barrier observed (if evidence suggests one is needed it will be noted in report)

Attic Observations:: VENTILATION REQUIREMENT

Recommended ventilation. As a general rule, one square foot of net free vent area per 300 square feet of attic floor or area to be vented is recommended. In the situation where proper distribution of under eave (soffit) vents and ridge vents cannot be achieved, the rule is halved (one foot squared X 150 feet of space). For a balanced system, ventilation should be equal at the under eave and ridge. In cases where a balanced system cannot be achieved, always provide more than 50% of the total required ventilation to the under eave and the remainder at the upper portion of the roof. These are the basic minimum property standards A typical "can" roof vent provides 55 square inches of net free space. It is recommended that a roofing / ventilation specialist be contact to evaluate and make corrections. without corrections premature roof deterioration and moisture problems can or may be occurring Passive :Attic Ventilation Diagram.png

Crawlspace Observations:: FLOOR SHEATHING STAINED

There are areas in the crawl space that, when inspected, show evidence of past water intrusion. This is observed as discolored wood sheathing (floor) and/or structural components. When probed these areas were found in satisfactory condition, dry and it is reported as evidence of past water intrusion that appears to be repaired. This is many times observed under door thresholds and bathrooms.

Crawlspace Observations:: SEASONAL SURFACE FUNGI

Surface spores/fungi and indications of historical high moisture (above 22%), were visible/evident coating numerous wooden structural components in the crawlspace. Evidence suggests the high moisture content may be seasonal. Surface spores, which are naturally present in the atmosphere, become wood destroying organisms when wood is under certain conditions of temperature, moisture and oxygen, which then attack the wood cells. This causes the cells to collapse, leading to loss of strength. When these conditions are not present the deterioration will stop and fungi becomes dormant. Refer to a structural moisture control contractor, to further evaluate this discovery and make recommendations on solutions, as it can lead to structural failure of the associated components.

Limitations

Attic Observations:

ACCESS LIMITED

The homes structural design has limitations to access, inspect and determine the condition of the structural and mechanical systems where concealed with no access, such as porches, cathedral ceilings and roof configurations, insufficient clearances, Manufactured homes, etc. Insufficient clearances are subjective but determined by the individual inspector as to his ability to enter the space and actually inspect. These areas, if visible and accessible from a distance, will be viewed with a flashlight from a distance that is deemed safe by the inspector. Clearances less than 30" are not entered. Personal storage, furniture, mechanicals and insulation too deep to see joists are all examples of why an area can not be inspected. These areas are excluded from the inspection, and unless reported on as entered where not.

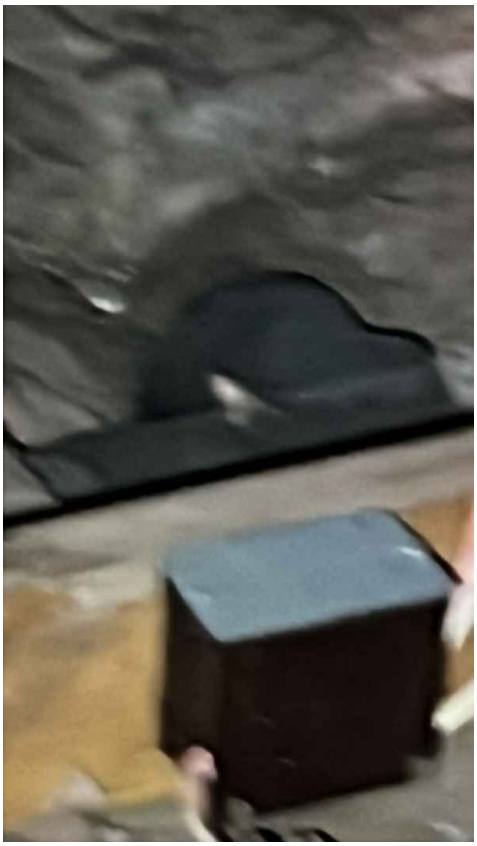
Observations

4.3.1 Attic Observations:

IMPROPER EXHAUST TERMINATIONS

KITCHEN DIRECT VENT PIPE AND BATHROOM EXHAUST FAN

There are exhaust fans/ devices that are venting into the attic. This can result in abnormal condensation. Exhaust devices should be installed according to the manufacturers installation guidelines and any applicable building codes. An HVAC contractor should be consulted to evaluate and make corrections

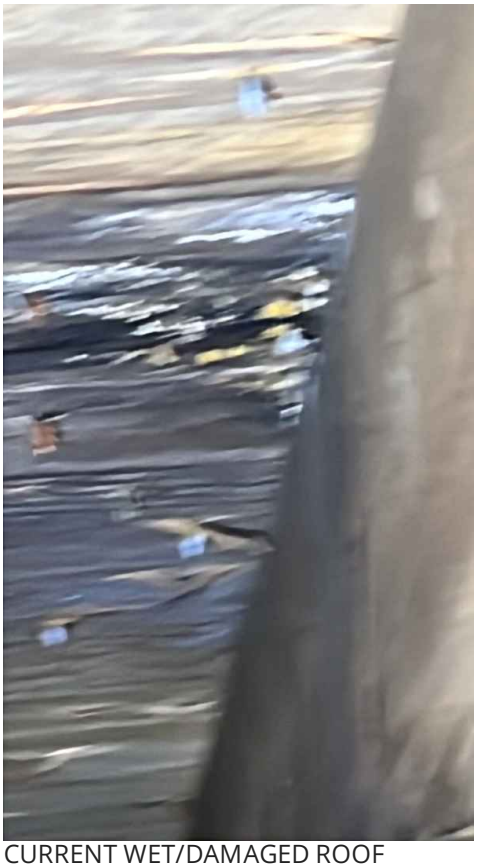


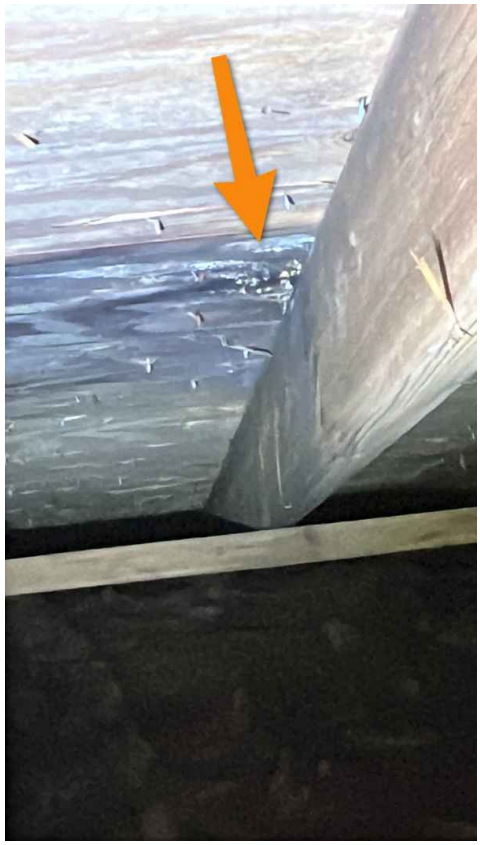



4.3.2 Attic Observations:

MOISTURE AT SHEATHING

During the attic inspection evidence of abnormal moisture/condensation was observed in the observed as darkened roof decking coating the surface of roof sheathing and/or framing members.
During the inspection of the attic, evidence of current water penetration, icing/ frost on the nails tips and roof decking and deteriorated stained roof sheathing/ decking was discovered.
Further investigation by a roofing contractor to determine/identify the cause and correct the source of the moisture / water intrusion and icing and replace damaged or deteriorated roof decking as seen needed is recommended.





CURRENT WET/DAMAGED ROOF DECKING

FROST ON ROOF DECKING IN RAFTER BAYS



FRONT ROOF FIELD,NO MOISTURE

4.4.1 Crawlspace Observations:

DRYER VENTS TO CRAWL

CRAWL SPACE AT GARAGE WALL AREA

The dryer exhaust is damaged and/or completely terminates directly into the crawl. Corrections by repairing and/or replacing the current duct with an approved dryer exhaust duct for this application to include adequate support (hangers) and correct slope with no low spots in continuous plane to an exterior device is recommended. The dryer duct should be insulated with an approved insulation for ducting (min. R7) to prevent condensation which can allow for lint build up which is a fire hazard. Remove any dryer lint/debris from the crawl space and the duct if not replaced as this can be conducive to fire.


4.4.2 Crawlspace Observations:

JOIST NOTCHED

BATHROOM 3" SOIL PIPE AND 1 1/2 TUB DRAIN.

There one or more floor joist's in the crawl space that have been sawn in two or modified to allow for access to the mechanicals Have a general contractor evaluate and make corrections.

5: PLUMBING

Information

Survey:: Plumbing

Due to foundation types, building practices and/or cluttered sink base areas (personal belongings) the actual supply and distribution piping can only be identified at the fixture level and the under sink condition (sink base, walls, etc., that are blocked by personal belongings) are not within the scope of the inspection. While every effort will be made to identify the actual piping material used and condition of the piping in the dwelling, the inspection is limited to visible plumbing and cannot be accountable for concealed conditions and/or materials. Any plumbing/piping/mechanicals in a slab foundation have limited/no visible access and are excluded from the inspection.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Laundry room/clothes washing machines and their associated fixtures are not tested or operated during the inspection. The hot and cold water valves are not operated or inspected; the functional drainage of this fixture is also not tested or inspected. These fixtures and their operation are therefore excluded from the scope of the inspection.

It is recommended that washing machines be fitted with anti-burst hoses, that water heaters and washing machines be fitted with a drain pan under the units and drain piping configured to drain the pan in a continuous plane to the exterior of the structure. This is a potential damp environment especially when the location is on the second floor, attic and/or a building that is built on a crawl space. This is a recommended upgrade, but not reported on in your report unless there is a deficiency around the appliance and/or its associated components.

"Functional flow" means a reasonable flow rate at the highest fixture in a dwelling when another fixture is operated simultaneously. "Functional drainage" means a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

During the inspection, water is run for a minimum of 20 minutes throughout the fixtures and DWV system to determine functional flow, functional drainage and if there are any leaks present at the time of the inspection. If possible, when the property is on a crawl space, this is done while the crawl space is inspected to verify if any leaks are occurring from the functional drainage evaluation and if so where these are located.

If the home has built in shower pans, located in one or more bathrooms, the method used to test the shower pan(s) is to block the drains and fill the shower pan(s) with water, to the maximum allowable level. The water is held in the pan while the crawlspace/first floor area, or the floor below the pan, is inspected. The flooring, drains and structural components under the shower pans(s) are inspected, if accessible, while the pans are holding water. Any indications of failure will be observed as water leaking from the pan above, down through the floor. Shower pans are a hidden component and can fail at any time. These units typically leak when they are occupied, which is out of the scope of the home inspection. Shower pans can hide leaks, in this way. While every effort is made to secure that shower pans are not failing, the inspection and shower pan test are limited to a visual inspection, with no way to evaluate how the shower pan will function when occupied. As with all areas of the inspection, we cannot gurantee or imply future performance.

Aged cast iron and steel piping has a life expectancy and is reported on in this report as to type, visible condition and any observations concerning the found condition. In the event there is cast iron piping and or a partial pipe replacement, the future condition is unknown, however is reported on at the time of the inspection. No future performance is guaranteed or can be.

Manufacturer's Date (MFD) is soley based on specifications/data provided by the Manufacturer. Typically this information is coded on the serial number, we provide this information as a way to help our clients determine the remaining life expectancy of the unit, this date provided is an estimate based information available, to ensure the date of the unit it is recommended that the client contact the Manufacturer.

(a) The home inspector shall inspect:
- 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.

(b) The home inspector shall describe:
- Water supply and distribution piping materials;

- Drain, waste, and vent piping materials;
- Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and
- The location of any main water supply shutoff device.

(c) 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.

(d) The home inspector is not required to:

- State the requirement for or effectiveness of anti-siphon devices;
- Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices;
- Operate automatic safety controls;
- Operate any valve except water closet flush valves, fixture faucets, and hose faucets;
- Inspect:
- Water conditioning systems;
- Fire and lawn sprinkler systems;
- On-site water supply quantity and quality;
- On-site waste disposal systems;
- Foundation irrigation systems;
- Bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage;
- Swimming pools;
- Solar water heating equipment; or
- Fixture overflow devices or shower pan liners;
- Inspect the system for proper sizing, design, or use of materials
- Report on the absence or presence of thermal expansion tanks; or,
- Report on the adequacy of the reported water heater capacity.

Survey:: Inspected

Survey:: Main Water Shut-Off Location

Meter: Municipal meter in yard with valve-meter key required, Crawlspace

Survey:: Fixture(s) Condition

Typical Wear and Tear






Aquaphor
Baby
Wash & Shampoo









Survey:: Supply Material Type:
Copper

Survey:: Branch Material Type:
Copper

Survey:: DWV Material
ABS plastic, PVC plastic

Survey:: Support and Insulation
Insulation at water heater and water heater piping

Survey:: Functional Flow and Drain
Flow and Drain: Observed

Survey:: Water Heater Location
Garage

We recommend all waters with an ignition source be installed on an approved stand 18" from the floor surface as a safety.


Whirlpool


Whirlpool


Whirlpool
WARNING


Whirlpool


EST PRESSURE 300 P.S.I.
CAPA
50.00 U.S. GALLONS
LIN ED 324524-000
W ANTY
ER TANK 9 YEAR
9 YEAR


ES50R92-45D
SERIAL NUMBER 1409T462781
PRODUCT NUMBER 0830156

Survey:: Water Heater Type & Energy Source
Conventional; refer to data plate for details

Survey:: Water Heater Manufacturer & Capacity
Whirlpool, Capacity: 50 gal

Survey:: Water Heater Mfg. Date
2009

Survey:: Water Heater Disconnect
Breaker panel

Survey:: Water Heater Drain & Pan
No pan: No drain

Survey:: Water Heater TPR & Valve
Observed: valve present; pipe not present

Water Heater Observations:: AGED
The water heater is at or beyond the end of its expected service life. Since there is no way to predict when this unit could fail, we recommend monitoring it and or having it replaced at the earliest opportunity, so as to prevent any damage that could occur as a result of a sudden rupture of this aging tank. Current production water heaters have a 10 year life expectancy

Functional Flow Analysis: Plumbing Functional Flow Analysis: Satisfactory
Satisfactory: PLUMBING FUNCTIONAL FLOW ANALYSIS COMPONENT DESCRIPTION:The drain waste and vent system (DWV) being tested is attached to a private waste disposal system.OBSERVATIONS AND RECOMMENDATIONS: SATISFACTORY:At the time of our inspection the drain waste and vent system visibly operated normally and adequately. There was no evidence of stopped main drains and no unusual sewer gas odors, the homes waste disposal system operated and functioned as intended. PROCEDURE:A dye pack or dye tablets (one tablet per 50 gallons of capacity, estimated 1000 gallon tank/20 tablets) are introduced into the drain waste system via a water closet, and the system is loaded to an estimated standard for the property, to represent normal daily usage of the homes fixtures and waste water produced. The waste water system is then tasked by loading all available fixtures to reflect normal demand on the homes DWV systems and associated components. The system is then unloaded or put into use concurrently tasking the drain, waste, venting and septic system. This is subject to current ground water levels and the amount of bedrooms in the dwelling. The test is adjusted for conditions.The visible fixtures, visible soil and visible waste piping (crawl space is not entered specifically for this test) are examined during the unloading process, as well as a visual inspection of the ground surface area at the private waste disposal system. This area is checked for dye seepage or affluent and unusual septic odors to determine functional flow and drainage.This is a stress test that determines functional flow and drainage performance at the time of the analysis, and under the conditions of that day. This analysis is only valid for the date, which it was performed. This document does not imply or predict any future performance of the DWV or septic system and/or its conditions. We assume no responsibility for a change in any condition that may result in a performance change.The purpose of this process is to detect any visible problems as a result of the analysis. No compliance with any building code or licensing agency is considered.Variants that can impact the outcome of the analysis, and can produce different conclusions on different days include, but are not limited to,

dormancy, occupancy, weather, landscape, site drainage, and structure encroachment (permanent or otherwise).If the property has been vacant more than a week, or the DWV system has been only minimally used, additional levels of testing and inspection are recommended, to determine system condition.If the private waste disposal (PWD) system has been serviced recently, contact the septic pumping company to inquire about the type and condition of the waste disposal equipment.If the PWD system has not been serviced recently, limited but important additional information regarding the condition of the system may be obtained by having a certified septic inspector open, clean and inspect the septic tank (and distribution boxes). Particularly in the case of older systems that have not been serviced. If the property owner will permit this step it is recommended.Excavation and pumping are beyond the scope of our loading and dye-test procedure.Ground water levels (saturation) due to rainfall or tidal surges have an impact on the outcome of the analysis. High ground water levels, at saturation, will typically flood a drain field and severely impact the drain field's ability to absorb effluent. Ponding water is a significant indication of saturation.






