



Property Inspection Report

Report Number: 24175

For The Property Located On:

5407 Eastern Shores Dr
Greensboro, North Carolina 27455



Prepared For Exclusive Use By:

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Prepared By: Charles Donald Williams, NC: 3313

Date of Inspection: Monday, July 29, 2024

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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
A2 - Structural: Columns and Piers	IN/NI LT
(A2 - 1) Main House	IN
A3 - Structural: Floor Structure	IN/NI LT
(A3 - 1) Main House Upper Levels	IN
A4 - Structural: Wall Structure	IN/NI LT
(A4 - 1) All Interior Areas	IN
A5 - Structural: Ceiling Structure	IN/NI LT
(A5 - 1) All Accessible Attic Areas	IN
A6 - Structural: Roof Structure	IN/NI LT
(A6 - 1) Main House	IN LT

B - Exterior

B1 - Exterior: Wall Claddings, Flashing, and Trim	IN/NI LT
(B1 - 1) Main House	IN
(B1 - 2) Accent Area Front	IN
(B1 - 3) Accent Areas	IN
B2 - Exterior: Windows and Doors	IN/NI LT
(B2 - 1) Doors	IN
(B2 - 2) Windows	IN
B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls	IN/NI LT
(B4 - 1) Balcony - 2nd Level - Front	IN
(B4 - 2) Patio - 2nd Level - Rear	IN
(B4 - 3) Patio - 3rd Level	IN
(B4 - 4) Driveway	IN
B5 - Exterior: Vegetation and Grading	IN/NI LT
(B5 - 1) Grading	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	
C4 - Roofing: Chimneys and Flues	IN/NI	LT
(C4 - 1) Outdoor Fireplace - Rear Patio	IN	
D - Plumbing		
D1 - Plumbing: Water Distribution Systems	IN/NI	LT
(D1 - 1) All Accessible Areas	IN	LT
D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI	LT
(D2 - 1) All Accessible Areas	IN	LT
D3 - Plumbing: Water Heating Equipment	IN/NI	LT
(D3 - 1) Unit #1	IN	
(D3 - 2) Unit #2	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 #1	IN	
(E2 - 2) Main Panel #2	IN	
E3 - Electrical: Distribution Panels	IN/NI	LT
(E3 - 1) Distribution Panel #1	IN	
(E3 - 2) Distribution Panel #2	IN	
E5 - Electrical: Light Fixtures, Receptacles, and Smoke Detectors	IN/NI	LT
(E5 - 1) Miscellaneous Electrical	IN	
F - Heating		
F1 - Heating: Equipment	IN/NI	LT
(F1 - 1) Heating and Cooling Unit #1	IN	
(F1 - 2) Heating and Cooling Unit #2	IN	
(F1 - 3) Heating and Cooling Unit #3	IN	
(F1 - 4) Heating and Cooling Unit #4	IN	
(F1 - 5) Heating and Cooling Unit #5	IN	
F2 - Heating: Distribution Systems	IN/NI	LT
(F2 - 1) Heating and Cooling Unit #1	IN	
(F2 - 2) Heating and Cooling Unit #2	IN	
(F2 - 3) Heating and Cooling Unit #3	IN	
(F2 - 4) Heating and Cooling Unit #4	IN	
G - Cooling		
G1 - Cooling: Equipment	IN/NI	LT
(G1 - 1) Heating and Cooling Unit #1	IN	
(G1 - 2) Heating and Cooling Unit #2	IN	
(G1 - 3) Heating and Cooling Unit #3	IN	
(G1 - 4) Heating and Cooling Unit #4	IN	
(G1 - 5) Heating and Cooling Unit #5	IN	
G2 - Cooling: Distribution Systems	IN/NI	LT
(G2 - 1) Heating and Cooling Unit #1	IN	
(G2 - 2) Heating and Cooling Unit #2	IN	
(G2 - 3) Heating and Cooling Unit #3	IN	

G2 - Cooling: Distribution Systems		IN/NI LT
(G2 - 4) Heating and Cooling Unit #4		IN
H - Interiors		
H1 - Interiors: General Rooms		IN/NI LT
(H1 - 1) Interior Doors		IN
(H1 - 2) Miscellaneous		IN
H2 - Interiors: Kitchens		IN/NI LT
(H2 - 1) Kitchen		IN
(H2 - 2) Butlers Pantry		IN
H3 - Interiors: Bathrooms		IN/NI LT
(H3 - 1) Bathroom: Master		IN
(H3 - 2) Bathroom: Half 1st Level		IN
(H3 - 3) Bathroom: Hall 2nd Level - Left		IN
(H3 - 4) Bathroom: Private 2nd Left Front		IN
(H3 - 5) Bathroom: Private 2nd Right Front		IN
(H3 - 6) Bathroom: 3rd Level		IN
(H3 - 7) Hall Sink: 2nd Level		IN
H4 - Interiors: Garages		IN/NI LT
(H4 - 1) Garage #1		IN
(H4 - 2) Garage #2 / Gym		IN
H6 - Interiors: Fireplaces and Stoves		IN/NI LT
(H6 - 1) Fireplace: Masonry		IN
(H6 - 2) Fireplace: Pre-Manufactured: Metal		IN
(H6 - 3) Fireplace: Pre-Manufactured: Metal		IN
(H6 - 4) Fireplace: Masonry		IN
I - Insulation and Ventilation		
I1 - Insulation and Ventilation: Areas		IN/NI LT
(I1 - 1) Attic: All Accessible		IN
J - Built In Appliances		
J1 - Built In Appliances: Equipment		IN/NI LT
(J1 - 1) Appliances Not Inspected - per client		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):

Limitation(s): The attic area was inspected from the attic access opening only. The majority of the attic was not accessible for inspection.

(A6 - 1.1) Main House



There is an LVL beam installed just inside the HVAC access on the 3rd level that needs further evaluation. Because the 2"x 4" braces resting on the beam are installed on an angle additional bracing is recommended to avoid the potential to tilt or fail. A licensed general contractor should be contacted for further evaluation and repair as needed.

(B1 - 1) Main House

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

(B1 - 1.1) Main House



When inspecting the exterior trim the following was noted:
1 - Some soffit areas are missing paint - photo to the left is at the left side of the front entrance.
2 - Evidence suggest a single coat of paint - poor coverage.
3 - Fit and finish is incomplete - nail heads exposed.
A general contractor should be contacted to evaluate and complete the exterior trim installation and painting as needed.

(B1 - 1.2) Main House



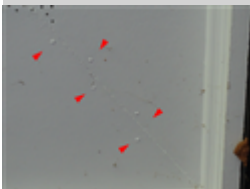
See item #1 in the comment above

(B1 - 1.3) Main House



See item #2 in the comment above

(B1 - 1.4) Main House



See item #3 in the comment above

(B2 - 1) Doors

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

(B2 - 1.1) Doors



When inspecting the exterior doors the following concerns were observed:

1 - The triple panel door in the formal dining room:

A - Is not sized to fit the opening.

B - Has been installed with the bottom frame and weep system below the exterior brick sill - no where to drain.

C - Displaced weather stripping.

D - Not aligned with brick.

E - Not functional.

2 - The double door from the den (left rear corner of main level):

A - Does not fit the opening, and does not align with the transom window above. The brick has been altered in an attempt to force it to fit, leaving an unusual step in the brick between the door and window above.

B - The door is not aligned (not evenly spaced, side to side or top to bottom) with the interior frame/jamb or the exterior brick.

C - The door needs adjustment to function properly.

D - Is missing weather stripping.

E - Exterior trim installation is incomplete.

3 - The great room doors are in need of completion:

A - Drag on floor and need adjustment.

B - Exterior trim missing.

4 - The door from the master bedroom is in need of completion, drag on floor and need adjustment.

5 - The front center bedroom (2nd level) door:

A - Installation is incomplete: the secondary panel top and bottom latch has not been installed

B - The door drags on the frame and need adjustment.

C - Damaged (cracked) threshold.

6 - At the 2nd level office door, daylight is visible around door.

7 - The 3rd level sliding door to the balcony:

A - Installation is incomplete (center hardware).

B - Missing weather strip at the center.

8 - The door between the garage and house:

A - The installation is incomplete - daylight at bottom of door (no weather stripping).

B - The door is bowed or warped.

9 - The front door threshold is damaged - can allow storm water to cause damage to the flooring.

A licensed general contractor should be contacted for further evaluation and repair to ensure that the doors function as intended.

(B2 - 1.2) Doors



See item #1-B in the comment above - lower rail below the brick sill

(B2 - 1.3) Doors



See item #1-B in the comment above - detail of weep system

(B2 - 1.4) Doors



See item #1-C in the comment above

(B2 - 1.5) Doors



See item #1-D in the comment above

(B2 - 1.6) Doors



See item #2-A in the comment above - den door

(B2 - 1.7) Doors



See item #2-A in the comment above - step in brick between door and transom.

(B2 - 1.8) Doors



See item #2-A in the comment above - step in brick between door and transom.

(B2 - 1.9) Doors



See item #2-B in the comment above - den door fit, right side

(B2 - 1.10) Doors



See item #2-B in the comment above - den door fit, left side

(B2 - 1.11) Doors



See item #2-B in the comment above - den door, margin at top vs. bottom

(B2 - 1.12) Doors



See item #2-C in the comment above - den door - weather stripping at threshold

(B2 - 1.13) Doors



See item #2-C in the comment above - den doors not aligned

(B2 - 1.14) Doors



See item #3 in the comment above - great room

(B2 - 1.15) Doors



See item #3 in the comment above - exterior trim missing

(B2 - 1.16) Doors



See item #3 in the comment above - exterior trim missing

(B2 - 1.17) Doors



See item #4 in the comment above - master bedroom

(B2 - 1.18) Doors



See item #5 in the comment above - front center bedroom (2nd level)

(B2 - 1.19) Doors



See item #5 in the comment above - front center bedroom (2nd level) - doors not aligned - needs adjustment

(B2 - 1.20) Doors



See item #5 in the comment above - cracked threshold

(B2 - 1.21) Doors



See item #6 in the comment above - 2nd level office

(B2 - 1.22) Doors



See item #7-A in the comment above - 3rd level balcony, installation incomplete

(B2 - 1.23) Doors



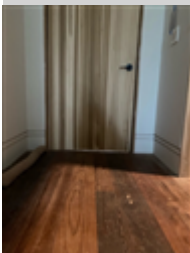
See item #7-A in the comment above - interior trim installation incomplete

(B2 - 1.24) Doors



See item #7-B in the comment above - hardware installation incomplete - gap between door panels (lower red arrow), no weather stripping and hardware not installed (upper red arrow)

(B2 - 1.25) Doors



See item #8 in the comment above - garage door

(B2 - 1.26) Doors



See item #9 in the comment above - front door threshold damaged

(B2 - 2) Windows

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

(B2 - 2.1) Windows



When inspecting the windows that have been replaced, it was noted that the window installation is not uniform or consistent. Materials used to fill gaps around the windows consist of aluminum or caulking and in some cases the gap is left exposed - photos below are an example and should not be considered a complete list. In addition to these general concerns, the following items were noted:

Main Level

1 - The left rear den, left side window:

A - Is not properly sized to fit the opening - from the exterior, there is a sizable (unfinished) gap at the bottom of the window

B - There is a gap between the window and transom above it that is unfinished and exposed to moisture entering the wall.

