

Home Inspection Report



123 Main St
My Town, USA

General Summary

The items/findings listed in the General Summary indicate that these systems/components are not fully functional and/or is unable to perform its intended function, or appears to warrant further investigation by a qualified licensed contractor/specialist for any needed repairs or servicing. Unless otherwise noted, further evaluation, inspection, and repair(s) should be performed by a **QUALIFIED LICENSED CONTRACTOR/SPECIALIST PRIOR TO CLOSING**. If any component has two or more defects it is strongly recommended that the entire system be evaluated, inspected, and repaired by a qualified licensed contractor prior to closing. The summary shall not contain recommendations for normal/routine maintenance of a system or component to keep it in proper functioning condition. **THIS SUMMARY IS NOT THE ENTIRE REPORT**. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your South Carolina / North Carolina real estate agent or an attorney.

Unless otherwise noted, directional information is from the front yard facing the structure.

THE FOLLOWING ITEMS SHOULD BE EVALUATED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED LICENSED CONTRACTORS / SPECIALISTS.

Structure

1. Floor Framing : I-Joists, Rimboard, Girders

The right end of the interior girder is not in contact with the pier support.

Anchor straps /bolts are not visible within 12 inches of some of the corners in the crawl space. Anchor straps should be installed per the strap manufacturer's installation instructions.

Squash blocks overlap the supporting sole plate, Typically the base support is the same width at the supported framing.

Limited access due to finished construction and floor insulation.

2. Piers/Columns/Foundation Walls : Block and brick

Piers not in contact with the right end of the interior girder, Recommend improved shimming between the pier and girder. Limited visibility and inspection due to finished grade and construction.

3. Roof Framing : Truss Framing

Front Gable (Attic) - Roof truss bottom chord has been cut-in-two.

Main Attic Area -, Loose/damaged truss plate on the roof truss (1st truss to the right if the right end hip intersection) with visible deviation in the truss frame web members, Can and may be prone to improper load transfer and failure of the trusses.

Roof truss has been modified (rear slope), Engineered roof trusses should not be modified/altered/repared without the approval of the truss design/structural engineer.

There are no visible continuous lateral braces along the roof trusses. Continuous lateral bracing should installed per the truss manufacturer specifications.

Engineered roof trusses should not be modified/altered/repared without the approval of the truss design/structural engineer. A qualified licensed structural engineer/design professional is recommended to evaluate the trusses for any repairs, This should include a site specific letter from the registered design professional/engineer stating what repairs (if any) are needed, approval of performed repairs, signature, state license number, and state registered stamp of the engineer.

FYI - "Piggy Back" trusses have been installed, These trusses have special bracing requirements that are needed after assembly to stabilize the top chords of the lower section of trusses, It should be determined that proper and sufficient bracing is present or that any needed bracing will be installed.

Limited access / visibility / finished construction in the attic area prevents full inspection of the roof framing.

Exterior

4. Wall Cladding : Brick veneer, Vinyl siding

Loose brick at the right front corner of the wall-to-roof area and flashing, Can and may be prone to moisture intrusion. Limited visibility due to structure height and wall angles.

5. Trim : Vinyl, Wood

Damaged trim /frame at the right side garage service door, Caulk/seal door, window, and exterior trims where needed, Can and may be prone to moisture intrusion, Limited access/visibility due to exterior wall height

6. Fascia : Metal

Loose fascia at the upper rear corner (middle area of house). Limited visibility due to gutters, Limited visibility due to gutters

7. Deck Rails : Wood

Deck rails are loose and need securing.

General Summary (Continued)

Garage/Carport

8. **Attached Garage Door Operation : Mechanized**
SAFETY - Recommend adjusting the pressure for the auto reverse feature or installing lasers for improved safety .

Roof / Attic

9. **Main Roof Surface Roof Covering(s) : Fiberglass / Asphalt Composition, Metal**
Ridge cap shingles are split on the front gable ends, Insufficient shingle overhang along the right side of the garage front gable. Nail back-out in some of the shingles, Nail back-out in shingles can and may damage shingles and be prone to leaks. Limited visibility due to the roof angles and height

Plumbing

10. **Gas Supply Piping : Black Steel, Copper, Flex**
Gas Meter - The copper gas pipe is severely crimped at the meter, Can and may effect the proper flow of gas to the structure. Limited access / visibility of the gas piping due to finished construction obstructs full inspection of the gas piping.
11. **Kitchen Sink : Molded dual bowl**
Leak at cold water valve, Continued leaking can and may cause damage inside the cabinet
12. **Attic Water Heater Water Heater Operation : Functional at time of inspection**
The water heater thermostat setting too high - manufacturers typically recommend 120 degrees. Scalding and burns can result from excessive hot water temperatures. Water heater is nearing the end of it's typical manufacturer design life