Observations

5.2.1 System Observations:

VENTS IN ATTIC

KITCHEN SINK VENT

There is a terminated (open) plumbing vent stack in the attic. Having a licensed plumber evaluate this discovery to determine what corrective measures are required is recommended.


5.3.1 Water Heater Observations:

WTR HTR FAILING

The water heater is in a condition that visibly is corroded, has evidence of leaks and or based on visible condition requires servicing and/or replacement. A licensed plumber is recommended for further evaluation.



5.3.2 Water Heater Observations:

TPR PIPE/DISCHARGE MISSING

There is no discharge pipe installed at the (TPR) temperature and pressure relief valve on the water heater. This should be installed in accordance with the appliances installation guidelines. We recommend correction by a licensed plumber

6: ELECTRICAL

Information

Survey:: Electrical

A representative number of fixtures, electrical outlets and switches were tested. "Representative number" means for multiple identical components, one such component per room.

A representative number of the electrical receptacles in this property were tested for polarity and grounding.

Occupied structures limit our ability to test many fixtures, receptacles and switches, as well conceal many. If occupied at the time of the inspection and/or has heavy vegetation, this limits our ability to test said receptacles. The receptacles that are blocked cannot be tested and therefore are excluded from the scope of this inspection. This would include any receptacles where appliances, entertainment systems, computers, freezers, refrigerators, automatic systems and/or other areas not accessible. Every reasonable effort is made to access and test these units. These receptacles and their associated components are excluded from the inspection. Therefore, is strongly recommended that before taking possession of the property, a thorough walk through be done when vacant and testing all fixtures and associated components be performed.

If a reinspection is requested for inspecting blocked areas, a reinspection fee is required.

If Ground Fault Circuit Interrupters (GFCI) were observed in the building(s) it will be reported on. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern structures require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets, to be GFCI protected. The requirement at the time this structure was built may or may not have needed GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventative safety measure.

AFCI's involve a technology that detects arcing/faults in electrical circuits that could cause fires. By recognizing characteristics unique to arcing and functioning to de-energize the circuit when an arc-fault is detected, AFCI's further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. Effective January 1, 2002, NFPA 70, The National Electrical Code (NEC), Section 210-12, requires that all branch circuits supplying 125 Volt single phase, 15 and 20 amp outlets installed in dwelling unit bedrooms be protected by an arc-fault circuit interrupter. The presence of AFCI's and their locations is an ongoing updating process. We recommend that any concerns be addressed with a licensed electrician.

Most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this structure was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire.

(a) The home inspector shall inspect:
- Electrical service entrance conductors;
- Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported;
- Amperage and voltage ratings of the electrical service;
- Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported;
- 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 and installed carbon monoxide alarms.

(b) The home inspector shall describe:
- Electrical service amperage and voltage;
- Electrical service entry conductor materials;
- The electrical service type as being overhead or underground; and - The location of main and distribution panels.

(c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring.

(d) The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system.

(e) The home inspector is not required to:
- Insert any tool, probe, or testing device inside the panels;
- Test or operate any overcurrent device except ground fault circuit interrupters;
- Dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or
- Inspect:
- Low voltage systems;
- Security systems and heat detectors;

- Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;
- Built-in vacuum equipment;
- Back up electrical generating equipment;
- Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power;
- Battery or electrical automotive charging systems; or
- Electrical systems to swimming pools or spas, including bonding and grounding.

Survey:: Inspected

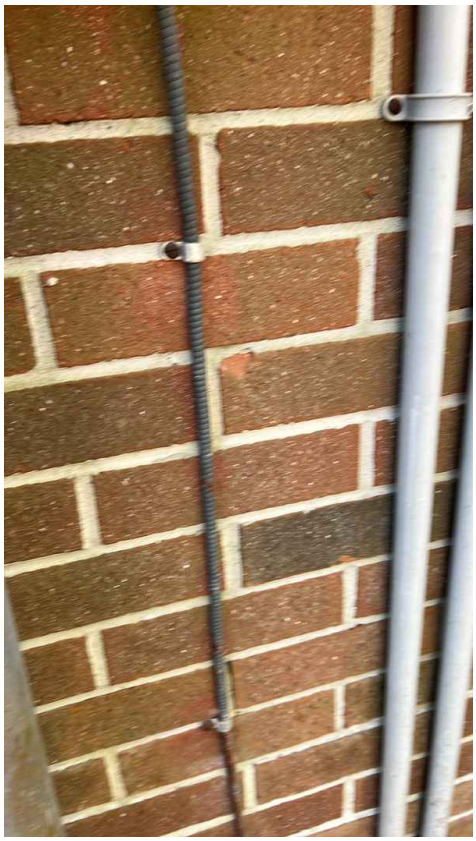
Survey:: Service Drop Type

Underground

Survey:: Meter Location

Exterior: Rear

Survey:: Ground Type & Location
Single Conductor Copper: Driven at Ground Rod

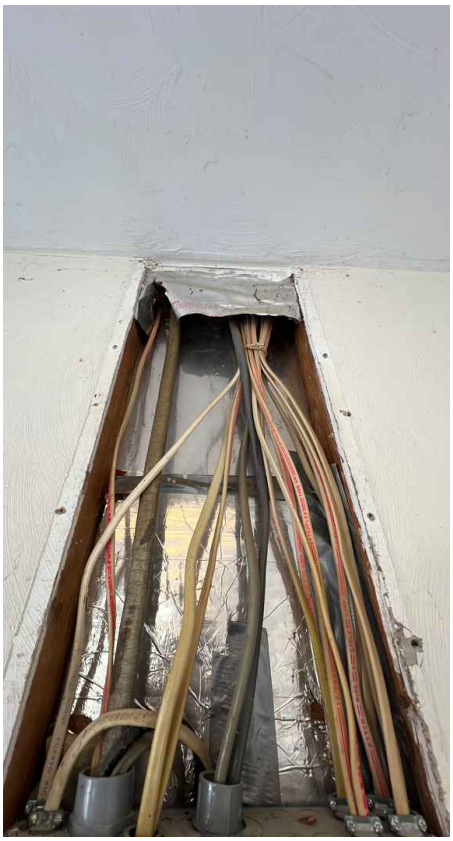


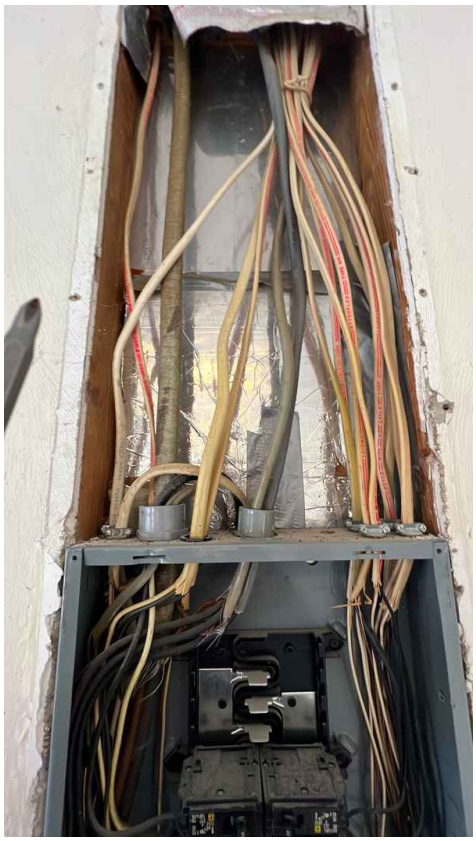
Survey:: Final Service Rating
Class 200 Continuous Load

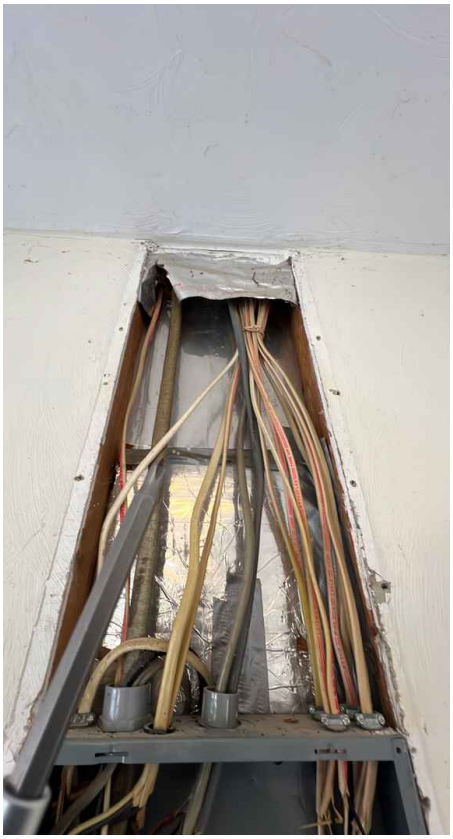
Survey:: Main Disconnect Type & Location
Breaker; inside service panel

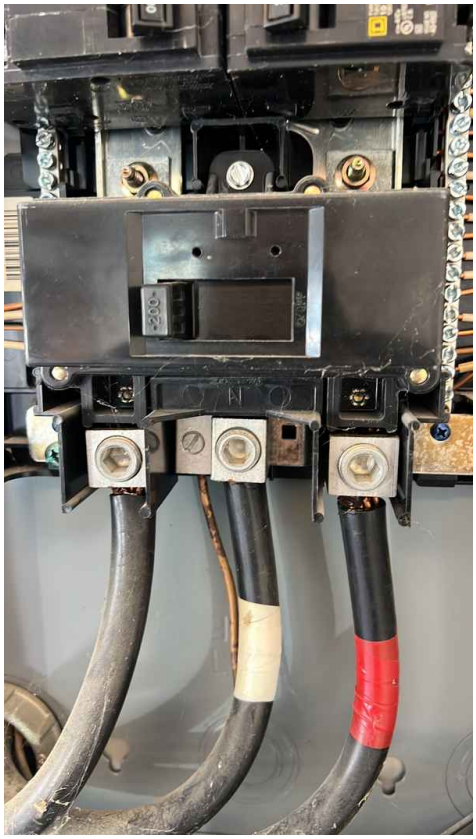
Survey:: Main Disconnect Amp Rating

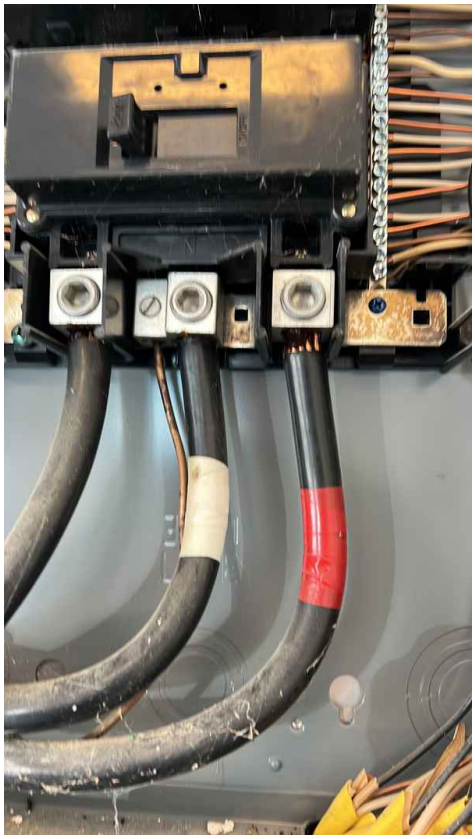
200









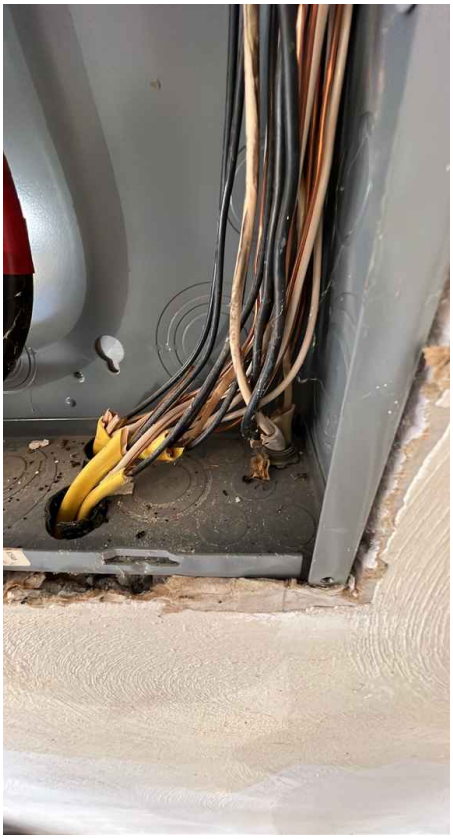
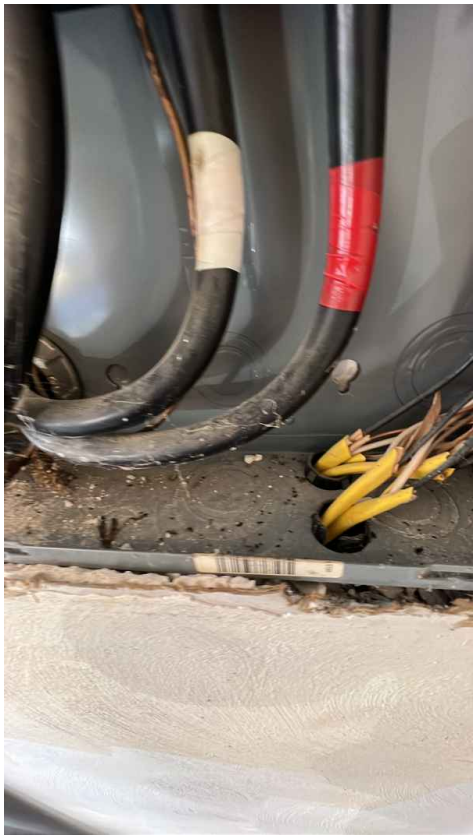


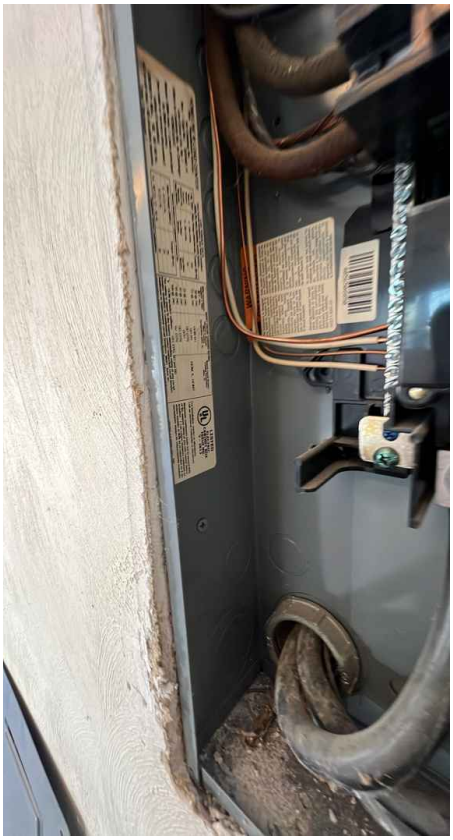
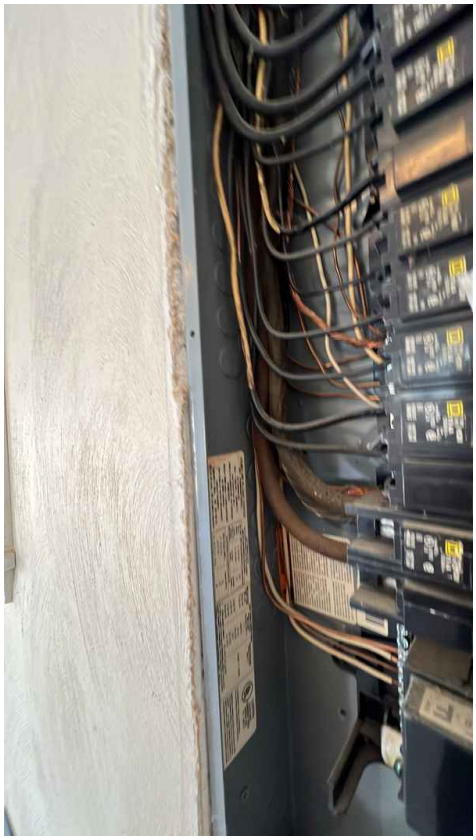
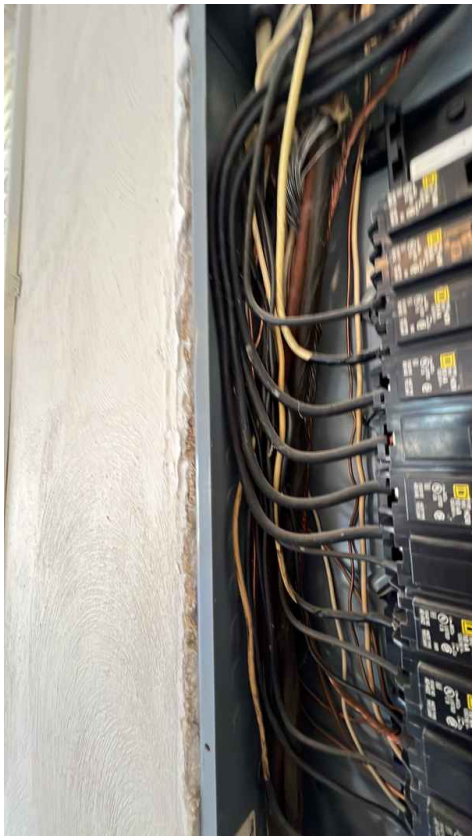
Survey:: Appliance Service Disconnects