C - The window installation is incomplete.

D - Also at the left rear den window, there is a crack in the glass at the upper corner of the right side sash.

2 - Several of the transom windows across the rear have been replaced with white vinyl frame windows. (all other replacements are black)

3 - The master bedroom window frame is damaged along the bottom.

2nd Level

4 - At the left front bedroom private bath:

A - The window is not sized to fit the opening.

B - There is an unfinished gap around the window that can allow water to enter the wall.

C - The window is installed with more brick revealed (recessed) than others.

D - Window installation incomplete.

5 - The left front bedroom windows have damage to the frame along the bottom.

6 - There is a sizable gap along the bottom of the rear windows that is larger than what is typical, that is filled with caulking which will require periodic maintenance to maintain the seal.

All

7 - The fixed windows have been installed with deck screws (heads visible), and not the fasteners provided and approved by the manufacturer.

8 - The transom windows that are installed directly on the casement windows below (two windows in a single opening) do not have flashing or trim to keep moisture from getting in around the window and into the frame wall. The gap between the two windows is inconsistent.

9 - At the front dormer window, the arched top of the window does not match the arch in the stucco. Heavy caulking has been applied to fill the gap.

A licensed general contractor and/or the manufactures representative should be contacted for further evaluation, along with repairs to ensure that the windows function as intended.

(B2 - 2.2) Windows



See general comment above - heavy caulking at bottom of windows

(B2 - 2.3) Windows



See general comment above - heavy caulking at bottom of windows

(B2 - 2.4) Windows



See general comment above - inconsistent window trim, some have aluminum flashing on sides and bottom, (main level rear)

(B2 - 2.5) Windows



See general comment above - inconsistent depth and heavy caulk on sides of windows

(B2 - 2.6) Windows



See general comment above - No aluminum trim or heavy caulking

(B2 - 2.7) Windows



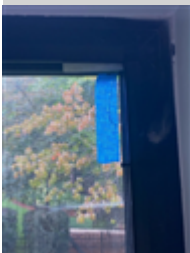
See item #1-A in the comment above - den

(B2 - 2.8) Windows



See item #1-B in the comment above - den

(B2 - 2.9) Windows



See item #1-D in the comment above - den

(B2 - 2.10) Windows



See item #2 in the comment above - white transoms

(B2 - 2.11) Windows



See item #3 in the comment above - master bedroom

(B2 - 2.12) Windows



See item #4 in the comment above - private bath left front

(B2 - 2.13) Windows



See item #4-A in the comment above - private bath left front

Note stack of plastic shims under window frame - incorrectly sized for opening - #4-A

Also note that the window is recessed beyond the brick sill - #4-C

(B2 - 2.14) Windows



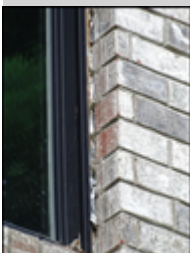
See item #4-A in the comment above - private bath left front, gap above window

(B2 - 2.15) Windows



See item #4-A in the comment above - private bath left front, gap between brick sill and window

(B2 - 2.16) Windows



See item #4-C in the comment above - private bath left front, gap along sides of window

(B2 - 2.17) Windows



See item #5 in the comment above - left front bedroom

(B2 - 2.18) Windows



See item #5 in the comment above - left front bedroom, additional photo

(B2 - 2.19) Windows



See item #6 in the comment above - rear window second level

(B2 - 2.20) Windows



See item #6 in the comment above - Additional photo

(B2 - 2.21) Windows



See item #7 in the comment above - Fixed windows, exposed deck screw

(B2 - 2.22) Windows



See item #7 in the comment above - Fixed windows, exposed deck screw

(B2 - 2.23) Windows



See item #7 in the comment above - Fixed windows, open holes

(B2 - 2.24) Windows



See item #8 in the comment above - transom at garage windows

(B2 - 2.25) Windows



See item #8 in the comment above - transom transition at garage windows

(B2 - 2.26) Windows



See item #8 in the comment above - transom transition (no gap)

(B2 - 2.27) Windows



See item #8 in the comment above - transom transition (gap)

(B2 - 2.28) Windows



See item #8 in the comment above - transom transition

(B2 - 2.29) Windows



See item #9 in the comment above - front dormer window

(B2 - 2.30) Windows



See item #9 in the comment above - caulked gap

(B4 - 1) Balcony - 2nd Level - Front
Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 1.1) Balcony - 2nd Level - Front



At the 2nd level front balcony the following was noted:

1 - Evidence suggest that the surface is not properly sloped to direct storm water to the outer edge, and the water proofing material installation is not complete - has a gap under the door threshold where moisture could enter.

2 - The surface materials have not yet been installed - installation incomplete.

A licensed general contractor should be contacted for further evaluation along with completion of work to the patio.

(B4 - 1.2) Balcony - 2nd Level - Front



See item #2 in the comment above

(B4 - 2) Patio - 2nd Level - Rear, Location: Main House Rear
Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 2.1) Patio - 2nd Level - Rear



At the 2nd level rear patio the following was noted:

1 - Evidence suggest that the surface is not properly sloped to direct storm water to the outer edge. Standing water was observed at the time of the inspection.

2 - The surface materials have not yet been installed - installation incomplete.

3 - Evidence of leaking at right side of glass dome and at inside corner next to house.

A licensed general contractor should be contacted for further evaluation along with completion of work to the patio.

(B4 - 2.2) Patio - 2nd Level - Rear



See item #3 in the comment above - leaking next to dome

(B4 - 2.3) Patio - 2nd Level - Rear



See item #3 in the comment above - leaking next to house (from below)

(B4 - 3) Patio - 3rd Level

Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 3.1) Patio - 3rd Level



At the 3rd level patio the following was noted:

- 1 - The slope of the surface is greater than what is comfortable to walk on.
- 2 - The surface materials have not yet been installed - installation incomplete.
- 3 - Some of the underlayment moves when walked on - needs to be secured.
- 4 - Water stands on the floor surface around both post.
- 5 - There are cracks in the stucco wall finish.

A licensed general contractor should be contacted for further evaluation along with completion of work to the patio.

(B4 - 3.2) Patio - 3rd Level



See items #1, #2 & #3 in the comment above

(B4 - 3.3) Patio - 3rd Level



See item #4 in the comment above - standing water

(B4 - 3.4) Patio - 3rd Level



See item #5 in the comment above - cracks in stucco

(B4 - 4) Driveway , Location: Main House Front

Summary - Exterior: Driveways, Patios, Walks, Retaining Walls (Defects, Comments, Concerns):

(B4 - 4.1) Driveway



The drain for the concrete pad at the front of the home was not functioning to direct water away from the home at the time of the inspection. A licensed general contractor should be contacted for further evaluation and repair to avoid damage to the home.

(B4 - 4.2) Driveway



See comment above - additional photo

(B5 - 1) Grading, Location: Main House Left

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

(B5 - 1.1) Grading



At the left side of the home, behind the HVAC units, the grade is lower than the adjacent yard and will not allow storm water to drain away from the foundation. The standing water can damage the foundation over time if not repaired. A landscape contractor should be contacted to repair as needed.

(C2 - 1) Main House, System Type: Gutter

Summary - Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House



When inspecting the roof drainage system (6" Gutters with 3"x 4" Downspouts) the following concerns were observed:

- 1 - Evidence suggest that the gutters are leaking (kick-out flashing not visible) in several locations across the front of the home.
- 2 - Evidence suggest that the drainpipe attached to the downspouts across the front of the home are clogged and not functional. It was railing during the inspection - water was overflowing at the connection at the base of the downspout.
- 3 - At the left side of the home, a downspout is not piped away allowing storm water to drain next to the foundation.
- 4 - The gutters are full of leaves and debris that is keeping them from functioning as intended. Cleaning is needed.

A general contractor should be contacted for further evaluation and repair to avoid further damage.

(C2 - 1.2) Main House



See item #1 in the comment above - right side of front entrance

(C2 - 1.3) Main House



See item #1 in the comment above - left side of front entrance

(C2 - 1.4) Main House



See item #2 in the comment above - front of home

(C2 - 1.5) Main House



See item #2 in the comment above - front of home

(C2 - 1.6) Main House



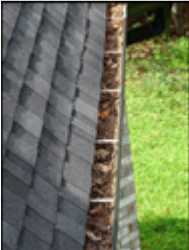
See item #3 in the comment above - front of home

(C2 - 1.7) Main House



See item #4 in the comment above - leaves and debris

(C2 - 1.8) Main House



See item #4 in the comment above - leaves and debris

**(C3 - 1) Main House, System Type: Roof To Wall Intersection
Summary - Roofing: Flashings, Skylights, Penetrations (Defects, Comments, and Concerns):**

(C3 - 1.1) Main House



The transition between the stone veneer and roofing has metal flashing installed over the stone, which is unconventional and not recommended. The gap at the top of the flashing between the stone is heavily caulked. Heavy caulking will require regular maintenance and should only be considered a temporary repair. A qualified roofing contractor should be consulted for evaluation and repair to ensure the long term weathertightness of the roof covering system.

(C3 - 1.2) Main House



See comment above - additional photo

(C4 - 1) Outdoor Fireplace - Rear Patio, Type: Chimney: Masonry
Summary - Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Outdoor Fireplace - Rear Patio



When inspecting the exterior fireplaces and chimney the following was noted:
1 - The mortar crown is deteriorated and cracked. When the mortar crown is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration.
2 - At the lower level fireplace, evidence suggest that moisture is entering the chimney from the top.
A chimney specialist should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

(C4 - 1.2) Outdoor Fireplace - Rear Patio



See item #1 in the comment above

(D1 - 1) All Accessible Areas
Summary - Plumbing: Water Distribution Systems (Confirmation of Limitation):

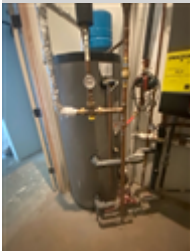
Limitation(s): The majority of the water supply lines are concealed from visual inspection and the general condition cannot be determined.

(D2 - 1) All Accessible Areas
Summary - Plumbing: Drain, Waste, & Vent Systems (Confirmation of Limitation):

Limitation(s): The majority of the plumbing waste lines are concealed from visual inspection and the general condition cannot be determined.