Bathroom

13. **Half-bath Bathroom Toilets : Functional at time of inspection**
The toilet would not complete the flush cycle without holding the handle in the down position
14. **2nd Floor Front Bathroom Faucets/Traps : Functional during inspection**
The cold water supply line valve is in contact with the drain pipe(left side sink), This position can and may obstruct the proper use of the valve due to having to bend the pipes to achieve functional clearance from the drain pipe, Bending the pipes can and may loosen the pipe joints and be prone to leaks
15. **2nd Floor Front Bathroom Sink : Dual bowl**
Right side sink drains slow
16. **Master Bathroom Faucets/Traps : Functional during inspection**
The hot water supply line serving the right side sink is not properly secured in place inside the wall cavity, Loose piping can and may stress the piping joints and may be prone to leaks

Electrical

17. **Overcurrent Devices / Protection : Circuit Breakers**
Double tap wiring is present on a 20 amp branch circuit, Multiple wires on a single branch circuit can and may overload the circuit

Heating System

18. **Crawl Space Heating System Draft Control : Automatic**
Rust is present along the exhaust stack (in attic) suggesting improper drafting/exhausting of the unit, Visible evidence suggests backdrafting, Improper drafting / venting can and may produce carbon-monoxide.
19. **Crawl Space Heating System Flue Pipe : Double wall**
See comments "Heating System - Draft Control", Condensation and rust are visible on the exhaust stack in the attic area, The ceiling is wet at the bottom of the exhaust stack in the attic area, Improper drafting / venting can and may produce carbon-monoxide. Limited visibility due to finished construction.

Interior

20. **Interior Living Space Steps / Stairways : Wood**
Loose handrails right side stairs and foyer stairs, Loose trim at the bottom landing (right side stairs), Limited visibility due to finished construction
21. **Interior Living Space Doors : Wood**
Adjust the door for proper closure in: 2nd floor front bathroom, master bathroom (doors)
22. **Interior Living Space Windows : Vinyl Double Hung, Casement, Non-opening**
Sash falls in: living room (left window), dining room (rear wall), formal living room (front wall), left rear bedroom, master bedroom. Bedroom windows serve as a source of emergency egress, All bedroom windows should be operable

General Summary (Continued)

Windows : (continued)

for proper emergency egress,

Personal property, wall height and furnishings prevented full inspection of some interior windows.

Insulation/Ventilation

23. Attic Insulation : Blown, Fiberglass, Fiberglass Batts

Some of the batt insulation is improperly installed (loose, front slope side in attic), Improperly installed insulation can and may reduce the insulating performance of the batts. Limited access and visibility of insulation due to finished construction and inaccessible areas.

24. Dryer Ventilation : Rigid Metal, Metal Flex

The exterior dryer vent cover is damaged, The vent is crimped in the crawl space, Dryer vents should maintain its full diameter throughout the length of the vent. A crimped/clogged vent can and may cause obstructions in the duct vent and pose a potential fire hazard. The dryer vent needs cleaning.

Further Investigation Needed Summary

Structure

1. **Moisture Content/Water Penetration : Crawl space**
Efflorescence was observed on the foundation walls and is typically caused when moisture migrates through the wall. No standing water present at time of inspection. You may wish further evaluation

Exterior

2. **Flashing : Metal**
There is no visible kick-out flashing at the bottom junctions of the lower roof slopes and house cladding to prevent water penetration. Kick-out flashing should be installed per the siding manufacturer specifications. Limited visibility due to finished construction

Roof / Attic

3. **Main Roof Surface Moisture Penetration : Evidence of prior or current water penetration noted**
Evidence of prior moisture intrusion below the furnace exhaust stack in the attic.

Heating System

4. **Attic Heating System Heating System Operation : Functional at time of inspection**
Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation of the unit by a qualified licensed HVAC company, The unit is nearing the end of manufacturer's typical design life
5. **Crawl Space Heating System Heating System Operation : Functional at time of inspection**
Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation of the unit by a qualified licensed HVAC company, The unit is nearing the end of manufacturer's typical design life

Air Conditioning

6. **Exterior AC System Condensate Removal : PVC**
Evidence suggests the condensate drain pipes are dripping in the attic. Continued dripping can and may cause damage to the insulation and ceiling components. Limited access/visibility
7. **Exterior AC System A/C Equipment : International Comfort Products**
Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation by a qualified licensed HVAC contractor, The unit is nearing the end of manufacturer's typical design life
8. **Exterior AC System A/C Equipment : International Comfort Products**
Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation by a qualified licensed HVAC contractor, The unit is nearing the end of manufacturer's typical design life

Insulation/Ventilation

9. **Bathroom Ventilation : Mechanical Vent**
Loose at ceiling level in 2nd floor bath, Fan in master bathroom sounds loose, Limited visibility due to finished construction.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected/not in service at time of inspection.
R	General	Item is not fully functional and/or is unable to perform its intended function, and/or needs repair or servicing
FI	Further Investigation Needed	Items noted "FI" (further investigation needed) should be evaluated and/or repaired by a qualified licensed contractor / specialist prior to purchase or sale.