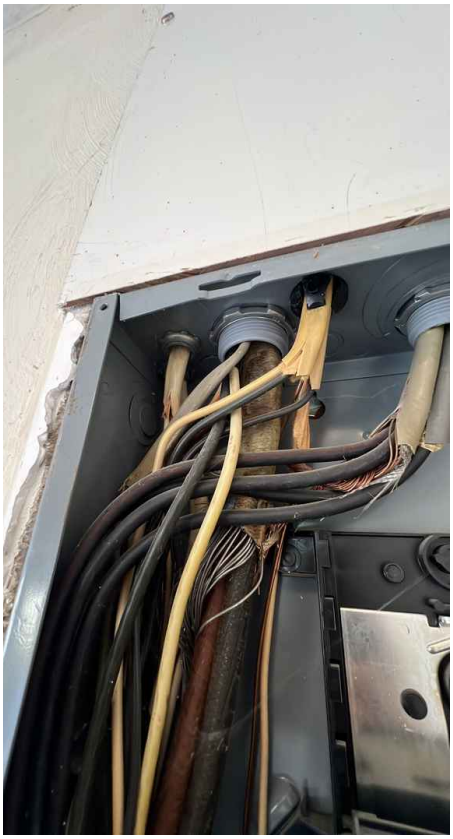
Aux Disconnect Type: Breaker

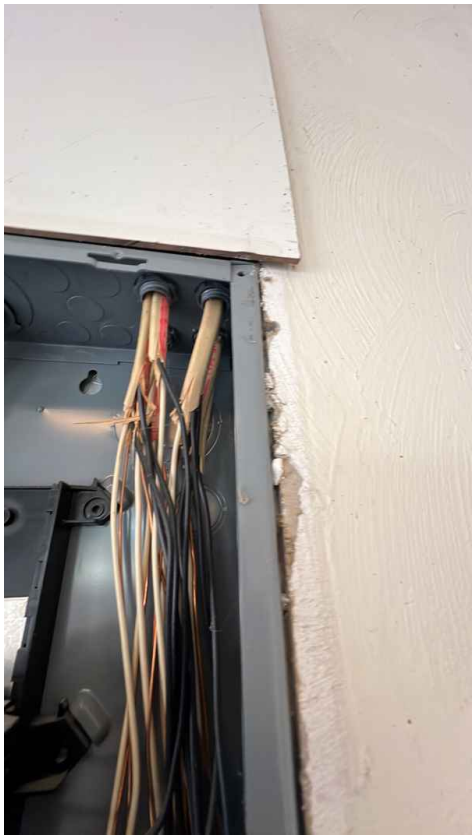
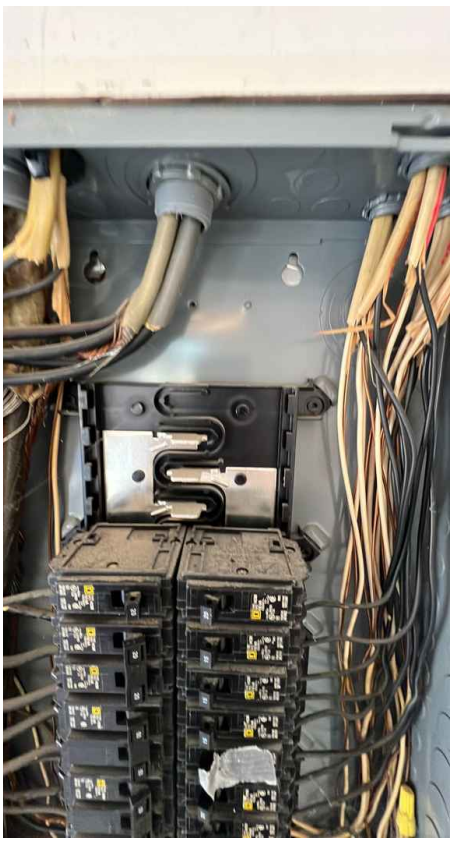
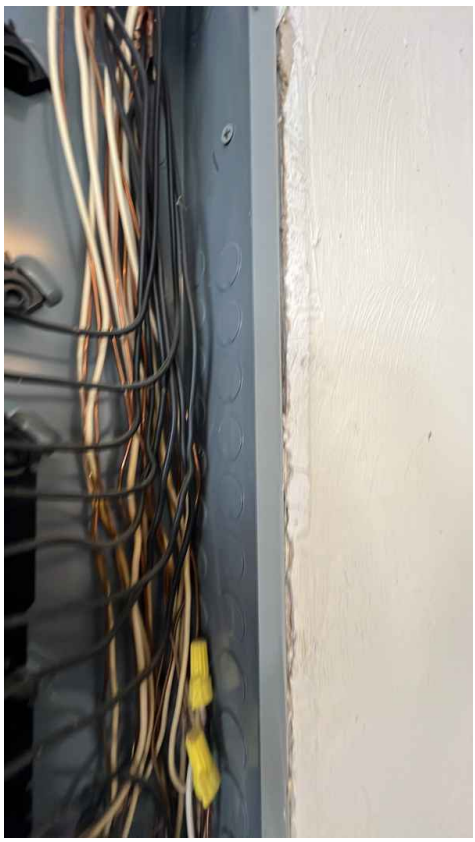
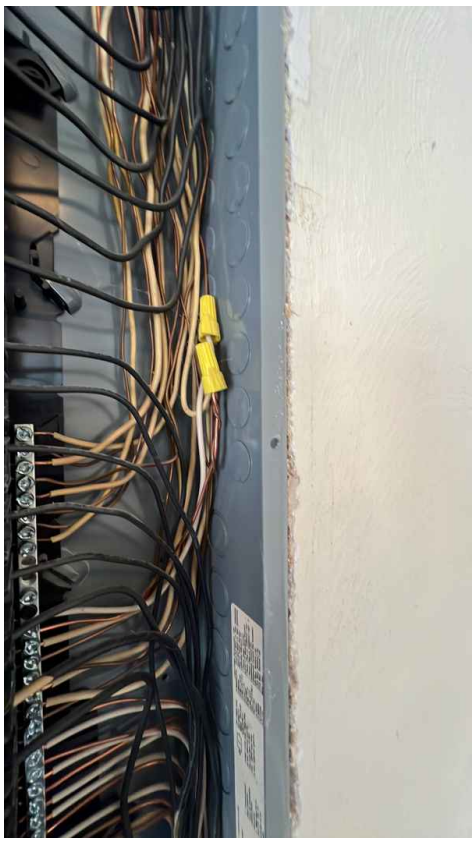
Survey:: Service Panel Location

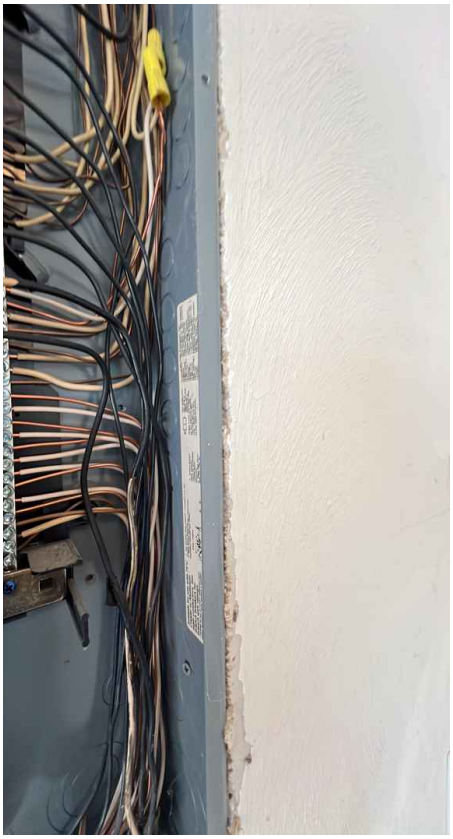
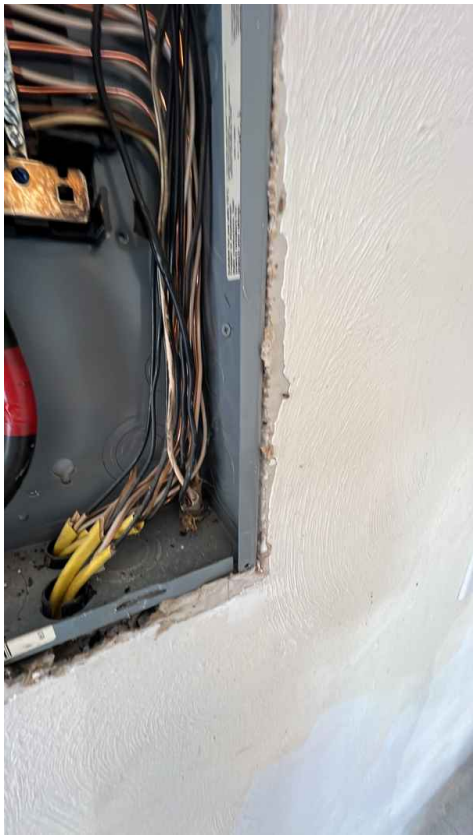
Garage

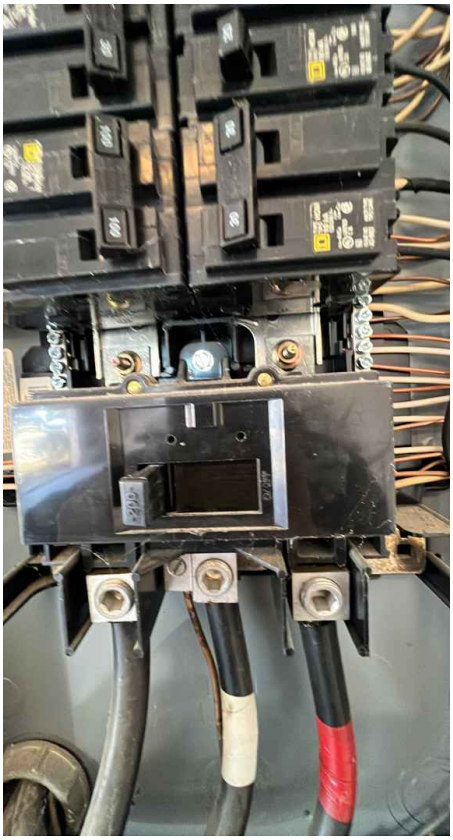
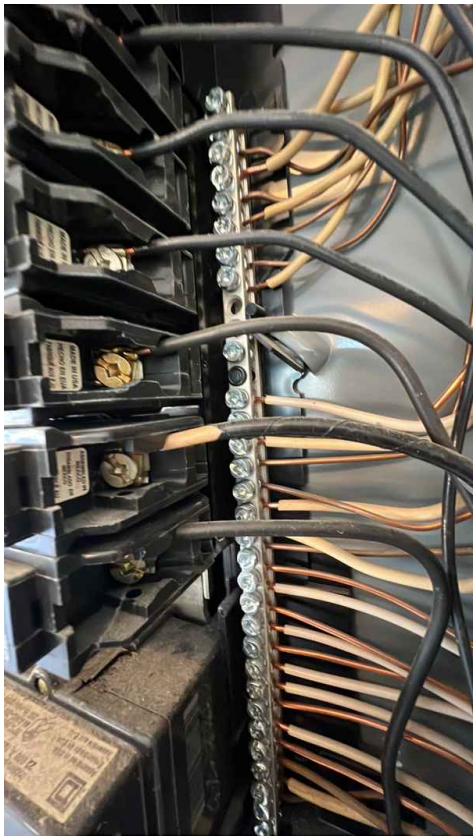
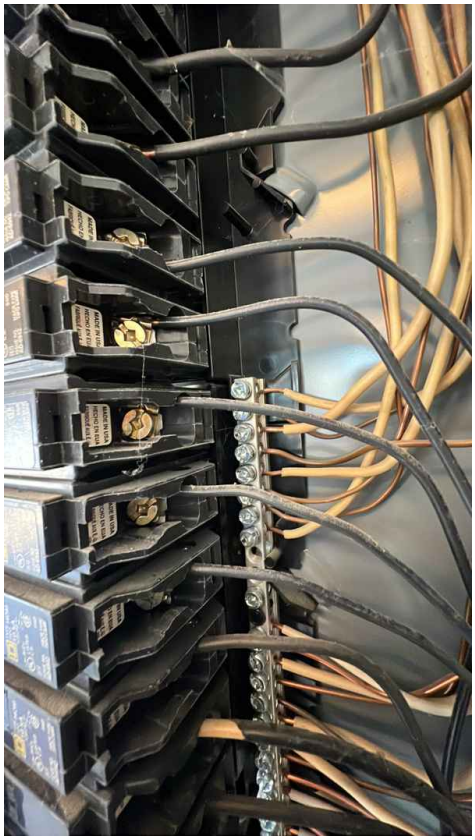



