



TRUE VIEW PROPERTY INSPECTIONS LLC

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HOME INSPECTION REPORT

874 Summit Pkwy
Bostic , Nc 28018

Nico Toma

08/05/2025



Inspector

Nicolae Toma

A small rectangular box containing a handwritten signature in cursive script, which appears to read 'Nicolae Toma'.

NCHILB #6142

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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.

R/R - Repair/Replace - 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 items that need to be repaired/replaced/evaluated now.

Orange comments are less important items or maintenance items that could be delayed.

Blue comments are 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.

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.

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

Red comments are items that need to be repaired/replaced/evaluated now.

Orange comments are less important items or maintenance items that could be delayed.

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- ⚠ 3.4.1 Exterior - Trim/Eaves/Soffits/Fascia: Decayed/damaged - locations
- ⚠ 3.5.1 Exterior - Wall Flashings: No flashing at horizontal transitions
- ⚠ 3.7.1 Exterior - Exterior Windows: Decay on window
- ⚠ 3.9.1 Exterior - Steps/Rails: Hand rail not grippable
- ⚠ 3.10.1 Exterior - Deck: Worn wood
- ⚠ 3.13.1 Exterior - Patio: Step height too tall and not consistent
- ⚠ 3.13.2 Exterior - Patio: No rails
- ⚠ 3.15.1 Exterior - Driveway: Cracks with height change
- ⚠ 3.20.1 Exterior - Vegetation: Bushes/trees
- ⚠ 4.1.1 Roofing - Coverings: Trees touching roof
- ⚠ 4.2.1 Roofing - Drainage System: Debris
- ⚠ 4.2.2 Roofing - Drainage System: Bent/damaged downspout
- ⚠ 4.3.1 Roofing - Roof Flashings: No visible kick-out flashing
- ⚠ 5.4.1 Plumbing - Water Heater: Old (built in 2006)
- ⚠ 5.9.1 Plumbing - Bathroom Toilets: Toilets loose
- ⚠ 5.11.1 Plumbing - Bathroom Tubs/Shower: Shower - no enclosure - head tested
- ⚠ 5.14.1 Plumbing - Exterior Fixtures: Did not work
- ⚠ 5.16.1 Plumbing - Laundry Tub: No tub
- ⚠ 6.2.1 Electrical - Service Ground: No visible ground - could connect to rebar
- ⚠ 6.5.1 Electrical - Distribution Panels: Holes in panel
- ⚠ 6.6.1 Electrical - Circuit Conductors: Open junctions
- ⚠ 6.6.2 Electrical - Circuit Conductors: Exposed NM cable inside
- ⚠ 6.6.3 Electrical - Circuit Conductors: Two neutrals under lug
- ⚠ 6.11.1 Electrical - Exterior Receptacles: No power

- ⚠ 6.12.1 Electrical - Smoke/Carbon Monoxide Detectors: Older detectors
- ⚠ 7.1.1 Heat/AC - Heat: HVAC old
- ⚠ 7.1.2 Heat/AC - Heat: Did not work
- ⚠ 8.1.1 Interiors - Walls: Damage to wall/interior trim in some location(s) *O
- ⚠ 8.1.2 Interiors - Walls: Damaged wall/trim *P
- ⚠ 8.3.1 Interiors - Ceilings: Stains - repair
- ⚠ 8.7.1 Interiors - Railings: Spacing too large
- ⚠ 8.10.1 Interiors - Interior Windows: Stuck in some locations
- ⚠ 8.10.2 Interiors - Interior Windows: Broken glass

1: INSPECTION DETAILS

Information

General: In Attendance
Inspector

General: Occupancy
Furnished

General: Type of Building
Single Family

General: Year built (from other sources)
2008

General: Square Footage (from other sources)
3172

General: Weather Conditions
Partly Cloudy

General: Temperature at beginning of inspection
70-80 degrees

General: Photo Gallery



Front



Left



Back



Right

2: FOUNDATION

		Acc	R/R	Mon	NI	NP
2.1	Wall	X				
2.2	Grade	X				
2.3	Drain	X				
2.4	Sill Plate/Band	X				
2.5	Girders					X
2.6	Floor Joists	X				
2.7	Subflooring	X				
2.8	Columns/Piers	X				
2.9	Chimney				X	
2.10	Insulation	X				
2.11	Ventilation	X				
2.12	Vapor Retarder				X	
2.13	Access	X				

Acc = Acceptable

R/R = Repair/Replace

Mon = Monitor

NI = Not Inspected

NP = Not Present

Information

Wall: Foundation Type

Basement

Wall: Foundation Construction

Method

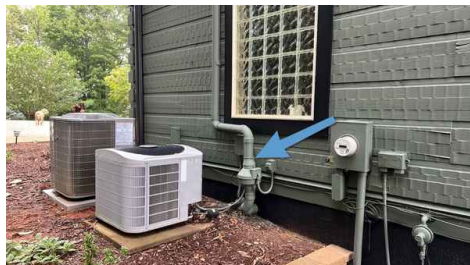
Concrete

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.