General Information

Property Information

Inspection Property Address : 123 Main St
City : My Town State : USA Zip :
Realtor Name / Company : Sells Real Estate
Phone : Email :

Client Information

Client Name : Buy Real Estate
Client Address :
City : State : Zip :
Phone : Fax :

Inspection Company

Inspector Name : Johnny Kay SC Lic #327 / NC Lic # 1909



Company Name Arrow Home Inspection Services, LLC
Company Address P.O. Box 37124
City Rock Hill State SC Zip 29732
Inspection Company Phone : 803-230-7656 Email : jkay@comporium.net

Conditions

Others Present : Home Owner, Buyer, Buyer's Agent, Pest Control

Inspection Date :

Start Time : 1:15 PM End Time : 4:45 PM

Electric On : Yes No Not Applicable

Gas/Oil On : Yes No Not Applicable

Water On : Yes No Not Applicable

Structure Occupied : Yes No

Temperature : 45 F

Weather : Cloudy Soil Conditions : Damp

Space Below Grade : Crawl Space

Building Type : Single Family

of Stories : One Two Three One with Basement Two with Basement

Lot Description : Residential Lot in densely populated neighborhood Typical residential rural lot

Typical Townhome site Typical condo site

INVOICE

ANPNI R FI

Invoice

Company Name Arrow Home Inspection Services, LLC

Company Address P.O. Box 37124

City Rock Hill State SC Zip 29732

Client Name: Buy Real Estate

Client Address:

Client City State Zip:

Property Address: 123 Main St

Property City: My Town

Services Performed	Amount Due
GENERAL HOME INSPECTION	
DISCOUNT APPLIED	
AMOUNT PAID	
AMOUNT DUE	

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

If you have any questions about your home inspection, please call us at 803-230-7656

Structure

The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except where access is obstructed, when entry could damage the property, or when adverse situations are suspected; Report the methods used to inspect the under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

ANPNI R FI

Foundation : Crawl Space

Sub Floors : Plywood

Limited access due to batt-type floor insulation, finished floors and construction.

Floor Framing : I-Joists, Rimboard, Girders

The right end of the interior girder is not in contact with the pier support.

Anchor straps /bolts are not visible within 12 inches of some of the corners in the crawl space. Anchor straps should be installed per the strap manufacturer's installation instructions.

Squash blocks overlap the supporting sole plate, Typically the base support is the same width at the supported framing.

Limited access due to finished construction and floor insulation.

Exterior Walls : Unable to inspect wall framing for condition and spacing of studs due to sheetrock and/or other wall coverings.

Limited visibility due to structure height and wall angles

Piers/Columns/Foundation Walls : Block and brick

Piers not in contact with the right end of the interior girder, Recommend improved shimming between the pier and girder. Limited visibility and inspection due to finished grade and construction.

Moisture Content/Water Penetration : Crawl space

Efflorescence was observed on the foundation walls and is typically caused when moisture migrates through the wall. No standing water present at time of inspection. You may wish further evaluation

Roof Framing : Truss Framing

Front Gable (Attic) - Roof truss bottom chord has been cut-in-two.

Main Attic Area -, Loose/damaged truss plate on the roof truss (1st truss to the right if the right end hip intersection) with visible deviation in the truss frame web members, Can and may be prone to improper load transfer and failure of the trusses.

Roof truss has been modified (rear slope), Engineered roof trusses should not be modified/alterd/repared without the approval of the truss design/structural engineer.

There are no visible continuous lateral braces along the roof trusses. Continuous lateral bracing should installed per the truss manufacturer specifications.

Engineered roof trusses should not be modified/alterd/repared without the approval of the truss design/structural engineer. A qualified licensed structural engineer/design professional is recommended to evaluate the trusses for any repairs, This should include a site specific letter from the registered design professional/engineer stating what repairs (if any) are needed, approval of performed repairs, signature, state license number, and state registered stamp of the engineer.

FYI - "Piggy Back" trusses have been installed, These trusses have special bracing requirements that are needed after assembly to stabilize the top chords of the lower section of trusses, It should be determined that proper and sufficient bracing is present or that any needed bracing will be installed.

Limited access / visibility / finished construction in the attic area prevents full inspection of the roof framing.

Ceiling Framing : Conventional truss system

Limited access to finished construction and attic insulation.

Roof Sheathing : OSB

Limited access / visibility / finished construction in the attic area prevents full inspection of the roof decking.

Exterior

The home inspector is not required to inspect: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; For the presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); except as provided in 11 NCAC8.1109(d)(5)(F); Detached buildings or structures; or For the presence or condition of buried fuel tanks.

