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HOME INSPECTION REPORT

874 Summit Pkwy
Bostic , Nc 28018

John Doe
08/05/2025



Inspector
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Thank you for the opportunity to conduct this home inspection for you! This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensure Board and a copy of these guidelines is available from that board. The report contains two sections: 1) the summary pages that contain a list of items that need to be repaired/evaluated/monitored and 2) the body of the report that contains much information about the systems in the house and notes on items in the house. Please read the entire report.

All directions in the report are relative to facing the house from the street or facing the main entrance door unless otherwise stated in the report. Directions for a condo unit in a building with multiple units are relative to facing the unit from its main entrance door.

The ratings used in the report are defined as follows:

- ACC - Acceptable - The item was inspected and was functioning as intended.
- AR - Action Recommended - The item was inspected and was not functioning as intended, allowing for normal wear and tear, or appeared not to function as intended, based upon documented tangible evidence. These items will need to be evaluated/repaired/replaced by a specialist.
- Mon - Monitor - The item was inspected and had issues but was functioning during the inspection. The item needs to be monitored for changes.
- NI - Not Inspected - The item was not inspected and the reason for not inspecting is listed.
- NP - Not present - The item was not present at the home.

The observations/defects in the report/summary pages are color-coded.

- Red comments are high priority items that need to be repaired/replaced/evaluated now.
- Orange comments are moderately important items or maintenance items that could be delayed.
- Blue comments are low priority maintenance items that can be delayed or items that need to be monitored for changes.

The age/size information included in the report is provided by another source. We do not measure the house to determine the size.

Please call us with any questions that you have. Thanks again for trusting us with your home inspection. Please refer True View Property Inspections LLC to your family or friends for their home inspection needs.

2.2.1 Roofing - Drainage System: Downspout bent/damaged
3.5.1 Exterior - Wall Flashings: Exterior flashing at horizontal transitions missing
3.5.2 Exterior - Wall Flashings: Exterior flashing damaged/missing
3.8.1 Exterior - Exterior Windows: Exterior window decay on window
3.9.1 Exterior - Deck: Deck cross-bracing missing
3.9.2 Exterior - Deck: Deck wood worn
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3.20.1 Exterior - Vegetation: Trees
5.2.1 Electrical - Service Ground: Ground connection buried — not verified
5.3.1 Electrical - Main Panel: Main panel holes in panel
5.4.1 Electrical - Distribution Panels: Distribution panel no inner cover
5.7.1 Electrical - Circuit Conductors: Open junctions
5.7.2 Electrical - Circuit Conductors: NM wire exposed inside
5.7.3 Electrical - Circuit Conductors: Panel with crowded wiring at entrance
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6.4.1 Plumbing - Water Heater: Water heater old
6.9.1 Plumbing - Bathroom Toilets: Toilet loose
6.11.1 Plumbing - Bathroom Tubs/Showers: Shower no enclosure - shower head tested
7.2.1 Heat/AC - AC: HVAC data plate not readable
7.9.1 Heat/AC - Laundry Venting System: Laundry vent screen installed
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8.3.2 Interiors - Ceilings: Interior ceiling holes
8.7.1 Interiors - Railings: Spacing to large
8.10.1 Interiors - Interior Windows: Interior window broken glass

1: INSPECTION DETAILS

Information

In Attendance
Inspector, Homeowner(s)

Occupancy
Occupied

Type of Building
Single Family

Year built (from other sources)
2008

Square Footage (from other sources)
3500

Weather Conditions
Partly Cloudy

Temperature at beginning of inspection
70-80 degrees

Photo Gallery


Front


Left


Back


Right

2: ROOFING

		Acc	AR	Mon	NI	NP
2.1	Coverings	X				
2.2	Drainage System		X			
2.3	Roof Flashings	X				
2.4	Roof Penetrations	X				
2.5	Chimney	X				
2.6	Skylights					X
2.7	Roof Structure	X				
2.8	Ceiling Structure				X	
2.9	Roof Ventilation	X				
2.10	Roof Insulation	X				
2.11	Roof Vapor Retarder	X				
2.12	Attic Access	X				

Acc = Acceptable AR = Action Recommended Mon = Monitor NI = Not Inspected NP = Not Present

Information

Coverings: Coverings Description
Metal

Coverings: Roof Type
Gable



Coverings: Roof Inspection Method
Viewed with drone

Drainage System: Drainage System Description
Metal downspouts, Metal gutters

Roof Flashings: Flashing looked typical
Noted the visible roof flashing looked typical during the inspection.