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

(D3 - 1.1) Unit #1



The water heater system was not producing hot water at the time of the inspection. This limited the inspection of the plumbing fixtures. Further evaluation and repair by a licensed plumbing contractor is needed.

(D3 - 2) Unit #2 , Location: Utility Room
Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 2.1) Unit #2



See comment in Unit #1 above... not functioning.

(E2 - 1) Main Panel #1, Location: Garage/Gym
Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel #1



The main electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E2 - 1.2) Main Panel #1



See comment above

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

(E5 - 1.1) Miscellaneous Electrical



The following electrical concerns were noted:
Main Level
1 - The receptacles are missing in the kitchen.
2 - The electrical light switches for all of the main level were not functional - did not operate any of the overhead lights.
3 - A receptacle under the sink cabinet is missing the cover plate.
4 - A receptacle at the bar sink in the kitchen installation incomplete.
2nd Level
5 - A receptacle in the left front bedroom tested as reversed polarity. Polarization provides an extra safety feature to prevent electrical shock hazards and property damage.
6 - A switch in the left rear bedroom controls a downstairs hall light.
7 - A receptacle at the top of the right side stairwell did not have power.
8 - A hall bathroom GFCI receptacle did not test to be functional.
9 - A number of overhead lights are missing.
3rd Level
10 - A group of recessed lights are controlled by multiple switches. The switches do not operate properly together and random positions disable one or both switches.

A licensed electrical contractor should be consulted for a complete evaluation of the electrical system of this home to determine the significance of these concerns and make necessary repairs to correct defects and prevent safety hazards.

(E5 - 1.2) Miscellaneous Electrical



See item #3 in the comment above - under kitchen cabinet

(E5 - 1.3) Miscellaneous Electrical



See item #4 in the comment above - bar sink

(E5 - 1.4) Miscellaneous Electrical



See item #5 in the comment above - left front bedroom

(E5 - 1.5) Miscellaneous Electrical



See item #6 in the comment above - left rear bedroom/ downstairs hall light

(E5 - 1.6) Miscellaneous Electrical



See item #7 in the comment above - right side stairwell

(E5 - 1.7) Miscellaneous Electrical



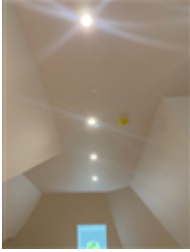
See item #8 in the comment above - Hall Bathroom

(E5 - 1.8) Miscellaneous Electrical



See item #9 in the comment above - Office

(E5 - 1.9) Miscellaneous Electrical



See item #10 in the comment above - Ceiling lights 3rd level

(F1 - 5) Heating and Cooling Unit #5, Location: Exterior: Garage/Gym Summary - Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 5.1) Heating and Cooling Unit #5



Photo - Heating and Cooling (interior) Unit #5

Limitation: unable to operate, no remote

(H1 - 1) Interior Doors

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

(H1 - 1.1) Interior Doors



All interior doors are missing hardware and need adjustment. The following addition concerns were noted:

Main level

- 1 - The hall closet is missing a pivot door.
- 2 - A second closet door is missing.

2nd Level

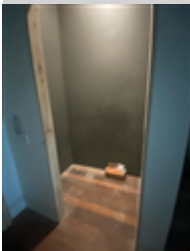
- 3 - The left rear bedroom door has a broken glass.
- 4 - The laundry room pocket door installation is incomplete.
- 5 - The left front bedroom closet doors are warped.
- 6 - The utility closet door is damaged.
- 7 - The right side office door has surface damage.
- 8 - The right side office door installation is incomplete - missing trim.
- 9 - The left front bathroom pocket door installation is incomplete.
- 10 - The front right private bathroom doors installation is incomplete.

3rd Level

- 11 - The HVAC closet door is warped.
- 12 - Most of the pocket door installations are incomplete with the top rail still exposed - photos below are an example and should not be considered a complete list.

A general contractor should be contacted for further evaluation along with repairs and completion.

(H1 - 1.2) Interior Doors



See item #1 in the comment above - hall closet

(H1 - 1.3) Interior Doors



See item #2 in the comment above - Missing pivot door on closet

(H1 - 1.4) Interior Doors



See item #3 in the comment above - left rear bedroom

(H1 - 1.5) Interior Doors



See item #4 in the comment above - laundry

(H1 - 1.6) Interior Doors



See item #5 in the comment above - left front bedroom

(H1 - 1.7) Interior Doors



See item #6 in the comment above - Damaged door, 2nd floor utility closet

(H1 - 1.8) Interior Doors



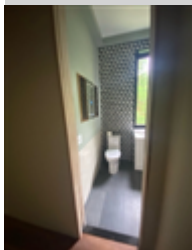
See item #7 in the comment above - right side office

(H1 - 1.9) Interior Doors



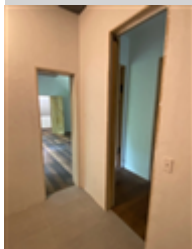
See item #8 in the comment above - office

(H1 - 1.10) Interior Doors



See item #9 in the comment above - Pocket door incomplete Bathroom: Private 2nd Left Front

(H1 - 1.11) Interior Doors



See item #10 in the comment above - front right bathroom doors

(H1 - 1.12) Interior Doors



See item #11 in the comment above - upper level HVAC closet door

(H1 - 1.13) Interior Doors



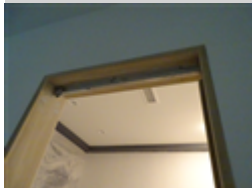
See item #11 in the comment above - upper level HVAC closet door warped

(H1 - 1.14) Interior Doors



See item #12 in the comment above - pocket door headers

(H1 - 1.15) Interior Doors



See item #12 in the comment above - pocket door header, private bath

(H1 - 1.16) Interior Doors



See item #12 in the comment above - pocket door header, master bathroom to closet

(H1 - 1.17) Interior Doors



See item #12 in the comment above - pocket door header, private bath

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

(H1 - 2.1) Miscellaneous



Trim on 2nd level barrel ceiling is wavy and needs repair...

(H1 - 2.2) Miscellaneous



Displaced baseboard right side second level hall

(H1 - 2.3) Miscellaneous



Note: Also at the left front bedroom, the closet shelving is bowed & poorly cut. left front bedroom

(H1 - 2.4) Miscellaneous



3rd level flooring - poorly patched, does not match... existing flooring is heart pine and new flooring white pine?

(H1 - 2.5) Miscellaneous



See comment above - 3rd level flooring

(H1 - 2.6) Miscellaneous



See comment above - 3rd level flooring

(H1 - 2.7) Miscellaneous



A 3rd level closet is missing flooring

(H1 - 2.8) Miscellaneous



The photo to the left is an example of the hardwood flooring cupping... to be addressed by others.

(H1 - 2.9) Miscellaneous



A plumbing vent at the 2nd level right side cubby, is missing a cover...

(H2 - 1) Kitchen

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

(H2 - 1.1) Kitchen



At the kitchen the following was noted:

- 1 - The cabinet doors and drawers need to be adjusted.
- 2 - There was no water at the kitchen sink.
- 3 - There was no water at the bar sink.
- 4 - The bar sink faucet is loose.

A general contractor should be contacted to complete the installation and make all needed repairs.

(H2 - 1.2) Kitchen



See item #2 in the comment above - sink

(H2 - 1.3) Kitchen



See item #3 & #4 in the comment above - bar sink

(H2 - 2) Butlers Pantry

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

(H2 - 2.1) Butlers Pantry



At the butlers pantry the following was noted:
1 - The cabinet doors and drawers need to be adjusted.
2 - Drawer fronts missing.
3 - Pocket door hardware missing.
A general contractor should be contacted to complete the installation.

(H2 - 2.2) Butlers Pantry



See item #1 in the comment above

(H2 - 2.3) Butlers Pantry



See item #2 in the comment above - pocket door

(H2 - 2.4) Butlers Pantry



Appliances not inspected...

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

(H3 - 1.1) Bathroom: Master



At the master bathroom the following was noted:
1 - The left side sink faucet is loose.
2 - The sink installation is not in line with the countertop.
3 - The shower faucet valve is not aligned to center.
4 - The top shower jet is at female face level.
5 - The shower head is too high to reach the center control button.
6 - The repair to the wall finish around the tub control is incomplete.
7 - The toilet is not square to the wall & residue on floor around base.
A licensed general contractor should be contacted to repair and complete as needed.

(H3 - 1.2) Bathroom: Master



See item #1 in the comment above - left side sink

(H3 - 1.3) Bathroom: Master



See item #1 in the comment above - Additional photo

(H3 - 1.4) Bathroom: Master



See item #2 in the comment above - Sinks are misaligned

(H3 - 1.5) Bathroom: Master



See item #3 and #4 in the comment above - jet height

(H3 - 1.6) Bathroom: Master



See item #5 in the comment above - Shower head center button too high to reach

(H3 - 1.7) Bathroom: Master



See item #6 in the comment above - wall above tub

(H3 - 1.8) Bathroom: Master



See item #7 in the comment above - toilet

**(H3 - 2) Bathroom: Half 1st Level
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):**

(H3 - 2.1) Bathroom: Half 1st Level



At the half bathroom:
1 - The vanity top is loose
2 - The sink drain stop does not hold water.
A general contractor should be contacted to complete as needed.

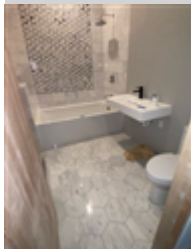
(H3 - 2.2) Bathroom: Half 1st Level



See comments above

(H3 - 3) Bathroom: Hall 2nd Level - Left
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 3.1) Bathroom: Hall 2nd Level - Left



At the hall bathroom on the 2nd level the following was noted:
1 - There is an active leak under the sink.
2 - The sink finish is damaged.
3 - Evidence suggest that the tub was installed without using a mortar base.
A licensed general contractor should be contacted to repair and complete as needed.

(H3 - 3.2) Bathroom: Hall 2nd Level - Left



See item #1 in the comment above - under sink

(H3 - 4) Bathroom: Private 2nd Left Front
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 4.1) Bathroom: Private 2nd Left Front



At the private bathroom on the 2nd level (left front) the following was noted:
1 - Evidence suggest that the tub was installed without using a mortar base.
2 - There is a chip in the tub surface.
A licensed general contractor should be contacted to repair and complete as needed.

(H3 - 4.2) Bathroom: Private 2nd Left Front



See item #2 in the comment above - Tub

(H3 - 5) Bathroom: Private 2nd Right Front
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 5.1) Bathroom: Private 2nd Right Front



At the private bathroom on the 2nd level (left front) the following was noted:
1 - The shower faucet valve is not flush to the shower wall.
2 - The shower drain is not recessed into the shower wall.
3 - The drywall is damaged at the side of the vanity.
A licensed general contractor should be contacted to repair and complete as needed.

