Property Inspection Report

Report Number: 01-05-208

For The Property Located On:

208 Monroe Street
Carthage, North Carolina 28327

Prepared For Exclusive Use By:

The Town of Carthage

Prepared By: Mike Ratkowski, NC: 3662

Date of Inspection: Friday, January 5, 2024

Time Started: 8:30 AM, Time Completed: 11:30 AM

Atlas Inspections, 24 Rattlesnake Trail, Pinehurst, NC, 28374
Phone: 910-606-3033, Email: mikeratkowski77@gmail.com

Report Sections / Confirmation of Inspection

Legend

IN This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

NI This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.

LT The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

Summary

Report Introduction

Weather Conditions

Inspection Report Body

A - Structural

	IN/NI	LT
A1 - Structural: Foundation		
(A1 - 1) Main House	NI	
A2 - Structural: Columns and Piers		
(A2 - 1) Porch	IN	
A3 - Structural: Floor Structure		
(A3 - 1) Main House	IN	
(A3 - 2) Porch	IN	
A6 - Structural: Roof Structure		
(A6 - 1) All Accessible Areas	IN	

B - Exterior

	IN/NI	LT
B1 - Exterior: Wall Claddings, Flashing, and Trim		
(B1 - 1) Main House	IN	
B2 - Exterior: Windows and Doors		
(B2 - 1) Windows	IN	
(B2 - 2) Door	IN	
(B2 - 3) Door	IN	
B3 - Exterior: Decks, Porches, Stoops, and Balconies		
(B3 - 1) Porch	IN	
B5 - Exterior: Vegetation and Grading		
(B5 - 1) Historical Trees	IN	

C - Roofing

	IN/NI	LT
C1 - Roofing: Coverings		
(C1 - 1) Main House	IN	
(C1 - 2) Main House	IN	
C2 - Roofing: Drainage Systems		
(C2 - 1) Main House	IN	
C4 - Roofing: Chimneys and Flues		
(C4 - 1) Main House	IN	

D - Plumbing

	IN/NI	LT
D1 - Plumbing: Water Distribution Systems		
(D1 - 1) Crawl Space	IN	
D2 - Plumbing: Drain, Waste, and Vent Systems		
(D2 - 1) Crawl Space	IN	

D3 - Plumbing: Water Heating Equipment	IN/NI	LT
(D3 - 1) Unit #1	IN	
E - Electrical		
E1 - Electrical: Main Service	**IN/NI**	**LT**
(E1 - 1) Overhead	IN	
E2 - Electrical: Main Panels	**IN/NI**	**LT**
(E2 - 1) Main Panel #1	IN	
E3 - Electrical: Distribution Panels	**IN/NI**	**LT**
(E3 - 1) Distribution Panel #1	IN	
E4 - Electrical: Branch Circuits and Wiring	**IN/NI**	**LT**
(E4 - 1) Area: Main Panel	IN	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	**IN/NI**	**LT**
(E5 - 1) Kitchen	IN	
F - Heating		
F1 - Heating: Equipment	**IN/NI**	**LT**
(F1 - 1) Heating Unit #1	IN	
(F1 - 2) Heating Unit #2	IN	
F2 - Heating: Distribution Systems	**IN/NI**	**LT**
(F2 - 1) Heating Unit #1	IN	
(F2 - 2) Heating Unit #2	IN	
F3 - Heating: Gas Piping, Fuel Storage Systems	**IN/NI**	**LT**
(F3 - 1) Crawl Space	IN	
G - Cooling		
G1 - Cooling: Equipment	**IN/NI**	**LT**
(G1 - 1) Cooling Unit #1	IN	
(G1 - 2) Cooling Unit #2	IN	
G2 - Cooling: Distribution Systems	**IN/NI**	**LT**
(G2 - 1) Cooling Unit #1	IN	
(G2 - 2) Cooling Unit #2	IN	
H - Interiors		
H1 - Interiors: General Rooms	**IN/NI**	**LT**
(H1 - 1) Bedrooms	IN	
(H1 - 2) All Rooms	IN	
(H1 - 3) Basement	IN	
H2 - Interiors: Kitchens	**IN/NI**	**LT**
(H2 - 1) Kitchen	IN	
H3 - Interiors: Bathrooms	**IN/NI**	**LT**
(H3 - 1) Bathroom #1	IN	
(H3 - 2) Bathroom #2 upstairs	IN	
H4 - Interiors: Garages	**IN/NI**	**LT**
(H4 - 1) Garage	IN	
I - Insulation and Ventilation		
I1 - Insulation and Ventilation: Areas	**IN/NI**	**LT**
(I1 - 1) Attic: All Accessible	IN	
(I1 - 2) Crawl Space	IN	

Summary

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

(A2 - 1) Porch
Summary - Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Porch

The columns have visible areas of decay. The damage could jeopardize the strength of the columns. The decay indicates a history of elevated moisture and or direct water penetration in or around the column area. A licensed general contractor should be consulted for further evaluation, to make necessary repairs. IF these repairs are beyond the scope of the general contractor consult a structural engineer to develop a repair plan for the general contractor to follow.