Chimney: Chimney Description
Metal

Roof Structure: Roof Structure Description
Wood frame rafters of standard lumber

Ceiling Structure: Ceiling Structure Description
Not visible

Roof Ventilation: Roof Ventilation Description
Soffit - continuous

Roof Insulation: Roof Insulation Description
Spray foam

Roof Vapor Retarder: No visible vapor retarder other than sheetrock ceiling

Noted there was no visible vapor retarder in the attic other than the sheetrock ceiling. This is a typical current building practice.

Attic Access: Attic Access Type

Walk-in door(s)

Attic Access: **Attic Observation Method**
Viewed with a standard flashlight, Walked/Crawled through the attic

Limitations

Ceiling Structure

CEILING STRUCTURE NOT VISIBLE DUE TO INSULATION/FLOORING

Noted the ceiling structure was covered by the insulation and/or flooring in the attic and was not visible during the inspection.

Observations

2.2.1 Drainage System

Moderate Defect

DOWNSPOUT BENT/DAMAGED

A downspout was bent or damaged at the identified location. Damage to the downspout may restrict drainage and cause water to discharge near the building rather than being directed away, potentially contributing to soil erosion or moisture problems. Recommend correction of the affected downspout by a qualified contractor.





Cracked where connects to underground connection at Exterior Front Left

3: EXTERIOR

		Acc	AR	Mon	NI	NP
3.1	Trim/Eaves/Soffits/Fascia	X				
3.2	Claddings	X				
3.3	Wall Structure	X				
3.4	Wall Insulation	X				
3.5	Wall Flashings		X			
3.6	Entryway Doors	X				
3.7	Garage Door				X	
3.8	Exterior Windows		X			
3.9	Deck		X			
3.10	Porch/Stoop	X				
3.11	Screened Porch					X
3.12	Steps/Rails	X				
3.13	Sunroom					X
3.14	Patio		X			
3.15	Balcony/Areaway					X
3.16	Garage/Carport				X	
3.17	Driveway		X			
3.18	Walkway	X				
3.19	Retaining Walls	X				
3.20	Vegetation		X			
3.21	Grading/Draining	X				
3.22	Exterior Other				X	

Acc = Acceptable AR = Action Recommended Mon = Monitor NI = Not Inspected NP = Not Present

Information

Trim/Eaves/Soffits/Fascia: Trim/Eaves/Soffits/Fascia Description
Wood

Claddings: Claddings Description
Wood siding

Wall Structure: Wall Structure Description
Logs

Wall Insulation: Wall Insulation Description
Visible in basement utilty room, Rigid foam insulation

Wall Insulation: Most not visible
Noted most of the wall insulation was concealed in the walls and was not visible during the inspection.

Entryway Doors: All inspected/operated
Noted all of the entryway doors were inspected/operated.

Garage Door: Garage Door Description
Size: single door

Deck: Deck Description

Exterior Windows: Exterior Windows Description
Wood, Single hung

Deck: Crawled/walked under

Structural components: Wood, Floor: Wood, Rails: Wood, Steps: Wood, Bolted

Noted the area under the deck was crawled/walked.

Porch/Stoop: Porch/Stoop Description
Floor: Wood, Columns: Wood, Columns: Masonry, Bolted

Porch/Stoop: Full view - perimeter
Noted the area under the porch was viewed from the perimeter. There was full view under the porch.

Screened Porch: Screened Porch Description
Not present

Steps/Rails: Steps/Rails Description
Steps: Wood, Steps: Composite material, Rails: Wood, Rails: Vinyl/plastic

Sunroom: Sunroom Description
Not present

Patio: Patio Description
Block/paver

Balcony/Areaway: Balcony/Areaway Description
Not present

Garage/Carport: Garage/Carport Description
Detached - One-car garage

Driveway: Driveway Description
Concrete

Retaining Walls: Retaining Walls Description
Masonry

Walkway: Walkway Description
Stamped Concrete, Block/Paver

Grading/Draining: Standard note
Note that an NC Licensed Home Inspector is required to inspect the exterior grading with respect only to its effect on the condition of the building. Thus, there could be areas of standing water in the yard during/after it rains that do not affect the building and would not be reported by the inspector.

Exterior Other: Detached building
Note this inspection does not include the detached building(s) or any system/component that extended to the detached building(s).



Limitations

Garage Door

DETACHED GARAGE WAS NOT INSPECTED

Noted the garage door(s) on the detached garage were not inspected.