(H3 - 5.2) Bathroom: Private 2nd Right Front



See item #1 in the comment above

(H3 - 5.3) Bathroom: Private 2nd Right Front



See item #2 in the comment above - Shower drain

(H3 - 5.4) Bathroom: Private 2nd Right Front



See item #3 in the comment above - drywall

**(H3 - 6) Bathroom: 3rd Level
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):**

(H3 - 6.1) Bathroom: 3rd Level



At the 3rd level bathroom:
1 - The left side of the vanity is damaged.
2 - The right side tilt drawer hits the wall when opened.
3 - The sink drain installation is incomplete.
A general contractor should be contacted to repair.

(H3 - 6.2) Bathroom: 3rd Level



See item #1 in the comment above - Vanity

(H3 - 6.3) Bathroom: 3rd Level



See item #2 in the comment above - Vanity

(H3 - 6.4) Bathroom: 3rd Level

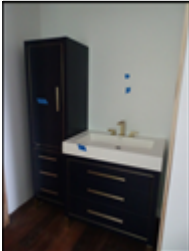


See item #3 in the comment above - Drain disconnected

(H3 - 7) Hall Sink: 2nd Level

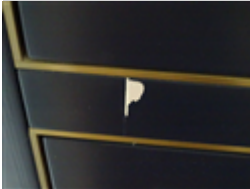
Summary - Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 7.1) Hall Sink: 2nd Level



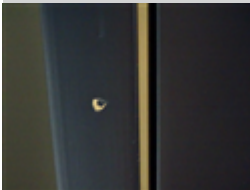
The vanity cabinet in the 2nd level right end hall:
1 - Cabinet is damaged.
2 - The sink surface is damaged.
3 - The drain stop is mismatched.
A general contractor should be contacted to repair.

(H3 - 7.2) Hall Sink: 2nd Level



See item #1 in the comment above

(H3 - 7.3) Hall Sink: 2nd Level



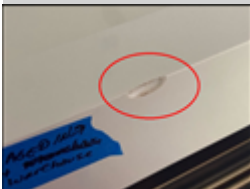
See item #1 in the comment above

(H3 - 7.4) Hall Sink: 2nd Level



See item #2 in the comment above

(H3 - 7.5) Hall Sink: 2nd Level



See item #2 in the comment above

(H3 - 7.6) Hall Sink: 2nd Level



See item #3 in the comment above

(H4 - 1) Garage #1

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

(H4 - 1.1) Garage #1



At the left side garage:

- 1 - The trim around both garage doors is defective.
- 2 - Bolts have been left protruding from the floor near utility room door - trip hazard and need to be removed.

A general contractor should be contacted to repair or replace.

(H4 - 1.2) Garage #1



See item #1 in the comment above - left front door

(H4 - 1.3) Garage #1



See item #1 in the comment above - left rear door

(H4 - 1.4) Garage #1



See item #2 in the comment above - Bolts in floor

(H4 - 2) Garage #2 / Gym

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

(H4 - 2.1) Garage #2 / Gym



At the garage/gym:

- 1 - The left side garage door did not respond to the operator to open the door. Repair is needed. A garage door installation company should be consulted for evaluation and repair to ensure that the door operates safely and properly.
- 2 - There are two (electrical) boxes in the floor of the gym that extend above the surface that are a trip hazard. A general contractor should be contacted to repair.

(H4 - 2.2) Garage #2 / Gym



See item #2 in the comment above

(H6 - 1) Fireplace: Masonry, Location: Family Room

Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry



The family room fireplace hearth installation is incomplete. A general contractor should be contacted.

(H6 - 1.2) Fireplace: Masonry



See comment above - supports exposed under hearth...

(H6 - 2) Fireplace: Pre-Manufactured: Metal, Location: Bedroom: Master

Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 2.1) Fireplace: Pre-Manufactured: Metal



The master bedroom fireplace installation is incomplete and was not operated. The fireplace installation company should be contacted for further evaluation and completion.

(H6 - 3) Fireplace: Pre-Manufactured: Metal, Location: 3rd level

Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 3.1) Fireplace: Pre-Manufactured: Metal



The 3rd floor fireplace installation is incomplete and was not operated. The fireplace installation company should be contacted for further evaluation and completion.

(J1 - 1) Appliances Not Inspected - per client, Location: Kitchen
Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Appliances Not Inspected - per client



Appliances not operated...

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" per the home inspection standards of practice means the act of making a visual examination. This report was prepared for a specific client (homeowner) concerning renovation work done on the home. This report reflects the condition of the property at the time of the inspection only and does not imply that no concerns other than those reported exist. 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: 72 Deg. F
Weather Conditions: Rain - Light

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):

The slab foundation could not be evaluated or inspected due to construction methods and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation. The attic of this home was not entered because of limited access and all related systems and components were not inspected. The home inspector did not formulate an opinion related to the condition of the attic systems and components including structural, HVAC, electrical, plumbing, insulation, and or ventilation systems.

(A1 - 1) Main House	IN/NI LT
Structural: Foundation	IN

Foundation Type: Slab: Brick Perimeter
Foundation Materials: Brick

(A2 - 1) Main House	IN/NI LT
Structural: Columns and Piers	IN

Column/Pier Type: Column: Interior
Column/Pier Materials: Undetermined: Plaster Finish

(A3 - 1) Main House Upper Levels	IN/NI LT
Structural: Floor Structure	IN

Sub-Floor Type: Not Visible For Inspection: Description
Floor Joist Type: Not Visible For Inspection: Description
Girder/Beam Type: Not Visible For Inspection: Description

(A4 - 1) All Interior Areas	IN/NI LT
Structural: Wall Structure	IN

Wall Structure Type: Finished Areas: Not Accessible for Inspection or Description

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

IN/NI LT

IN

Ceiling Joist Type: Not Visible: Not Accessible For Inspection or Description
Beam/Girder Type: Not Visible: Not Accessible For Inspection or Description

(A6 - 1) Main House
Structural: Roof Structure

IN/NI LT

IN LT

Roof Style/Type: Combination: Gable: Hip: Shed
Roof Sheathing Type: OSB
Rafter & Beam Types: Dimensional Lumber: Standard Construction: LVL
Limitation(s): The attic area was inspected from the attic access opening only. The majority of the attic was not accessible for inspection.

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

(A6 - 1.1) Main House



There is an LVL beam installed just inside the HVAC access on the 3rd level that needs further evaluation. Because the 2"x 4" braces resting on the beam are installed on an angle additional bracing is recommended to avoid the potential to tilt or fail. A licensed general contractor should be contacted for further evaluation and repair as needed.

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 Paint

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

(B1 - 1.1) Main House



When inspecting the exterior trim the following was noted:
1 - Some soffit areas are missing paint - photo to the left is at the left side of the front entrance.
2 - Evidence suggest a single coat of paint - poor coverage.
3 - Fit and finish is incomplete - nail heads exposed.
A general contractor should be contacted to evaluate and complete the exterior trim installation and painting as needed.

(B1 - 1.2) Main House



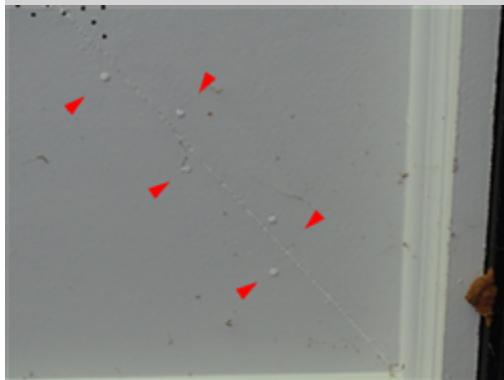
See item #1 in the comment above

(B1 - 1.3) Main House



See item #2 in the comment above

(B1 - 1.4) Main House



See item #3 in the comment above

(B1 - 2) Accent Area Front
Exterior: Wall Cladding

IN/NI LT

IN

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

(B1 - 3) Accent Areas
Exterior: Wall Cladding

IN/NI LT

IN

Wall Cladding Type: Stucco Surface Type Undetermined
Trim Type: Wood Paint

(B2 - 1) Doors
Exterior: Windows and Doors

IN/NI LT

IN

(B2 - 1) Doors

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

(B2 - 1.1) Doors



When inspecting the exterior doors the following concerns were observed:

1 - The triple panel door in the formal dining room:

A - Is not sized to fit the opening.

B - Has been installed with the bottom frame and weep system below the exterior brick sill - no where to drain.

C - Displaced weather stripping.

D - Not aligned with brick.

E - Not functional.

2 - The double door from the den (left rear corner of main level):

A - Does not fit the opening, and does not align with the transom window above. The brick has been altered in an attempt to force it to fit, leaving an unusual step in the brick between the door and window above.

B - The door is not aligned (not evenly spaced, side to side or top to bottom) with the interior frame/jamb or the exterior brick.

C - The door needs adjustment to function properly.

D - Is missing weather stripping.

E - Exterior trim installation is incomplete.

3 - The great room doors are in need of completion:

A - Drag on floor and need adjustment.

B - Exterior trim missing.

4 - The door from the master bedroom is in need of completion, drag on floor and need adjustment.

5 - The front center bedroom (2nd level) door:

A - Installation is incomplete: the secondary panel top and bottom latch has not been installed

B - The door drags on the frame and need adjustment.

C - Damaged (cracked) threshold.

6 - At the 2nd level office door, daylight is visible around door.

7 - The 3rd level sliding door to the balcony:

A - Installation is incomplete (center hardware).

B - Missing weather strip at the center.

8 - The door between the garage and house:

A - The installation is incomplete - daylight at bottom of door (no weather stripping).

B - The door is bowed or warped.

9 - The front door threshold is damaged - can allow storm water to cause damage to the flooring.

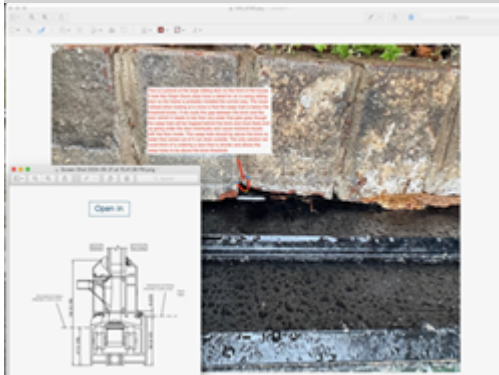
A licensed general contractor should be contacted for further evaluation and repair to ensure that the doors function as intended.

(B2 - 1.2) Doors



See item #1-B in the comment above - lower rail below the brick sill

(B2 - 1.3) Doors



See item #1-B in the comment above - detail of weep system

(B2 - 1.4) Doors



See item #1-C in the comment above

(B2 - 1.5) Doors



See item #1-D in the comment above

(B2 - 1.6) Doors



See item #2-A in the comment above - den door

(B2 - 1.7) Doors



See item #2-A in the comment above - step in brick between door and transom.