Wall: Radon mitigation

Noted a radon mitigation system was installed in the house. Similar to an HVAC system, radon mitigation systems require annual maintenance and fan service/replacement every 5 years. The inspection of the mitigation system, including the determination of the functionality and/or the effectiveness, is beyond the scope of the home inspection. The homeowner should be asked for more information concerning system warranties and maintenance history. A qualified radon mitigation specialist should be consulted for a complete system evaluation.



Drain: Drain in concrete floor

Noted a drain in the concrete floor in the location(s) listed above.

Girders: Girders Description

Not present

Floor Joists: See the Foundation Sill Plate/Band section for comments

Floor Joists: Floor Joists

Description

Wood

Subflooring: Subflooring

Description

Wood plank

Subflooring: See the Foundation Girders section for comments	Columns/Piers: Columns/Piers Description Wood	Chimney: See the Roofing Chimney section for comments Insulation: Insulation Description Foam board on the foundation wall
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

Sill Plate/Band

FLOOR STRUCTURE VISIBLE IN UNFINISHED AREAS OF BASEMENT

Noted the floor structure was visible in the unfinished spaces of the basement only.

3: EXTERIOR

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

Acc = Acceptable

R/R = Repair/Replace

Mon = Monitor

NI = Not Inspected

NP = Not Present

Information

Wall Structure: Wall Structure

Description

Not visible

Wall Structure: Not visible

Noted the wall structure was not visible due to the finished surfaces and was not inspected. However, the walls looked typical from the interior and exterior of the house.

Wall Insulation: Wall Insulation Description

Visible in basement

Claddings: Claddings Description

Wood siding

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

Wood

Entryway Doors: All inspected/operated

Noted all of the entryway doors were inspected/operated.

Entryway Doors: Double key deadbolt

Front doorFront door

Noted door(s) that had a double key deadbolt lock. The deadbolt lock requires a key on the interior to lock/unlock the deadbolt lock. This is allowed but can create fire safety hazards.



Exterior Windows: Exterior Windows Description

Wood

Porch/Stoop: Porch/Stoop Description

Bolted, Steps: Masonry, Columns: Masonry, Floor: Wood

Porch/Stoop: Limited view - low clearance

Noted the area under the porch was viewed from the perimeter due to low clearance. There was limited view under the porch.

Steps/Rails: Steps/Rails Description

Steps: Wood, Rails: Wood

Deck: Deck Description

Structural components: Wood, Bolted, Rails: Wood, Columns: Wood

Deck: Crawled/walked under

Noted the area under the deck was crawled/walked.

Screened Porch: Screened Porch Description

Not present

Sunroom: Sunroom Description

Not present

Patio: Patio Description

Stone

Balcony/Areaway: Balcony/Areaway Description

Not present

Driveway: Driveway Description

Concrete

Driveway: Typical cracks

Noted typical cracks in the driveway.

Walkway: Walkway Description

Block/Paver, Masonry

Walkway: Steps in walk

Noted steps built into a walkway.

Garage/Carport: Garage/Carport Description

Detached - One-car garage

Garage Door: Garage Door Description

Size: single door

Retaining Walls: Retaining Walls Description

Masonry

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

3.4.1 Trim/Eaves/Soffits/Fascia

**DECAYED/DAMAGED - LOCATIONS**

BACK SIDE ON ROOF, BACK LEFT CORNER BY GUTTERS BACK SIDE ON ROOF, BACK LEFT CORNER BY GUTTERS

There was decayed/damaged wood/trim that was readily visible on the location(s) listed above on the exterior of the house. The decayed/damaged wood/trim can allow water infiltration, which could cause decay of the structural components behind the cladding. There could be hidden damage in these areas. There could be other areas of decay on the exterior of the house. All of the decayed wood/trim on the exterior of the house needs to be repaired/replaced by a qualified contractor.



3.5.1 Wall Flashings

**NO FLASHING AT HORIZONTAL TRANSITIONS**

There was no visible flashing installed at horizontal transitions in the location(s) listed above on the exterior of the house. This can allow water infiltration, which could cause decay. There could be hidden damage in those area(s). The area(s) need to be repaired by a qualified contractor.



