



Property Inspection Report

Report Number: 99-99-9999

For The Property Located On:

194 Weldon Dr
Pinehurst, North Carolina 28384



Prepared For Exclusive Use By:

You

Prepared By: Jeffrey R. Porter, NC: 4662

Date of Inspection: Monday, December 1, 2025

Time Started: 1:30 PM, Time Completed: 3:30 PM

This report was prepared for the exclusive use of the client named above.
This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

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

A1 - Structural: Foundation IN/NI LT

- (A1 - 1) Main House IN
- (A1 - 2) Detached Building IN

A2 - Structural: Columns and Piers IN/NI LT

- (A2 - 1) Porch: Front IN
- (A2 - 2) Porch: Rear IN
- (A2 - 3) Main House IN

A3 - Structural: Floor Structure IN/NI LT

- (A3 - 1) Main House IN

A4 - Structural: Wall Structure IN/NI LT

- (A4 - 1) Attic IN

A5 - Structural: Ceiling Structure IN/NI LT

- (A5 - 1) Attic IN

A6 - Structural: Roof Structure IN/NI LT

- (A6 - 1) Main House IN

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim IN/NI LT

- (B1 - 1) Main House Front: Porch IN
- (B1 - 2) Main House IN
- (B1 - 3) Main House IN
- (B1 - 4) Main House IN

B2 - Exterior: Windows and Doors IN/NI LT

- (B2 - 1) Windows IN
- (B2 - 2) Door IN
- (B2 - 3) Door IN
- (B2 - 4) Door IN
- (B2 - 5) Door IN
- (B2 - 6) Door IN
- (B2 - 7) Doors IN

B3 - Exterior: Decks, Porches, Stoops, and Balconies IN/NI LT

- (B3 - 1) Porch IN
- (B3 - 2) Porch IN

B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI	LT
(B4 - 1) Driveway	IN	
(B4 - 2) Walk	IN	
(B4 - 3) Patio	IN	
B5 - Exterior: Vegetation and Grading	IN/NI	LT
(B5 - 1) Grading	IN	
(B5 - 2) Vegetation	IN	
C - Roofing		
C1 - Roofing: Coverings	IN/NI	LT
(C1 - 1) Main House	IN	
C2 - Roofing: Drainage Systems	IN/NI	LT
(C2 - 1) Main House	IN	
C3 - Roofing: Flashings, Skylights, and Penetrations	IN/NI	LT
(C3 - 1) Main House	IN	
(C3 - 2) Main House	IN	
(C3 - 3) Main House	IN	
C4 - Roofing: Chimneys and Flues	IN/NI	LT
(C4 - 1) Main House	IN	
D - Plumbing		
D1 - Plumbing: Water Distribution Systems	IN/NI	LT
(D1 - 1) All Accessible Areas	IN	
D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI	LT
(D2 - 1) All Accessible Areas	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) Underground	IN	
E2 - Electrical: Main Panels	IN/NI	LT
(E2 - 1) Main Panel	IN	
E4 - Electrical: Branch Circuits and Wiring	IN/NI	LT
(E4 - 1) Attic	IN	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI	LT
(E5 - 1) Exterior	IN	
(E5 - 2) Interior	IN	
F - Heating		
F1 - Heating: Equipment	IN/NI	LT
(F1 - 1) Heating Unit	IN	
F2 - Heating: Distribution Systems	IN/NI	LT
(F2 - 1) Heating Unit	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	IN	