(A2 - 1.2) Porch

Several columns have visible wood filler repairs. Wood filler is used as a temporary repair when wood decay is present. Decay in load bearing columns can result in reduced capacity and structural concerns. Since wood filler repairs have a limited life and depend on the complete removal of all decay, the repairs need further evaluation. The homeowner should be asked for disclosure related to the age/extent of the repair. A licensed general contractor should be consulted for further evaluation and repair/replacement of the columns.

(A2 - 1.3) Porch

Additional photo of damage to columns

(A3 - 1) Main House
Summary - Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House

The framing components in the foundation areas of the home have been subjected to insect damage typical of wood destroying beetles. The damage is done by the larvae that feed and reduce the wood to a fine powder or mass of small pellets. The larvae can tunnel in the wood for months or years before they emerge as adult beetles. Since the larvae never come to the surface, the damage can be considerable and hidden deep in the center of timber. The damage reduces the overall density and therefore the overall strength of the wood. Several framing components under this home and especially under the front porch have some level of visible damage (beetle exit holes). The inspection of the wood members during a home inspection consists of sounding and direct probing. This method alerts the inspector to possible damage but cannot fully define the extent of the damage. During the inspection, the majority of the damage under this home was thought to be active, with numerous wood members that could be probed. The interior inspection of this home was very limited due to storage/personal items and this limited the overall evaluation of the floors, walls, and doors. An engineer or a licensed general contractor that specializes in historical homes should be consulted to evaluate the framing to determine the extent of the damage and necessary repairs. A licensed pest inspector should also be consulted to determine activity level for the insects and if treatment is required.

(A3 - 1.2) Main House

A small area of termite activity evidence was noted under the front porch. It was unknown to the inspector if the termites are active. Consult pest control contractor for treatment as needed.

(A3 - 2) Porch
Summary - Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 2.1) Porch

The floor framing has been modified, the area of concern was located under the front porch. The framing modifications do not follow standard framing methods that would normally be observed for a framing repairs. A licensed general contractor should be consulted for complete evaluation of the floor system to determine the extent of the concerns and to make necessary repairs to ensure the stability and durability of the floor system.

(A3 - 2.2) Porch

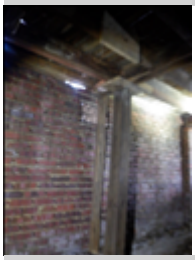


Image of supplemental supports that have been added under the porch

(A3 - 2.3) Porch

Image of decayed framing under front porch

(A6 - 1) All Accessible Areas
Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) All Accessible Areas

From the attic, the wood framing components located at the 4 corners where the handrail posts are attached are discolored and decayed. The level of decay indicates a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. The area was also wet at the time of the inspection indicating an active leak. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(A6 - 1.2) All Accessible Areas

From the attic, the wood framing components around the chimney are discolored and decayed. The level of decay indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

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

(B1 - 1.1) Main House

Cracks were noted above/below the windows/doors/foundation vents in the brick on the rear of the home. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home were closed at the time of the inspection and presented no visible evidence of progression to the foundation areas, however, the cracks could open or change seasonally. The owners should be asked for disclosure related to the progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumer or buyer concerns at the time of resell. The buyers should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, repaired by a general contractor, and monitored to establish a history of stability. If additional information is needed an engineer should be consulted.

(B1 - 1.2) Main House

The boxing and trim areas were found to have areas of damage/decay related to problems with the built in gutters and roof drainage. Repairs are needed to the boxing and gutter system. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to determine the extent of the damage to the boxing, trim, and underlying components to ensure the weathertightness of the system.

(B1 - 1.3) Main House

Additional photo of decayed fascia

(B1 - 1.4) Main House

Image of decayed framing that supports the roof between columns on the right side of the home. Consult general contractor for evaluation and repair.

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

(B2 - 1.1) Windows

Windows appear to be swollen and would not open when nail locks were removed. Consult window restoration specialist for evaluation and repair of all windows to include cracked panes and inoperable sash cords.

(B2 - 1.2) Windows

Peeling paint is in need of prep and painting to protect bare wood from decay.