Observations

3.5.1 Wall Flashings

EXTERIOR FLASHING AT HORIZONTAL TRANSITIONS MISSING

Moderate Defect

MANY LOCATIONS

There was no visible flashing installed at horizontal transitions in many location(s) on the exterior of the house. Not all areas are depicted in photos. Water can enter through the affected area and reach underlying materials, potentially causing moisture damage or decay. There could be hidden damage in those area(s). Recommend correction of the affected area(s) by a qualified roofing contractor.


Exterior Front


Exterior Back


Exterior Right

3.5.2 Wall Flashings

EXTERIOR FLASHING DAMAGED/MISSING

Priority Defect

There was damaged/missing flashing in the location(s) listed in photo commetns. Water can enter through the affected area and reach underlying materials, potentially causing moisture damage or decay. There could be hidden damage in these area(s). Recommend correction of the affected area(s) by a qualified roofing contractor.



3.8.1 Exterior Windows

EXTERIOR WINDOW DECAY ON WINDOW

Priority Defect

Deterioration consistent with decay was observed at the exterior window components. This may reduce weather resistance and allow additional damage. Recommend correction of the affected window components by a qualified window contractor.


Exterior Right



3.9.1 Deck

DECK CROSS-BRACING MISSING

Moderate Defect

Cross-bracing was missing at the deck framing where additional lateral restraint may be needed. This may allow unwanted movement. Recommend evaluation of the framing and installation of appropriate bracing as needed by a qualified contractor.



No cross bracing at posts

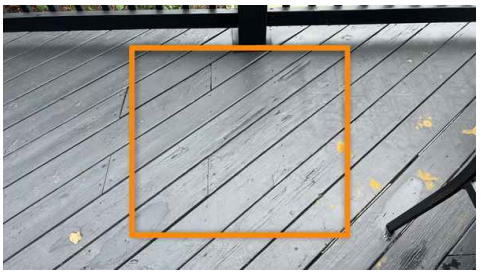
3.9.2 Deck

DECK WOOD WORN

Moderate Defect

Deck wood surfaces showed wear or deterioration. Continued exposure may worsen the condition and affect serviceability. Recommend correction of the affected deck wood by a qualified contractor.





3.9.3 Deck

DECK POST(S) DAMAGE

Priority Defect

Damage was observed at one or more deck support posts. Damaged supports may have reduced capacity. Recommend evaluation and necessary repairs by a qualified contractor.



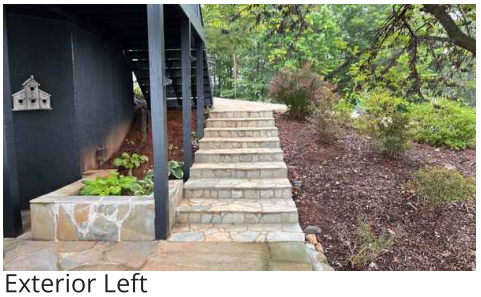
3.12.1 Steps/Rails

EXTERIOR STEPS HANDRAIL MISSING

Moderate Defect

At the stairway, a handrail was not observed. The absence of a handrail presents a safety concern, as it increases the risk of falls during use, particularly when ascending or descending the stairs. Recommend correction of the missing stair handrail by a qualified contractor.


Exterior Left by detached garage


Exterior Left


Exterior Right

3.14.1 Patio

PATIO NO RAILS

Priority Defect

There were no rails on the patio. The patio was high off of the ground at the location(s) listed above. A person could fall off of the patio and be injured. Rails need to be installed by a qualified contractor.



3.17.1 Driveway

DRIVEWAY CRACKS WITH HEIGHT CHANGE

Moderate Defect

Cracking with an uneven height transition was observed in the driveway. The raised edge may create a trip hazard and may worsen with movement. Recommend evaluation and correction by a qualified contractor.





3.20.1 Vegetation

TREES

Moderate Defect

There were tree(s) around the house that were touching the house/roof and that limited the view of the house, which can damage the house/roof. There was limited view of the exterior of the house during the inspection. There could be hidden damage to the exterior of the house behind the vegetation. Recommend correction of the affected tree(s) by a qualified contractor.