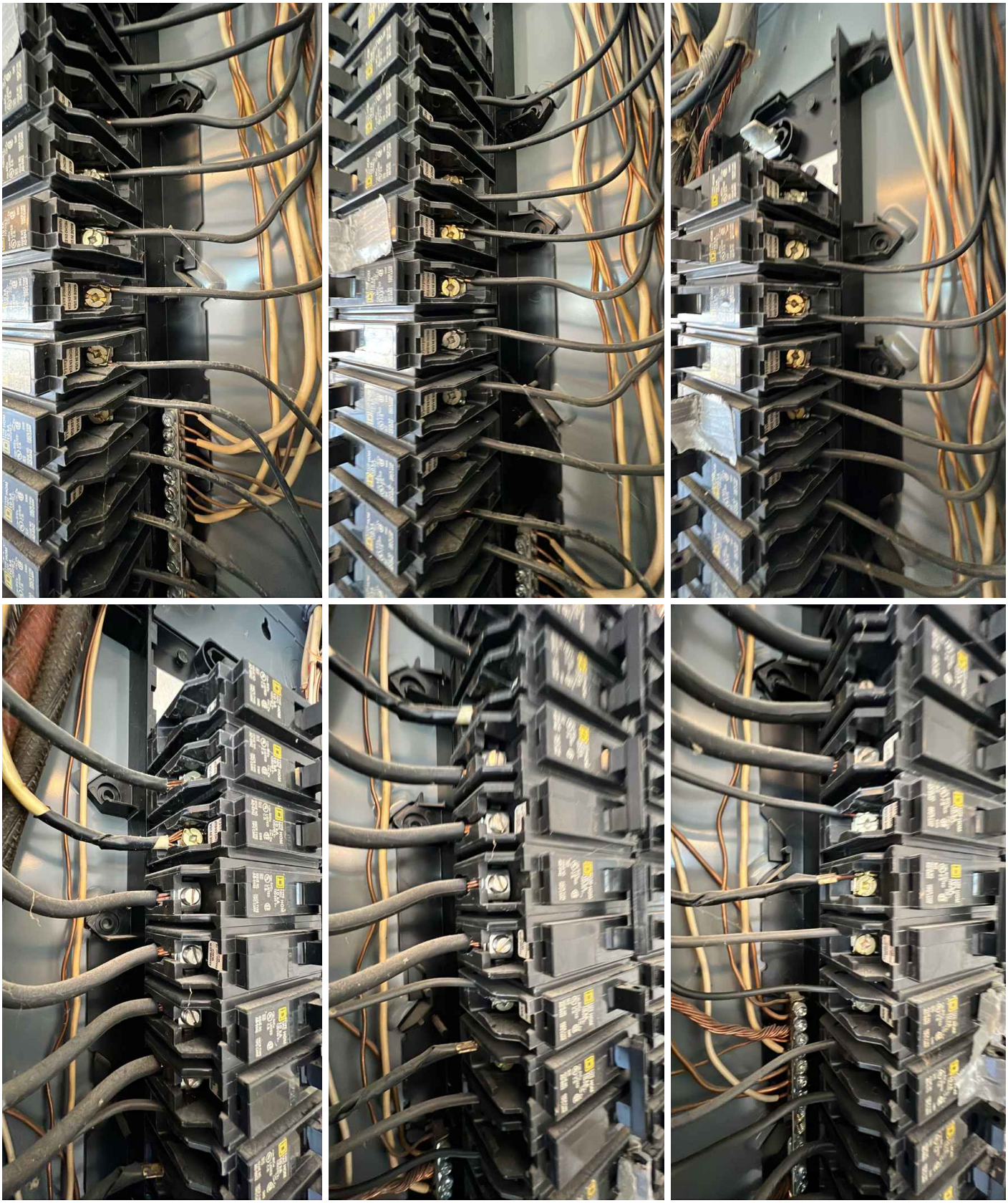






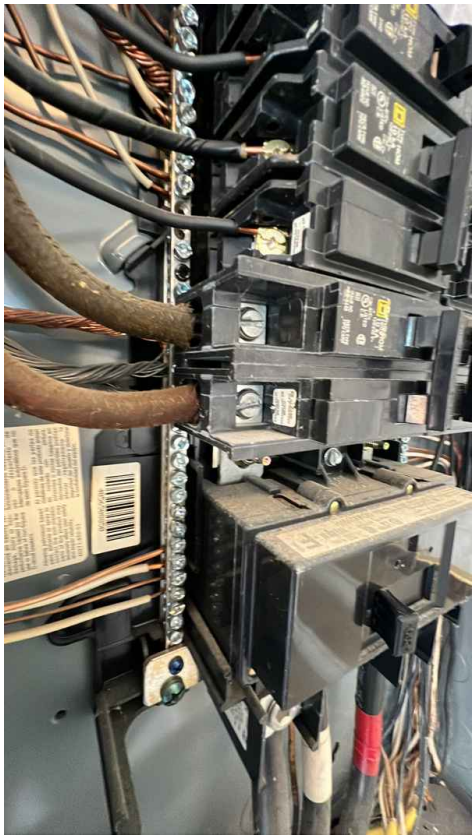
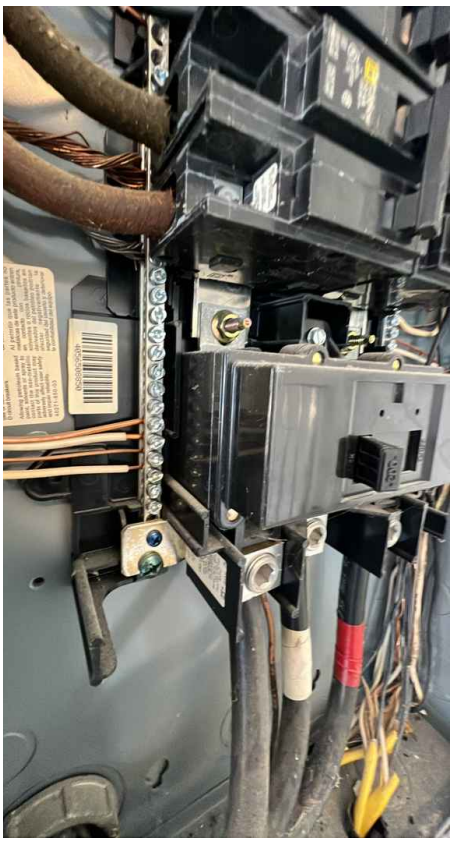
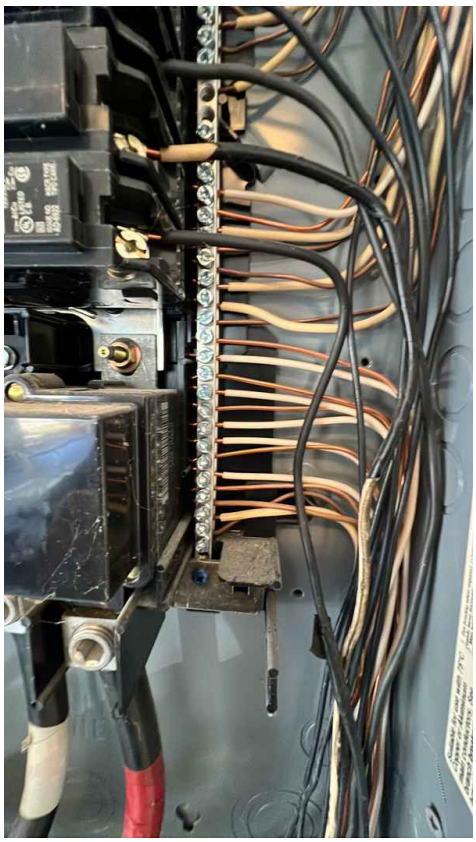





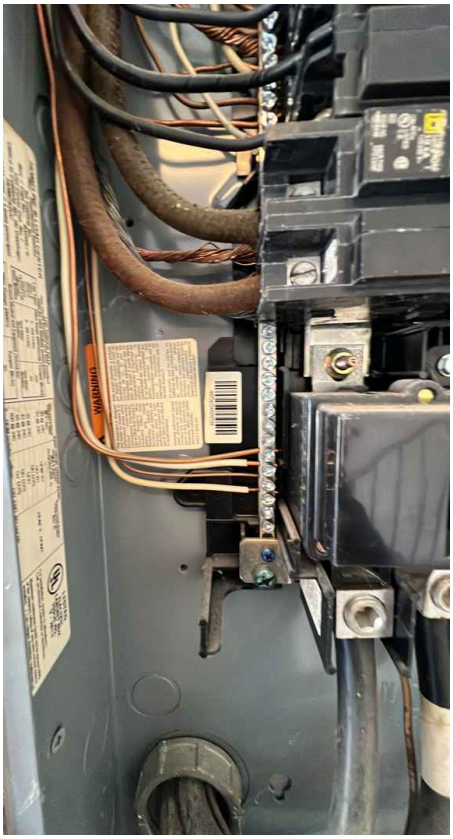



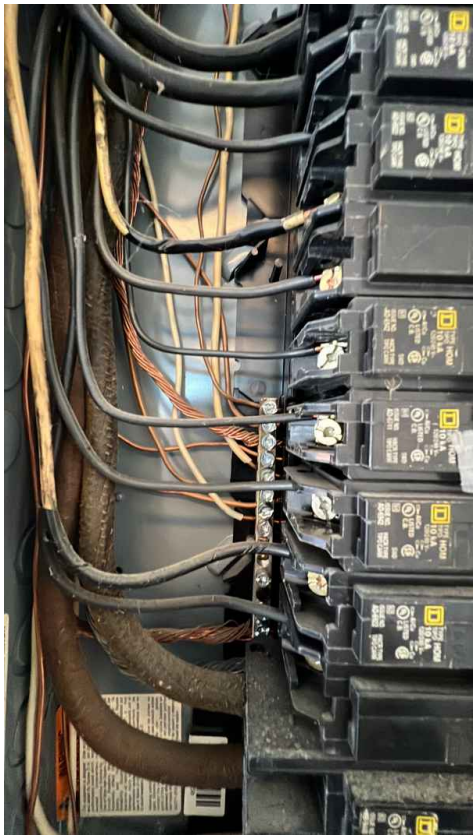




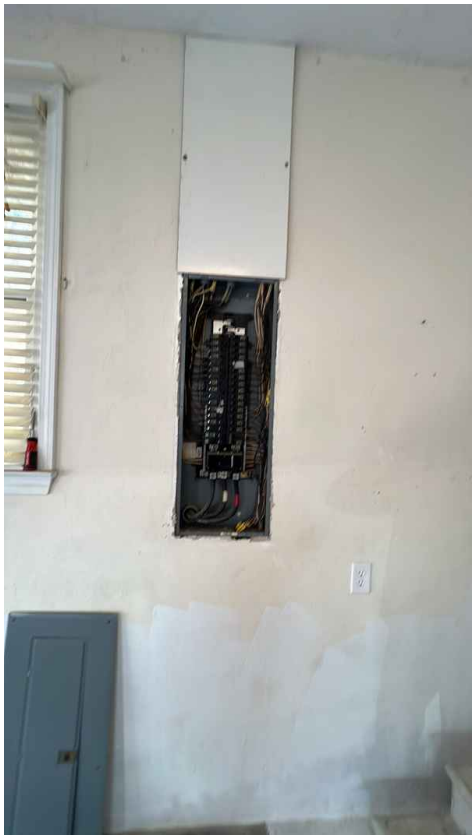








Survey:: Service Panel: Disconnect Type
Breaker

Survey:: Service Panel: Entry Conductor
Stranded Copper

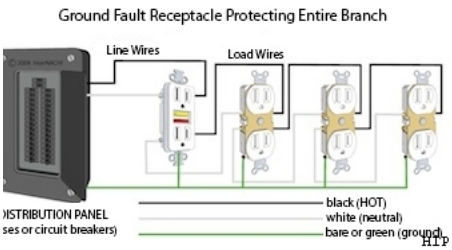
Survey:: Service Panel: Amp Rating
200

Survey:: Service Panel: Branch Wiring Conductor
Copper

Survey:: GFCI/AFCI Information
GFCI: Exterior, AFCI: None

GFCI (Ground Fault Circuit Interrupters) are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. We DO NOT test GFCI's when the home is occupied snf recommend having these evaluated before taking possession.

AFCI (Arc Fault Circuit Interruptors) involve a technology that detects arcing/faults in electrical circuits that could cause fires. By recognizing characteristics unique to arcing and functioning to de-energize the circuit when an arc-fault is detected, AFCI's further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. These are not tested; only reported on as absent or present.

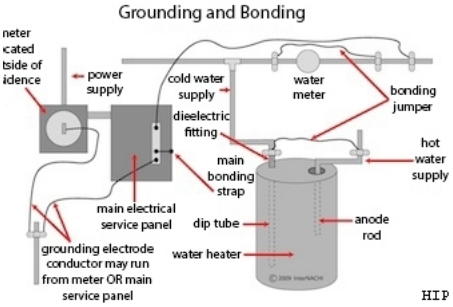


Survey:: Smoke & CO Detectors
Smoke: Battery Powered, CO: None Observed - Recommended Upgrade

Routine maintenance on smoke detectors and carbon monoxide dececors will be required. Always verify operation prior to closing/occupancy. Plug in units, not permanently fixed and the absence of detectors is always considered a recommended upgrade.

Survey:: Polarity & Grounding: Inspected

POLARITY AND GROUND CONFIRMEDA representative number of receptacles where inspected using a polarity and ground testing device, these receptacles where found to be configured as intendedOccupied homes limit our ability to test many fixtures, receptacles and switches, as well conceal many. If the home is occupied at the time of the inspection and/or has heavy vegetation, this limits our ability to test said receptacles. The receptacles that are blocked cannot be tested and therefore are excluded from the scope of this inspection. This would include any receptacles where appliances, entertainment systems, computers, freezers, refrigerators, automatic systems and/or other areas not accessible. Every reasonable effort is made to access and test these units. These receptacles and their associated components are excluded from the inspection. Therefore, is strongly recommended that before taking possession of the home, a thorough walk-through be done when the home is vacant and testing all fixtures and associated components be performed. If a reinspection is requested for inspecting blocked areas, a reinspection fee is required.



Survey:: Fixtures, Switches & Outlets: Inspected

A representative number of fixtures, electrical outlets and switches were tested.Occupied homes limit our ability to test many fixtures, receptacles and switches, as well conceal many. If the home is occupied at the time of the inspection and/or has heavy vegetation, this limits our ability to test said receptacles. The receptacles that are blocked cannot be tested and therefore are excluded from the scope of this inspection. This would include any receptacles where appliances, entertainment systems, computers, freezers, refrigerators, automatic systems and/or other areas not accessible. Every reasonable effort is made to access and test these units. These receptacles and their associated components are excluded from the inspection. Therefore, is strongly recommended that before taking possession of the home, a thorough walk-through be done when the home is vacant and testing all fixtures and associated components be performed. If a reinspection is requested for inspecting blocked areas, a reinspection fee is required.

GFCI/AFCI Observations:: Missing AFCI

IMPORTANT: No arc fault circuit interrupters (AFCI) were found in the building(s) or in the noted location(s). AFCI's involve a technology that detects arcing/faults in electrical circuits that could cause fires. By recognizing characteristics unique to arcing and functioning to de-energize the circuit when an arc-fault is detected, AFCI's further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. Effective January 1, 2002, NFPA 70, The National Electrical Code (NEC), Section 210-12, requires that all branch circuits supplying 125 Volt single phase, 15 and 20 amp outlets installed in dwelling unit bedrooms be protected by an arc-fault circuit interrupter.

GFCI/AFCI Observations:: Missing GFCI

No "functional" Ground Fault Circuit Interrupters (GFCI) were observed in noted areas , GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages, laundry rooms or exterior outlets, to be GFCI protected. The code at the time this home was built may or may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventative safety measure. Because this is a safety item, it is on the summary

CO & Smoke Detector Observations:: CO RECOMMENDED

IMPORTANT: It is recommended that permanently installed Carbon Monoxide Detector's be installed in all bedrooms, hallways leading to bedrooms and contacting the local fire marshall to determine all locations recommended/ required. Since this home has an attached garage and or fossil fuel burning appliances this should be done before occupying the home for safety. Carbon Monoxide is an orderless, tasteless gas and can be deadly.

CO & Smoke Detector Observations:: UPGRADE RECOMMENDED

The age of this home did not require smoke alarms and CO detectors where current homes and codes require them. We strongly recommend upgrading the home to current standards for safety

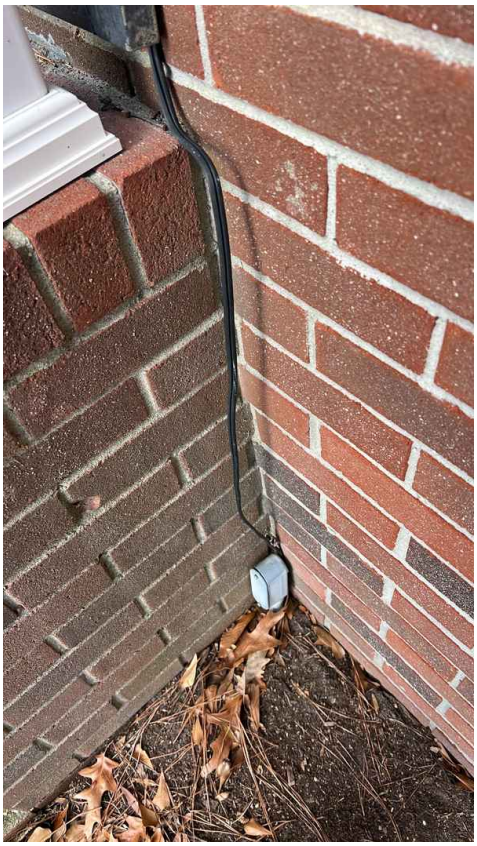
Observations

6.4.1 Panel Observations:

UNPROTECTED CONDUCTORS

There is wiring/conductors that are exposed and not protected by conduit,Without corrections a contact/safety hazard exists.

a licensed electrician is recommended



6.5.1 Fixture, Switch & Outlet Observations:

LIGHT FIXTURE, INOPERABLE, WILL NOT ILLUMINATE

FRONT YARD LIGHT, FRONT PORCH LEFT DOOR ENTRY LIGHT

There is/ are light fixtures when tested do not function/ illuminate. The named fixtures should be further evaluated, bulbs installed, replaced and or further evaluated by an electrician to determine the cause for no illumination.