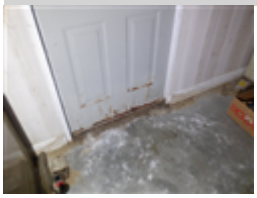
(B2 - 2) Door
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) Door

The door is damaged split/busted in the panel area. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 3) Door, *Location: Basement*
Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Door



The door has soft and decayed wood in the trim and frame area and door panel cladding is starting to rust. Water stains and discolorations indicate that the door leaks at the door sill area and around the glass window inserts. Decay and leaking can result in hidden damage and undesirable conditions. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

(B3 - 1.1) Porch

The porch was found to be in poor condition and in need of immediate evaluation and repair. The following concerns were noted at the time of the inspection:
1. The decking surface is poor condition in several areas.
2. The porch outer band is decayed from direct water penetration on the right side of the home which can lead to movement and failure
3. Scab repairs have been made to the floor framing
4. Evidence of powder post beetles and termites was noticed on the framing of the porch
5. Several handrail sections are no longer attached and in need of repair or replacement
A licensed general contractor should be consulted for a complete evaluation of the deck step system and to make necessary repairs to ensure safe and functional use of the deck.

(B3 - 1.2) Porch

Image of decayed framing band and decking boards

(B3 - 1.3) Porch

Image of damaged handrails on second story porch

(B5 - 1) Historical Trees, *Location: Garage Rear*
Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Historical Trees

Tree at the right rear of the garage has made contact with and is damaging the eve of the building. Movement of the tree will create ongoing damage and eventually failure of the brick. Consult tree service contractor for evaluation and removal.

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

(C1 - 1.1) Main House

The flat roof surface was noted to be spongy or weak where the railings are attached. This could indicate a history of leaking and an underlying problem with the roof decking. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concerns and to make necessary repairs. At the time of the repair, the roof structure should be evaluated for possible hidden damage.

(C1 - 1.2) Main House

Evidence suggests that water has been standing on the roof surface. Improper roof drainage can result in leaks and overloading of the roof system. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concerns and to make necessary repairs. At the time of the repair, the roof structure should be evaluated for possible hidden damage.

(C1 - 1.3) Main House

Visible holes were noted in the rubber membrane

(C1 - 1.4) Main House

The flat roof surface was noted to be spongy or weak at seam locations. This could indicate a history of leaking and an underlying problem with the roof decking. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concerns and to make necessary repairs. At the time of the repair, the roof structure should be evaluated for possible hidden damage.

(C1 - 2) Main House
Summary - Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 2.1) Main House

The shingles have visible signs of deterioration such as tab shrinkage, low ballast, and exposed base matt that indicate that they are approaching the end of their service life. Damaged shingles are in need of replacement. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(C2 - 1) Main House, *System Type: Built in Gutter System - Other*
Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House

Downspout extensions from the upper roof are overwhelming the built in gutters and overflowing causing decay to the fascia. Consult general contractor for evaluation and repair.

(C2 - 1.2) Main House

The roof gutters for this home are built into the roof line. The gutter boxes are lined with rubber. The rubber liner was noted to be deteriorated in several locations and in need of repair/replacement. The gutters have had a history of leaking over the life of the home. . A licensed general contractor should be consulted for a complete inspection of the gutter boxes and the rubber liner.

(C4 - 1) Main House, *Type: Chimney: Masonry*
Summary - Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House

One of the chimneys has been capped to prevent water intrusion but the deterioration of the interior brick needs evaluation and repair or removal. Consult general contractor for evaluation and options for repair.

(C4 - 1.2) Main House

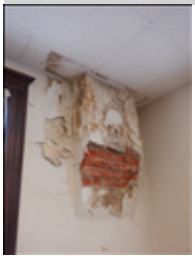


Image of deterioration of the brick chimney from interior

(D1 - 1) Crawl Space
Summary - Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 1.1) Crawl Space

This home has a private well that is no longer in use in the basement. Determining if the water supply is potable or of good quality is beyond the scope of the home inspection. Wells require regular maintenance and can become contaminated with bacteria or other contaminates. It is recommended that the buyer consult the local health department or a licensed well contractor for system evaluation and testing.

(E3 - 1) Distribution Panel #1, *Location: Hall*
Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel #1

Electrical modifications have been made to add circuits and upgrade electrical service panel boxes; however, branch wiring in many locations is still the original knob and tube wiring. The following deficiencies were noted during the inspection: K&T is covered with insulation and insulated ducts; K&T was noted to enter wall areas. A licensed electrical contractor should be consulted for a complete evaluation of the electrical system of the home to outline repairs for immediate safety concerns and hazardous conditions. At the time of the repair the contractor should be asked to recommend the best solution for modern upgrades if they are not required to correct current conditions.