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- Wall Cladding : Brick veneer, Vinyl siding**
Loose brick at the right front corner of the wall-to-roof area and flashing, Can and may be prone to moisture intrusion.
Limited visibility due to structure height and wall angles.
- Flashing : Metal**
There is no visible kick-out flashing at the bottom junctions of the lower roof slopes and house cladding to prevent water penetration. Kick-out flashing should be installed per the siding manufacturer specifications.
Limited visibility due to finished construction
- Trim : Vinyl, Wood**
Damaged trim /frame at the right side garage service door, Caulk/seal door, window, and exterior trims where needed, Can and may be prone to moisture intrusion, Limited access/visibility due to exterior wall height
- Fascia : Metal**
Loose fascia at the upper rear corner (middle area of house). Limited visibility due to gutters, Limited visibility due to gutters
- Soffit : Vinyl**
- Exterior Doors : Metal**
- Windows : Vinyl Double Hung, Casement, Non-opening**
Limited access or visibility to some of the windows due to height of the exterior walls
- Walks : Concrete**
- Porches :**
- Decks : Treated wood**
FYI - Gap between the hot tub and deck can and may pose a step through hazard for a small child.
- Deck Rails : Wood**
Deck rails are loose and need securing.
- Patio :**
- Balconies :**
- Stoops : Concrete**
Consideration should be given to rails installation for the stoop.
- Steps : Brick**
Mortar point-up needed on steps
- Step Rails :**
Consideration should be given to handrail installation for the steps.
- Driveway : Concrete**
- Vegetation : Shrubs, Trees**
Trim shrubs to a proper clearance from the structure
- Grading / Drainage : Minor slope**
- Retaining Walls :**

Garage/Carport

Note: Remote controls for garage doors are not included as part of the inspection.

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Attached Garage _____

Type of Structure: Tuck under Car Spaces: 2

Door Opener : Wayne Dalton

Door Operation : Mechanized

SAFETY - Recommend adjusting the pressure for the auto reverse feature or installing lasers for improved safety .

Service Doors : Metal

Ceiling/Walls : Drywall
Access limited by storage items

Floor : Poured slab
Cracks are present, Monitor, You may wish further evaluation, Limited visibility due to storage items

Roof / Attic

The home inspector is not required to: Walk on the roofing; or Inspect attached accessories including solar systems, antennae, and lightning arrestors.

Note: Inspectors are not required to estimate the remaining life of roof coverings or perform tasks that place his/her person in danger. Some areas of the roof may not be visible due to height and roof angles and certain weather conditions. Attached accessories (to the roof) are not included in the inspection or report.

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Main Roof Surface _____

Method of Inspection: Binoculars at Ground level

Roof Type Gable, Hip

Roof Covering(s) : Fiberglass / Asphalt Composition, Metal
Ridge cap shingles are split on the front gable ends, Insufficient shingle overhang along the right side of the garage front gable. Nail back-out in some of the shingles, Nail back-out in shingles can and may damage shingles and be prone to leaks. Limited visibility due to the roof angles and height

Gutters : Aluminum
Need cleaning, Limited visibility due to height

Downspouts : Aluminum

Extensions : Plastic

Roof Flashing / Roof Penetrations : Metal
Limited access/visibility

Skylights :

Plumbing Vents/Roof Penetrations : PVC
Limited visibility due to finished construction

Moisture Penetration : Evidence of prior or current water penetration noted
Evidence of prior moisture intrusion below the furnace exhaust stack in the attic.

Unable to Inspect : Limited attic inspection. Attic inspection limited in those areas concealed by roof line, insulation, no flooring, ductwork and low or inaccessible areas.

2nd Floor Attic _____

Method of Inspection: In the attic

Not Present Chimney _____

Chimney :

Flue/Flue Cap :

Chimney Flashing :

Plumbing

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; inspect water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, bathroom spas (except as to functional flow and functional drainage, swimming pools, solar water heating equipment, or; Inspect the system for proper sizing design, or use of proper materials.

Note: Septic and drain fields are "visually inspected" for evidence of any effluence. Visual inspection can be affected by the amount of time a home has been vacant. Although effluence may not be visible, given a prolonged length of vacancy, you may wish further inspection. General recommendation - With a septic system you may wish to obtain a copy of the schematic of the tank and drain field locations on the property

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Service Pipe : Plastic

The water meter is located in the front yard. Water supply piping is buried and could not be inspected. Limited visibility of the water supply line in the crawl space only.

Main Water Shutoff Valve Location : Closet

Water Supply Lines : Copper, Plastic

Limited access due to finished construction, Water lines concealed in floors and walls and could not be observed for inspection

Water Supply Functional Flow : Functional water flow was observed at all fixtures where testing was possible and practical. Washing machine water flow was not tested.

Water Supply Line Supports : Limited visibility due to finished construction

Water Supply Line Insulation : Limited visibility due to finished construction

Drain Pipes : PVC

Limited access / visibility due to finished construction. Pipes concealed in walls & floors and are not visible and not inspected.

Drain Pipe Functional Drainage : Functional drainage was observed at all fixtures where testing was possible and practical. The washing machine drain was not tested.

Drain Pipe Supports : Limited access / visibility due to finished construction.

Vent Pipes : PVC

Limited access / visibility due to finished construction. Pipes concealed in walls & floors and are not visible and not inspected.

Vent Pipe Supports : Limited access / visibility due to finished construction.

Gas Supply Piping : Black Steel, Copper, Flex

Gas Meter - The copper gas pipe is severely crimped at the meter, Can and may effect the proper flow of gas to the structure. Limited access / visibility of the gas piping due to finished construction obstructs full inspection of the gas piping.

Fuel Tank : None located

Sump Pump :

Hose Bibs : Typical

Kitchen Sink : Molded dual bowl

Leak at cold water valve, Continued leaking can and may cause damage inside the cabinet

Laundry Hook-Ups : Water and drain connections observed only - not tested.