4: FOUNDATION

		Acc	AR	Mon	NI	NP
4.1	Wall	X				
4.2	Grade					X
4.3	Drain	X				
4.4	Sill Plate/Band				X	
4.5	Girders				X	
4.6	Floor Joists	X				
4.7	Subflooring				X	
4.8	Columns/Piers					X
4.9	Chimney					X
4.10	Insulation	X				
4.11	Ventilation	X				
4.12	Vapor Retarder				X	
4.13	Access	X				

Acc = Acceptable AR = Action Recommended Mon = Monitor NI = Not Inspected NP = Not Present

Information

Wall: Foundation Type
Basement

Wall: Foundation Construction Method
Precast Concrete

Wall: Conditioned basement
Noted a sealed/conditioned basement at the house. There was insulation installed on the foundation wall and no insulation under the floor.

Grade: Finished basement - Not Applicable

Drain: Visible drain
Noted a visible foundation drain in the location(s) listed above of the crawl space. There was a screen and/or a grate over the drain.

Girders: Girders Description
Not visible

Floor Joists: Floor Joists Description
Engineered Wood

Floor Joists: See the Foundation Girders section for comments

Subflooring: Subflooring Description
Not visible

Subflooring: See the Foundation Floor Joists section for comments

Columns/Piers: Columns/Piers Description
Not present

Insulation: Insulation Description
Batt

Ventilation: Ventilation Description
Air from HVAC system

Vapor Retarder: Vapor Retarder Description

Not visible

Access: Observation Method
Walked the basement

Access: Entry Method
Entered through permanent stairs

Limitations

Wall

LIMITED VIEW OF FOUNDATION WALL STRUCTURE BECAUSE FINISHED BASEMENT

Noted the basement was finished. There was no view of the structural components.

Sill Plate/Band

NO VIEW

Noted no view of the sill plate/band joist due to insulation.

Girders

NO VIEW OF MOST OF FLOOR STRUCTURE

Noted the floor structure was mostly not visible due to finished spaces.

Floor Joists

LIMITED VIEW OF FLOOR STRUCTURE

BASEMENT UTILITY ROOM

Floor structure only visible in basement utility room due to finished basement.

Vapor Retarder

NOT VISIBLE UNDER SLAB

Noted there should be a vapor barrier on the ground under the concrete slab. There is no way for a home inspector to determine if the vapor barrier is in place or to inspect the vapor barrier.

5: ELECTRICAL

		Acc	AR	Mon	NI	NP
5.1	Service Entrance	X				
5.2	Service Ground		X			
5.3	Main Panel		X			
5.4	Distribution Panels		X			
5.5	Main Overcurrent Device	X				
5.6	Breakers/Fuses	X				
5.7	Circuit Conductors		X			
5.8	Kitchen Receptacles	X				
5.9	Bathroom Receptacles	X				
5.10	Interior Receptacles	X				
5.11	Exterior Receptacles	X				
5.12	Smoke/Carbon Monoxide Detectors	X				
5.13	Lights		X			
5.14	Switches	X				
5.15	Ceiling Fans	X				
5.16	Doorbell	X				

Acc = Acceptable AR = Action Recommended Mon = Monitor NI = Not Inspected NP = Not Present

Information

Service Entrance: **Service Entrance Amps/Volts**
200 amps, 120/240 volts

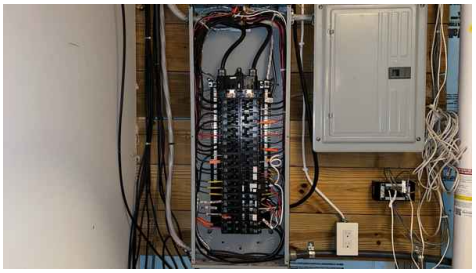
Service Entrance: **Service Entrance Type**
Underground

Service Entrance: **Service Entrance Conductor Materials**
Aluminum

Service Ground: **Electrical Ground Description**
Connections underground and not visible

Main Panel: **Main Panel Location**
Basement utility room





Distribution Panels: **Distribution Panels Description**
Exterior - at HVAC unit(s), Basement utility room






Main Overcurrent Device: Main Overcurrent Device Description

Basement utility room

Breaker



Main Overcurrent Device: Main not tested

Noted the main breaker was not tested because that would turn power off to the house.

Breakers/Fuses : Overcurrent Devices Description

Breakers

Breakers/Fuses : Breakers not tested

Noted the breakers in the electrical panel(s) were not tested because it would have turned power off to sections of the house.

Circuit Conductors: Circuit Conductors Description

Copper

Kitchen Receptacles: GFCI Locations

Kitchen

Kitchen Receptacles: GFCI

Noted the kitchen receptacles had GFCI protection. The GFCI receptacles/breakers were tested and worked. The kitchen receptacles were properly wired and grounded.

Bathroom Receptacles: GFCI Locations

Each bathroom

Interior Receptacles: All tested

Noted all of the accessible receptacles in the house were tested.