(E5 - 1) Kitchen
Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 1.1) Kitchen

The receptacle has visible damage that could indicate a short or history of arcing. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

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

(H1 - 1.1) Bedrooms

Sinks in the bedrooms are turned off. It is unknown to the inspector if they are off due to an issue or to prevent damage in the event of a leak. Consult plumber for evaluation and repair.

(H1 - 2) All Rooms
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

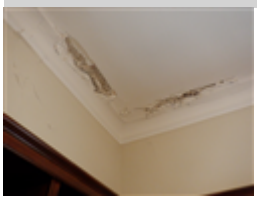
(H1 - 2.1) All Rooms

The historical ceilings and walls have crack lines that indicate that plaster is loose from the lathe in several rooms throughout the home. Repair is needed to prevent system failure. A plaster repair specialist should be consulted to evaluate the ceiling and determine necessary repairs.

(H1 - 2.2) All Rooms

Additional photo of cracked plaster

(H1 - 2.3) All Rooms



Additional photo of damaged plaster from water damage due to the roof leaks

(H1 - 2.4) All Rooms

During the inspection, loose paint chips were noted on the interior wood trim in several areas throughout the home. This home was built in a time period where paint was manufactured with lead, referred to as lead based paint. Since 1978, it has been determined that lead paint chips and improperly maintained lead painted surfaces pose risk factor to families especially families with small children. The testing and inspecting for the absence or presence of lead based paints is beyond the scope of the home inspection, however, it is recommended that you visit the EPA website to evaluate your level of concern and consult a specialist for testing.
(https://www.epa.gov/lead/protect-your-family-lead-your-home)

(H1 - 3) Basement
Summary - Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Basement

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

(H1 - 3.2) Basement

The baseboards have heavy water stains at the floor level. An invasive inspection is needed to determine the source of the water penetration and the extent of the damage. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

(H2 - 1) Kitchen
Summary - Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen

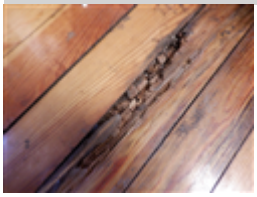


Image of decayed wood flooring possibly from an old refrigerator leak. Consult hardwood flooring contractor for evaluation and repair.

(H3 - 1) Bathroom #1
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Bathroom #1

Water was turned off to the tub and toilet. The functionality is not known or why the valves are off. Consult plumber for evaluation and repair as needed.

(H3 - 2) Bathroom #2 upstairs
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom #2 upstairs

The sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H4 - 1) Garage
Summary - Interiors: Garages (Defects, Comments, and Concerns):

(H4 - 1.1) Garage

Garage doors were locked and the structure could not be entered. Several window panes are broken and need to be replaced. The metal roof is in fair condition. The structure appears to be sound but the tree at the right rear corner is damaging the roofline. Consult tree service to remove tree to protect the structure. Once access is granted consult general contractor for interior inspection for leaks and areas of damage that may need repair.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word “inspect” means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 38 Deg. F

Weather Conditions: Clear - Sunny

Inspection Report Body

A - Structural Section (General Limitations, Implications, and Directions):

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance/cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof, and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

A - Structural Section (Foundation and Attic Inspection Methods):

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

(A1 - 1) Main House — Structural: Foundation

IN/NI LT: NI

Foundation Type: Crawl Space: Basement Entrance
Foundation Materials: Block: Brick

(A2 - 1) Porch — Structural: Columns and Piers

IN/NI LT: IN

Column/Pier Type: Column: Exterior
Column/Pier Materials: Wood

(A2 - 1) Porch
Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 1.1) Porch

The columns have visible areas of decay. The damage could jeopardize the strength of the columns. The decay indicates a history of elevated moisture and or direct water penetration in or around the column area. A licensed general contractor should be consulted for further evaluation, to make necessary repairs. IF these repairs are beyond the scope of the general contractor consult a structural engineer to develop a repair plan for the general contractor to follow.

(A2 - 1.2) Porch

Several columns have visible wood filler repairs. Wood filler is used as a temporary repair when wood decay is present. Decay in load bearing columns can result in reduced capacity and structural concerns. Since wood filler repairs have a limited life and depend on the complete removal of all decay, the repairs need further evaluation. The homeowner should be asked for disclosure related to the age/extent of the repair. A licensed general contractor should be consulted for further evaluation and repair/replacement of the columns.