(B2 - 1.8) Doors



See item #2-A in the comment above - step in brick between door and transom.

(B2 - 1.9) Doors



See item #2-B in the comment above - den door fit, right side

(B2 - 1.10) Doors



See item #2-B in the comment above - den door fit, left side

(B2 - 1.11) Doors



See item #2-B in the comment above - den door, margin at top vs. bottom

(B2 - 1.12) Doors



See item #2-C in the comment above - den door - weather stripping at threshold

(B2 - 1.13) Doors



See item #2-C in the comment above - den doors not aligned

(B2 - 1.14) Doors



See item #3 in the comment above - great room

(B2 - 1.15) Doors



See item #3 in the comment above - exterior trim missing

(B2 - 1.16) Doors



See item #3 in the comment above - exterior trim missing

(B2 - 1.17) Doors



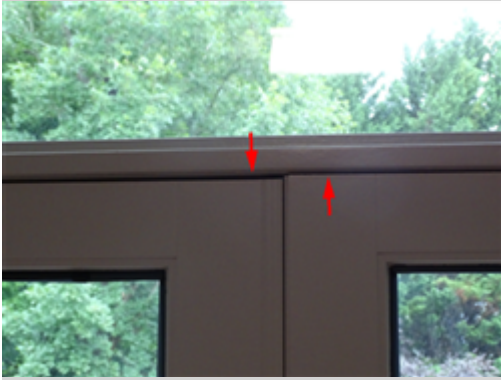
See item #4 in the comment above - master bedroom

(B2 - 1.18) Doors



See item #5 in the comment above - front center bedroom (2nd level)

(B2 - 1.19) Doors



See item #5 in the comment above - front center bedroom (2nd level)
- doors not aligned - needs adjustment

(B2 - 1.20) Doors



See item #5 in the comment above - cracked threshold

(B2 - 1.21) Doors



See item #6 in the comment above - 2nd level office

(B2 - 1.22) Doors



See item #7-A in the comment above - 3rd level balcony, installation incomplete

(B2 - 1.23) Doors



See item #7-A in the comment above - interior trim installation incomplete

(B2 - 1.24) Doors



See item #7-B in the comment above - hardware installation incomplete - gap between door panels (lower red arrow), no weather stripping and hardware not installed (upper red arrow)

(B2 - 1.25) Doors



See item #8 in the comment above - garage door

(B2 - 1.26) Doors



See item #9 in the comment above - front door threshold damaged

(B2 - 2) Windows
Exterior: Windows and Doors

IN/NI LT

IN

(B2 - 2) Windows

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

(B2 - 2.1) Windows



When inspecting the windows that have been replaced, it was noted that the window installation is not uniform or consistent. Materials used to fill gaps around the windows consist of aluminum or caulking and in some cases the gap is left exposed - photos below are an example and should not be considered a complete list. In addition to these general concerns, the following items were noted:

Main Level

1 - The left rear den, left side window:

A - Is not properly sized to fit the opening - from the exterior, there is a sizable (unfinished) gap at the bottom of the window

B - There is a gap between the window and transom above it that is unfinished and exposed to moisture entering the wall.

C - The window installation is incomplete.

D - Also at the left rear den window, there is a crack in the glass at the upper corner of the right side sash.

2 - Several of the transom windows across the rear have been replaced with white vinyl frame windows. (all other replacements are black)

3 - The master bedroom window frame is damaged along the bottom.

2nd Level

4 - At the left front bedroom private bath:

A - The window is not sized to fit the opening.

B - There is an unfinished gap around the window that can allow water to enter the wall.

C - The window is installed with more brick revealed (recessed) than others.

D - Window installation incomplete.

5 - The left front bedroom windows have damage to the frame along the bottom.

6 - There is a sizable gap along the bottom of the rear windows that is larger than what is typical, that is filled with caulking which will require periodic maintenance to maintain the seal.

All

7 - The fixed windows have been installed with deck screws (heads visible), and not the fasteners provided and approved by the manufacturer.

8 - The transom windows that are installed directly on the casement windows below (two windows in a single opening) do not have flashing or trim to keep moisture from getting in around the window and into the frame wall. The gap between the two windows is inconsistent.

9 - At the front dormer window, the arched top of the window does not match the arch in the stucco. Heavy caulking has been applied to fill the gap.

A licensed general contractor and/or the manufactures representative should be contacted for further evaluation, along with repairs to ensure that the windows function as intended.

(B2 - 2.2) Windows



See general comment above - heavy caulking at bottom of windows

(B2 - 2.3) Windows



See general comment above - heavy caulking at bottom of windows

(B2 - 2.4) Windows



See general comment above - inconsistent window trim, some have aluminum flashing on sides and bottom, (main level rear)

(B2 - 2.5) Windows



See general comment above - inconsistent depth and heavy caulk on sides of windows

(B2 - 2.6) Windows



See general comment above - No aluminum trim or heavy caulking

(B2 - 2.7) Windows



See item #1-A in the comment above - den

(B2 - 2.8) Windows



See item #1-B in the comment above - den

(B2 - 2.9) Windows



See item #1-D in the comment above - den

(B2 - 2.10) Windows



See item #2 in the comment above - white transoms

(B2 - 2.11) Windows



See item #3 in the comment above - master bedroom

(B2 - 2.12) Windows



See item #4 in the comment above - private bath left front

(B2 - 2.13) Windows



See item #4-A in the comment above - private bath left front

Note stack of plastic shims under window frame - incorrectly sized for opening - #4-A

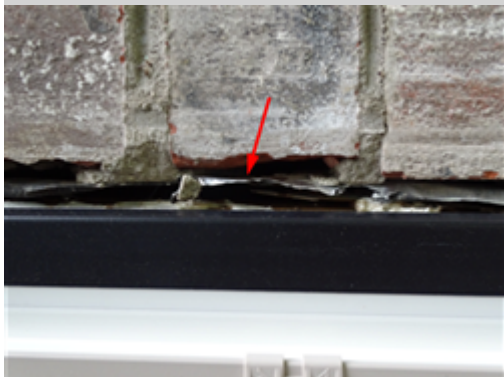
Also note that the window is recessed beyond the brick sill - #4-C

(B2 - 2.14) Windows



See item #4-A in the comment above - private bath left front, gap above window

(B2 - 2.15) Windows



See item #4-A in the comment above - private bath left front, gap between brick sill and window

(B2 - 2.16) Windows



See item #4-C in the comment above - private bath left front, gap along sides of window

(B2 - 2.17) Windows



See item #5 in the comment above - left front bedroom

(B2 - 2.18) Windows



See item #5 in the comment above - left front bedroom, additional photo

(B2 - 2.19) Windows



See item #6 in the comment above - rear window second level

(B2 - 2.20) Windows



See item #6 in the comment above - Additional photo

(B2 - 2.21) Windows



See item #7 in the comment above - Fixed windows, exposed deck screw

(B2 - 2.22) Windows



See item #7 in the comment above - Fixed windows, exposed deck screw

(B2 - 2.23) Windows



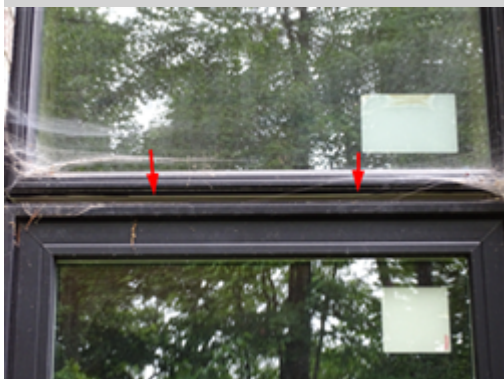
See item #7 in the comment above - Fixed windows, open holes

(B2 - 2.24) Windows



See item #8 in the comment above - transom at garage windows

(B2 - 2.25) Windows



See item #8 in the comment above - transom transition at garage windows

(B2 - 2.26) Windows



See item #8 in the comment above - transom transition (no gap)

(B2 - 2.27) Windows



See item #8 in the comment above - transom transition (gap)

(B2 - 2.28) Windows



See item #8 in the comment above - transom transition

(B2 - 2.29) Windows



See item #9 in the comment above - front dormer window

(B2 - 2.30) Windows



See item #9 in the comment above - caulked gap

**(B4 - 1) Balcony - 2nd Level - Front
Exterior: Driveways, Patios, Walks, and Retaining Walls**

IN/NI LT

IN

**(B4 - 1) Balcony - 2nd Level - Front
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):**

(B4 - 1.1) Balcony - 2nd Level - Front



At the 2nd level front balcony the following was noted:

1 - Evidence suggest that the surface is not properly sloped to direct storm water to the outer edge, and the water proofing material installation is not complete - has a gap under the door threshold where moisture could enter.

2 - The surface materials have not yet been installed - installation incomplete.

A licensed general contractor should be contacted for further evaluation along with completion of work to the patio.

(B4 - 1.2) Balcony - 2nd Level - Front



See item #2 in the comment above

(B4 - 2) Patio - 2nd Level - Rear
Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT

IN

Construction Type: Brick: steel

Location: Main House Rear

(B4 - 2) Patio - 2nd Level - Rear
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 2.1) Patio - 2nd Level - Rear



At the 2nd level rear patio the following was noted:

1 - Evidence suggest that the surface is not properly sloped to direct storm water to the outer edge. Standing water was observed at the time of the inspection.

2 - The surface materials have not yet been installed - installation incomplete.

3 - Evidence of leaking at right side of glass dome and at inside corner next to house.

A licensed general contractor should be contacted for further evaluation along with completion of work to the patio.

(B4 - 2.2) Patio - 2nd Level - Rear



See item #3 in the comment above - leaking next to dome

(B4 - 2.3) Patio - 2nd Level - Rear



See item #3 in the comment above - leaking next to house (from below)

**(B4 - 3) Patio - 3rd Level
Exterior: Driveways, Patios, Walks, and Retaining Walls**

IN/NI LT

IN

**(B4 - 3) Patio - 3rd Level
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):**

(B4 - 3.1) Patio - 3rd Level



At the 3rd level patio the following was noted:

- 1 - The slope of the surface is greater than what is comfortable to walk on.
- 2 - The surface materials have not yet been installed - installation incomplete.
- 3 - Some of the underlayment moves when walked on - needs to be secured.
- 4 - Water stands on the floor surface around both post.
- 5 - There are cracks in the stucco wall finish.

A licensed general contractor should be contacted for further evaluation along with completion of work to the patio.

(B4 - 3.2) Patio - 3rd Level



See items #1, #2 & #3 in the comment above

(B4 - 3.3) Patio - 3rd Level



See item #4 in the comment above - standing water

(B4 - 3.4) Patio - 3rd Level



See item #5 in the comment above - cracks in stucco

(B4 - 4) Driveway
Exterior: Driveways, Patios, Walks, and Retaining Walls

IN/NI LT

IN

Construction Type: Concrete
Location: Main House Front

(B4 - 4) Driveway
Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 4.1) Driveway



The drain for the concrete pad at the front of the home was not functioning to direct water away from the home at the time of the inspection. A licensed general contractor should be contacted for further evaluation and repair to avoid damage to the home.