No flashing with wood rot at window

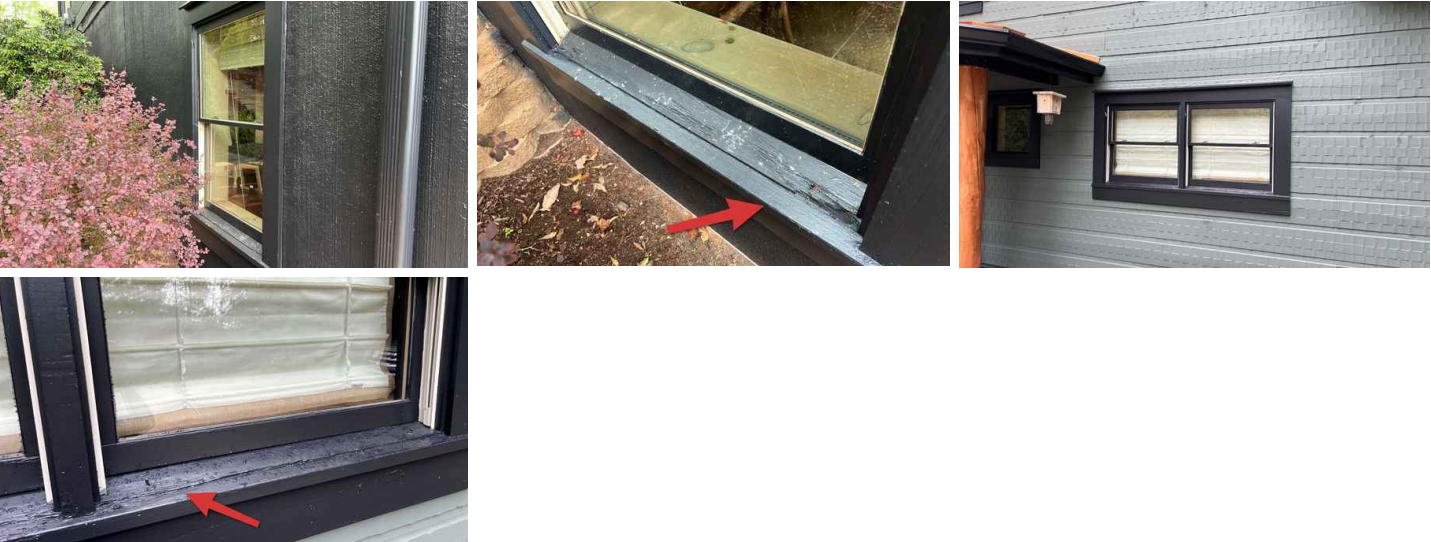
3.7.1 Exterior Windows

 Defect

DECAY ON WINDOW

FRONT, BACK LEFT

There was decayed wood on the window in the location(s) listed above. This can allow water infiltration and could allow airflow around the window. There could be hidden damage in those areas. The area(s) need to be repaired/replaced by a qualified contractor.



3.9.1 Steps/Rails

 Minor Defect/Maintenance Item

HAND RAIL NOT GRIPPABLE

EXTERIOR LEFTEXTERIOR LEFT

The handrail(s) on the steps in the location(s) listed above were too big/wide and were not grippable, which creates tripping/falling hazards. The rail(s) need to be repaired/replaced by a qualified contractor.



3.10.1 Deck

 Minor Defect/Maintenance Item

WORN WOOD

There was worn wood on the deck floor/steps/rails. The worn wood on the floor and steps could fail/break when walked on. The worn wood on the rails could scratch/splinter a person. The deck needs to be repaired/replaced by a qualified contractor.



Section with decay

3.13.1 Patio

STEP HEIGHT TOO TALL AND NOT CONSISTENT

BY DETACHED GARAGE, BACK, RIGHTBY DETACHED GARAGE, BACK, RIGHT

The step height of the steps at the patio and exterior stairs was too tall with uneven surfaces and the step height was not consistent. These issues create tripping/falling hazards. The steps need to be repaired/replaced by a qualified contractor.

 Minor Defect/Maintenance Item

Uneven steps and too much high change



Steps height too tall



Uneven and loose steps

3.13.2 Patio

NO RAILS

RIGHT, BACK, LEFTRIGHT, BACK, LEFT

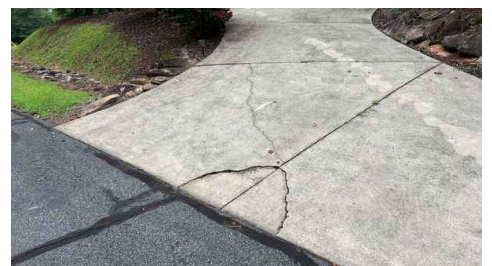
There were no rails on the patio and steps near the patio. The patio was high off of the ground at the location(s) listed above. A person could fall off of the patio or fall on the the steps around the patio and be injured. Rails need to be installed by a qualified contractor.

 Defect

3.15.1 Driveway

CRACKS WITH HEIGHT CHANGE

There were cracks in the driveway that had height changes, which can indicate movement occurring in/under the driveway and creates tripping hazards. The driveway needs to be repaired/replaced by a qualified contractor.