(A2 - 1.3) Porch

Additional photo of damage to columns

(A3 - 1) Main House
Structural: Floor Structure

IN/NI LT
IN

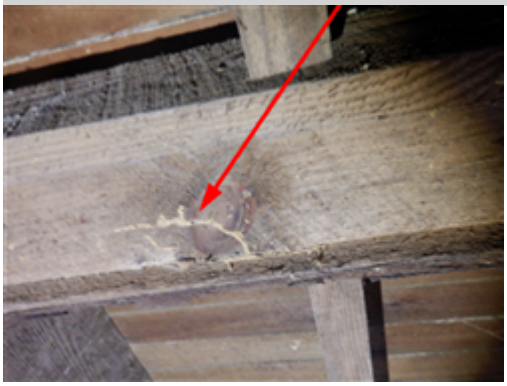
Sub-Floor Type: Dimensional Lumber
Floor Joist Type: Dimensional Lumber: Standard Construction
Girder/Beam Type: Dimensional Lumber: Standard Construction

(A3 - 1) Main House
Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 1.1) Main House

The framing components in the foundation areas of the home have been subjected to insect damage typical of wood destroying beetles. The damage is done by the larvae that feed and reduce the wood to a fine powder or mass of small pellets. The larvae can tunnel in the wood for months or years before they emerge as adult beetles. Since the larvae never come to the surface, the damage can be considerable and hidden deep in the center of timber. The damage reduces the overall density and therefore the overall strength of the wood. Several framing components under this home and especially under the front porch have some level of visible damage (beetle exit holes). The inspection of the wood members during a home inspection consists of sounding and direct probing. This method alerts the inspector to possible damage but cannot fully define the extent of the damage. During the inspection, the majority of the damage under this home was thought to be active, with numerous wood members that could be probed. The interior inspection of this home was very limited due to storage/personal items and this limited the overall evaluation of the floors, walls, and doors. An engineer or a licensed general contractor that specializes in historical homes should be consulted to evaluate the framing to determine the extent of the damage and necessary repairs. A licensed pest inspector should also be consulted to determine activity level for the insects and if treatment is required.

(A3 - 1.2) Main House



A small area of termite activity evidence was noted under the front porch. It was unknown to the inspector if the termites are active. Consult pest control contractor for treatment as needed.

(A3 - 2) Porch
Structural: Floor Structure

IN/NI LT
IN

Sub-Floor Type: Dimensional Lumber
Floor Joist Type: Dimensional Lumber: Standard Construction
Girder/Beam Type: Dimensional Lumber: Standard Construction

(A3 - 2) Porch
Structural: Floor Structure (Defects, Comments, and Concerns):

(A3 - 2.1) Porch

The floor framing has been modified, the area of concern was located under the front porch. The framing modifications do not follow standard framing methods that would normally be observed for a framing repairs. A licensed general contractor should be consulted for complete evaluation of the floor system to determine the extent of the concerns and to make necessary repairs to ensure the stability and durability of the floor system.

(A3 - 2.2) Porch

Image of supplemental supports that have been added under the porch

(A3 - 2.3) Porch

Image of decayed framing under front porch

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

IN/NI LT
IN

Roof Style/Type: Combination: Gable: Hip: Flat
Roof Sheathing Type: Dimensional Lumber
Rafter & Beam Types: Dimensional Lumber: Standard Construction

(A6 - 1) All Accessible Areas
Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) All Accessible Areas

From the attic, the wood framing components located at the 4 corners where the handrail posts are attached are discolored and decayed. The level of decay indicates a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. The area was also wet at the time of the inspection indicating an active leak. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(A6 - 1.2) All Accessible Areas

From the attic, the wood framing components around the chimney are discolored and decayed. The level of decay indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

B - Exterior Section
(General Limitations, Implications, and Directions):

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

(B1 - 1) Main House
Exterior: Wall Cladding

IN/NI LT
IN

Wall Cladding Type: Brick Veneer
Trim Type: Wood Clad: Aluminum

(B1 - 1) Main House
Exterior: Wall Cladding (Defects, Comments, and Concerns):

(B1 - 1.1) Main House

Cracks were noted above/below the windows/doors/foundation vents in the brick on the rear of the home. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home were closed at the time of the inspection and presented no visible evidence of progression to the foundation areas, however, the cracks could open or change seasonally. The owners should be asked for disclosure related to the progression, history of repairs, or seasonal changes of the cracks. Even closed or minor cracks can cause consumer or buyer concerns at the time of resell. The buyers should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. The cracks should be noted, repaired by a general contractor, and monitored to establish a history of stability. If additional information is needed an engineer should be consulted.

(B1 - 1.2) Main House

The boxing and trim areas were found to have areas of damage/decay related to problems with the built in gutters and roof drainage. Repairs are needed to the boxing and gutter system. A licensed general contractor should be consulted for a complete evaluation of the exterior of the home to determine the extent of the damage to the boxing, trim, and underlying components to ensure the weathertightness of the system.