Exterior Receptacles: GFCI Locations

Detached garage, Exterior - back, Exterior - front

Smoke/Carbon Monoxide Detectors: Detector locations

All bedrooms, 1st floor hall, 2nd floor hall, Basement

Smoke/Carbon Monoxide Detectors: **Smoke worked independently**

Noted the presence of smoke detectors in the house and they did alarm when their test button was pressed. The smoke detectors worked independently of each other.

Smoke/Carbon Monoxide Detectors: **CO present**

Noted the presence of Carbon Monoxide detector(s) in the house. The CO detector(s) did alarm when their test button was pressed.

Ceiling Fans: **All tested**

Noted all of the ceiling fan(s) in/at the house were tested.

Observations

5.2.1 Service Ground

Moderate Defect

GROUND CONNECTION BURIED — NOT VERIFIED

The electrical grounding conductor was observed at the meter and appeared to enter the ground; however, the connection point could not be verified due to the conductor being buried, and no ground rod was visible nearby. It is possible that the grounding system is connected to a water supply pipe, which is considered an outdated practice by modern safety standards, particularly where plumbing materials may have been changed from metal to plastic, potentially interrupting continuity. Confirmation of a proper and continuous grounding system is recommended by a qualified electrical contractor.



Exterior Right

5.3.1 Main Panel

Priority Defect

MAIN PANEL HOLES IN PANEL

Unused openings were present in the main electrical panel enclosure. Openings may expose internal components or allow debris to enter. Recommend correction of the panel enclosure openings by a licensed electrical contractor.

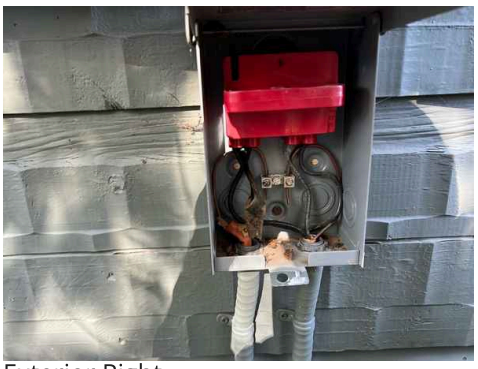


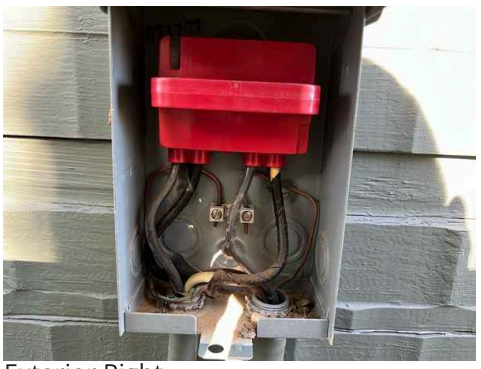
5.4.1 Distribution Panels

DISTRIBUTION PANEL NO INNER COVER

Priority Defect

The distribution panel was missing its interior protective cover. Energized parts may be accessible, creating a shock hazard. Recommend prompt correction by a licensed electrical contractor.


Exterior Right


Exterior Right

5.7.1 Circuit Conductors

OPEN JUNCTIONS

Priority Defect

There were open electrical junctions in the location(s) listed in the photo comments. Exposed wiring connections can be contacted accidentally, creating a shock hazard. Recommend correction of the affected electrical junctions by a licensed electrical contractor.


Front porch


Attic

5.7.2 Circuit Conductors

NM WIRE EXPOSED INSIDE

Priority Defect

Nonmetallic-sheathed wiring was exposed to potential physical damage at the observed location. Physical damage can compromise conductor insulation and expose energized wiring, creating a shock hazard. Recommend correction of the affected wiring protection by a licensed electrical contractor.


Behind oven in basement kitchen

5.7.3 Circuit Conductors

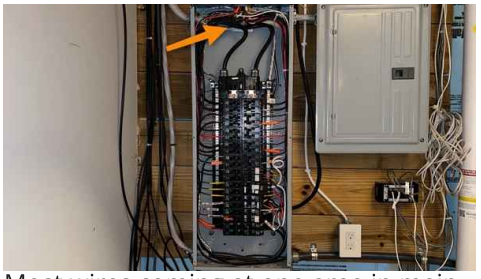
PANEL WITH CROWDED WIRING AT ENTRANCE

Moderate Defect

BASEMENT

Multiple wires were observed entering the electrical panel through the same opening. When too many wires are grouped closely together, heat may build up and increase electrical resistance, potentially reducing the wires' ability to safely carry their intended electrical load. Recommend evaluation and correction by a licensed electrical contractor.