Laundry Hook-ups Electric Gas Washer Mop Sink
Mop sink not inspected due to storage inside the sink

Plumbing (Continued)

Attic Water Heater

Water Heater Operation : Functional at time of inspection

The water heater thermostat setting too high - manufacturers typically recommend 120 degrees. Scalding and burns can result from excessive hot water temperatures. Water heater is nearing the end of it's typical manufacturer design life

Manufacturer : State

Type : Natural gas Capacity : 50 GALS

Model # : PR650NBRT Serial # : G01320963

Water Heater Temperature : 139 F

Model #

Approx. Age : 10 YRS Area Served : Whole House

Exhaust Vent : Double Wall Vent

Pressure Relief Valve : Plastic

Bathroom

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Half-bath Bathroom

Toilets : Functional at time of inspection

The toilet would not complete the flush cycle without holding the handle in the down position

Faucets/Traps : Functional during inspection

Sink : Pedestal

Tub :

Shower :

2nd Floor Bathroom

Toilets : Functional at time of inspection

Faucets/Traps : Functional during inspection

Sink/Basin : Molded single bowl

Tub : Fiberglass tub and ceramic tile surround
Tub fixture needs caulking

Shower : Tub/shower combination
Missing shower fixture

2nd Floor Front Bathroom

Toilets : Functional at time of inspection

Faucets/Traps : Functional during inspection

The cold water supply line valve is in contact with the drain pipe(left side sink), This position can and may obstruct the proper use of the valve due to having to bend the pipes to achieve functional clearance from the drain pipe, Bending the pipes can and may loosen the pipe joints and be prone to leaks

Sink : Dual bowl

Right side sink drains slow

Tub : Tub/shower combination

Shower : Tub/shower combination

Bathroom (Continued)

Master Bathroom

- Toilets : Functional at time of inspection
- Faucets/Traps : Functional during inspection
The hot water supply line serving the right side sink is not properly secured in place inside the wall cavity, Loose piping can and may stress the piping joints and may be prone to leaks
- Sink : Dual bowl
- Tub : Fiberglass tub and ceramic tile surround
- Shower : Fiberglass pan and ceramic tile surround

Electrical

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or inspect low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system, or built-in vacuum equipment.

Note: Electrical panel box inspection is visual only and no metering or testing with instruments has been performed.

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- Service Entrance / Wire Type : Underground, 4-0 Aluminum / 200 Amps / 240 Volts
The majority of the electrical service entrance wire is underground and not visible for inspection. Limited visibility due to finished construction. Concealed wires and cables not inspected.
- Ground Equipment : Rod in ground
Limited visibility of the rod in the ground
- Main Electrical Panel Location : Garage

Is the panel bonded? Yes No

Sub Panel Location : Not present

Is the panel bonded? Yes No A sub panel box is not present

- Main Breaker Size(s) : 200 Amps
- Overcurrent Devices / Protection : Circuit Breakers
Double tap wiring is present on a 20 amp branch circuit, Multiple wires on a single branch circuit can and may overload the circuit
- GFCI Locations : Kitchen, Bathrooms
Garage and exterior outlets were not checked for GFI protection due to storage in the garage limiting access to resets.
- 110 Volt Circuits : Copper
Limited visibility due to finished construction. Concealed wires and cables not inspected.
- 220 Volt Circuits : Copper
Limited visibility due to finished construction. Concealed wires and cables not inspected.
- Outlets and Receptacles : Grounded 3 prong
Personal property prevented the testing of all receptacles. A representative number of receptacles were checked.
- Light Fixtures / Switches / Ceiling Fans : Functional during inspection
The kitchen light fixtures (2) did not respond to normal switch controls. Check bulbs first.
- Exterior Light Fixtures / Switches / Ceiling Fans : Functional during inspection
- Smoke Detectors : Hard-wired and interconnected
Check batteries, Test for proper function

Additional Electrical Information

Loose outlets in: front bedroom.

Electrical (Continued)

Loose outlets should be properly secured in place in the wall to prevent the outlet from pulling out of the wall and exposure to live wires.

Heating System

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light; or inspect the interior of flues, fireplace insert flue connections, heat exchanger, humidifiers, electronic air filters, the uniformity or adequacy of heat supply to the various rooms, or solar space heating equipment.

Note: Heat exchangers are not part of this inspection or report. Heating units are not inspected when the outside temperatures are above 70 degrees F or other circumstances may cause damage. The inspection does not report on the efficiency of the HVAC systems or distribution. Equipment that has been "shut down" or does not respond to normal operating controls will not be activated.

Carbon Monoxide: If any type of gas fired/burning equipment or appliances are present, it is recommended that a carbon monoxide detector be installed in the house per the manufacturer's instructions.