(B1 - 1.3) Main House

Additional photo of decayed fascia

(B1 - 1.4) Main House

Image of decayed framing that supports the roof between columns on the right side of the home. Consult general contractor for evaluation and repair.

(B2 - 1) Windows IN/NI LT
Exterior: Windows and Doors IN

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

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

(B2 - 1.1) Windows

Windows appear to be swollen and would not open when nail locks were removed. Consult window restoration specialist for evaluation and repair of all windows to include cracked panes and inoperable sash cords.

(B2 - 1.2) Windows

Peeling paint is in need of prep and painting to protect bare wood from decay.

(B2 - 2) Door IN/NI LT
Exterior: Windows and Doors IN

Window/Door Type: Crawl space

(B2 - 2) Door
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) Door

The door is damaged split/busted in the panel area. The door needs repair/replacement to ensure that the door closes securely and is weather tight. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

(B2 - 3) Door
Exterior: Windows and Doors

IN/NI LT
IN

Window/Door Type: Door: Single
Location: Basement

(B2 - 3) Door
Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Door

The door has soft and decayed wood in the trim and frame area and door panel cladding is starting to rust. Water stains and discolorations indicate that the door leaks at the door sill area and around the glass window inserts. Decay and leaking can result in hidden damage and undesirable conditions. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

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

IN/NI LT
IN

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

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

(B3 - 1.1) Porch

The porch was found to be in poor condition and in need of immediate evaluation and repair. The following concerns were noted at the time of the inspection:
1. The decking surface is poor condition in several areas.
2. The porch outer band is decayed from direct water penetration on the right side of the home which can lead to movement and failure
3. Scab repairs have been made to the floor framing
4. Evidence of powder post beetles and termites was noticed on the framing of the porch
5. Several handrail sections are no longer attached and in need of repair or replacement
A licensed general contractor should be consulted for a complete evaluation of the deck step system and to make necessary repairs to ensure safe and functional use of the deck.

(B3 - 1.2) Porch

Image of decayed framing band and decking boards

(B3 - 1.3) Porch

Image of damaged handrails on second story porch

(B5 - 1) Historical Trees
Exterior: Vegetation and Grading

IN/NI LT
IN

Location: Garage Rear

(B5 - 1) Historical Trees
Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Historical Trees

Tree at the right rear of the garage has made contact with and is damaging the eve of the building. Movement of the tree will create ongoing damage and eventually failure of the brick. Consult tree service contractor for evaluation and removal.

C - Roofing Section
(General Limitations, Implications, and Directions):

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Roofing or a General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

C - Roofing Section
(Roof Covering Inspection Methods):

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

(C1 - 1) Main House
Roofing: Coverings

IN/NI LT
IN

Roof Covering Type: Rubber Membrane: EPDM

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

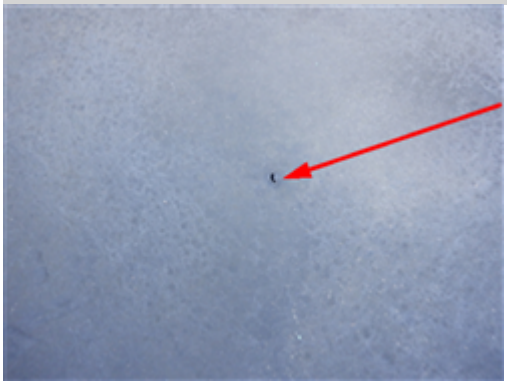
(C1 - 1.1) Main House

The flat roof surface was noted to be spongy or weak where the railings are attached. This could indicate a history of leaking and an underlying problem with the roof decking. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concerns and to make necessary repairs. At the time of the repair, the roof structure should be evaluated for possible hidden damage.

(C1 - 1.2) Main House

Evidence suggests that water has been standing on the roof surface. Improper roof drainage can result in leaks and overloading of the roof system. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concerns and to make necessary repairs. At the time of the repair, the roof structure should be evaluated for possible hidden damage.

(C1 - 1.3) Main House



Visible holes were noted in the rubber membrane

(C1 - 1.4) Main House

The flat roof surface was noted to be spongy or weak at seam locations. This could indicate a history of leaking and an underlying problem with the roof decking. A licensed general contractor should be consulted for a complete evaluation to determine the significance of the concerns and to make necessary repairs. At the time of the repair, the roof structure should be evaluated for possible hidden damage.