Most coming in at one area


Most wires coming at one area in main panel

5.13.1 Lights

LIGHT NOT WORK

Moderate Defect

SEE PHOTO COMMENTS

A light fixture or bulb did not operate when tested at locations listed which can limit lighting of the surrounding area. This may be due to a burned-out bulb or an electrical issue with the fixture or circuit. Recommend replacing the bulb first. If the fixture still does not operate, recommend further evaluation and correction by a licensed electrical contractor.


1st Floor Kitchen

6: PLUMBING

		Acc	AR	Mon	NI	NP
6.1	Water Supply System	X				
6.2	Water Distribution System	X				
6.3	Drain/Waste/Vent System	X				
6.4	Water Heater			X		
6.5	Main Water Shutoff	X				
6.6	Fuel Storage System	X				
6.7	Fuel Distribution System	X				
6.8	Sewage Pumps					X
6.9	Bathroom Toilets		X			
6.10	Bathroom Sinks	X				
6.11	Bathroom Tubs/Showers		X			
6.12	Jetted/Air Tub	X				
6.13	Kitchen Fixtures	X				
6.14	Exterior Fixtures	X				
6.15	Laundry Fixtures	X				
6.16	Laundry Tub	X				

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Information

Water Supply System: Water Supply System Description
CPVC

Water Supply System: Water Supply System Visibility
Basement

Water Supply System: Water Supply Source Description
Private well

Water Supply System: Not inspected well
Note this inspection does not include an evaluation of the private well components. The inspection tests the plumbing fixtures in the house for functional flow.

Water Distribution System: Water Distribution System Description
CPVC

Water Distribution System: Water Distribution System Visibility
Under sinks/toilets, Basement, At water heater

Water Distribution System: Shutoff valves not tested
Noted the shutoff valves under the sinks/toilets and at other fixtures were not tested.

Drain/Waste/Vent System: Drain/Waste/Vent System Description
PVC

Drain/Waste/Vent System: Drain/Waste/Vent System Visibility
Under sinks, Basement, At water heater

Drain/Waste/Vent System: Drain/Waste/Vent System Source Description
Septic tank

Drain/Waste/Vent System: Dishwasher drain pipe good
Noted the dishwasher drain pipe did loop up to the top of the

cabinet.

Water Heater: Water Heater Capacity
119 gallons

Water Heater: Water Heater Fuel Source
Electric

Water Heater: Water Heater Location
Basement back bedroom closet

Water Heater: Water Heater Information
TPR piped to drip pan



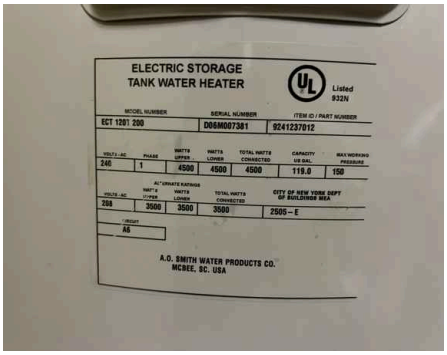
Water Heater: Size not evaluated for size of house

Noted the size/recovery rate of the water heater was not evaluated to determine if it was appropriate for the size of the house.

Water Heater: Water heater capacity

Noted the water heater capacity was from information listed on the label. The capacity was not verified by the inspector.

Water Heater: Approximate Age
20 years old



Water Heater: Tested but not a lot of hot water

Noted the home inspector tested every plumbing fixture in the house and ran hot and cold water through all fixtures. However, a home inspection does not run a lot of water, especially when compared to a family living in the house. There was hot water available at all plumbing fixtures during the inspection but heavy use by a family could cause the water heater to run out of hot water.

Main Water Shutoff: Main Water Shutoff Location
Basement utility room

Fuel Storage System: Fuel Storage System Description
Buried tank



Fuel Storage System: Buried w/ gauge

Noted a buried propane tank in the location(s) listed above yard. The tank was approximately 40% full per its own gauge. This inspection does not include an evaluation of the underground tank(s).



Fuel Distribution System: Fuel Distribution System Description
Bonded/Grounded at entrance to house

Fuel Distribution System: Fuel Shutoff Location
Exterior, Right



Sewage Pumps: Sewage Pumps Location
Not present

Observations

6.4.1 Water Heater

WATER HEATER OLD

Minor/Monitor

The water heater appeared aged. Age alone does not establish a defect, but older equipment may require more frequent maintenance or replacement. Recommend monitoring performance and planning for eventual replacement as needed.