 Defect

3.20.1 Vegetation

BUSHES/TREES

RIGHT/RIGHT SIDE SIDE

There were bushes/trees around the house that were touching the house/roof and that limited the view of the house. This can foster decay and pests and could damage the shingles. 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. The bushes/trees need to be repaired by a qualified contractor and the exterior of the house needs to be fully inspected.



Minor Defect/Maintenance Item



4: ROOFING

		Acc	R/R	Mon	NI	NP
4.1	Coverings		X			
4.2	Drainage System		X			
4.3	Roof Flashings		X			
4.4	Skylights					X
4.5	Chimney				X	
4.6	Roof Penetrations	X				
4.7	Attic Access	X				
4.8	Roof Structure	X				
4.9	Ceiling Structure	X				
4.10	Roof Insulation				X	
4.11	Roof Ventilation	X				
4.12	Roof Vapor Retarder				X	

Acc = Acceptable

R/R = Repair/Replace

Mon = Monitor

NI = Not Inspected

NP = Not Present

Information

Coverings: Coverings Description

Metal

Coverings: Roof Type

Gable

Coverings: Roof Inspection Method

Viewed from a ladder at the eaves, Viewed from the ground

Drainage System: Drainage System Description

Metal

Chimney: Chimney Description

Metal

Attic Access: Attic Access Type

Walk-in door(s)



Attic Access: Attic Observation Method

Viewed with a standard flashlight, No attic, knee wall area observed with flashlight at opening

Roof Structure: Roof Structure Description

Post and Beam

Ceiling Structure: Ceiling Structure Description

Wood frame joists of standard lumber

Roof Insulation: Roof Insulation Description

Not Visible

Roof Ventilation: Roof Ventilation Description

Soffit - continuous

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.

Limitations

Coverings

LIMITED VIEW JUNCTIONS

BACK RIGHT SIDE

Noted limited view of the roof/exterior in the location(s) listed above on the exterior of the house due to roof junctions or due to junctions with the exterior of the house.

Chimney

NO VIEW ABOVE ROOF

Noted there was limited and/or no view of the portion of the chimney that was above the roof.

Roof Insulation

NOT VISIBLE UNDER FLOORING

Noted the attic insulation under the flooring was not visible.

Observations

4.1.1 Coverings

TREES TOUCHING ROOF

FRONTFRONT

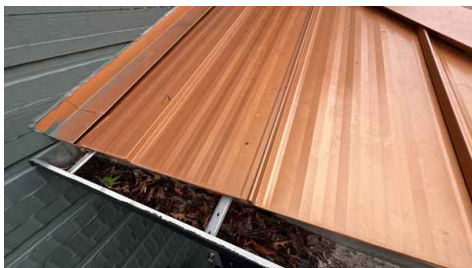
There were tree(s) touching the roof, which could damage the shingles and limit the view of the roof. There could be hidden damage to the roof. Be sure to keep the tree(s) cut away from the roof/house. The roof needs to be evaluated by a qualified contractor and repaired/replaced as necessary.



4.2.1 Drainage System

DEBRIS

There was visible debris in the gutters, which can allow them to overflow. Overflowing gutters could cause decay, especially to the wood behind the gutters. Overflowing gutters can also cause moisture problems with the foundation/crawl space. The gutters need to be repaired by a qualified contractor.



4.2.2 Drainage System

BENT/DAMAGED DOWNSPOUT

FRONTFRONT



The downspout(s) in the location(s) listed above were bent/damaged, which can restrict water flow out of the downspout and cause the gutter to overflow. The downspout(s) need to be repaired/replaced by a qualified contractor.



Hole

4.3.1 Roof Flashings

NO VISIBLE KICK-OUT FLASHING

FRONT, LEFTFRONT, LEFT



There was no visible kick-out flashing on the location(s) listed above. Kick-out flashing is used to keep water that is running down the roof from running behind the siding. The lack of kick-out flashing could allow water infiltration into the wall, which could cause decay. There could be hidden damage in those areas. Those areas need to be repaired by a qualified contractor.



5: PLUMBING

		Acc	R/R	Mon	NI	NP
5.1	Water Supply System	X				
5.2	Water Distribution System	X				
5.3	Drain/Waste/Vent System	X				
5.4	Water Heater			X		
5.5	Main Water Shutoff	X				
5.6	Fuel Storage System	X				
5.7	Fuel Distribution System	X				
5.8	Sewage Pumps					X
5.9	Bathroom Toilets		X			
5.10	Bathroom Sinks	X				
5.11	Bathroom Tubs/Showers		X			
5.12	Jetted/Air Tub	X				
5.13	Kitchen Fixtures	X				
5.14	Exterior Fixtures		X			
5.15	Laundry Fixtures	X				
5.16	Laundry Tub		X			

Acc = Acceptable

R/R = Repair/Replace

Mon = Monitor

NI = Not Inspected

NP = Not Present

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 main water shutoff

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

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

Water Heater: Water Heater Capacity

119 gallons

Water Heater: Water Heater Fuel Source

Electric

cabinet.