G2 - Cooling: Distribution Systems	IN/NI LT
(G2 - 1) Cooling Unit	IN
H - Interiors	
H1 - Interiors: General Rooms	IN/NI LT
(H1 - 1) All Rooms	IN
H2 - Interiors: Kitchens	IN/NI LT
(H2 - 1) Kitchen	IN
H3 - Interiors: Bathrooms	IN/NI LT
(H3 - 1) Half Bathroom	IN
(H3 - 2) Bathroom: Jack and Jill	IN
(H3 - 3) Bathroom: Master	IN
(H3 - 4) Bathroom: Upstairs	IN
H4 - Interiors: Garages	IN/NI LT
(H4 - 1) Garage	IN
H5 - Interiors: Attic, Basement, Rooms, and Areas	IN/NI LT
(H5 - 1) Attic: Unfinished	IN
H6 - Interiors: Fireplaces and Stoves	IN/NI LT
(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Masonry Exterior	IN
I - Insulation and Ventilation	
I1 - Insulation and Ventilation: Areas	IN/NI LT
(I1 - 1) Attic: All Accessible	IN
(I1 - 2) Crawl Space	IN
J - Built In Appliances	
J1 - Built In Appliances: Equipment	IN/NI LT
(J1 - 1) All Built In Appliances	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."

(A6 - 1) Main House

Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From the attic, the roof decking had areas that were discolored and damaged. At the time of inspection, it could not be confirmed if the stains were from a current or previous roof leak. Recommend owner disclosure of the area, if the home owner is unaware, a licensed roofing contractor should be consulted to evaluate and make any necessary repairs to ensure the weather tightness of the area.

(B1 - 1) Main House Front: Porch

Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 1.1) Main House Front: Porch



Round holes typical of boring/carpenter bees were noted in the soffit over the front porch. Boring Bees damage wood by boring deep tunnels. Repairs are needed and the bees need to be controlled. A pest control specialist should be consulted. 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 siding, boxing, trim, and underlying components to prevent further damage.

(B2 - 1) Windows , Location: Main House

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

(B2 - 1.1) Windows



One of the window locks was noted to be damaged on one of the master bedroom windows. Recommend a qualified person or licensed repair specialist to evaluate and repair as needed.

(B2 - 2) Door, Location: Main House Front

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

(B2 - 2.1) Door



The front door weather-stripping is damaged along the top. The weather-stripping 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 - 7) Doors , Location: Detached Building

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

(B2 - 7.1) Doors



A large gap exist under the bottom of the doors on the detached building. This opening can allow for insect and wildlife intrusion that can result in undesirable conditions. Recommend consulting a licensed general contractor to evaluate this concern and make repairs as needed.

(B5 - 1) Grading, Location: Main House

Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Grading



The grading around the left rear foundation of the home is too high in some areas and does not allow proper clearance between the soil/bedding materials and the wall cladding. Incorrect clearance can result in water penetration, poor drainage, conditions conducive of insects and decay, and limited inspection areas. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage. As repairs are made, siding and the adjacent hidden framing areas should be checked for hidden damages and made repairs as needed.

(B5 - 1.2) Grading



The front left downspout empties into an area to the left of the main entrance that does not allow for the water to drain away from the foundation. This can result in damages to the foundation. Recommend a licensed general contractor to evaluate this concern and make repairs as needed.

(D2 - 1) All Accessible Areas

Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

(D2 - 1.1) All Accessible Areas



The drainage pipe from the dishwasher to the sink plumbing was not installed in manner to prevent sewer from backing up into the unit in the event of a plumbing clog. The dishwasher needs further evaluation and repair to ensure sanitary conditions and proper operation. An appliance repair specialist should be consulted.

(E1 - 1) Underground

Summary - Electrical: Main Service (Defects, Comments, and Concerns):

(E1 - 1.2) Underground



This home is equipped with a generator. The inspection/operation of the generator is beyond the scope of the home inspection. The operation of the generator requires specific instructions. A licensed electrical contractor should be consulted to operate and evaluate the system to ensure proper/safe performance and to inform the buyer of safe operational procedures.

(F3 - 1) Crawl Space

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

(F3 - 1.1) Crawl Space



The home has an under ground fuel storage tank; storage tanks are either leased from the fuel supplier or owned by the homeowner. The buyer should request more information concerning the storage tank, service requirements and ownership.