(B4 - 4.2) Driveway



See comment above - additional photo

(B5 - 1) Grading
Exterior: Vegetation and Grading

IN/NI LT

IN

Location: Main House Left

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

(B5 - 1.1) Grading



At the left side of the home, behind the HVAC units, the grade is lower than the adjacent yard and will not allow storm water to drain away from the foundation. The standing water can damage the foundation over time if not repaired. A landscape contractor should be contacted to repair as needed.

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/Composite/Fiberglass

**(C2 - 1) Main House
Roofing: Drainage Systems**

IN/NI LT

IN

System Type: Gutter

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

(C2 - 1.1) Main House



When inspecting the roof drainage system (6" Gutters with 3"x 4" Downspouts) the following concerns were observed:

- 1 - Evidence suggest that the gutters are leaking (kick-out flashing not visible) in several locations across the front of the home.
- 2 - Evidence suggest that the drainpipe attached to the downspouts across the front of the home are clogged and not functional. It was raining during the inspection - water was overflowing at the connection at the base of the downspout.
- 3 - At the left side of the home, a downspout is not piped away allowing storm water to drain next to the foundation.
- 4 - The gutters are full of leaves and debris that is keeping them from functioning as intended. Cleaning is needed.

A general contractor should be contacted for further evaluation and repair to avoid further damage.

(C2 - 1.2) Main House



See item #1 in the comment above - right side of front entrance

(C2 - 1.3) Main House



See item #1 in the comment above - left side of front entrance

(C2 - 1.4) Main House



See item #2 in the comment above - front of home

(C2 - 1.5) Main House



See item #2 in the comment above - front of home

(C2 - 1.6) Main House



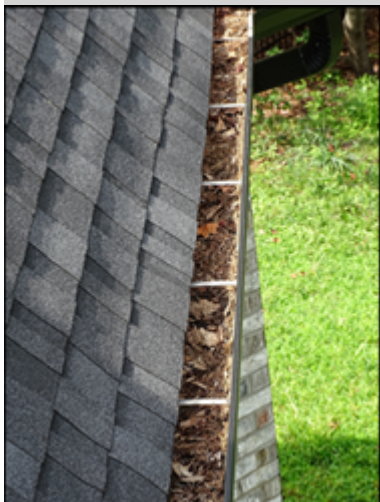
See item #3 in the comment above - front of home

(C2 - 1.7) Main House



See item #4 in the comment above - leaves and debris

(C2 - 1.8) Main House



See item #4 in the comment above - leaves and debris

(C3 - 1) Main House
Roofing: Flashings, Skylights, and Penetrations

IN/NI LT

IN

System Type: Roof To Wall Intersection

**(C3 - 1) Main House
Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):**

(C3 - 1.1) Main House



The transition between the stone veneer and roofing has metal flashing installed over the stone, which is unconventional and not recommended. The gap at the top of the flashing between the stone is heavily caulked. Heavy caulking will require regular maintenance and should only be considered a temporary repair. A qualified roofing contractor should be consulted for evaluation and repair to ensure the long term weathertightness of the roof covering system.

(C3 - 1.2) Main House



See comment above - additional photo

**(C4 - 1) Outdoor Fireplace - Rear Patio
Roofing: Chimneys and Flues**

IN/NI LT

IN

Type: Chimney: Masonry

**(C4 - 1) Outdoor Fireplace - Rear Patio
Roofing: Chimneys and Flues (Defects, Comments, and Concerns):**

(C4 - 1.1) Outdoor Fireplace - Rear Patio



When inspecting the exterior fireplaces and chimney the following was noted:

1 - The mortar crown is deteriorated and cracked. When the mortar crown is damaged water can enter between the chimney body and the flue liner resulting in leaks and deterioration.

2 - At the lower level fireplace, evidence suggest that moisture is entering the chimney from the top.

A chimney specialist should be consulted for a complete evaluation of the chimney, the flue liner and the masonry crown and to make necessary repairs.

(C4 - 1.2) Outdoor Fireplace - Rear Patio



See item #1 in the comment above

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

Main Water Shut-Off Location: Garage/Gym

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

IN/NI LT

Plumbing: Water Distribution Systems

IN LT

Piping Materials: [Copper/Brass] [PEX]

Limitation(s): The majority of the water supply lines are concealed from visual inspection and the general condition cannot be determined.

(D2 - 1) All Accessible Areas

IN/NI LT

Plumbing: Drain, Waste, and Vent Systems

IN LT

Piping Materials: [PVC]

Trap Materials: [Plastic]

Limitation(s): The majority of the plumbing waste lines are concealed from visual inspection and the general condition cannot be determined.

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

Location: Utility Room
Capacity: 67 gal
Energy Source: Electric

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

(D3 - 1.1) Unit #1



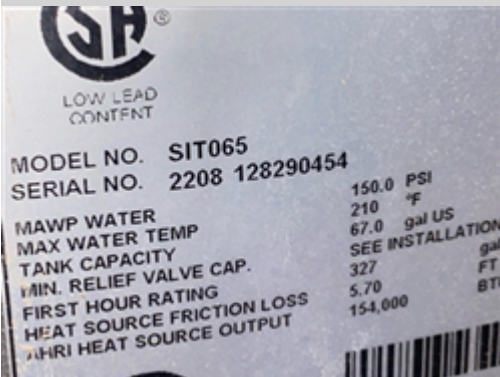
The water heater system was not producing hot water at the time of the inspection. This limited the inspection of the plumbing fixtures. Further evaluation and repair by a licensed plumbing contractor is needed.

(D3 - 1.2) Unit #1



Data plate

(D3 - 1.3) Unit #1



Additional photo

(D3 - 2) Unit #2 Plumbing: Water Heating Equipment	IN/NI LT
	IN

Location: Utility Room
Capacity: tankless
Energy Source: Gas

(D3 - 2) Unit #2
Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 2.1) Unit #2



See comment in Unit #1 above... not functioning.

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

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

Location: Garage/Gym
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



The main electrical service panel cover is missing fasteners that secure the cover to the enclosure. The door/cover prevents direct contact with hot electrical circuits and contains the electrical energy of the electrical system in the event of a short or electrical explosion; therefore the cover must be secured with the correct type, size and number of fasteners. This condition presents a safety hazard that could result in serious personal injury or death. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E2 - 1.2) Main Panel #1



See comment above

(E2 - 2) Main Panel #2
Electrical: Main Panels

IN/NI LT

IN

Location: gym
Amperage Rating: 200 Amps
Voltage Rating: 120-240 Volts: 1 Phase
Service Cable Material: Undetermined

(E2 - 2) Main Panel #2
Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 2.1) Main Panel #2



Photo - Main Panel #2

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

IN/NI LT

IN

Location: Laundry
Amperage Rating: 200 Amps
Voltage Rating: 120-240 Volts: 1 Phase
Service Cable Material: Aluminum

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

(E3 - 1.1) Distribution Panel #1



Photo - Distribution Panel #1

(E3 - 2) Distribution Panel #2
Electrical: Distribution Panels

IN/NI LT

IN

Location: Utility closet
Amperage Rating: 200 Amps
Voltage Rating: 120-240 Volts: 1 Phase
Service Cable Material: Aluminum

(E3 - 2) Distribution Panel #2
Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 2.1) Distribution Panel #2



Photo - Distribution Panel #2

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

IN/NI LT

IN

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

(E5 - 1.1) Miscellaneous Electrical



The following electrical concerns were noted:

Main Level

- 1 - The receptacles are missing in the kitchen.
- 2 - The electrical light switches for all of the main level were not functional - did not operate any of the overhead lights.
- 3 - A receptacle under the sink cabinet is missing the cover plate.
- 4 - A receptacle at the bar sink in the kitchen installation incomplete.

2nd Level

- 5 - A receptacle in the left front bedroom tested as reversed polarity. Polarization provides an extra safety feature to prevent electrical shock hazards and property damage.
- 6 - A switch in the left rear bedroom controls a downstairs hall light.
- 7 - A receptacle at the top of the right side stairwell did not have power.

8 - A hall bathroom GFCI receptacle did not test to be functional.

9 - A number of overhead lights are missing.

3rd Level

- 10 - A group of recessed lights are controlled by multiple switches. The switches do not operate properly together and random positions disable one or both switches.

A licensed electrical contractor should be consulted for a complete evaluation of the electrical system of this home to determine the significance of these concerns and make necessary repairs to correct defects and prevent safety hazards.

(E5 - 1.2) Miscellaneous Electrical



See item #3 in the comment above - under kitchen cabinet

(E5 - 1.3) Miscellaneous Electrical



See item #4 in the comment above - bar sink

(E5 - 1.4) Miscellaneous Electrical



See item #5 in the comment above - left front bedroom

(E5 - 1.5) Miscellaneous Electrical



See item #6 in the comment above - left rear bedroom/ downstairs hall light

(E5 - 1.6) Miscellaneous Electrical



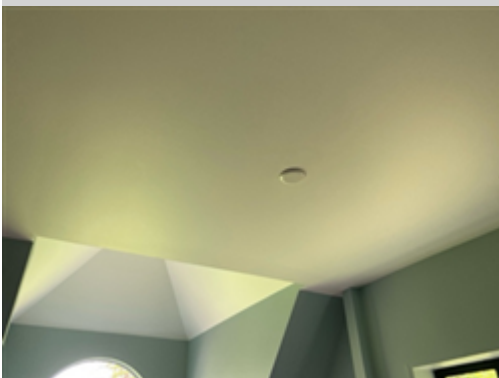
See item #7 in the comment above - right side stairwell

(E5 - 1.7) Miscellaneous Electrical



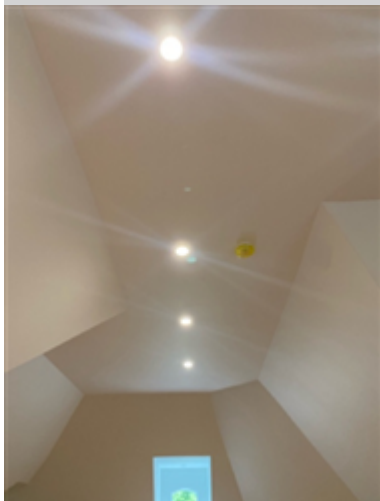
See item #8 in the comment above - Hall Bathroom