Water Heater: Water Heater
Location
Basement bedroom closet
Location listed above

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.

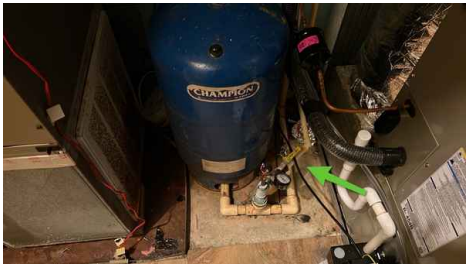
Water Heater: Tested but not a lot of hot water
Noted the home inspector tested every plumbing fixture in the house and ran hot and cold water through all fixtures. However, a home inspection does not run a lot of water, especially when compared to a family living in the house. There was hot water available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

Water Heater: Drip pan
Noted the water heater was resting in a drip pan that had a drain pipe. The TPR valve on the water heater was piped into the pan.

Water Heater: Approximate Age
19 years

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 75% full per its own gauge. This inspection does not include an evaluation of the underground tank(s).



Fuel Distribution System: Fuel Distribution System Description

Fuel Distribution System: Fuel Distribution System Description

Fuel Distribution System: Fuel Shutoff Location
Right

Steel/Black Iron, Corrugated Stainless Steel Tubing (CSST)	Bonded/Grounded at entrance to house	
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Sewage Pumps: Sewage Pumps Location Not present	Jetted/Air Tub: Tub good Noted the jetted tub worked normally.
---	--

Kitchen Fixtures: Spray nozzle at kitchen sink tested
Noted the spray nozzle at the kitchen sink was tested. When it was in use, water still flowed out of the faucet but the spray nozzle worked.

Laundry Fixtures: Utility sink in basement utility room OK
Noted the utility sink in the basement utility room worked normally.

Laundry Tub: Not required
Basement
Note a laundry tub is not required on a floor with no conditioned space below the laundry room.

Observations

5.4.1 Water Heater

OLD (BUILT IN 2006)

Minor Defect/Maintenance Item

The water heater was older and could be near the end of its useful life. The water heater was in service and worked during the inspection. The water heater needs to be evaluated by a licensed plumbing contractor and repaired/replaced as necessary.


5.9.1 Bathroom Toilets

TOILETS LOOSE

Defect

BASEMENT BATHROOM

The toilet in the bathroom(s) listed above was loose where it connected to the floor. Thus, the toilet would move, which could damage the toilet and/or allow water leaks. The toilet(s) need to be repaired by a licensed plumbing contractor.



5.11.1 Bathroom Tubs/Showers

**SHOWER - NO ENCLOSURE
- HEAD TESTED**

BASEMENT BATHROOMBASEMENT BATHROOM

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.



Minor Defect/Maintenance Item



5.14.1 Exterior Fixtures

DID NOT WORK

AT DETACHED GARAGEAT DETACHED GARAGE

The hose bib(s) in the location(s) listed above on the exterior of the house did not work. Thus, the hose bib could not be used/tested. The hose bib(s) need to be repaired/replaced by a licensed plumbing contractor.



Defect



5.16.1 Laundry Tub

NO TUB

MASTER BATHROOM

There was no laundry tub in the laundry room/closet and there was finished/conditioned space below the laundry room. A laundry tub is not a required item but many builders install it. A laundry tub sits under a clothes washer and has a drain pipe flowing to the ground. Thus, any leaks from the clothes washer cannot be handled. The laundry leak/overflow protection needs to be repaired/replaced by a licensed plumbing contractor.



Defect



6: ELECTRICAL

		Acc	R/R	Mon	NI	NP
6.1	Service Entrance	X				
6.2	Service Ground		X			
6.3	Main Panel	X				
6.4	Main Overcurrent Device	X				
6.5	Distribution Panels		X			
6.6	Circuit Conductors		X			
6.7	Overcurrent Devices	X				
6.8	Bathroom Receptacles	X				
6.9	Kitchen Receptacles	X				
6.10	Interior Receptacles	X				
6.11	Exterior Receptacles		X			
6.12	Smoke/Carbon Monoxide Detectors			X		
6.13	Lights	X				
6.14	Switches	X				
6.15	Ceiling Fans	X				
6.16	Doorbell	X				