(H1 - 1) All Rooms

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

(H1 - 1.1) All Rooms

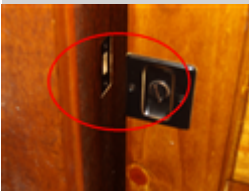


The master bedroom and master bedroom closet door knob assemblies are not aligned with the striker plate in the jamb area. The strikers could not engage properly to secure the doors. The door/jam needs repair to ensure that the doors close securely and operate properly. A general repair specialist should be consulted for evaluation and repair.

(H3 - 2) Bathroom: Jack and Jill

Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom: Jack and Jill

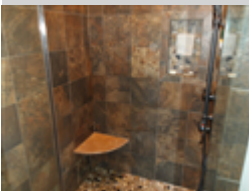


The pocket door locking mechanism is not aligned with the striker plate in the jamb area. The striker could not engage properly to secure the door. The door/jam needs repair to ensure that the door closes securely and operates properly. A general repair specialist should be consulted for evaluation and repair.

(H3 - 3) Bathroom: Master

Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 3.1) Bathroom: Master



The grouting for the tile system in the master bathroom shower needs further evaluation and repairs. Color change to the grout was noted when it became wet indicating water intrusion due to the grout not being sealed. Damages will occur to the grout and areas behind the tiles if the grout is not sealed. Recommend builder notification to ensure further evaluation of all tile surfaces and repairs are completed by a qualified contractor.

(I1 - 2) Crawl Space

Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 2.1) Crawl Space



Photo of dehumidifier located in the crawlspace area. Recommend home owner disclosure for operation and maintenance requirements. If owner is unaware, it is recommended to consult with an HVAC contractor.

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: 55 Deg. F
Weather Conditions: Overcast

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	IN/NI LT
Structural: Foundation	IN

Foundation Type: Crawl Space: Exterior Entrance
Foundation Materials: Block

(A1 - 2) Detached Building	IN/NI LT
Structural: Foundation	IN

Foundation Type: Slab
Foundation Materials: Concrete

(A2 - 1) Porch: Front	IN/NI LT
Structural: Columns and Piers	IN

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

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

(A2 - 1.1) Porch: Front



Photo showing exterior columns located on front porch. This is for your information only.

(A2 - 2) Porch: Rear
Structural: Columns and Piers

IN/NI LT

IN

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

(A2 - 2) Porch: Rear
Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 2.1) Porch: Rear



Photo showing exterior columns located on rear porch. This is for your information only.

(A2 - 3) Main House
Structural: Columns and Piers

IN/NI LT

IN

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

(A2 - 3) Main House
Structural: Columns and Piers (Defects, Comments, and Concerns):

(A2 - 3.1) Main House



Photo of a pier located in the crawlspace area. This is for your information only.

(A3 - 1) Main House
Structural: Floor Structure

IN/NI LT

IN

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

(A4 - 1) Attic
Structural: Wall Structure

IN/NI LT

IN

Wall Structure Type: Standard Construction: Dimensional Lumber: Wood

(A5 - 1) Attic
Structural: Ceiling Structure

IN/NI LT

IN

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood
Beam/Girder Type: Engineered Lumber

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT

IN

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

(A6 - 1) Main House
Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



From the attic, the roof decking had areas that were discolored and damaged. At the time of inspection, it could not be confirmed if the stains were from a current or previous roof leak. Recommend owner disclosure of the area, if the home owner is unaware, a licensed roofing contractor should be consulted to evaluate and make any necessary repairs to ensure the weather tightness of the area.

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 Front: Porch
Exterior: Wall Cladding

IN/NI LT

IN

Wall Cladding Type: Wood Panel Plywood
Trim Type: Wood Stain

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

(B1 - 1.1) Main House Front: Porch



Round holes typical of boring/carpenter bees were noted in the soffit over the front porch. Boring Bees damage wood by boring deep tunnels. Repairs are needed and the bees need to be controlled. A pest control specialist should be consulted. 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 siding, boxing, trim, and underlying components to prevent further damage.