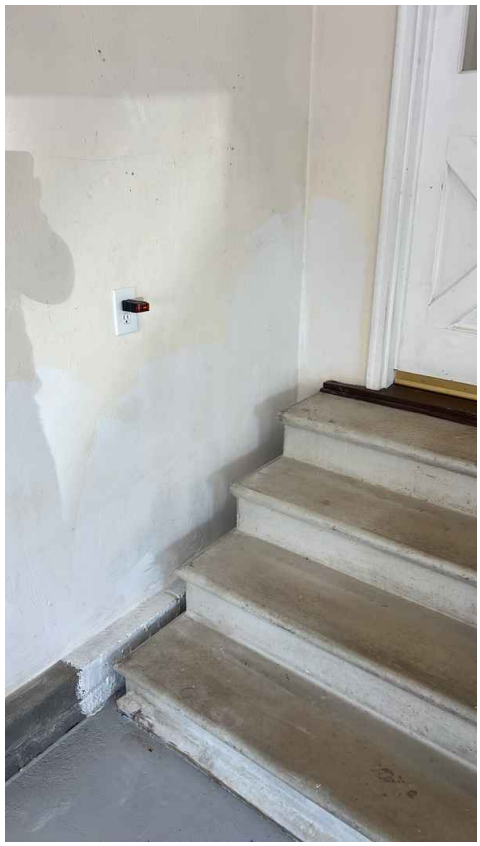
6.5.2 Fixture, Switch & Outlet Observations:

REVERSED POLARITY

GARAGE STEPS/BATHROOM

GARAGE:There is an outlet/s in this home that when tested has reversed polarity (GARAGE). Reversed polarity is a potential hazard. It means that the hot and neutral conductors are reversed at the receptacle or load center and any appliance plugged into an outlet with reversed polarity has power passing through the device before reaching the on/off switch. Under certain conditions, anyone touching a device with reversed polarity can inadvertently provide a ground path for current.
BATHROOM: The bathroom receptacle is in need of replacement due to location. This receptacle should be a grounded receptacle, preferably a GFCI receptacle. As tested the two prong receptacle test's as Hot/Hot. A licensed electrician is recommended to make corrections
We recommend correction by an electrician.





GARAGE


BATHROOM

7: HVAC

Information

Survey:: HVAC

Heating and cooling units are tested using normal operating controls and are reported on in the HVAC system. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home. Heating and cooling systems are only operated during the season they are intended for. Operating the system(s) when the structure is under a conditioned load can cause damage to the system that is running, the system being tested and/or components of the systems and/or property. The air conditioning system is not tested during season when the operating system require the home to be heated. This means when temperatures have been below 60 degrees Fahrenheit within the past 24 hours or when the property is in the heat mode and the heat is running. The method of inspecting all air condition systems is reported on in the heating systems.

We do not start systems that are shut down or intentionally test systems that are not a part of the seasonal system running (air conditioning during cold heating months and vise-versa) as it puts a higher that normal load/duty on the system. If this system is not tested because the climate/seasonal conditions impeded the evaluation it is excluded from the scope of this inspection and is reported on as such. This includes any safety devices and associated components of the system(s). In these circumstances, have a professional HVAC contractor evaluate the sytem.

HVAC systems are described based on our interpretation of the visible and accessible system configuration at the time of the inspection.The system is descirbed to the best of our ability, with that limitation. Therefore, no warranty or guarantee applies to the heat system description, type, size and/or fuel source. We only inspect installed air conditioning units.

We will operate the system using normal controls and describe the energy source and any distinguishing characteristics. We do not determine if the system is adequately sized for the home, pressure test the system, inspect for leaking refrigerant, program digital thermostat/controls or operate the setback features of thermostats/controls.

HVAC systems have a statistical life expectancy of 8 to 12 years. While the system may operate correctly if it is an older unit it may be nearing the end of its service life. It is recommended that aged systems have a complete evaluation by a licensed HVAC contractor to determine the condition of the unit. These units are not disassembled during the inspection and may have non-visible deterioration or alterations.

(a) The home inspector shall inspect permanently installed heating systems including:
- Heating equipment;
- 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 or absence of an installed heat source for each habitable space.

(b) The home inspector shall describe the:
- Energy source; and
- Heating equipment and distribution type.

(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.
(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method of inspection used to inspect the heating system and whether or not access panels were removed.
(e) The home inspector is not required to:
- Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection;
- Operate automatic safety controls;
- Ignite or extinguish solid fuel fires; or
- Ignite a pilot light; or
- Inspect:

(A) The interior of flues;
(B) Fireplace insert flue connections; (C) Heat exchanges;
(D) Humidifiers;
(E) Electronic air filters;
(F) The uniformity or adequacy of heat supply to the various rooms; or (G) Solar space heating equipment.
AIR CONDITIONING

(a) The home inspector shall inspect:
- Central air conditioning and through-the-wall ductless installed cooling systems including: (A) Cooling and air handling equipment; and
(B) Normal operating controls.
- Cooling distribution systems including:
(A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan- coil units; and
(B) The presence or absence of an installed cooling source for each habitable space.
(b) The home inspector shall describe the:
- Energy sources; and
- Cooling equipment type.
(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at
the time of the inspection.
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Elite Home Inspections 549 Swain Mill Rd, Harrellsville, NC
(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air conditioning system and whether or not access panels were removed. (e) The home inspector is not required to:
- Operate cooling systems when weather conditions or other circumstances may cause equipment damage;
- Inspect window air conditioners; or
- Inspect the uniformity or adequacy of cool-air supply to the various rooms.

Survey:: Inspected

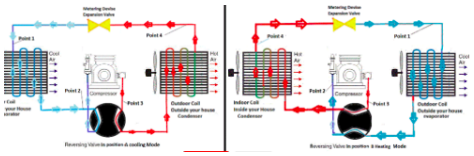
A licensed mechanical contractor should perform any HVAC or ventilation repair, replacement, evaluation or consultation.

Survey:: Heat Pump: Forced Air

The home has one or more heat pumps for both cooling and heating the home

Energy Source: Electricity.

A heat pump; as part of a central heating and cooling system; uses the outside air (air to air) to both heat a home in winter and cool it in summer.



System Observations:: Thermostat: Type & Location

First Floor Hallway, Analog

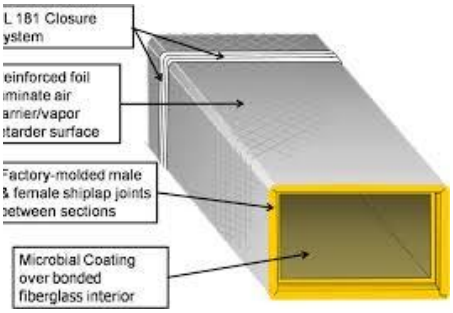
System Observations:: Temperature: Hot/Cold Not Tested

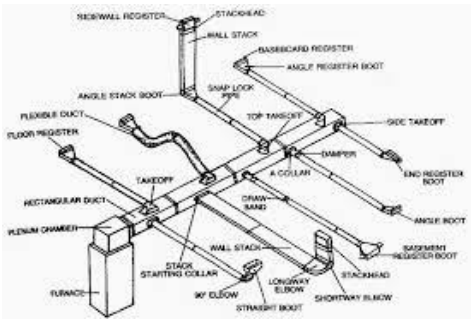
Cooling

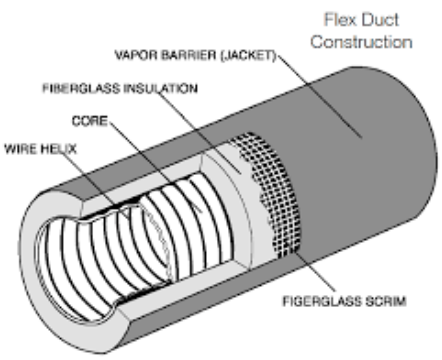
The system, as noted, was not tested due to seasonal temperature. Due to exterior temperatures, we did not task the homes system as it may cause harm and affect the interior of the occupied home. While the system was reported on, and visually inspected, the unit was not operated. A professional HVAC contractor should be contacted to further evaluate the system to ensure functionality in all modes

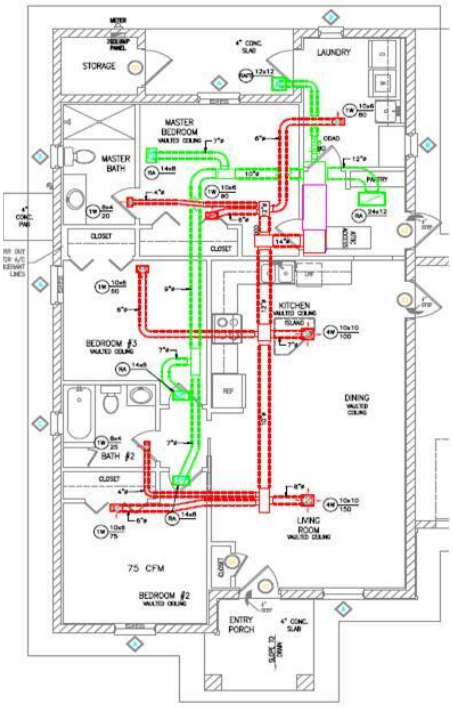
System Observations:: HVAC: Ducting

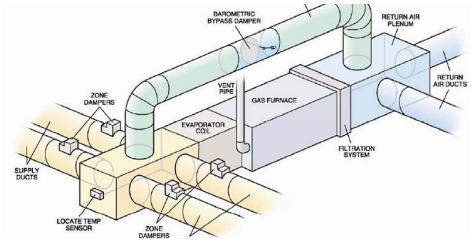
Rigid Metal











System Observations:: STARTED, HEAT

The heating system/s started using normal thermostat operating controls and functioned as intended. The heat system is visually inspected and tested for heat production at the registers or when covers removed the flame is visually inspected.

System Observations:: Method For Measuring Temperatures

Infrared Thermometer

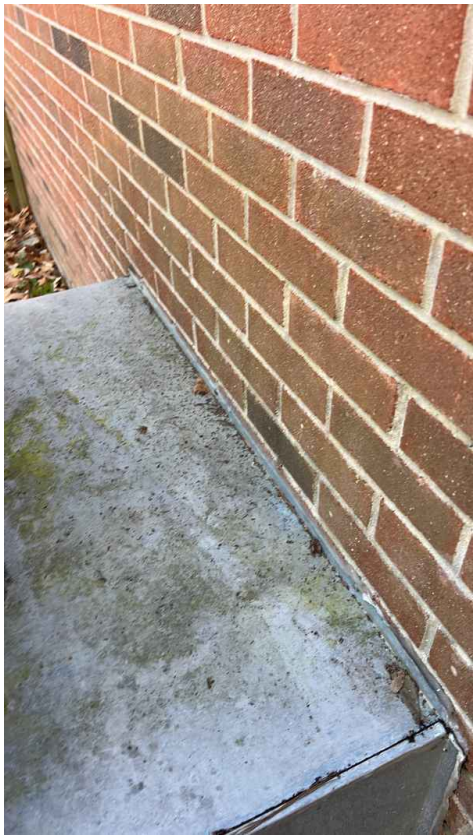
Package Unit Observations:: Exterior/PACKAGE Unit: Location

Exterior: Rear









Package Unit Observations:: Exterior / PACKAGE Unit: Make
Carrier

Package Unit Observations:: Exterior/PACKAGE Unit: Manufactured Date
2003

Package Unit Observations:: Exterior/ PACKAGE Unit: Ton/BTU
2.5/30

Package Unit Observations:: Exterior Unit: Disconnect
Present

Package Unit Observations:: OLDER UNIT

The condensing/ compressor unit for the heating system is an older unit. Operation of this unit will be noted in the report. The statistical life expectancy is up on this unit. It is recommended that this unit be serviced and qualified due to its age;

Package Unit Observations:: STARTED/FURNACE, HEATING

The heating system(s) started using normal thermostat operating controls and functioned as intended. The system is visually inspected and tested for production at the registers. Observations and Deficiencies will be noted in the report.

Package Unit Observations:: System Type, PACKAGE UNIT, SELF CONTAINED

This unit is a heat pump and has a reversing valve to control direction of refrigerant flow to allow for heating or cooling.

Location and details are provided within the report, Heat Pump

Limitations

Package Unit Observations:

NOT TESTED: AC

NOT TESTED: Air conditioning systems and Heat Pumps(in the cooling mode) cannot be safely operated when the temperature has been below 60°F for the past 24 hours without risking damage to the system, therefore this air conditioning system was not tested. The air conditioning/cooling mode or system cannot be tested and is visually inspected only. An HVAC contractor should be contacted for further evaluation Air conditioning/HVAC manufacturers and professionals agree, an outdoor condensing unit should not be run in cold weather for any reason. The cause of this prohibition is the oil used to lubricate the compressor. There's a significant amount of oil in the compressor and it functions like oil in your vehicle's engine. Just like engine oil, compressor oil for condensing units has different grades. The oil that is used in central air conditioner compressors is summer-weight oil. It is a heavy grade of oil that works well in warm conditions. It can heat up and still provide the compressor with the lubrication and protection required, something lighter grade of oil could not do. In cold weather, the oil is too thick for the safe functioning of the compressor. Safe Weather Temperatures for Running an Air Conditioner/Heat Pump: Home inspectors should not run a central air conditioner / Outside unit/Heat Pump unless daytime temperatures are above well above 60 degrees F for at least 2-3 days prior to the test. Sensors Prevent Cold Weather Operation: Some newer heating and cooling units are now equipped with low-ambient temperature sensors that prevent the compressor from turning on in cooler weather, protecting the unit. Further more, most home inspectors won't even test in cool weather. If the unit doesn't come on, they can't know if the condensing unit has mechanical issues or if it's merely protecting itself against damage from unsafe operating conditions.

8: INTERIOR

Information

Survey:: Interior

Interior surveys are for the intention of description and are not to include and or describe any cosmetic defects such as paint, trim and or other finishes and are the opinion only of the inspector when describing materials and or finish type.

IMPORTANT: When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Concerning windows with air air conditioners installed in windows.

Installed window air conditioners are a limitation to the home inspection as they do not allow operation, visible exterior window access to inspect and many times block egress to the interior areas/ subject windows. we recommend removal of all window units prior to closing and an evaluation of the walls, floors, window components and exterior components to ensure no damage has occurred.

The clothes washing appliance and dryer and their associated components and drains are excluded from the scope of this inspection due to potential liabilities to the personal property and/or Inspection Company. The Range, compactor, disposal and dishwasher, if installed and accessible, are all operated during the inspection if possible/if power is on. This is done by operating the dishwasher through a normal cycle, no detergents added. The appliances are operated using normal operating controls and are not actually tasked to confirm they perform the functions intended. Any appliance that is included is checked for general operation and is only cycled using the normal operating controls with no load, chemicals, detergents or testing devices for evaluation. Any appliances that are occupied/occluded will not be operated at the time of the inspection and should be evaluated at walk-through or via a reinspection.

A representative, accessible number of windows/doors were inspected. This is limited to the accessibility of the windows/doors and the client should understand that under no circumstances do we touch, move and/or enter areas that have personal items in the way of the windows, this can be window/door treatments, personal belongings at or on the window components, furniture and/or other items. Therefore we recommend a walk-through be done when the home is empty to determine the overall condition of the windows/doors before closing. We make every effort to reach all windows/doors if possible.

Occupied dwellings limit access to a thorough inspection due to walls, floors and all interior components being blocked and or in use by personal devices, furniture, etc. A reinspection or walk through inspection is strongly recommended, prior to purchase. Any observations may require further evaluation and/or repairs. Any signs and or indications of moisture, mold or settlement should be monitored for further activity.

Concerning lead based paint, the absence or presence of lead in any systems, components and/or surfaces, both interior and exterior, is outside the scope of this inspection, and is therefore excluded. The client should understand that any building built before the early 1980's has the potential to have lead products or byproducts present, and there are possibilities that a product containing lead has been used even on structures after this time, and can include any property. Lead testing can be done by a third party testing laboratory. Any determination of the absence or presence of lead is excluded.

Concerning asbestos materials, this material is commonly used and found in aged structures. While asbestos has been proven to be a health hazard, it presents a threat to occupants when it is in a friable (broken, crushed, particalized) state. It cannot be certified that there are not loose particles, or the absence or presence of asbestos. In the event your report documents an aged structure, having the air sampled by a licensed/certified asbestos remediation specialist is recommended in order to verify the absence of friable particulates in the air or determine whether there is a need to encapsulate this material or remove it altogether.

(a) The home inspector shall inspect:
- Walls, ceiling, and floors;
- Steps, stairways, balconies, and railings;
- Counters and a representative number of built-in cabinets; and
- A representative number of doors and windows.

(b) The home inspector shall:
- Operate a representative number of windows and interior doors; and
- Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

(c) The home inspector is not required to inspect:
- Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;

- Carpeting; or
- Draperies, blinds, or other window treatments; or
- Coatings on and hermetic seals between panes of glass in windows and doors.

INSULATION AND VENTILATION
(a) The home inspector shall inspect:
- 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.

(b) The home inspector shall describe:
- Insulation in unfinished spaces; and
- The absence of insulation in unfinished space at conditioned surfaces.