Acc = Acceptable

R/R = Repair/Replace

Mon = Monitor

NI = Not Inspected

NP = Not Present

Information

Service Entrance: Service Entrance Amps/Volts

200 amps

Service Entrance: Service Entrance Type

Underground

Service Entrance: Service Entrance Conductor Materials

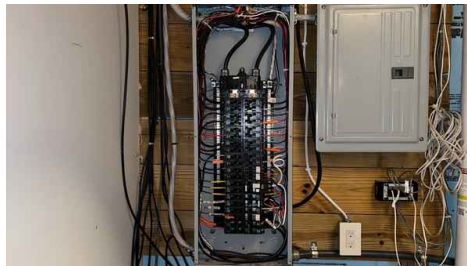
Aluminum

Service Ground: Electrical Ground Description

Not visible

Main Panel: Main Panel Location

Basement utility room

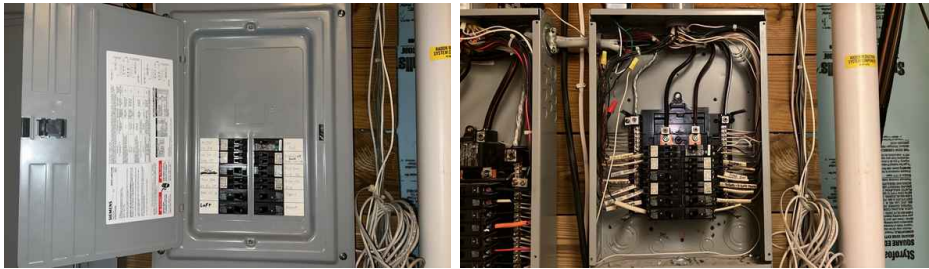


Main Overcurrent Device: Main Overcurrent Device Description

Breaker

Distribution Panels: Distribution Panels Description

Basement utility room



Circuit Conductors: Circuit Conductors Description
Copper

Circuit Conductors: Circuits OK
Noted the circuit conductors were appropriately sized for the overcurrent devices.

Circuit Conductors: Two neutral wires under one lug
Main panelMain panel
Noted there were set(s) of two neutral wires under one lug in the panel, which is an outdated construction practice.

Overcurrent Devices: Overcurrent Devices Description
Breakers

Overcurrent Devices: 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.

Bathroom Receptacles: GFCI Locations
Each bathroom

Bathroom Receptacles: GFCI
Noted the bathroom receptacles had GFCI protection. The GFCI receptacle/breaker was tested and worked. The bathroom receptacles were properly wired and grounded.

Kitchen Receptacles: GFCI Locations
Kitchen, Basement kitchen

Exterior Receptacles: GFCI Locations
Exterior - back, Exterior - left, Exterior - front

Smoke/Carbon Monoxide Detectors: Detector locations
All bedrooms, 1st floor hall, 2nd floor hall, Basement

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.

Lights: All tested
Noted all of the lights in/on the house were tested.

Lights: Not tested - exterior low voltage lights
Noted low voltage lights in the yard/landscaped areas. The evaluation of low voltage lights is beyond the scope of a home inspection and the low voltage lights were not inspected.

Switches: All tested
Noted all of the switches in the house were tested.

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

Limitations

Circuit Conductors

LIMITED VIEW OF CONDUCTORS

There was a limited view of the wires inside the electrical panel(s) due to cut wire insulation for wire identification. This method is used by some electricians for identification purposes but limits the visible view of any damage in the area of wire.



Observations

6.2.1 Service Ground



NO VISIBLE GROUND - COULD CONNECT TO REBAR

There was no visible electrical ground found during the inspection. There was one visible large electrical ground wire visible inside the main electrical panel. However, that ground wire could be connected to the fuel distribution pipes. There could be an electrical ground flowing from the electrical meter base that was built into the wall and connected to the rebar built into the concrete slab. However, the electrical ground was not visible to the home inspector. A missing electrical ground would create shocking hazards. The electrical ground needs to be evaluated by a licensed electrical contractor and repaired/replaced as necessary.

6.5.1 Distribution Panels



HOLES IN PANEL

SUB PANEL IN BASEMENT UTILITY ROOM
SUB PANEL IN BASEMENT UTILITY ROOM

There were hole(s) in the electrical distribution panel in/on the location(s) listed above. The hole(s) can allow animals to enter the panel, which could damage the electrical components in the panel. The hole(s) can allow oxygen to enter the panel, which could feed a fire inside the panel. The panel needs to be repaired by a licensed electrical contractor.



6.6.1 Circuit Conductors

OPEN JUNCTIONS

EXTERIOR FRONT STOOP, KNEE WALL SPACE EXTERIOR FRONT STOOP, KNEE WALL SPACE

There were open electrical junctions in the location(s) listed above. Open electrical junction(s) create shocking hazards. The electrical junction(s) need to be repaired by a licensed electrical contractor.



6.6.2 Circuit Conductors

EXPOSED NM CABLE INSIDE

BEHIND BASEMENT STOVE BEHIND BASEMENT STOVE

There were exposed nonmetallic (NM) sheathed cable(s) in the location(s) listed above. NM cable is allowed to be exposed in unfinished spaces such as the attic and crawl space. However, it is supposed to be protected/concealed inside the house/garage. The NM cable could create a shocking hazard if it is damaged. The exposed NM cable(s) need to be repaired by a licensed electrical contractor.