(B1 - 2) Main House
Exterior: Wall Cladding

IN/NI LT

IN

Wall Cladding Type: Stone Veneer Cultured
Trim Type: Wood Paint

(B1 - 3) Main House
Exterior: Wall Cladding

IN/NI LT

IN

Wall Cladding Type: Fiber Cement Shakes
Trim Type: Wood Paint

(B1 - 4) Main House
Exterior: Wall Cladding

IN/NI LT

IN

Wall Cladding Type: Fiber Cement Horizontal
Trim Type: Wood Paint

(B2 - 1) Windows
Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Window: Double Hung
Location: Main House

(B2 - 1) Windows

Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 1.1) Windows



One of the window locks was noted to be damaged on one of the master bedroom windows. Recommend a qualified person or licensed repair specialist to evaluate and repair as needed.

(B2 - 2) Door

Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Door: Main Entrance
Location: Main House Front

(B2 - 2) Door

Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 2.1) Door



The front door weather-stripping is damaged along the top. The weather-stripping 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: Window
Location: Main House Rear

(B2 - 4) Door

Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Door: Single
Location: Garage/House Entry

(B2 - 5) Door

Exterior: Windows and Doors

IN/NI LT

IN

Window/Door Type: Door: Garage: Hinged
Location: Garage

(B2 - 6) Door Exterior: Windows and Doors	IN/NI LT
	IN

Window/Door Type: Door: Garage: Roll-Up
Location: Garage

(B2 - 7) Doors Exterior: Windows and Doors	IN/NI LT
	IN

Window/Door Type: Door: Double
Location: Detached Building

(B2 - 7) Doors Exterior: Windows and Doors (Defects, Comments, and Concerns):	
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(B2 - 7.1) Doors



A large gap exist under the bottom of the doors on the detached building. This opening can allow for insect and wildlife intrusion that can result in undesirable conditions. Recommend consulting a licensed general contractor to evaluate this concern and make repairs as needed.

(B3 - 1) Porch Exterior: Decks, Porches, Stoops, and Balconies	IN/NI LT
	IN

Structure Type: Masonry: Pavers
Location: Main House Front

(B3 - 2) Porch Exterior: Decks, Porches, Stoops, and Balconies	IN/NI LT
	IN

Structure Type: Masonry: Pavers
Location: Main House Rear

(B4 - 1) Driveway Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
	IN

Construction Type: Gravel
Location: Main House Left

(B4 - 2) Walk Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
	IN

Construction Type: Gravel
Location: Main House Front

(B4 - 3) Patio Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
	IN

Construction Type: Flat Stones/Pavers
Location: Main House Rear

(B5 - 1) Grading Exterior: Vegetation and Grading	IN/NI LT
	IN

Location: Main House

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

(B5 - 1.1) Grading



The grading around the left rear foundation of the home is too high in some areas and does not allow proper clearance between the soil/bedding materials and the wall cladding. Incorrect clearance can result in water penetration, poor drainage, conditions conducive of insects and decay, and limited inspection areas. A licensed general contractor should be consulted to evaluate and correct the grading as needed for proper clearance and drainage. As repairs are made, siding and the adjacent hidden framing areas should be checked for hidden damages and made repairs as needed.

(B5 - 1.2) Grading



The front left downspout empties into an area to the left of the main entrance that does not allow for the water to drain away from the foundation. This can result in damages to the foundation. Recommend a licensed general contractor to evaluate this concern and make repairs as needed.

(B5 - 2) Vegetation Exterior: Vegetation and Grading	IN/NI LT
	IN

Location: Main House Rear

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 using binoculars and or a zoom camera and from a ladder at the roof eaves. This method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small defects or hidden areas that may only be located or identified by walking on the roof surface which is beyond the scope of this home inspection. 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: Shingles/Fiberglass