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Attic Heating System

Manufacturer : International Comfort Products
Model Number : NTG3050FBA4 Serial Number : L011846985
Type : Gas Furnace Capacity : 50,000 BTU
Area Served : 2nd floor Approx. Age : 10 YRS
Fuel Type : Natural gas

Heating System Operation : Functional at time of inspection

Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation of the unit by a qualified licensed HVAC company, The unit is nearing the end of manufacturer's typical design life

Operating Temperatures Return Temperature - 72 F Supply - 95 F

Operating Control : Wall Mounted Thermostat

Distribution : Insulflex duct

Limited access/visibility of the duct system due to finished construction. FYI - You may wish to consider having the duct system cleaned by a professional duct cleaning company

Draft Control : Automatic

Flue Pipe : Double wall

Filter : Disposable filter
Recommend new filter

Crawl Space Heating System

Manufacturer : Comfortmaker
Model Number : NTG3050FBA4 Serial Number : L011670075
Type : Gas Furnace Capacity : 50,000 BTU
Area Served : 1st floor Approx. Age : 10 YRS
Fuel Type : Natural gas

Heating System Operation : Functional at time of inspection

Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation of the unit by a qualified licensed HVAC company, The unit is nearing the end of manufacturer's typical design life

Operating Temperatures Return Temperature - 70 F Supply - 101 F

Operating Control : Wall Mounted Thermostat

Distribution : Insulflex duct

Limited access/visibility of the duct system due to finished construction. FYI - You may wish to consider having the duct system cleaned by a professional duct cleaning company

Draft Control : Automatic

Rust is present along the exhaust stack (in attic) suggesting improper drafting/exhausting of the unit, Visible evidence suggests backdrafting, Improper drafting / venting can and may produce carbon-monoxide.

Heating System (Continued)

- Flue Pipe : Double wall
See comments "Heating System - Draft Control", Condensation and rust are visible on the exhaust stack in the attic area, The ceiling is wet at the bottom of the exhaust stack in the attic area, Improper drafting / venting can and may produce carbon-monoxide. Limited visibility due to finished construction.
- Filter : Disposable filter
Recommend new filter

Fireplace/Wood Stove

Note: When a wood insert or a wood stove is present, it is always advisable, due to the limited or no visibility/access to the chimney flues, to have further evaluation performed by a licensed chimney sweep. The inspector does not start a fire in the fireplace or wood stove/insert to determine function and draft.

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Living Room Fireplace

- Fireplace Construction : Prefab
Limited visibility due to finished construction, The valve serving the gas logs was not located, You may wish to confer with the owner regarding its location. This valve should be located in the same room as the fireplace.
- Type : Gas log
- Flue :
- Damper :

Air Conditioning

The home inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; inspect window air conditioners; or inspect the uniformity or adequacy of cool-air supply to the various rooms. Note: Air conditioning units are not inspected when the outside temperature is below 70 degrees F or when other circumstances may cause equipment damage. The inspection does not report on the efficiency of the HVAC systems or distribution. Equipment that has been "shut down" or does not respond to normal operating controls will not be activated. Window units are not part of this inspection.

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Exterior AC System

- Manufacturer : International Comfort Products
Model Number : NAC036AKA1 Serial Number : L013103774
Type : Central A/C Capacity : 3 TONS
Area Served : Not determined Approx. Age : 10 YRS
Fuel Type : Electric Temp.Differential : Not Inspected
- A/C System Operation : Not inspected
To avoid possible compressor damage due to outside temperature below 70 degrees, the unit was not tested, You may wish further evaluation, Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation by a qualified licensed HVAC contractor
- Condensate Removal : PVC
Evidence suggests the condensate drain pipes are dripping in the attic. Continued dripping can and may cause damage to the insulation and ceiling components. Limited access/visibility
- A/C Equipment : International Comfort Products
Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation by a qualified licensed HVAC contractor, The unit is nearing the end of manufacturer's typical design life
- Distribution : Insulflex duct
Limited access/visibility. Limited access/visibility of the duct system.
- Filters : Disposable filter Recommend new filters
- Refrigerant Lines: Serviceable condition
Limited visibility due to finished construction

Air Conditioning (Continued)

Operating Control : Wall Mounted Thermostat

Service Disconnect : Breaker disconnect

Exterior AC System

Manufacturer : International Comfort Products

Model Number : NAC030AKA1 Serial Number : L011506271

Type : Central A/C Capacity : 2.5 TONS

Area Served : Not determined Approx. Age : 10 YRS

Fuel Type : Electric Temp.Differential : Not Inspected

A/C System Operation : Not inspected

Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation by a qualified licensed HVAC contractor

Condensate Removal : PVC

Limited access/visibility

A/C Equipment : International Comfort Products

Due to the age of the unit (10 yrs or more), recommend an in-depth evaluation by a qualified licensed HVAC contractor, The unit is nearing the end of manufacturer's typical design life

Distribution : Insulflex duct

Limited access/visibility. Limited access/visibility of the duct system.

Filters : Disposable filter Recommend new filters

Refrigerant Lines: Serviceable condition

Limited visibility due to finished construction

Operating Control : Wall Mounted Thermostat

Service Disconnect : Breaker disconnect

Interior

The home inspector is not required to inspect: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Any personal property, storage and furnishings can and may prevent full inspection of some interior surfaces and areas.

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Interior Living Space

Ceiling : Drywall

Typical nail pops in various places

Walls : Drywall

Personal property and furnishings prevented full inspection of some wall surfaces.