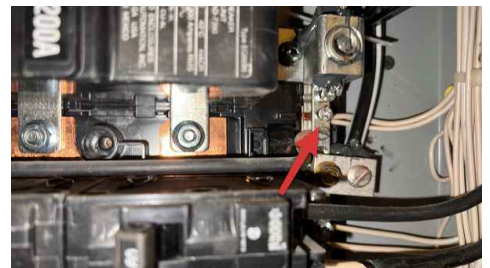


6.6.3 Circuit Conductors

TWO NEUTRALS UNDER LUG

MAIN PANEL

At the main electrical panel, two neutral conductors were observed terminated under a single lug. Multiple conductors under one terminal can lead to loose connections and arcing. Recommend further evaluation and correction by a licensed electrical contractor.

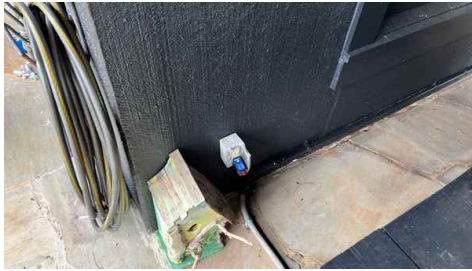


6.11.1 Exterior Receptacles

NO POWER

EXTERIOR LEFT AND BACK ON PATIO AND THE DECK

The receptacle(s) in the location(s) listed above had no power and could not be used. The receptacle(s) need to be repaired by a licensed electrical contractor.



Patio



Attached storage room



Deck



6.12.1 Smoke/Carbon Monoxide Detectors

**OLDER DETECTORS**

BASEMENT 1ST FLOOR 2ND FLOOR

The smoke and/or Carbon Monoxide (CO) detectors were older. Manufacturers typically recommend that detectors be replaced every ten years. The older detector(s) may not work properly, which would create fire/health hazards. The detector(s) need to be evaluated/repaired/replaced by a licensed electrical contractor.



7: HEAT/AC

		Acc	R/R	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					
7.9	Laundry Venting System					
7.10	Bathroom Venting System	X				

Acc = Acceptable

R/R = Repair/Replace

Mon = Monitor

NI = Not Inspected

NP = Not Present

Information

Heat: Heat Description

Heat pump / Split system, Radiant floor heat



Heat: Heat Energy Source

Electric, Electric - air-to-air

Heat: Heat - area served

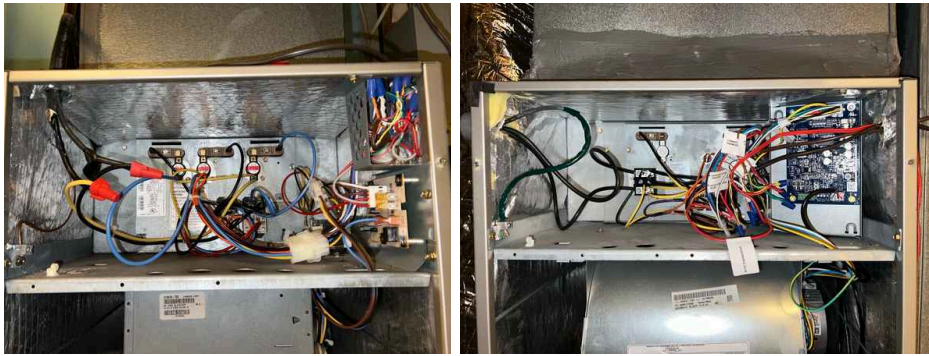
Entire house

Heat: Heat - location of unit

Exterior - right, Basement utility room

Heat: Heat - inspection method

Burner compartment panel was removed



Heat: Burner compartment panel removed

Noted the panel for the burner compartment was removed. The unit was inspected visually.

Heat: Approximate Age

Less than 1 year, 18 years old

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

Exterior - right, Basement utility room

AC: AC - inspection method

Unit was operated

AC: R410A

Noted the HVAC system contained R410A as its refrigerant.

AC: AC worked

Noted the AC system was tested and worked normally.

AC: Approximate age

Less than 1 year old, 18 years old

Evaporator Coil: Evaporator Coil description

Heat pump / Split system

Evaporator Coil: Evaporator coil - area served

Basement

Evaporator Coil: Evaporator coil - location of unit

Basement utility room

Evaporator Coil: Evaporator coil - inspection method

Unit was operated

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

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

Thermostats: One thermostat multiple floors

1st Floor 2nd Floor

Noted there was a thermostat in the house that controlled the HVAC system for multiple floors. This could present a challenge for controlling the temperature on the floor where the thermostat was not installed.

Thermostats: HVAC with one thermostat and sensors

Basement

Noted there was a thermostat on one floor and a temperature sensor on the other floor(s). 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. The automatic dampering systems tend to fail/break over time. The inspector did not have full control over the air flow to the multiple zones.