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

System Type: Standard Tray System

(C3 - 1) Main House Roofing: Flashings, Skylights, and Penetrations	IN/NI LT
	IN

System Type: Plumbing Vent

(C3 - 2) Main House Roofing: Flashings, Skylights, and Penetrations	IN/NI LT
	IN

System Type: Flashing: Chimney

(C3 - 3) Main House Roofing: Flashings, Skylights, and Penetrations	IN/NI LT
	IN

System Type: Roof To Wall Intersection

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

Type: Pre-Manufactured: Metal: Box: Masonry

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

Main Water Shut-Off Location: Laundry

Water Supply Type: Public

Water Supply Piping Materials: [PEX]

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

**(D1 - 1) All Accessible Areas
Plumbing: Water Distribution Systems**

IN/NI LT

IN

Piping Materials: [PEX]

**(D1 - 1) All Accessible Areas
Plumbing: Water Distribution Systems (Defects, Comments, and Concerns):**

(D1 - 1.1) All Accessible Areas



Photo showing emergency water shut off valve located in the laundry room. This is for your information only.

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

IN/NI LT

IN

Piping Materials: [PVC]

Trap Materials: [Plastic]

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

(D2 - 1.1) All Accessible Areas



The drainage pipe from the dishwasher to the sink plumbing was not installed in manner to prevent sewer from backing up into the unit in the event of a plumbing clog. The dishwasher needs further evaluation and repair to ensure sanitary conditions and proper operation. An appliance repair specialist should be consulted.

(D2 - 1.2) All Accessible Areas



Photo of sump pump in crawlspace. This is for your information only.

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

IN/NI LT

IN

Location: Exterior Hut
Capacity: Tankless
Energy Source: Gas-Propane

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

(D3 - 1.1) Unit #1



Photo showing tankless water heating unit located on exterior of the home. This is for your information only.

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

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

**E - Electrical Section
(Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):**

Smoke Detectors are Present in this Home
Carbon Monoxide Detectors are Not Present in this Home

**(E1 - 1) Underground
Electrical: Main Service**

IN/NI LT

IN

Grounding Electrode: Driven Rod

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

(E1 - 1.1) Underground



Photo of main electrical service. This is for your information only.

(E1 - 1.2) Underground



This home is equipped with a generator. The inspection/operation of the generator is beyond the scope of the home inspection. The operation of the generator requires specific instructions. A licensed electrical contractor should be consulted to operate and evaluate the system to ensure proper/safe performance and to inform the buyer of safe operational procedures.

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

IN/NI LT

IN

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

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

(E2 - 1.1) Main Panel



Photo of main electrical panel located in the garage area. This is for your information only.

(E4 - 1) Attic
Electrical: Branch Circuits

IN/NI LT

IN

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

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

IN/NI LT

IN

GFCI Protection Present:

(E5 - 2) Interior
Electrical: Light Fixtures, Receptacles, Smoke Detectors

IN/NI LT

IN

GFCI Protection Not Present:

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 covers were not removed to expose internal components. This type of visual inspection will not reveal internal problems for 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. All concerns are in need of further evaluation and repair by a Licensed HVAC Contractor. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

(F1 - 1) Heating Unit
Heating: Equipment

IN/NI LT

IN

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

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

(F1 - 1.1) Heating Unit



Photo of furnace in attic area. This is for your information only.

(F2 - 1) Heating Unit
Heating: Distribution Systems

IN/NI LT

IN

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

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

IN/NI LT

IN

Gas Piping Materials: Copper
Fuel Turn Off Location: At Propane Tank
Fuel Storage: [Propane Storage Tank Present]

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

(F3 - 1.1) Crawl Space



The home has an under ground fuel storage tank; storage tanks are either leased from the fuel supplier or owned by the homeowner. The buyer should request more information concerning the storage tank, service requirements and ownership.

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

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. All system concerns listed or identified below were found to be in need of further evaluation and or repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the heating and cooling performance, service, and maintenance history of the HVAC system(s).

(G1 - 1) Cooling Unit Cooling: Equipment	IN/NI LT
	IN

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

**(G1 - 1) Cooling Unit
Cooling: Equipment (Defects, Comments, and Concerns):**

(G1 - 1.1) Cooling Unit



Photo of exterior HVAC unit. This is for your information only.