6.9.1 Bathroom Toilets

TOILET LOOSE

Priority Defect

The toilet moved at its floor mounting. Movement of the toilet can compromise the seal at the drain, allowing wastewater to leak and damage surrounding flooring materials. Recommend correction by a plumbing contractor.


Basement Back Bathroom

6.11.1 Bathroom Tubs/Showers

SHOWER NO ENCLOSURE - SHOWER HEAD TESTED

Moderate Defect

There was no enclosure around the shower in the bathroom(s) listed above. This will allow water to splash out of the shower. The shower head in that shower was fully tested. Enclosure(s) need to be installed by a qualified contractor.


Basement Back Bathroom

7: HEAT/AC

		Acc	AR	Mon	NI	NP
7.1	Heat				X	
7.2	AC		X			
7.3	Evaporator Coil	X				
7.4	Condensation Drain	X				
7.5	Distribution System	X				
7.6	Thermostats	X				
7.7	Fireplace	X				
7.8	Chimney/Flue/Vent	X				
7.9	Laundry Venting System		X			
7.10	Bathroom Venting System	X				

Acc = Acceptable AR = Action Recommended Mon = Monitor NI = Not Inspected NP = Not Present

Information

Heat: **Heat Description**
Heat pump / Split system

Heat: **Heat Energy Source**
Electric, Electric - air-to-air

Heat: **Heat - area served**
Entire house

Heat: **Heat - location of unit**
See photos


Exterior Right


Basement utility room

Heat: **Heat - inspection method**
Blower compartment panel was removed

Heat: **Approximate Age**
1 year old and 19 years old









Heat: **Heat pump emergency worked**

Noted the heat pump was tested in emergency heat mode and did produce heat at all registers inside the house. The auxiliary heat indicator on the thermostat did work.

AC: **AC Description**

Heat pump / Split system

AC: **AC Energy Source**

Electric - Air-to-Air

AC: **AC - area served**

Entire house

AC: **AC - location of unit**

Same as Heat

AC: **AC - inspection method**

Unit was operated

AC: **Approximate age**

Same as heat

AC: **R454-B**

Noted the HVAC system contained R454-B as its refrigerant.

AC: **Heat pump worked**

Noted the heat pump was tested in AC mode and worked normally.

Evaporator Coil: **Evaporator Coil description**

Heat pump / Split system

Evaporator Coil: **Evaporator coil - area served**

Entire house

Evaporator Coil: **Evaporator coil - location of unit**

Basement utility room

Evaporator Coil: **Evaporator coil - inspection method**

Unit was operated, Unit was partially inspected visually

Evaporator Coil: **Evaporator coil size not determined**

Noted the size of the evaporator coil for the HVAC system could not be determined from the information on the label.

Condensation Drain: **C pump/O switch/Pan**

Both untis in basement

Noted the HVAC unit in the location(s) listed above had its condensation drain piped into a condensate pump that was piped out of the house and its overflow drain had a switch built into the drain pipe. The unit and/or pump were in an overflow pan that had a drain and/or a float switch. The pump may have low voltage wires flowing into it, which would indicate a float switch in the pump. The float switches should turn the AC system off if water builds up in the overflow drain or pan. The float switches were not tested.

Distribution System: **Distribution System Description**

Forced Air, Insulated flexible ducts

Distribution System: **Return vents were opened**

Noted the return vent covers inside the house were opened during the home inspection. The filter was removed and the interior of the return vent was visible.

Thermostats: **HVAC with multiple thermostats**

2nd Floor, 1st Floor, Basement

Noted there was an HVAC system with multiple thermostats. The air flow between the different zones was controlled by an automatic dampering system built into the air ducts. The dampering system uses motorized dampers to control air flow into different zones in the house.

Fireplace: **Fireplace Description**

Gas

Fireplace: **Gas fireplace tested and worked**

1st Floor, Basement

Noted the gas fireplace was tested and worked normally.




Chimney/Flue/Vent: **Vent pipe for gas fireplace visible above roof**

Noted the vent pipe for the gas fireplace was visible above the roof. This inspection does not provide an evaluation of the interior of the chimney/flue/vent pipes.

Bathroom Venting System: **Fan out - pipe not visible**

Noted each bathroom had an exhaust fan. The exhaust pipe from the fans was not visible due to finished surfaces and/or insulation.