Floors : Hardwood, Carpet, Tile

Properly seal penetrations in the flooring in: laundry room, Personal property and furnishings prevented full inspection of some floor surfaces.

Steps / Stairways : Wood

Loose handrails right side stairs and foyer stairs, Loose trim at the bottom landing (right side stairs), Limited visibility due to finished construction

Balconies & Railings : Wood

Counters / Built-in Cabinets : Wood

Limited access / visibility in the cabinets due to storage items.

Doors : Wood

Adjust the door for proper closure in: 2nd floor front bathroom, master bathroom (doors)

Windows : Vinyl Double Hung, Casement, Non-opening

Sash falls in: living room (left window), dining room (rear wall), formal living room (front wall), left rear bedroom, master bedroom. Bedroom windows serve as a source of emergency egress, All bedroom windows should be operable for proper emergency egress,

Interior (Continued)

Windows : (continued)

Personal property, wall height and furnishings prevented full inspection of some interior windows.

Insulation/Ventilation

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

The home inspector shall: Move insulation where readily visible evidence indicates the possibility of a problem; and Move floor insulation where the plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.
Note: The inspector is not required to enter attic spaces where the headroom is less than 3 feet, where hazardous conditions exists, or if the area is otherwise inaccessible. Finished construction can and may limit full inspection of insulation and ventilation.

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- Attic Insulation : Blown, Fiberglass, Fiberglass Batts
Some of the batt insulation is improperly installed (loose, front slope side in attic), Improperly installed insulation can and may reduce the insulating performance of the batts. Limited access and visibility of insulation due to finished construction and inaccessible areas.
- Crawl Space Insulation : Fiberglass Batts
Crawl space insulation is falling down in various locations and should be tucked back up between the floor joists.
- Vapor Retarders : Paper
Limited visibility of the vapor barriers due to finished construction and limited access.
- Attic Ventilation : Ridge, Soffit, Fan
The power fan was inaccessible due to height in the attic. Limited access / visibility due to finished construction. All ventilation was not accessible or visible for inspection.
- Crawl Space Ventilation : Typical foundation vents
- Whole House Fan :
- Bathroom Ventilation : Mechanical Vent
Loose at ceiling level in 2nd floor bath, Fan in master bathroom sounds loose, Limited visibility due to finished construction.
- Dryer Ventilation : Rigid Metal, Metal Flex
The exterior dryer vent cover is damaged, The vent is crimped in the crawl space, Dryer vents should maintain its full diameter throughout the length of the vent. A crimped/clogged vent can and may cause obstructions in the duct vent and pose a potential fire hazard. The dryer vent needs cleaning.

Built-in Kitchen Appliances

The home inspector is not required to inspect: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Note: Ranges/ovens are tested only to determine that the burners/elements heat at the "lo" and "hi" control settings for the range and the "bake and broil" settings for the oven. These are not tested for desired temperature constants for any given period of time.

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1st Floor Kitchen

- Range : Electric
- Oven : Electric
- Range Hood Vent : Whirlpool
- Disposal : In-Sinkerator
- Dishwasher : KitchenAid

Built-in Kitchen Appliances (Continued)

Trash Compactor :

Microwave : Whirlpool

The microwave door is cracked below the handle. You may wish further evaluation.

Final Comments

The purpose of the inspection is to provide the client with a better understanding of the property's condition as observed at the time and day of the inspection. Conditions can and may change after the inspection that may not have been evident or did not exist on the day and time of the inspection.

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Leak at cold water valve (kitchen sink)



Microwave door is cracked



Properly seal penetrations in the flooring in: laundry room



Loose trim at the bottom landing (right side stairs)



Loose handrails right side stairs



Loose fan at ceiling level in 2nd floor bath



Tub fixture needs caulking



Loose fascia rear wall



The cold water valve in contact with drain pipe



The hot water supply line is not properly secured in place inside the wall cavity - master bathroom



Loose handrails along stairs



Evidence suggests the condensate drain pipes are dripping in the attic



Evidence of prior moisture intrusion below the furnace exhaust stack in the attic.



Front Gable (Attic) - Roof truss bottom chord has been cut-in-two.



Front Gable (Attic) - Roof truss bottom chord has been cut-in-two.



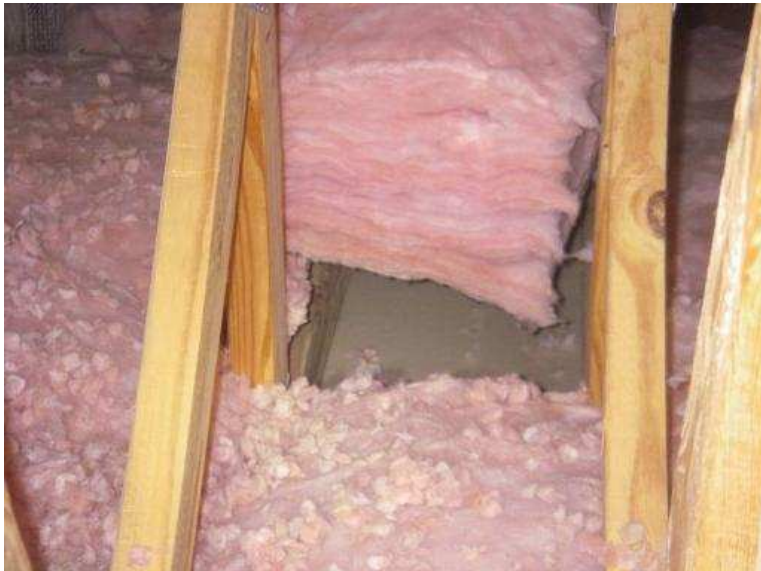
Main Attic Area -, Loose/damaged truss plate on the roof truss (1st truss to the right if the right end hip intersection)