(E5 - 1.8) Miscellaneous Electrical



See item #9 in the comment above - Office

(E5 - 1.9) Miscellaneous Electrical



See item #10 in the comment above - Ceiling lights 3rd level

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

The HVAC system(s) were visually inspected and operated in the cooling cycle only. The removal of the unit covers provided for service or maintenance by a qualified service technician is beyond the scope of the home inspection, therefore internal parts were not visible. The heating and cooling system(s) were visually inspected at the time of the home inspection. The visual inspection is supplemented by evaluating the operating function of the system(s) that is seasonally indicated. This inspection was considered a summer inspection. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a summer inspection when outside temperatures are above 65 degrees (F), it is not possible to evaluate if the system will properly heat the home, therefore, the heating 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 heating system(s) during a summer inspection. Unless otherwise noted, the cooling system(s) were the main focus and operated for the duration of the inspection. If the buyer would like more information concerning the functionality and general condition of the system(s), an invasive inspection by a Licensed HVAC Contractor should be requested prior to purchase. All HVAC systems and components should be serviced and evaluated seasonally 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 and Cooling Unit #1	IN/NI LT
Heating: Equipment	IN

Location: Exterior: Closet
Equipment Type: Heat Pump: Split System
Energy Source: Electric

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

(F1 - 1.1) Heating and Cooling Unit #1



Photo - Heating and Cooling (interior) Unit #1

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

IN/NI LT

IN

Location: Exterior: Closet
Equipment Type: Heat Pump: Split System
Energy Source: Electric

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

(F1 - 2.1) Heating and Cooling Unit #2



Photo - Heating and Cooling (interior) Unit #2

(F1 - 3) Heating and Cooling Unit #3
Heating: Equipment

IN/NI LT

IN

Location: Exterior: Closet
Equipment Type: Heat Pump: Split System
Energy Source: Electric

(F1 - 3) Heating and Cooling Unit #3
Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 3.1) Heating and Cooling Unit #3



Photo - Heating and Cooling (interior) Unit #3

(F1 - 4) Heating and Cooling Unit #4
Heating: Equipment

IN/NI LT

IN

Location: Exterior: Closet

Equipment Type: Heat Pump: Split System

Energy Source: Electric

(F1 - 4) Heating and Cooling Unit #4
Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 4.1) Heating and Cooling Unit #4



Photo - Heating and Cooling (interior) Unit #4

(F1 - 5) Heating and Cooling Unit #5
Heating: Equipment

IN/NI LT

IN

Location: Exterior: Garage/Gym

Equipment Type: Heat Pump: Through Wall: Ductless

Energy Source: Electric

(F1 - 5) Heating and Cooling Unit #5
Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 5.1) Heating and Cooling Unit #5



Photo - Heating and Cooling (interior) Unit #5

Limitation: unable to operate, no remote

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

IN/NI LT

IN

Location Observed/Access: Closet - Limited Access
Distribution System Type: Forced Air: Metal Box: Flexible Branch

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

IN/NI LT

IN

Location Observed/Access: Closet - Limited Access
Distribution System Type: Forced Air: Metal Box: Flexible Branch

(F2 - 3) Heating and Cooling Unit #3
Heating: Distribution Systems

IN/NI LT

IN

Location Observed/Access: Closet - Limited Access
Distribution System Type: Forced Air: Metal Box: Flexible Branch

(F2 - 4) Heating and Cooling Unit #4
Heating: Distribution Systems

IN/NI LT

IN

Location Observed/Access: Closet - Limited Access
Distribution System Type: Forced Air: Metal Box: Flexible Branch

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. 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) Heating and Cooling Unit #1 Cooling: Equipment	IN/NI LT
	IN

Location: Exterior: Closet
Equipment Type: Heat Pump: Split System
Energy Source: Electric

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

(G1 - 1.1) Heating and Cooling Unit #1



Photo - Heating and Cooling (exterior) Unit #1

(G1 - 1.2) Heating and Cooling Unit #1



Data plate Mfg. date: 2023

(G1 - 2) Heating and Cooling Unit #2 Cooling: Equipment	IN/NI LT
	IN

Location: Exterior: Closet
Equipment Type: Heat Pump: Split System
Energy Source: Electric

(G1 - 2) Heating and Cooling Unit #2
Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 2.1) Heating and Cooling Unit #2



Photo - Heating and Cooling (exterior) Unit #2

(G1 - 2.2) Heating and Cooling Unit #2



Data plate Mfg. date: 2023

(G1 - 3) Heating and Cooling Unit #3
Cooling: Equipment

IN/NI LT

IN

Location: Exterior: Closet
Equipment Type: Heat Pump: Split System
Energy Source: Electric

(G1 - 3) Heating and Cooling Unit #3
Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 3.1) Heating and Cooling Unit #3



Photo - Heating and Cooling (exterior) Unit #3

(G1 - 3.2) Heating and Cooling Unit #3



Data plate Mfg. date: 2023

**(G1 - 4) Heating and Cooling Unit #4
Cooling: Equipment**

IN/NI LT

IN

Location: Exterior: Closet
Equipment Type: Heat Pump: Split System
Energy Source: Electric

**(G1 - 4) Heating and Cooling Unit #4
Cooling: Equipment (Defects, Comments, and Concerns):**

(G1 - 4.1) Heating and Cooling Unit #4



Photo - Heating and Cooling (exterior) Unit #4

(G1 - 4.2) Heating and Cooling Unit #4



Data plate Mfg. date: 2023

**(G1 - 5) Heating and Cooling Unit #5
Cooling: Equipment**

IN/NI LT

IN

Location: exterior: Gym
Equipment Type: Heat Pump: Through Wall: Ductless
Energy Source: Electric

(G1 - 5) Heating and Cooling Unit #5
Cooling: Equipment (Defects, Comments, and Concerns):

(G1 - 5.1) Heating and Cooling Unit #5



Photo - Heating and Cooling (exterior) Unit #5

Limitation: unable to operate, no remote

(G1 - 5.2) Heating and Cooling Unit #5



Data plate Mfg. date: 2023

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

IN/NI LT

IN

Location Observed/Access: Closet - Limited Access
Distribution System Type: Same as Heating

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

IN/NI LT

IN

Location Observed/Access: Closet - Limited Access
Distribution System Type: Same as Heating

(G2 - 3) Heating and Cooling Unit #3
Cooling: Distribution Systems

IN/NI LT

IN

Location Observed/Access: Closet - Limited Access
Distribution System Type: Forced Air: Metal Box: Flexible Branch

(G2 - 4) Heating and Cooling Unit #4
Cooling: Distribution Systems

IN/NI LT

IN

Location Observed/Access: Closet - Limited Access
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) Interior Doors
Interiors: General Rooms**

IN/NI LT

IN

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

(H1 - 1.1) Interior Doors



All interior doors are missing hardware and need adjustment. The following addition concerns were noted:

Main level

- 1 - The hall closet is missing a pivot door.
- 2 - A second closet door is missing.

2nd Level

- 3 - The left rear bedroom door has a broken glass.
- 4 - The laundry room pocket door installation is incomplete.
- 5 - The left front bedroom closet doors are warped.
- 6 - The utility closet door is damaged.
- 7 - The right side office door has surface damage.
- 8 - The right side office door installation is incomplete - missing trim.
- 9 - The left front bathroom pocket door installation is incomplete.
- 10 - The front right private bathroom doors installation is incomplete.

3rd Level

- 11 - The HVAC closet door is warped.
- 12 - Most of the pocket door installations are incomplete with the top rail still exposed - photos below are an example and should not be considered a complete list.

A general contractor should be contacted for further evaluation along with repairs and completion.

(H1 - 1.2) Interior Doors



See item #1 in the comment above - hall closet

(H1 - 1.3) Interior Doors



See item #2 in the comment above - Missing pivot door on closet

(H1 - 1.4) Interior Doors



See item #3 in the comment above - left rear bedroom

(H1 - 1.5) Interior Doors



See item #4 in the comment above - laundry

(H1 - 1.6) Interior Doors



See item #5 in the comment above - left front bedroom

(H1 - 1.7) Interior Doors



See item #6 in the comment above - Damaged door, 2nd floor utility closet

(H1 - 1.8) Interior Doors



See item #7 in the comment above - right side office

(H1 - 1.9) Interior Doors



See item #8 in the comment above - office

(H1 - 1.10) Interior Doors



See item #9 in the comment above - Pocket door incomplete
Bathroom: Private 2nd Left Front

(H1 - 1.11) Interior Doors



See item #10 in the comment above - front right bathroom doors

(H1 - 1.12) Interior Doors



See item #11 in the comment above - upper level HVAC closet door

(H1 - 1.13) Interior Doors



See item #11 in the comment above - upper level HVAC closet door warped

(H1 - 1.14) Interior Doors



See item #12 in the comment above - pocket door headers

(H1 - 1.15) Interior Doors



See item #12 in the comment above - pocket door header, private bath

(H1 - 1.16) Interior Doors



See item #12 in the comment above - pocket door header, master bathroom to closet

(H1 - 1.17) Interior Doors



See item #12 in the comment above - pocket door header, private bath

(H1 - 2) Miscellaneous Interiors: General Rooms

IN/NI LT

IN

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

(H1 - 2.1) Miscellaneous



Trim on 2nd level barrel ceiling is wavy and needs repair...

(H1 - 2.2) Miscellaneous



Displaced baseboard right side second level hall

(H1 - 2.3) Miscellaneous



Note: Also at the left front bedroom, the closet shelving is bowed & poorly cut. left front bedroom

(H1 - 2.4) Miscellaneous



3rd level flooring - poorly patched, does not match... existing flooring is heart pine and new flooring white pine?

(H1 - 2.5) Miscellaneous



See comment above - 3rd level flooring

(H1 - 2.6) Miscellaneous



See comment above - 3rd level flooring

(H1 - 2.7) Miscellaneous



A 3rd level closet is missing flooring

(H1 - 2.8) Miscellaneous



The photo to the left is an example of the hardwood flooring cupping... to be addressed by others.

(H1 - 2.9) Miscellaneous



A plumbing vent at the 2nd level right side cubby, is missing a cover...

(H2 - 1) Kitchen
Interiors: Kitchens

IN/NI LT

IN

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

(H2 - 1.1) Kitchen



At the kitchen the following was noted:

- 1 - The cabinet doors and drawers need to be adjusted.
- 2 - There was no water at the kitchen sink.
- 3 - There was no water at the bar sink.
- 4 - The bar sink faucet is loose.

A general contractor should be contacted to complete the installation and make all needed repairs.

(H2 - 1.2) Kitchen



See item #2 in the comment above - sink

(H2 - 1.3) Kitchen



See item #3 & #4 in the comment above - bar sink

(H2 - 2) Butlers Pantry
Interiors: Kitchens

IN/NI LT

IN

(H2 - 2) Butlers Pantry
Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 2.1) Butlers Pantry



At the butlers pantry the following was noted:
1 - The cabinet doors and drawers need to be adjusted.
2 - Drawer fronts missing.
3 - Pocket door hardware missing.
A general contractor should be contacted to complete the installation.