Limitations

Heat

HEAT PUMP NOT TESTED DUE TO HIGH TEMPERATURE

Noted the heat pump was not tested in heat mode due to the high outside temperature. Testing the heat pump in heat mode could have damaged the system. The heat pump was tested in AC mode and should work in heat mode as equally well as the AC. Since it was not tested in heat mode, the reversing valve was not tested.

Observations

7.2.1 AC

Moderate Defect

HVAC DATA PLATE NOT READABLE

The outdoor HVAC equipment data plate was not legible. Equipment specifications and capacity could not be confirmed from the label. Recommend having a qualified HVAC contractor identify the equipment and verify applicable specifications when servicing the system.


Exterior Right

7.9.1 Laundry Venting System

Priority Defect

LAUNDRY VENT SCREEN INSTALLED

A screen was installed over the dryer exhaust outlet. Screens can trap lint and restrict airflow. Recommend replacing the screen with an appropriate dryer vent termination by a qualified contractor.



Under front porch, one is a bathroom fan and would be acceptable

8: INTERIORS

		Acc	AR	Mon	NI	NP
8.1	Walls	X				
8.2	Interior Columns	X				
8.3	Ceilings		X			
8.4	Floors	X				
8.5	Steps/Stairways	X				
8.6	Balcony	X				
8.7	Railings		X			
8.8	Cabinets/Counters	X				
8.9	Interior Doors	X				
8.10	Interior Windows		X			
8.11	Closets	X				

Acc = Acceptable AR = Action Recommended Mon = Monitor NI = Not Inspected NP = Not Present

Information

Interior Columns: **Wood columns interior**

Noted wood columns in the interior of the house.

Interior Doors: **All tested**

Noted all of the doors in the house were tested.

Limitations

Closets

LIMITED VIEW STORED ITEMS

BASEMENT BACK BEDROOM CLOSET

Noted limited view in the closet(s) in the house due to stored items.



Observations

8.3.1 Ceilings

Moderate Defect

INTERIOR CEILING STAINS - REPAIR

Staining was visible on the ceiling. Previous or current moisture intrusion may be responsible, but active leakage was not confirmed. Recommend identifying and correcting any moisture source and repairing affected ceiling finishes by a qualified contractor.



Basement Living Room

8.3.2 Ceilings

INTERIOR CEILING HOLES

Minor/Monitor

Openings were present in the ceiling finish at the identified locations. These may expose concealed spaces or reduce separation between areas. Recommend correction of the affected ceiling openings by a qualified contractor.



Basement Back Bedroom closet

8.7.1 Railings

SPACING TO LARGE

Moderate Defect

Openings in the stair or guardrail assembly appeared wider than typical safety guidelines. The wider openings may allow a child to pass through the railing and fall. Recommend evaluation and correction of the affected openings by a qualified contractor.





8.10.1 Interior Windows

INTERIOR WINDOW BROKEN GLASS

Priority Defect

The window glass was broken. Sharp edges may cause injury, and the opening may allow moisture or air entry. Recommend prompt replacement of the damaged glazing by a qualified window contractor.



2nd Floor loft area

9: APPLIANCES

		Acc	AR	Mon	NI	NP
9.1	Dishwasher	X				
9.2	Range/Cooktop	X				
9.3	Oven	X				
9.4	Trash Compactor					X
9.5	Garbage Disposal	X				
9.6	Range Hood/Vent Fan	X				
9.7	Other				X	
9.8	Microwave Oven	X				

Acc = Acceptable AR = Action Recommended Mon = Monitor NI = Not Inspected NP = Not Present

Information

Dishwasher: **Complete cycle**

Noted the dishwasher was tested through a complete cycle but cleaning efficiency was not tested/determined.

Range/Cooktop: **Range/Cooktop Description**

Electric

Oven: **Oven Description**

Electric

Oven: **Bake/broil tested**

Noted the bake and broil functions in the oven were tested but cooking ability was not tested/determined.

Garbage Disposal: **Tested with water**

Noted the disposal was tested with water running but its grinding ability was not tested/determined. Nothing was put into the disposal during the inspection.

Range Hood/Vent Fan: **Range Hood/Vent Fan Description**

Fan vented to the outside

Other: **Refrigerator(s) not inspected**

Noted refrigerator(s) in the house. Refrigerator(s) are not considered built-in kitchen appliances and are not included in a home inspection.

Microwave Oven: **Water**

Noted the microwave oven was tested by heating a small cup of water. The cooking ability of the microwave oven was not tested/determined.