(c) The home inspector is not required to report on:
- Concealed insulation and vapor retarders; or
- Venting equipment for household appliances that are not required to be inspected pursuant to the North

(d) The home inspector shall:
- Move insulation where readily visible evidence indicates a problem; and
- Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

BUILT-IN KITCHEN APPLIANCES
(a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances:
- Installed dishwasher(s), through a complete cycle;
- Range(s), cook top(s), and permanently installed oven(s);
- Trash compactor(s);
- Garbage disposal(s);
- Ventilation equipment or range hood(s); and
- Installed microwave oven(s).

(b) The home inspector is not required to inspect:
- Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; - Non built-in appliances; or
- Refrigeration units.

(c) The home inspector is not required to operate:
- Appliances in use; or
- Any appliance that is shut down or otherwise inoperable.

Survey:: Inspected

Inspected

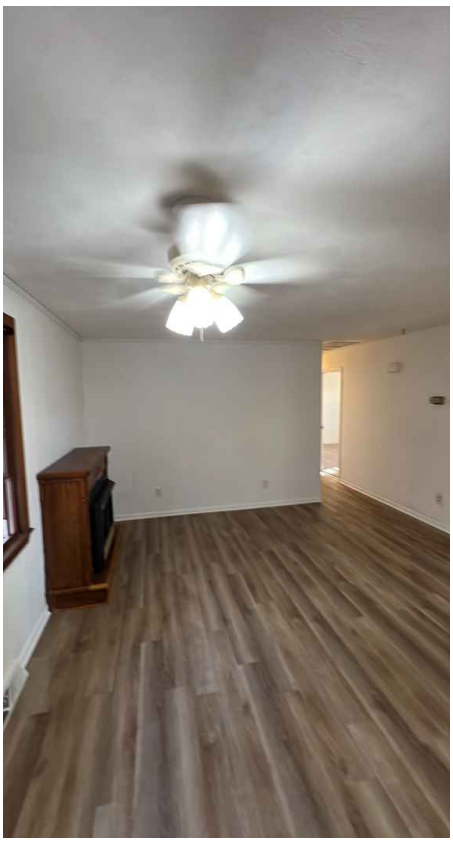
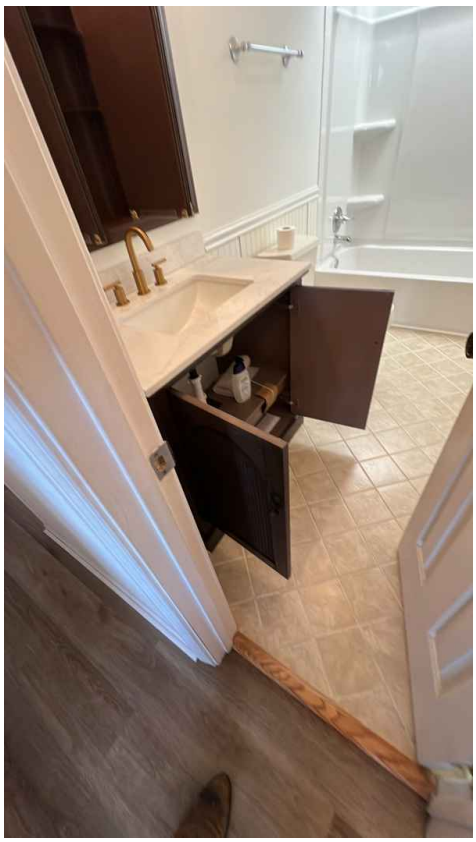
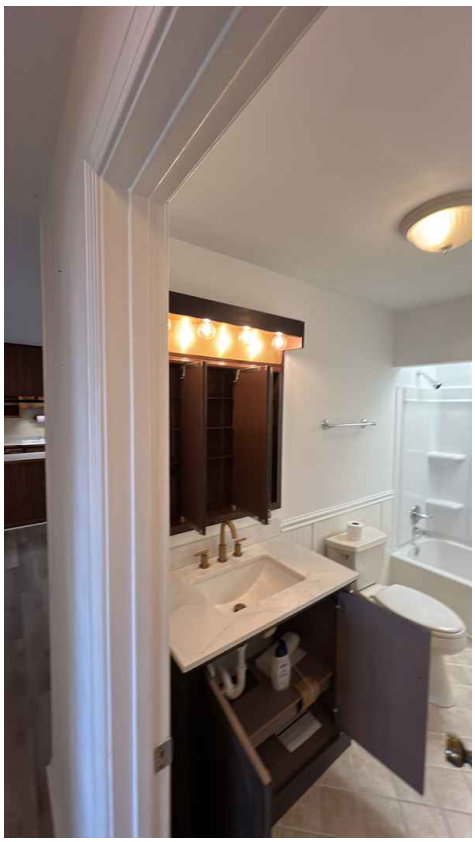
Floors are inspected for evidence of movement. Floor materials and or its content to include any materials deemed to be harmful to health is outside the scope of a home inspection and a third party such as an Industrial Hygienist or materials testing lab and or both be consulted for direction and implications.Stairs & Railings are inspected; steps inspected for correct configuration and evidence of movement, railing's inspected for loose/ secure attachment and dimensional safety concerns.

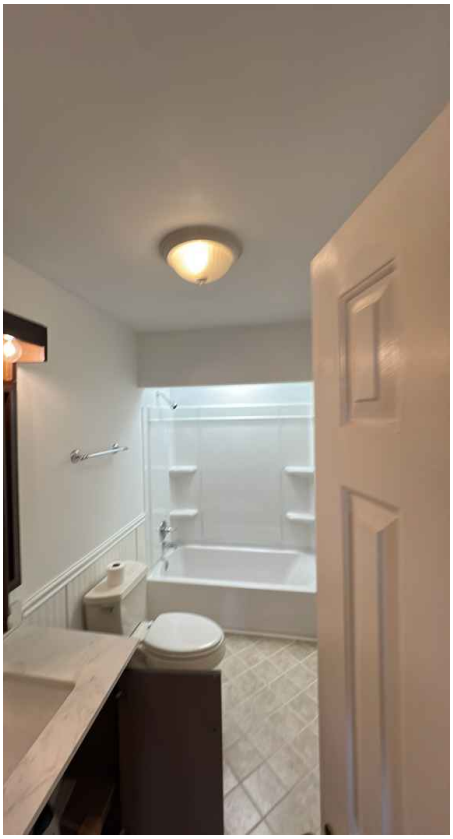


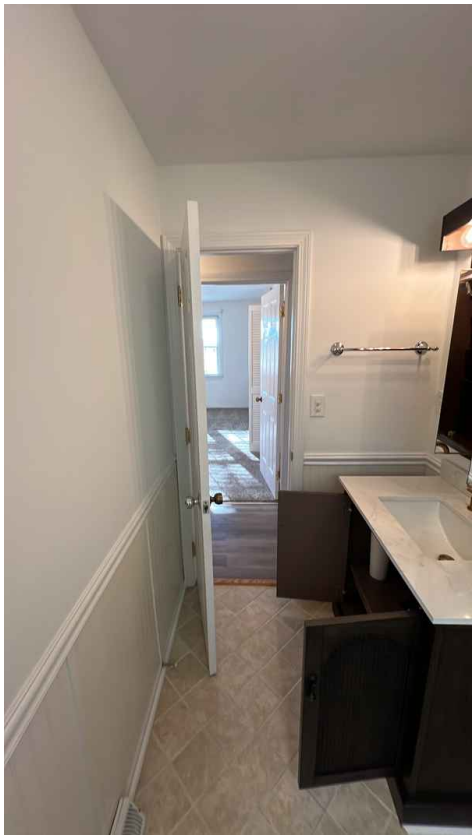


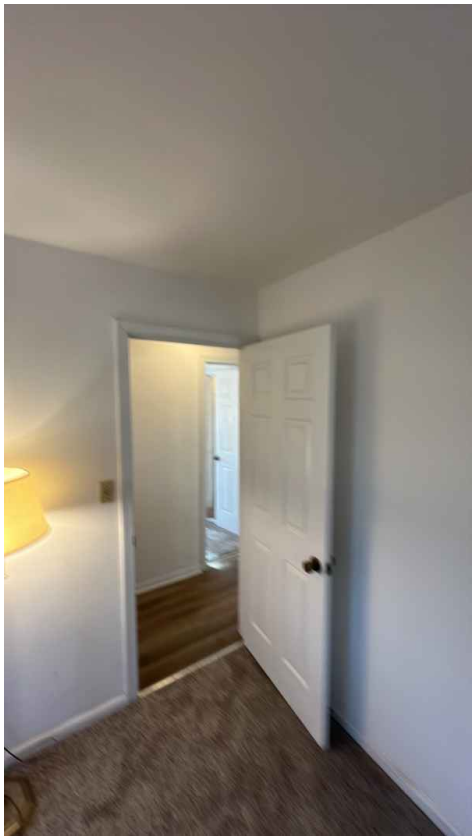




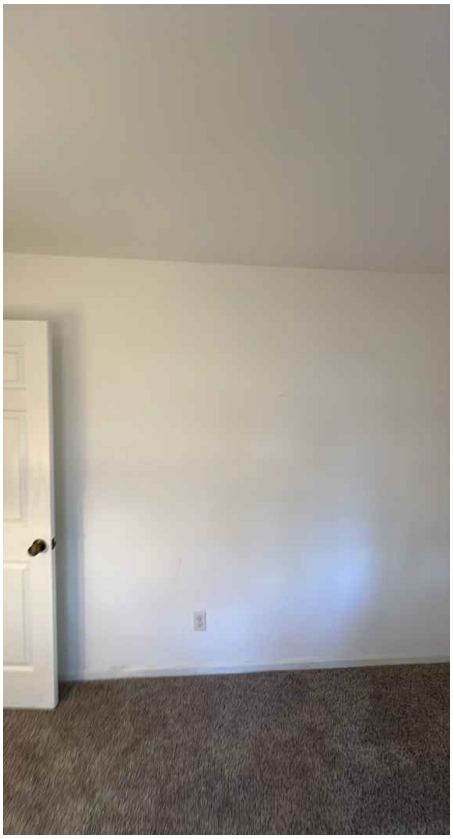
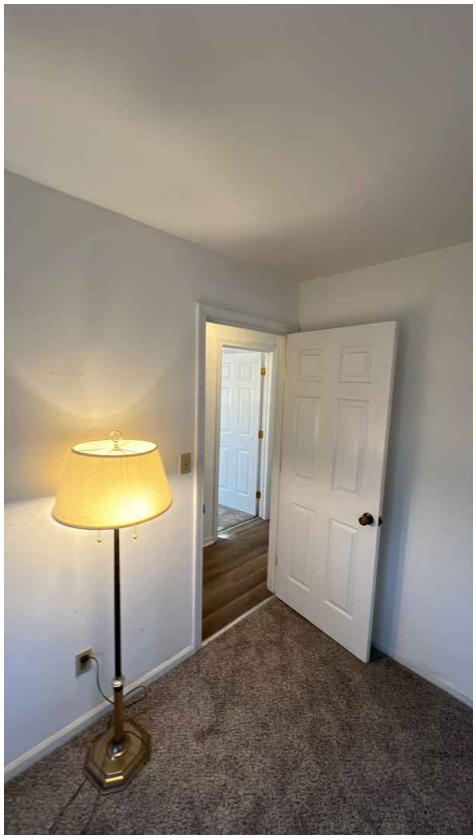




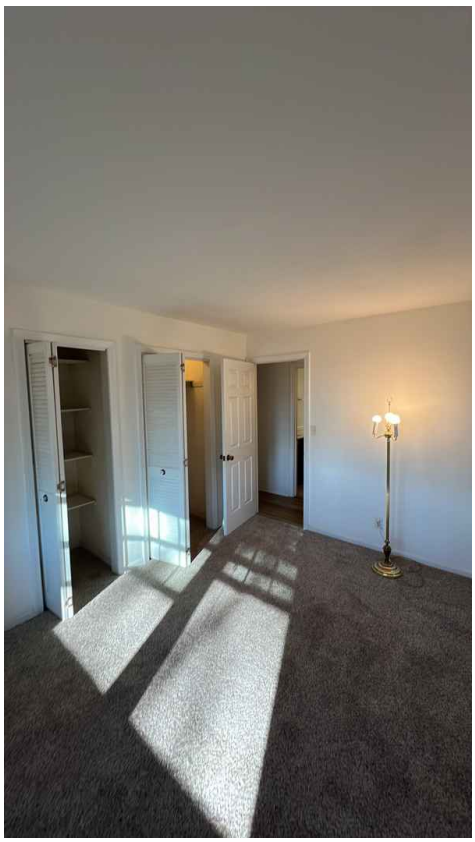







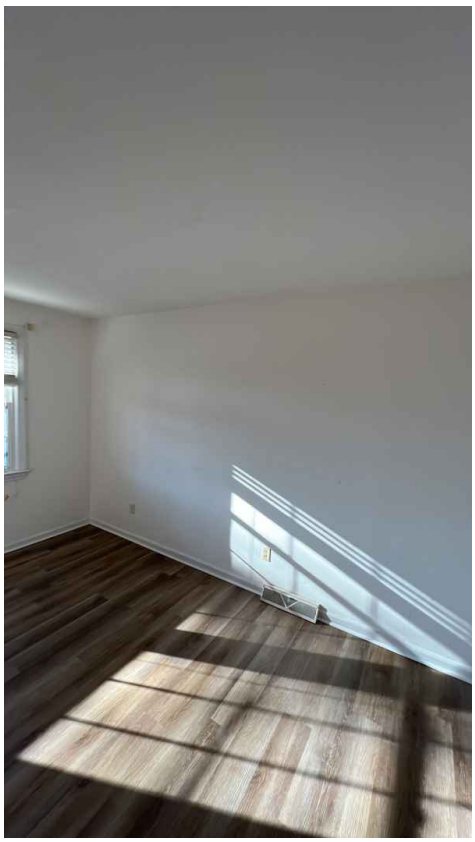




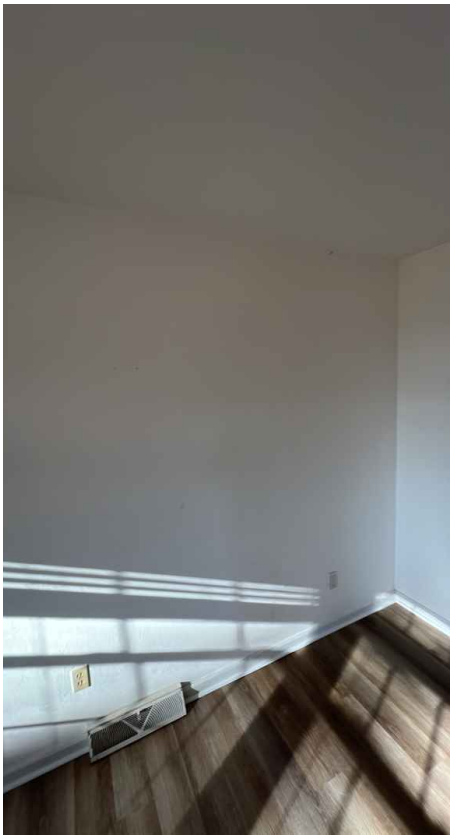
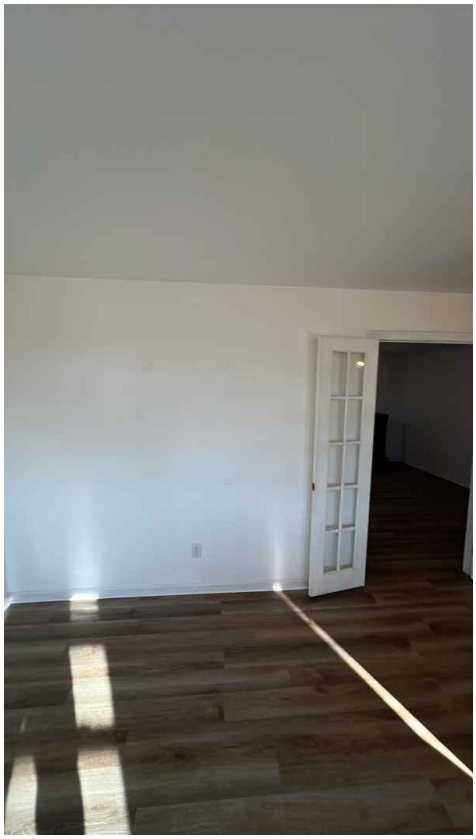