Rust is present along the furnace exhaust stack (in attic)



The ceiling is wet at the bottom of the furnace exhaust stack in the attic area



Some of the batt insulation is improperly installed (loose, front slope side in attic)



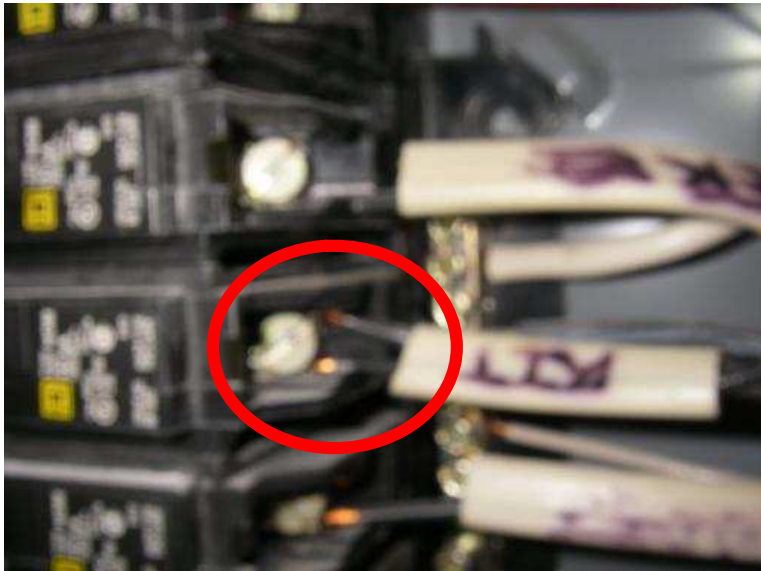
Main Attic Area - Loose/damaged truss plate on the roof truss



Loose truss plates on roof truss



Modified roof truss



Double tap wiring is present on a 20 amp branch circuit



Nail back-out in shingles



Caulk and seal exterior trims where needed



Ridge cap shingles are split on the front gable ends



FYI - Gap between the hot tub and deck can and may pose a step through hazard for a small child.



Deck rails are loose and need securing.



There is no visible kick-out flashing at the bottom junctions of the lower roof slopes and house



Gas Meter - The copper gas pipe is severely crimped



The exterior dryer vent cover is damaged



Damaged trim /frame at the right side garage service door



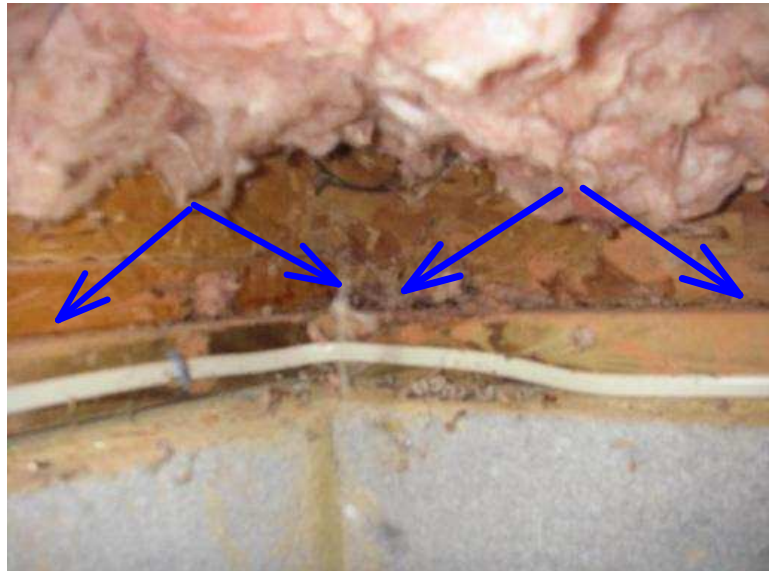
Ridge cap shingles are split on the front gable ends



Insufficient shingle overhang along the right side of the garage front gable



Loose brick at the right front corner of the wall-to-roof area and flashing



Anchor straps /bolts are not visible within 12 inches of some of the corners in the crawl space



Crawl space insulation is falling down in various locations



Piers not in contact with the right end of the interior girder



The dryer vent is crimped in the crawl space



Anchor straps /bolts are not visible within 12 inches of some of the corners in the crawl space



Efflorescence was observed on the foundation walls



Squash blocks overlap the supporting sole plate, Typically the base support is the same width as the supported framing.