(H2 - 2.2) Butlers Pantry



See item #1 in the comment above

(H2 - 2.3) Butlers Pantry



See item #2 in the comment above - pocket door

(H2 - 2.4) Butlers Pantry



Appliances not inspected...

(H3 - 1) Bathroom: Master
Interiors: Bathrooms

IN/NI LT

IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

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

(H3 - 1.1) Bathroom: Master



At the master bathroom the following was noted:

- 1 - The left side sink faucet is loose.
 - 2 - The sink installation is not in line with the countertop.
 - 3 - The shower faucet valve is not aligned to center.
 - 4 - The top shower jet is at female face level.
 - 5 - The shower head is too high to reach the center control button.
 - 6 - The repair to the wall finish around the tub control is incomplete.
 - 7 - The toilet is not square to the wall & residue on floor around base.
- A licensed general contractor should be contacted to repair and complete as needed.

(H3 - 1.2) Bathroom: Master



See item #1 in the comment above - left side sink

(H3 - 1.3) Bathroom: Master



See item #1 in the comment above - Additional photo

(H3 - 1.4) Bathroom: Master



See item #2 in the comment above - Sinks are misaligned

(H3 - 1.5) Bathroom: Master



See item #3 and #4 in the comment above - jet height

(H3 - 1.6) Bathroom: Master



See item #5 in the comment above - Shower head center button too high to reach

(H3 - 1.7) Bathroom: Master



See item #6 in the comment above - wall above tub

(H3 - 1.8) Bathroom: Master



See item #7 in the comment above - toilet

(H3 - 2) Bathroom: Half 1st Level
Interiors: Bathrooms

IN/NI LT

IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 2) Bathroom: Half 1st Level
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 2.1) Bathroom: Half 1st Level



At the half bathroom:
1 - The vanity top is loose
2 - The sink drain stop does not hold water.
A general contractor should be contacted to complete as needed.

(H3 - 2.2) Bathroom: Half 1st Level



See comments above

**(H3 - 3) Bathroom: Hall 2nd Level - Left
Interiors: Bathrooms**

IN/NI LT

IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

**(H3 - 3) Bathroom: Hall 2nd Level - Left
Interiors: Bathrooms (Defects, Comments, and Concerns):**

(H3 - 3.1) Bathroom: Hall 2nd Level - Left



At the hall bathroom on the 2nd level the following was noted:
1 - There is an active leak under the sink.
2 - The sink finish is damaged.
3 - Evidence suggest that the tub was installed without using a mortar base.
A licensed general contractor should be contacted to repair and complete as needed.

(H3 - 3.2) Bathroom: Hall 2nd Level - Left



See item #1 in the comment above - under sink

(H3 - 4) Bathroom: Private 2nd Left Front Interiors: Bathrooms	IN/NI LT
	IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

(H3 - 4) Bathroom: Private 2nd Left Front
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 4.1) Bathroom: Private 2nd Left Front



At the private bathroom on the 2nd level (left front) the following was noted:
1 - Evidence suggest that the tub was installed without using a mortar base.
2 - There is a chip in the tub surface.
A licensed general contractor should be contacted to repair and complete as needed.

(H3 - 4.2) Bathroom: Private 2nd Left Front



See item #2 in the comment above - Tub

(H3 - 5) Bathroom: Private 2nd Right Front Interiors: Bathrooms	IN/NI LT
	IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

**(H3 - 5) Bathroom: Private 2nd Right Front
Interiors: Bathrooms (Defects, Comments, and Concerns):**

(H3 - 5.1) Bathroom: Private 2nd Right Front



At the private bathroom on the 2nd level (left front) the following was noted:

- 1 - The shower faucet valve is not flush to the shower wall.
 - 2 - The shower drain is not recessed into the shower wall.
 - 3 - The drywall is damaged at the side of the vanity.
- A licensed general contractor should be contacted to repair and complete as needed.

(H3 - 5.2) Bathroom: Private 2nd Right Front



See item #1 in the comment above

(H3 - 5.3) Bathroom: Private 2nd Right Front



See item #2 in the comment above - Shower drain

(H3 - 5.4) Bathroom: Private 2nd Right Front



See item #3 in the comment above - drywall

**(H3 - 6) Bathroom: 3rd Level
Interiors: Bathrooms**

IN/NI LT

IN

Bathroom Ventilation: [Ventilation Exhaust Fan]

**(H3 - 6) Bathroom: 3rd Level
Interiors: Bathrooms (Defects, Comments, and Concerns):**

(H3 - 6.1) Bathroom: 3rd Level



At the 3rd level bathroom:
1 - The left side of the vanity is damaged.
2 - The right side tilt drawer hits the wall when opened.
3 - The sink drain installation is incomplete.
A general contractor should be contacted to repair.

(H3 - 6.2) Bathroom: 3rd Level



See item #1 in the comment above - Vanity

(H3 - 6.3) Bathroom: 3rd Level



See item #2 in the comment above - Vanity

(H3 - 6.4) Bathroom: 3rd Level



See item #3 in the comment above - Drain disconnected

(H3 - 7) Hall Sink: 2nd Level
Interiors: Bathrooms

IN/NI LT

IN

(H3 - 7) Hall Sink: 2nd Level
Interiors: Bathrooms (Defects, Comments, and Concerns):

(H3 - 7.1) Hall Sink: 2nd Level



The vanity cabinet in the 2nd level right end hall:
1 - Cabinet is damaged.
2 - The sink surface is damaged.
3 - The drain stop is mismatched.
A general contractor should be contacted to repair.

(H3 - 7.2) Hall Sink: 2nd Level



See item #1 in the comment above

(H3 - 7.3) Hall Sink: 2nd Level



See item #1 in the comment above

(H3 - 7.4) Hall Sink: 2nd Level



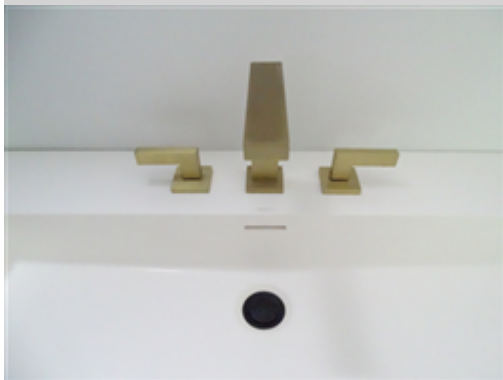
See item #2 in the comment above

(H3 - 7.5) Hall Sink: 2nd Level



See item #2 in the comment above

(H3 - 7.6) Hall Sink: 2nd Level



See item #3 in the comment above

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

IN/NI LT

IN

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

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

(H4 - 1.1) Garage #1



At the left side garage:
1 - The trim around both garage doors is defective.
2 - Bolts have been left protruding from the floor near utility room door - trip hazard and need to be removed.
A general contractor should be contacted to repair or replace.

(H4 - 1.2) Garage #1



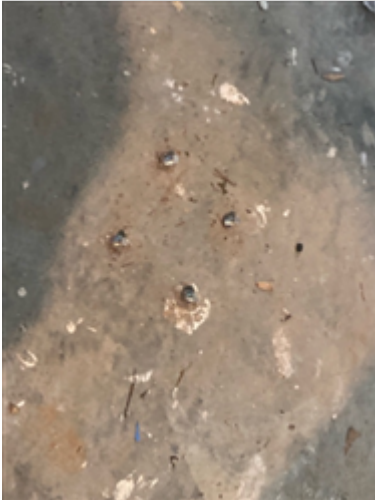
See item #1 in the comment above - left front door

(H4 - 1.3) Garage #1



See item #1 in the comment above - left rear door

(H4 - 1.4) Garage #1



See item #2 in the comment above - Bolts in floor

**(H4 - 2) Garage #2 / Gym
Interiors: Garage(s)**

IN/NI LT

IN

Door Inspection Methods: Garage door does not automatically reverse or stop when meeting a reasonable resistance during closing. A garage door repair specialist should be consulted for evaluation and repair to ensure proper and safe operation of the unit.

(H4 - 2) Garage #2 / Gym
Interiors: Garage(s) (Defects, Comments, and Concerns):

(H4 - 2.1) Garage #2 / Gym



At the garage/gym:
1 - The left side garage door did not respond to the operator to open the door. Repair is needed. A garage door installation company should be consulted for evaluation and repair to ensure that the door operates safely and properly.
2 - There are two (electrical) boxes in the floor of the gym that extend above the surface that are a trip hazard. A general contractor should be contacted to repair.

(H4 - 2.2) Garage #2 / Gym



See item #2 in the comment above

(H6 - 1) Fireplace: Masonry
Interiors: Fireplaces and Stoves

IN/NI LT

IN

Location: Family Room
Energy Source: Natural Gas
Exhaust Flue Type: Metal

(H6 - 1) Fireplace: Masonry
Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry



The family room fireplace hearth installation is incomplete. A general contractor should be contacted.

(H6 - 1.2) Fireplace: Masonry



See comment above - supports exposed under hearth...

(H6 - 2) Fireplace: Pre-Manufactured: Metal
Interiors: Fireplaces and Stoves

IN/NI LT

IN

Location: Bedroom: Master
Energy Source: Natural Gas
Exhaust Flue Type: Metal

(H6 - 2) Fireplace: Pre-Manufactured: Metal
Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 2.1) Fireplace: Pre-Manufactured: Metal



The master bedroom fireplace installation is incomplete and was not operated. The fireplace installation company should be contacted for further evaluation and completion.

(H6 - 3) Fireplace: Pre-Manufactured: Metal Interiors: Fireplaces and Stoves	IN/NI LT
	IN

Location: 3rd level
Energy Source: Natural Gas
Exhaust Flue Type: Undetermined

**(H6 - 3) Fireplace: Pre-Manufactured: Metal
Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):**

(H6 - 3.1) Fireplace: Pre-Manufactured: Metal



The 3rd floor fireplace installation is incomplete and was not operated. The fireplace installation company should be contacted for further evaluation and completion.

(H6 - 4) Fireplace: Masonry Interiors: Fireplaces and Stoves	IN/NI LT
	IN

Location: 2nd Level Patio
Energy Source: Wood
Exhaust Flue Type: Masonry: Clay Tile Liner

**(H6 - 4) Fireplace: Masonry
Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):**

(H6 - 4.1) Fireplace: Masonry



Photo

**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: Spray Foam
Ventilation Type: Undetermined

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

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. Refrigeration units, ice makers, wine coolers, countertop appliances, washing machines, and dryers are beyond the scope of the home inspection

**(J1 - 1) Appliances Not Inspected - per client
Built In Appliances: Equipment**

IN/NI LT

IN

Location: Kitchen

**(J1 - 1) Appliances Not Inspected - per client
Built In Appliances: Equipment (Defects, Comments, and Concerns):**

(J1 - 1.1) Appliances Not Inspected - per client



Appliances not operated...