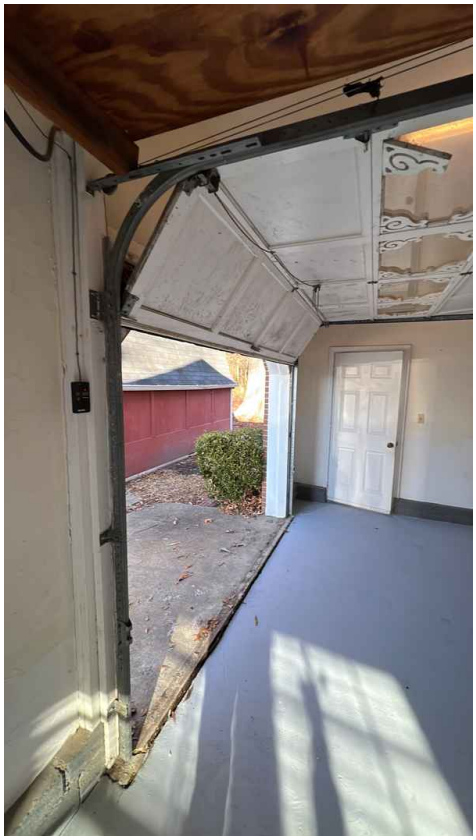







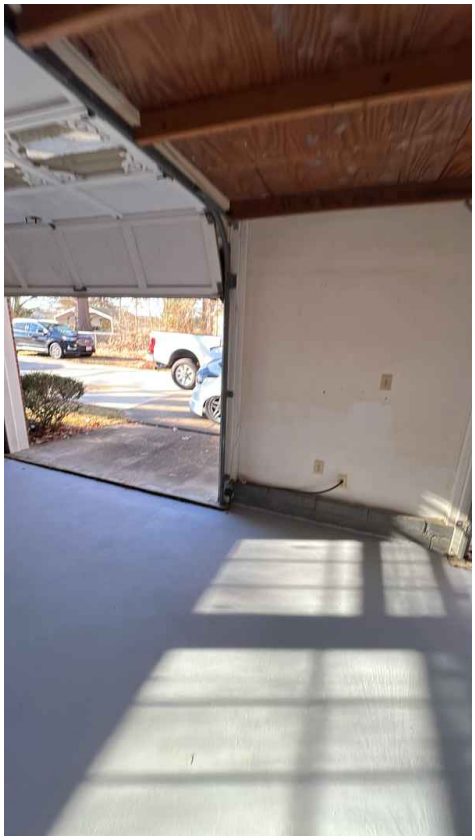














Survey:: Ceilings

Inspected for evidence of movement or water intrusion

Survey:: Walls:

Inspected for evidence of movement or water intrusion

Survey:: Windows:

Inspected: A representative number of readily accessible windows and doors were evaluated., Vinyl thermal pane

A representative number of readily accessible windows and doors were evaluated. This is limited and or performed when the interior of the home is made accessible. It is imperative the client understands that under no circumstances do the Inspector/s touch, move and/or enter areas that have personal storage or items blocking access to the windows. This is as simple as window treatments, curtains, blinds, personal items on or in the window openings, furniture, beds, toys etc. Therefore we strongly recommend at walk through or before this, when the home has been vacated or the windows made accessible/personal storage removed be done/A reinspection be performed to thoroughly evaluate/Inspect the windows for signs of water intrusion, functional operation and overall condition. Windows are an important part of the home and therefore without accessibility, the windows can not be Inspected.

Survey:: Appliances:

Range, Oven

Survey:: WALL BLEMISHES

There are repairs and wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage. Small cracks tape joint cracking, poorly done repairs and nail pops are not normally cause for concern; they are the effect of drying and shrinkage that is associated with "conditioning" of the homes indoor air. Many times these cracks will be vertical at walls above door and window openings or run along ceiling seams. As always, this information is for the client and if the client has further concirns then a drywall contractor, or general contractor can be contacted for further opinions and advice on the scope of having this repaired.

Survey:: GARAGE SLAB CRACK

The garage concrete floor is cracked and has evidence of movement.

This typically occurs from hydrostatic pressure,loss of compaction, soil heaving from tree roots and over watering. If not corrected further movement can occur.

It is recommended a general contractor further evaluate this discovery to determine cause and corrective measures



Fireplace Observations:: Location
Family room


Fireplace Observations:: FUEL SOURCE
Propane gas log set, Wood/solid fuel

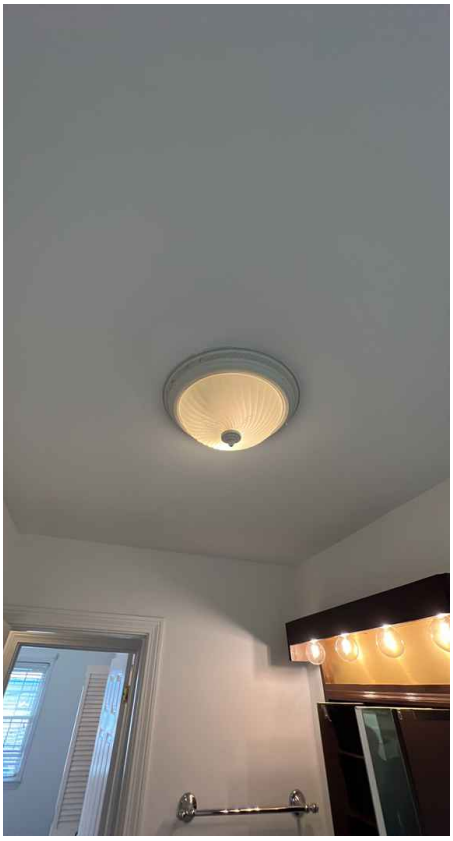
Fireplace Observations:: SUPPLY AIR
Room/ Interior air This type of fireplace uses the homes indoor air to supply the air make to the solid fuel burning fireplace. A Carbon Monoxide detector installed in the home according to current requirements is strongly recommended.

Fireplace Observations:: Operation
No Fuel; not inspected; There was no fuel at the time of the inspection; therefore; the gas appliance was not tested/evaluated and is excluded from the inspection. Without further evaluation the safety and function features of this appliance are unknown. Recommend having this appliance; and its associated systems and components;

pressure tested; safety tested and tested for functionality by a licensed professional in this field.

Ventilation Observations:: Exhaust Locations

Kitchen: direct vent, Bathrooms



Observations

8.1.1 Survey:

OVEN LED

The oven is aged: I could not get the oven lower element to turn red, the door spring is fatigued and the LED is not functional

8.2.1 Fireplace Observations:

NO FUEL/NOT INSPECTED

There was no fuel at the time of the inspection; therefore, the gas appliance was not tested/evaluated and is excluded from the inspection. Recommend having this appliance, and its associated systems and components, tested for functionality by a licensed professional in this field.

9: GLOSSARY

Information

If there is something on your report you don't understand, please call us. We are always here to help.

Glossary Definitions (may apply to details in your report)

1. **AAV/Studor Vent:** An Air Admittance Valve (AAV), which you may also hear referred to as a Studor Vent, Studor AAV or Mini Vent, is a one-way mechanical valve that is installed locally at the site of a plumbing fixture, allowing proper venting to occur without a connection to a larger venting system and stack vent. AAVs allow air to enter a plumbing drainage system when negative pressure develops in the piping system (because of the flow of water). When pressure in the system is equalized (indicating that no water is flowing), gravity closes the vent terminal, preventing sewer gases from escaping into a building.
2. **ABS:** Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
3. **Adhered masonry manufactured stone:** A stone veneer cladding system must be installed in such a way as to ensure that the cladding is a weather-resistant system, protecting the wall assembly from excessive water penetration, condensation, and/or accumulation. At the time of inspection, one or more of the following concerns were noted: A weep system was not observed either at the base of the framed walls or at the termination of the veneer. A weep system was not observed at transitional intersections with adjacent cladding materials and trim. Transitional flashing, drip screed, and sealant details were not observed for window and door openings. Standard clearances, transitional flashing, weep screed, and sealant details were not observed for at intersections with roof covering materials Standard clearance, flashing and sealant details were not observed at boxing areas, eaves and rakes. Standard flashing and sealant details were not observed at wall penetrations for light fixtures, receptacle boxes, or dryer duct exit. Metal lath was visible, indicating that the proper base coats of mortar were not applied prior to installation of the stone cladding. The lack of proper detailing and flashing is conducive to condensation and water penetration behind the stone cladding and possible hidden damage in the wall assembly. Additional concerns possibly related to the installation are: Clearances were not maintained between stone cladding and the ground and/or paved surfaces to prevent wicking and frost heave problems. Clearances were not maintained between stone cladding and roofing materials to allow for proper drainage and future roof repairs and/or replacement. Please note that because the water resistant barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection, and are excluded.
4. **AFCI - Arc-fault circuit interrupter:** A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
5. **Air Gap (drainage):** The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
6. **BX Cable:** Armored or Metal Clad Cables used in exterior installations.
7. **Cellulose insulation:** Ground-up newspaper that is treated with fire-retardant.
8. **Combustion Air:** The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
9. **Condensate Pump:** pumps that are usually electrically powered pumps used in hydronic systems that cannot discharge excess condensate water via a gravity feed.
10. **Conditioned/ Sealed:** eliminates air infiltration, increases thermal resistance and reduces moisture intrusion via a vapor barrier. Conditioned reduces humidity
11. **CSST - Corrugated Stainless Steel Tubing:** is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
12. **Double Tap:** occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.
13. **Drip Edge:** metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
14. **DWV:** In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains

water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.

15. **EIFS - Exterior insulation and finishing system:** a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system

16. **ENGINEER VS. CONTRACTOR:** An Engineer is recommended and required to determine structural adequacy related to construction defects, to outline recommended repairs using engineering practices for repairs or building methods beyond the scope of the building code CONTRACTOR: A General Contractor (licensed) is recommended to build, repair, or replace building components within the scope of the building codes.

17. **Expansion Tank:** An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.

18. **Galvanized Steel:** a type of steel that has been galvanized by the application of a zinc coating throughout its body so that it can be protected from corroding or rusting. Galvanized steel has a longer life and durability compared to non-galvanized steel. The application process of zinc on a steel structure is called "galvanization." This process was first invented and developed in France and England in 1837, in which a sheet of steel was dipped in a molten zinc bath (a method called "hot dip galvanization").

19. **GFCI:** A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

20. **HRV:** Heat recovery ventilation, also known as HRV, mechanical ventilation heat recovery, or MVHR, is an energy recovery ventilation system using equipment known as a heat recovery ventilator, heat exchanger, air exchanger, or air-to-air heat exchanger which employs a counter-flow heat exchanger (countercurrent heat exchange) between the inbound and outbound air flow.[1] HRV provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements.

21. **Masonry wall step cracking:** The cause of this movement is typically associated with wall openings such as windows, doors, foundation vents, etc., where the lintel(s) have rusted, causing displacement and stress on the masonry system. Lintel movement from rust can continue to displace its volume resulting in further cracking and moving.

22. **Open step cracking:** This discovery suggests the masonry wall has movement. All exterior cladding may move over time. The cause of this movement, and extent of damage (scope), is unknown as it is concealed and not visible. Without corrections this discovery can lead to further movement, as well as water and insect infiltration, can progress over time and can change seasonally over the life of the home.

23. **Polybutylene:** a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern. Additional details will be noted in the report, such at fitting types, in the event the property has this type of plumbing.

24. **PVC:** Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

25. **Servicable:** Operational: able to function or be used; functional: capable of serving the purpose for which it was designed:

26. **Techshield®:** a roof decking material – usually OSB that has a sheet of aluminum foil laminated on one side. Techshield® is made by LP Building Products or Louisianna-Pacific Corporation and is probably the most popular brand of radiant barrier decking. Other brands are Solarboard by Norbord and Thermostat by Georgia-Pacific.

27. **TPR Valve:** The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressurerelief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200Â° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

28. **Trim:** requires routine maintenance, caulking, re-nailing, prime and paint. Usually some minor moisture damage at the end grains of wood trim, due to capillary action, will be observed and metal wrapped and/or vinyl trim as well due to expansion and contraction. Trim is evaluated randomly and a representative number of areas are inspected. Trim should be evaluated and maintained annually or as needed, due to specific environment conditions. Gutters, vegetation and personal items all impede our ability to evaluate areas, and such areas are excluded.

29. **Valley:** The internal angle formed by the junction of two sloping sides of a roof.

30. **Valley Flashing:** Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system. wavy vinyl There is wavy vinyl siding on this home. This is a condition that indicates it may be installed outside the flatness specification, suggesting vinyl that has been cut to long, is in contact with two hard stops, may be nailed too tightly and/or is trapped between to stops (windows, doors, etc.) preventing it from expanding/contracting properly. Performance guidelines acknowledge some waviness is to be expected, however, waves or similar distortions are considered excessive if they exceed 1/2" in 32", suggesting an installation problem, and out of compliance installations should be reinstalled/replaced.

31. **Weep Holes:** Why include a weep system? Veneer stone is not a structural wall, it is either adhered to the structural wall (thin veneer) or anchored to a weight bearing foundation (building veneer). Stone and mortar are porous and so water can eventually weep through these materials and cause two potential issues: damage to the substrate or efflorescence (salt from the water). What does a weep system offer? Cavity weep systems are designed to protect against these two problems. It consists of vertical channels and corrugated exit holes that allow moisture that does penetrate to safely exit down the wall and out through the face. There are also accessories for corners and special situations like windows and finished grade changes.

STANDARDS OF PRACTICE

General
PURPOSE AND SCOPE

It should be noted that a pre-purchase inspection is a visual assessment of the condition of the property at the time of the inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. If the property is occupied, furniture, boxes, rugs, and other personal items may block, cover or impede the inspection, a re-inspection is recommended. A vacant structure may not show an active water or moisture problem until it has been occupied and the plumbing is in use for a period of time. To be able to make an informed decision concerning the property the client SHOULD BE PRESENT DURING THE INSPECTION. Inspections shall provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

Inspections shall provide the client with a better understanding of the property conditions, as observed at the time of the home inspection.

All residential home inspections produced by Elite Technical Inspection Services, Inc. (DBA Elite Home Inspections) are performed in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board or the Virginia State Licensing Board Standards of Practice, as applicable, as well as the National Association of Certified Home Inspectos. Commercial inspections follow those guidelines, where applicable.

Exterior

The structure's exterior surfaces are evaluated from the ground. The exterior surfaces are randomly inspected to ensure that a representative number of like components are evaluated and there condition described. This does not imply that an exhaustive invasive inspection is done. It is also important to realize that the areas must be readily accessible as it is against the SOP of this industry to enter areas that are blocked by vegetation, personal property or debris that may cause damage to personal property and or injury to the inspector.

Only a portion of the fascia/soffit and or exterior wood cladding and trim components (including windows and doors) were visible, due to obstructed view (gutters, tree limbs, aluminum/vinyl wrap, etc.). If the fascia, soffit and/or trim (including porches, all horizontal and vertical band trim and structural details) are wrapped in aluminum and vinyl, the sub fascia and associated structural systems are not visible, therefore cannot be inspected and are excluded. Invasive measures are only used when there is clear visible evidence that suggests a problem exists at the time of the inspection. The intention is to make our client aware of the overall condition of the exterior systems, considering normal wear and tear and age factoring.

The cladding described in this report is the exterior visible siding of the structure. Older structures may have subsequent types of siding below the visible exterior. In some cases this can be a product that may contain asbestos fiber and/or hidden damage. We assume no responsibility and/or liability for siding(s) not readily accessible at the time of the inspection, and are not required to report on these. If there is concern that multiple siding layers exist on this property, this would be outside of the scope of our inspection and we recommend having these concerns further evaluated, by a professional in this field.

The exterior cladding was inspected for signs of moisture infiltration, damage (considering normal wear and tear), substandard work and/or structural stability. The exterior cladding is inspected form the ground level randomly, as they are like components. It is important to realize that exterior cladding(s) are intended to keep the structure weather tight. Therefore caulking and/or sealing any and all small wall penetrations, implement damage and appliance systems is always recommended. These areas may or may not be reported on. They are, however, reported on when they have caused some other discovery that leads back to this area as the actual leak path.

At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfilled gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, fastened, repaired, caulked and touched up where necessary. Routine maintenance is a critical component to maintain the life expectancy of the property.

If there is a pool and/or hot tub on the property we recommend having this further evaluated by a qualified individual. We do not inspect pools and/or hot tubs or their associated components. If there is no gate, fence or device in place to "gate" the pool and/or hot tub from entry, from the home, there is free access to the pool. This is a potential safety concern as anyone can freely wander from the back door out on the deck and into the pool unattended.

Concerning lead based paint, the absence or presence of lead in any systems, components and/or surfaces, both interior and exterior, is outside the scope of this inspection, and is therefore excluded. The client should understand that any structure built before the early 1980's has the potential to have lead products or byproducts present, and there are possibilities that a product containing lead has been used even on structures after this time, and can include any property. Lead testing can be done by a third party testing laboratory. Any determination of the absence or presence of lead is excluded.