(C1 - 2) Main House IN/NI LT
Roofing: Coverings IN

Roof Covering Type: Shingles/Asphalt

(C1 - 2) Main House
Roofing: Coverings (Defects, Comments, and Concerns):

(C1 - 2.1) Main House

The shingles have visible signs of deterioration such as tab shrinkage, low ballast, and exposed base matt that indicate that they are approaching the end of their service life. Damaged shingles are in need of replacement. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

(C2 - 1) Main House IN/NI LT
Roofing: Drainage Systems IN

System Type: Built in Gutter System - Other

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

(C2 - 1.1) Main House

Downspout extensions from the upper roof are overwhelming the built in gutters and overflowing causing decay to the fascia. Consult general contractor for evaluation and repair.

(C2 - 1.2) Main House

The roof gutters for this home are built into the roof line. The gutter boxes are lined with rubber. The rubber liner was noted to be deteriorated in several locations and in need of repair/replacement. The gutters have had a history of leaking over the life of the home. . A licensed general contractor should be consulted for a complete inspection of the gutter boxes and the rubber liner.

(C4 - 1) Main House
Roofing: Chimneys and Flues **IN/NI LT** **IN**

Type: Chimney: Masonry

(C4 - 1) Main House
Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House

One of the chimneys has been capped to prevent water intrusion but the deterioration of the interior brick needs evaluation and repair or removal. Consult general contractor for evaluation and options for repair.

(C4 - 1.2) Main House

Image of deterioration of the brick chimney from interior

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

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

(D1 - 1) Crawl Space
Plumbing: Water Distribution Systems

IN/NI LT: IN

Piping Materials: [Copper/Brass] [CPVC] [Galvanized]

(D1 - 1) Crawl Space
Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):

(D1 - 1.1) Crawl Space

This home has a private well that is no longer in use in the basement. Determining if the water supply is potable or of good quality is beyond the scope of the home inspection. Wells require regular maintenance and can become contaminated with bacteria or other contaminates. It is recommended that the buyer consult the local health department or a licensed well contractor for system evaluation and testing.

(D2 - 1) Crawl Space
Plumbing: Drain, Waste, and Vent Systems

IN/NI LT: IN

Piping Materials: [Galvanized] [Cast Iron] [PVC]
Trap Materials: [Chrome] [Plastic]

(D3 - 1) Unit #1
Plumbing: Water Heating Equipment

IN/NI LT
IN

Location: Closet
Capacity: 47 Gallons
Energy Source: Electric

(D3 - 1) Unit #1
Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 1.1) Unit #1

Image of water heater

E - Electrical Section
(General Limitations, Implications, and Directions):

All Electrical items listed below were found to be of concern and are in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made, the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

(E1 - 1) Overhead
Electrical: Main Service

IN/NI LT
IN

Grounding Electrode: Driven Rod

(E1 - 1) Overhead
Electrical: Main Service (Defects, Comments, and Concerns):

(E1 - 1.1) Overhead

Image of meter head

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

IN/NI LT
IN

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

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

(E2 - 1.1) Main Panel #1

Image of main panel

(E3 - 1) Distribution Panel #1
Electrical: Distribution Panels

IN/NI LT
IN

Location: Hall
Amperage Rating: Undetermined
Voltage Rating: Undetermined
Service Cable Material: Aluminum

(E3 - 1) Distribution Panel #1
Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel #1

Electrical modifications have been made to add circuits and upgrade electrical service panel boxes; however, branch wiring in many locations is still the original knob and tube wiring. The following deficiencies were noted during the inspection: K&T is covered with insulation and insulated ducts; K&T was noted to enter wall areas. A licensed electrical contractor should be consulted for a complete evaluation of the electrical system of the home to outline repairs for immediate safety concerns and hazardous conditions. At the time of the repair the contractor should be asked to recommend the best solution for modern upgrades if they are not required to correct current conditions.

(E4 - 1) Area: Main Panel
Electrical: Branch Circuits

IN/NI LT
IN

Observed Wiring Materials: [Non Metallic Sheathed Cable-Plastic] [Non Metallic Sheathed Cable-Rag] [Knob and Tube]

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

IN/NI LT
IN

(E5 - 1) Kitchen
Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, and Concerns):

(E5 - 1.1) Kitchen

The receptacle has visible damage that could indicate a short or history of arcing. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

F - Heating Section
(General Limitations, Implications, Directions, and Inspection Methods):

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

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

IN/NI LT
IN

Location: Basement
Equipment Type: Gas: Furnace
Energy Source: Gas

(F1 - 1) Heating Unit #1
Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1

Image of 2013 TRANE furnace

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

IN/NI LT

IN

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

(F1 - 2) Heating Unit #2
Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 2.1) Heating Unit #2