Thermostats: Left on AUTO

Noted the home inspector left the thermostat(s) in AUTO mode with a desired heat temperature of 64F and a desired AC temperature of 78°F. This was a different setting than was on the thermostat(s) upon arrival for the inspection. The inspector left the thermostat(s) in that setting due to the radon test happening at the house.

Fireplace: Fireplace Description

Gas logs

Fireplace: Gas fireplace tested and worked

Noted the gas fireplace was tested and worked normally.

Bathroom Venting System: Fan out - pipe not visible

Under front stoop, right exteriorUnder front stoop, right exterior

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

7.1.1 Heat

HVAC OLD

Minor Defect/Maintenance Item

The HVAC system (inside and outside units) for the location(s) listed above was older and could be near the end of its useful life. The HVAC system operated normally during the inspection. The HVAC system needs to be evaluated by a licensed mechanical contractor and repaired/replaced as necessary.



Built in 2007



7.1.2 Heat

DID NOT WORK**1ST FLOOR BATHROOM**

The floor heating system did not turn on when tested. It did not work and does not provide heating to the 1st floor bathroom as intended. Recommend further evaluation and correction by a licensed electrical contractor.



Defect



8: INTERIORS

		Acc	R/R	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

R/R = Repair/Replace

Mon = Monitor

NI = Not Inspected

NP = Not Present

Information

Cabinets/Counters: All tested

Noted all of the cabinet doors/drawers in the house were tested.

Interior Doors: All tested

Noted all of the doors in the house were tested.

Limitations

Walls

OCCUPIED

Noted the house was occupied. There was limited view of the interior, closets, cabinets, drawers, etc. due to furniture and stored items.

Walls

NO VIEW BEHIND/UNDER THE REFRIGERATOR

Noted there was no view behind/under the refrigerator.

Observations

8.1.1 Walls

DAMAGE TO WALL/INTERIOR TRIM IN SOME LOCATION(S) *O

Defect

ATTACHED STORAGE ROOM ATTACHED STORAGE ROOM

There was damage to the wall/interior trim in the location(s) listed above. The damage appeared to be caused by a wood-destroying organism. There could be hidden damage in that area. That area needs to be evaluated and repaired by a licensed general contractor. This inspection does not provide an evaluation of any wood-destroying organisms. Contact a licensed pest inspector for more information.



8.1.2 Walls

DAMAGED WALL/TRIM *P

Minor Defect/Maintenance Item

There was damage interior walls/trim in the location(s) listed above. The damaged area creates an opening into the wall cavity which can allow heat and cooling loss from conditioned space and pest entry. The damaged area(s) need to be repaired/replaced by a licensed general contractor.

8.3.1 Ceilings

STAINS - REPAIR

BASEMENT LIVING ROOM

There were stains on the ceiling in the location(s) listed above. The stains indicate water infiltration and/or a leak at some time in the past. The area(s) appeared to be dry during the inspection. There was no view of the attic and/or structural components in those area(s). There could be hidden damage in those area(s). The area(s) need to be repaired by a qualified contractor.



Defect



8.7.1 Railings

SPACING TO LARGE

1ST FLOOR TO 2ND FLOOR

The spacing at an interior handrail on the location(s) listed above was too big. Big openings in the guardrails on interior stairs and can allow a child to crawl through and get injured. Recommend correction by a qualified contractor.



Minor Defect/Maintenance Item



8.10.1 Interior Windows

STUCK IN SOME LOCATIONS

2ND FLOOR BEDROOM, 1ST FLOOR MASTER BEDROOM

Window(s) in the room(s) listed above were stuck shut and would not open. Thus, the windows could not be used/tested. Windows are used as emergency exits, especially from bedrooms. The window(s) were marked with green tape. The window(s) need to be repaired/replaced by a qualified contractor.



8.10.2 Interior Windows

BROKEN GLASS

2ND FLOOR

Window(s) in the location(s) listed above had broken glass. The broken glass could injure a person. The window(s) were marked with green tape. The damaged window(s) need to be repaired/replaced by a qualified contractor.



9: APPLIANCES

		Acc	R/R	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	Microwave Oven	X				
9.8	Other				X	

Acc = Acceptable

R/R = Repair/Replace

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

Range/Cooktop: All burners tested

Noted all burners on the range/cooktop were tested but cooking ability was not tested/determined.

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.

Oven: Double oven

Noted a double-oven.

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, Fan recirculated into the house

Range Hood/Vent Fan: Tested

Noted the exhaust fan was tested but its ability to remove odors was not tested/determined.

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.

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.

Other: Laundry equipment not inspected

Noted laundry equipment such as a clothes washer and/or clothes dryer in the house. Laundry equipment is not considered built-in kitchen appliances and is not included in a home inspection.

Other: Ice maker(s) not inspected

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