Manufacturer: Trane
 Serial Number: 16193T8W1F
 Model Number: 4TWR8048A1000BA
 Date: May 2016

(G2 - 1) Cooling Unit 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) All Rooms
Interiors: General Rooms**

IN/NI LT

IN

Additional Area Conditions/Limitations: [Furniture/Storage Present In Area]
Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]
GFCI Protection Not Present:

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

(H1 - 1.1) All Rooms



The master bedroom and master bedroom closet door knob assemblies are not aligned with the striker plate in the jamb area. The strikers could not engage properly to secure the doors. The door/jam needs repair to ensure that the doors close securely and operate properly. A general repair specialist should be consulted for evaluation and repair.

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

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

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

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Present:

(H3 - 2) Bathroom: Jack and Jill Interiors: Bathrooms	IN/NI LT
	IN

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Present:

**(H3 - 2) Bathroom: Jack and Jill
Interiors: Bathrooms (Defects, Comments, and Concerns):**

(H3 - 2.1) Bathroom: Jack and Jill



The pocket door locking mechanism is not aligned with the striker plate in the jamb area. The striker could not engage properly to secure the door. The door/jam needs repair to ensure that the door closes securely and operates properly. A general repair specialist should be consulted for evaluation and repair.

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

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Present:

**(H3 - 3) Bathroom: Master
Interiors: Bathrooms (Defects, Comments, and Concerns):**

(H3 - 3.1) Bathroom: Master



The grouting for the tile system in the master bathroom shower needs further evaluation and repairs. Color change to the grout was noted when it became wet indicating water intrusion due to the grout not being sealed. Damages will occur to the grout and areas behind the tiles if the grout is not sealed. Recommend builder notification to ensure further evaluation of all tile surfaces and repairs are completed by a qualified contractor.

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

Bathroom Ventilation: [Ventilation Exhaust Fan]
GFCI Protection Present:

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

GFCI Protection Present:
Garage Door Safety Sensor Present:
Door Inspection Methods: The Garage door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter are not inspected or operated.

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

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

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Masonry Exterior	IN/NI LT
Interiors: Fireplaces and Stoves	IN

Location: Living Room
Energy Source: Propane
Exhaust Flue Type: Metal

(H6 - 1) Fireplace: Pre-Manufactured: Metal: Box: Masonry Exterior
Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Pre-Manufactured: Metal: Box: Masonry Exterior



Photo of gas logs in operation. This is for your information only.

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

The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

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

IN/NI LT
IN

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

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

IN/NI LT
IN

Insulation Type: No Insulation Present
Ventilation Type: Closed Space: Dehumidifier

**(I1 - 2) Crawl Space
Insulation and Ventilation: Areas (Defects, Comments, and Concerns):**

(I1 - 2.1) Crawl Space



Photo of dehumidifier located in the crawlspace area. Recommend home owner disclosure for operation and maintenance requirements. If owner if unaware, it is recommend to consult with an HVAC contractor.

**J - Built In Appliance Section
(General Limitations, Implications, and Directions):**

The installed appliances were visually inspected and operated per the home inspector's standard of practice and or contract, unless otherwise noted as a limitation. Built in appliances are operated to determine if the units respond to and operate using normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as the cleaning ability of the dishwasher, the grinding efficiency of the disposal, or the calibration of the oven is beyond the scope of the home inspection. Refrigeration units, ice makers, wine coolers, countertop appliances, washing machines, and dryers are beyond the scope of the home inspection. All appliances listed as not operational, identified to be of concern are in need of a full evaluation and or repair by a certified appliance repair technician prior to purchase. If additional concerns are discovered during the process of evaluation and repair, a Licensed General Contractor should be consulted to contact a specialist in each trade as needed.

(J1 - 1) All Built In Appliances Built In Appliances: Equipment	IN/NI LT IN
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Location: Kitchen

Inspection Method: All built in appliances worked properly and as intended at the time of inspection.