Concerning asbestos materials, this material is commonly used and found in aged structures. While asbestos has been proven to be a health hazard, it presents a threat to occupants when it is in a friable (broken, crushed, particalized) state.

It cannot be certified that there are not loose particles, or the absence or presence of asbestos. In the event your report documents an aged structure, having the air sampled by a licensed/certified asbestos remediation specialist is recommended in order to verify the absence of friable particulates in the air or determine whether there is a need to encapsulate this material or remove it altogether.
Landscaping and lot topography is examined during the inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Over watering of gardens and shrubbery can also have a significant effect on buildings/topography and septic systems. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems. Grading and exterior cannot be evaluated if covered and or visibility is limited. Site drainage is limited to local weather conditions and or the absence or overabundance of rainfall and local conditions.

(a) The home inspector shall inspect:
- Wall cladding, flashings, and trim;
- Entryway doors and a representative number of windows;
- Garage door operators;
- Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings;
- Eaves, soffits, and fascias;
- Driveways, patios, walkways, and retaining walls; and
- Vegetation, grading, and drainage with respect only to their effect on the condition of the building.
(b) The home inspector shall:
- Describe wall cladding materials;
- Operate all entryway doors;
- Operate garage doors manually or by using 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.
(c) The home inspector is not required to inspect:
- Storm windows, storm doors, screening, shutters, and awnings; - Fences;
- For the 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), except as otherwise required in 11 NCAC 8.1109(d)(5)(F);
- Detached buildings or structures; or
- For the presence or condition of buried fuel storage tanks.

Roof

I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
A. The roof covering.
B. For presence of exposed membrane.
C. Slopes
D. For evidence of significant ponding.
E. The gutters
F. The downspouts.
G. The vents, flashings, skylights, chimney and other roof penetrations.
H. The general structure of the roof from the readily accessible panels, doors or stairs.
I. For the need for repairs.

Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for

anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. We recommend that you include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Structure

The structure section describes the basic characteristics of the property. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of the current condition.
The crawl space was inspected for moisture, structural and/or mechanical damage or problems.
When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the inspection focuses only on moisture concerns and evidence of damage, which if discovered will be reported on in this document. Health issues related to the presence of mold are beyond the scope of the inspection. If the client has concerns beyond the scope of the inspection, a certified professional such as an industrial hygienist should be consulted prior to the purchase.
All accessible floor penetrations, back filled porch areas and any breach in the wall openings that continue to the floor (door openings, deck attachments etc.) are inspected by removing the insulation (if present or possible) from these areas and visually observing the conditions (manufactured buildings and piling structures have an integral vapor retarder that prohibits any visibility to the structural and mechanical systems. The crawl space and sub floor area is inspected while the plumbing drain piping system is in full operation to determine if any leaking drain pipes or fittings are active. The water closet flanges are viewed in the same manner.
This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible areas. Inspectors inspect and probe the structural components, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for an inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building are sound.

(a) The home inspector shall inspect structural components including:
- Foundation;
- Floors;
- Walls;
- Columns or piers; - Ceilings; and
- Roofs.
(b) The home inspector shall describe the type of:
- Foundation;
- Floor structure;
- Wall structure;
- Columns or piers;
- Ceiling structure; and - Roof structure.
(c) 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 inspect 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.

Plumbing

Due to foundation types, building practices and/or cluttered sink base areas (personal belongings) the actual supply and distribution piping can only be identified at the fixture level and the under sink condition (sink base, walls, etc... that are blocked by personal belongings) are not within the scope of the inspection. While every effort will be made to identify the actual piping material used and condition of the piping in the dwelling, the inspection is limited to visible plumbing and cannot be accountable for concealed conditions and/or materials. Any plumbing/piping/mechanicals in a slab foundation have limited/no visible access and are excluded from the inspection.
Laundry room/clothes washing machines and their associated fixtures are not tested or operated during the inspection. The hot and cold water valves are not operated or inspected; the functional drainage of this fixture is also not tested or inspected. These fixtures and there operation are therefore excluded from the scope of the inspection.

It is recommended that washing machines be fitted with anti-burst hoses, that water heaters and washing machines be fitted with a drain pan under the units and drain piping configured to drain the pan in a continuous plane to the exterior of the structure. This is a potential damp environment especially when the location is on the second floor, attic and/or a building that is built on a crawl space. This is a recommended upgrade, but not reported on in your report unless there is a deficiency around the appliance and/or its associated components.
"Functional flow" means a reasonable flow rate at the highest fixture in a dwelling when another fixture is operated simultaneously. "Functional drainage" means a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.
During the inspection, water is run for a minimum of 20 minutes throughout the fixtures and DWV system to determine functional flow, functional drainage and if there are any leaks present at the time of the inspection. If possible, when the property is on a crawl space, this is done while the crawl space is inspected to verify if any leaks are occurring from the functional drainage evaluation and if so where these are located.
If the home has built in shower pans, located in one or more bathrooms, the method used to test the shower pan(s) is to block the drains and fill the shower pan(s) with water, to the maximum allowable level. The water is held in the pan while the crawlspace/first floor area, or the floor below the pan, is inspected. The flooring, drains and structural components under the shower pans(s) are inspected, if accessible, while the pans are holding water. Any indications of failure will be observed as water leaking from the pan above, down through the floor. Shower pans are a hidden component and can fail at any time. These units typically leak when they are occupied, which is out of the scope of the home inspection. Shower pans can hide leaks, in this way. While every effort is made to secure that shower pans are not failing, the inspection and shower pan test are limited to a visual inspection, with no way to evaluate how the shower pan will function when occupied. As with all areas of the inspection, we cannot gurantee or imply future performance.
Aged cast iron and steel piping has a life expectancy and is reported on in this report as to type, visible condition and any observations concerning the found condition. In the event there is cast iron piping and or a partial pipe replacement, the future condition is unknown, however is reported on at the time of the inspection. No future performance is guaranteed or can be.
Manufacturer's Date (MFD) is soley based on specifications/data provided by the Manufacturer. Typically this information is coded on the serial number, we provide this information as a way to help our clients determine the remaining life expectancy of the unit, this date provided is an estimate based information available, to ensure the date of the unit it is recommended that the client contact the Manufacturer.

(a) The home inspector shall inspect:
- 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.
(b) The home inspector shall describe:
- Water supply and distribution piping materials;
- Drain, waste, and vent piping materials;
- Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and
- The location of any main water supply shutoff device.
(c) 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.
(d) The home inspector is not required to:
- State the requirement for or effectiveness of anti-siphon devices;
- Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices;
- Operate automatic safety controls;
- Operate any valve except water closet flush valves, fixture faucets, and hose faucets;
- Inspect:
- Water conditioning systems;
- Fire and lawn sprinkler systems;
- On-site water supply quantity and quality;
- On-site waste disposal systems;
- Foundation irrigation systems;
- Bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage;
- Swimming pools;
- Solar water heating equipment; or
- Fixture overflow devices or shower pan liners;
- Inspect the system for proper sizing, design, or use of materials
- Report on the absence or presence of thermal expansion tanks; or,
- Report on the adequacy of the reported water heater capacity.

Electrical

A representative number of fixtures, electrical outlets and switches were tested. "Representative number" means for multiple identical components, one such component per room.
A representative number of the electrical receptacles in this property were tested for polarity and grounding.
Occupied structures limit our ability to test many fixtures, receptacles and switches, as well conceal many. If occupied at the time of the inspection and/or has heavy vegetation, this limits our ability to test said receptacles. The receptacles that are blocked cannot be tested and therefore are excluded from the scope of this inspection. This would include any receptacles where appliances, entertainment systems, computers, freezers, refrigerators, automatic systems and/or other areas not accessible. Every reasonable effort is made to access and test these units. These receptacles and their associated components are excluded from the inspection. Therefore, is strongly recommended that before taking possession of the property, a thorough walk through be done when vacant and testing all fixtures and associated components be performed.
If a reinspection is requested for inspecting blocked areas, a reinspection fee is required.
If Ground Fault Circuit Interrupters (GFCI) were observed in the building(s) it will be reported on. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern structures require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets, to be GFCI protected. The requirement at the time this structure was built may or may not have needed GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventative safety measure.
AFCI's involve a technology that detects arcing/faults in electrical circuits that could
cause fires. By recognizing characteristics unique to arcing and functioning to de-energize the circuit when an arc-fault is detected, AFCI's further reduce the risk of fire beyond the scope of conventional fuses and circuit breakers. Effective January 1, 2002, NFPA 70, The National Electrical Code (NEC), Section 210-12, requires that all branch circuits supplying 125 Volt single phase, 15 and 20 amp outlets installed in dwelling unit bedrooms be protected by an arc-fault circuit interrupter. The presence of AFCI's and their locations is an ongoing updating process. We recommend that any concerns be addressed with a licensed electrician.
Most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this structure was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire.

(a) The home inspector shall inspect:
- Electrical service entrance conductors;
- Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported;
- Amperage and voltage ratings of the electrical service;
- Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported;
- 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 and installed carbon monoxide alarms.
(b) The home inspector shall describe:
- Electrical service amperage and voltage;
- Electrical service entry conductor materials;
- The electrical service type as being overhead or underground; and - The location of main and distribution panels.
(c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring.
(d) The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system.
(e) The home inspector is not required to:
- Insert any tool, probe, or testing device inside the panels;
- Test or operate any overcurrent device except ground fault circuit interrupters;
- Dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or
- Inspect:
- Low voltage systems;
- Security systems and heat detectors;
- Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;
- Built-in vacuum equipment;
- Back up electrical generating equipment;
- Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power;
- Battery or electrical automotive charging systems; or
- Electrical systems to swimming pools or spas, including bonding and grounding.

HVAC
Heating and cooling units are tested using normal operating controls and are reported on in the HVAC system.
Heating and cooling systems are only operated during the season they are intended for. Operating the system(s) when

the structure is under a conditioned load can cause damage to the system that is running, the system being tested and/or components of the systems and/or property. The air conditioning system is not tested during season when the operating system require the home to be heated. This means when temperatures have been below 60 degrees Fahrenheit within the past 24 hours or when the property is in the heat mode and the heat is running. The method of inspecting all air condition systems is reported on in the heating systems.
We do not start systems that are shut down or intentionally test systems that are not a part of the seasonal system running (air conditioning during cold heating months and vise-versa) as it puts a higher that normal load/duty on the system. If this system is not tested because the climate/seasonal conditions impeded the evaluation it is excluded from the scope of this inspection and is reported on as such. This includes any safety devices and associated components of the system(s). In these circumstances, have a professional HVAC contractor evaluate the sytem.
HVAC systems are described based on our interpretation of the visible and accessible system configuration at the time of the inspection.The system is descirbed to the best of our ability, with that limitation. Therefore, no warranty or guarantee applies to the heat system description, type, size and/or fuel source. We only inspect installed air conditioning units.
We will operate the system using normal controls and describe the energy source and any distinguishing characteristics. We do not determine if the system is adequately sized for the home, pressure test the system, inspect for leaking refrigerant, program digital thermostat/controls or operate the setback features of thermostats/controls.
HVAC systems have a statistical life expectancy of 8 to 12 years. While the system may operate correctly if it is an older unit it may be nearing the end of its service life. It is recommended that aged systems have a complete evaluation by a licensed HVAC contractor to determine the condition of the unit. These units are not disassembled during the inspection and may have non-visible deterioration or alterations.

(a) The home inspector shall inspect permanently installed heating systems including:
- Heating equipment;
- 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 or absence of an installed heat source for each habitable space.
(b) The home inspector shall describe the:
- Energy source; and
- Heating equipment and distribution type.
(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.
(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method of inspection used to inspect the heating system and whether or not access panels were removed.
(e) The home inspector is not required to:
- Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection;
- Operate automatic safety controls;
- Ignite or extinguish solid fuel fires; or
- Ignite a pilot light; or
- Inspect:
(A) The interior of flues;
(B) Fireplace insert flue connections; (C) Heat exchanges;
(D) Humidifiers;
(E) Electronic air filters;
(F) The uniformity or adequacy of heat supply to the various rooms; or (G) Solar space heating equipment.
AIR CONDITIONING
(a) The home inspector shall inspect:
- Central air conditioning and through-the-wall ductless installed cooling systems including: (A) Cooling and air handling equipment; and
(B) Normal operating controls.
- Cooling distribution systems including:
(A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan- coil units; and
(B) The presence or absence of an installed cooling source for each habitable space.
(b) The home inspector shall describe the:
- Energy sources; and
- Cooling equipment type.
(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air conditioning system and whether or not access panels were removed. (e) The home inspector is not required to:
- Operate cooling systems when weather conditions or other circumstances may cause equipment damage;

- Inspect window air conditioners; or
- Inspect the uniformity or adequacy of cool-air supply to the various rooms.

Interior

Interior surveys are for the intention of description and are not to include and or describe any cosmetic defects such as paint, trim and or other finishes and are the opinion only of the inspector when describing materials and or finish type. The stove/Range/Oven, clothes washing appliance and dryer and their associated components and drains are excluded from the scope of this inspection due to potential liabilities to the personal property and/or Inspection Company. The compactor, disposal and dishwasher, if installed and accessible, are all operated during the inspection if possible/if power is on. This is done by operating the dishwasher through a normal cycle, no detergents added. The appliances are operated using normal operating controls and are not actually tasked to confirm they perform the functions intended. Any appliance that is included is checked for general operation and is only cycled using the normal operating controls with no load, chemicals, detergents or testing devices for evaluation. Any appliances that are occupied/occluded will not be operated at the time of the inspection and should be evaluated at walk-through or via a reinspection.
A representative, accessible number of windows/doors were inspected. This is limited to the accessibility of the windows/doors and the client should understand that under no circumstances do we touch, move and/or enter areas that have personal items in the way of the windows, this can be window/door treatments, personal belongings at or on the window components, furniture and/or other items. Therefore we recommend a walk-through be done when the home is empty to determine the overall condition of the windows/doors before closing. We make every effort to reach all windows/doors if possible.
Occupied dwellings limit access to a thorough inspection due to walls, floors and all interior components being blocked and or in use by personal devices, furniture, etc. A reinspection or walk through inspection is strongly recommended, prior to purchase. Any observations may require further evaluation and/or repairs. Any signs and or indications of moisture, mold or settlement should be monitored for further activity.
Concerning lead based paint, the absence or presence of lead in any systems, components and/or surfaces, both interior and exterior, is outside the scope of this inspection, and is therefore excluded. The client should understand that any building built before the early 1980's has the potential to have lead products or byproducts present, and there are possibilities that a product containing lead has been used even on structures after this time, and can include any property. Lead testing can be done by a third party testing laboratory. Any determination of the absence or presence of lead is excluded.
Concerning asbestos materials, this material is commonly used and found in aged structures. While asbestos has been proven to be a health hazard, it presents a threat to occupants when it is in a friable (broken, crushed, particalized) state. It cannot be certified that there are not loose particles, or the absence or presence of asbestos. In the event your report documents an aged structure, having the air sampled by a licensed/certified asbestos remediation specialist is recommended in order to verify the absence of friable particulates in the air or determine whether there is a need to encapsulate this material or remove it altogether.

INTERIORS
(a) The home inspector shall inspect:
- Walls, ceiling, and floors;
- Steps, stairways, balconies, and railings;
- Counters and a representative number of built-in cabinets; and
- A representative number of doors and windows.
(b) The home inspector shall:
- Operate a representative number of windows and interior doors; and
- Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.
(c) The home inspector is not required to inspect:
- Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
- Carpeting; or
- Draperies, blinds, or other window treatments; or
- Coatings on and hermetic seals between panes of glass in windows and doors.
INSULATION AND VENTILATION
(a) The home inspector shall inspect:
- 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.
(b) The home inspector shall describe:
- Insulation in unfinished spaces; and
- The absence of insulation in unfinished space at conditioned surfaces.
(c) The home inspector is not required to report on:
- Concealed insulation and vapor retarders; or
- Venting equipment for household appliances that are not required to be inspected pursuant to the North
(d) The home inspector shall:
- Move insulation where readily visible evidence indicates a problem; and
- Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.
BUILT-IN KITCHEN APPLIANCES
(a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances:

- Installed dishwasher(s), through a complete cycle;
- Range(s), cook top(s), and permanently installed oven(s);
- Trash compactor(s);
- Garbage disposal(s);
- Ventilation equipment or range hood(s); and
- Installed microwave oven(s).

(b) The home inspector is not required to inspect:
- Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; - Non built-in appliances; or
- Refrigeration units.

(c) The home inspector is not required to operate:
- Appliances in use; or
- Any appliance that is shut down or otherwise inoperable.