Image of Carrier furnace

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

IN/NI LT

IN

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

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

IN/NI LT

IN

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

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

IN/NI LT
IN

Gas Piping Materials: Black Steel
Fuel Turn Off Location: At Furnace

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

The air conditioning/heat pump system(s) were visually inspected and unless otherwise noted operated only in the heating cycle(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. During a winter inspection when outside temperatures are below 65 degrees Fahrenheit (F), it is not possible to determine if the system(s) will operate in the cooling cycle or properly cool the home on a hot day, therefore, the air conditioning system(s) are visually inspected but not operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the air conditioning system(s) during a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

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

IN/NI LT
IN

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

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

IN/NI LT
IN

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

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

IN/NI LT
IN

Location Observed/Access: Crawl Space
Distribution System Type: Same as Heating

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

IN/NI LT
IN

Location Observed/Access: Attic
Distribution System Type: Same as Heating

H - Interiors Section (General Limitations, Implications, and Directions):

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified, and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The inspection of the garage does not include moving personal property and or storage. The verification of fire separation systems between the house and the garage (such as doors and ceilings) is beyond the scope of the home inspection. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. The washing machine drain, electrical power, or gas service were not verified, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

(H1 - 1) Bedrooms Interiors: General Rooms	IN/NI LT
	IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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

(H1 - 1.1) Bedrooms

Sinks in the bedrooms are turned off. It is unknown to the inspector if they are off due to an issue or to prevent damage in the event of a leak. Consult plumber for evaluation and repair.

(H1 - 2) All Rooms Interiors: General Rooms	IN/NI LT
	IN

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H1 - 2) All Rooms
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 2.1) All Rooms

The historical ceilings and walls have crack lines that indicate that plaster is loose from the lathe in several rooms throughout the home. Repair is needed to prevent system failure. A plaster repair specialist should be consulted to evaluate the ceiling and determine necessary repairs.

(H1 - 2.2) All Rooms

Additional photo of cracked plaster

(H1 - 2.3) All Rooms

Additional photo of damaged plaster from water damage due to the roof leaks

(H1 - 2.4) All Rooms

During the inspection, loose paint chips were noted on the interior wood trim in several areas throughout the home. This home was built in a time period where paint was manufactured with lead, referred to as lead based paint. Since 1978, it has been determined that lead paint chips and improperly maintained lead painted surfaces pose risk factor to families especially families with small children. The testing and inspecting for the absence or presence of lead based paints is beyond the scope of the home inspection, however, it is recommended that you visit the EPA website to evaluate your level of concern and consult a specialist for testing. (https://www.epa.gov/lead/protect-your-family-lead-your-home)

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

(H1 - 3) Basement
Interiors: General Rooms (Defects, Comments, and Concerns):

(H1 - 3.1) Basement

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

(H1 - 3.2) Basement

The baseboards have heavy water stains at the floor level. An invasive inspection is needed to determine the source of the water penetration and the extent of the damage. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

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

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

(H2 - 1) Kitchen
Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen

Image of decayed wood flooring possibly from an old refrigerator leak. Consult hardwood flooring contractor for evaluation and repair.

(H3 - 1) Bathroom #1
Interiors: Bathrooms

IN/NI LT
IN

Bathroom Ventilation: [Operable Window]

(H3 - 1) Bathroom #1
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 1.1) Bathroom #1

Water was turned off to the tub and toilet. The functionality is not known or why the valves are off. Consult plumber for evaluation and repair as needed.

(H3 - 2) Bathroom #2 upstairs
Interiors: Bathrooms

IN/NI LT
IN

Bathroom Ventilation: [Operable Window]

(H3 - 2) Bathroom #2 upstairs
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom #2 upstairs

The sink drain was noted to be slow. A slow drain could indicate a clogged line or an underlying problem with the drain/waste/vent system. A licensed plumbing contractor should be consulted for evaluation and repair to ensure proper service.

(H4 - 1) Garage
Interiors: Garage(s)

IN/NI LT
IN

(H4 - 1) Garage
Interiors: Garage(s) (Defects, Comments, and Concerns):

(H4 - 1.1) Garage

Garage doors were locked and the structure could not be entered. Several window panes are broken and need to be replaced. The metal roof is in fair condition. The structure appears to be sound but the tree at the right rear corner is damaging the roofline. Consult tree service to remove tree to protect the structure. Once access is granted consult general contractor for interior inspection for leaks and areas of damage that may need repair.

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

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

(I1 - 1) Attic: All Accessible
Insulation and Ventilation: Areas

IN/NI LT
IN

Insulation Type: No Insulation Present
Ventilation Type: Infiltration Only

(I1 - 2) Crawl Space
Insulation and Ventilation: Areas

IN/NI LT
IN

Insulation Type: No Insulation Present
Ventilation Type: Foundation Vents