



Property Inspection Report

August 13, 2022 (8:00 AM)

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Prepared For:

Prepared By:
Preston Sullivan (NCHILB I5523JS)
C2 Inspection Services LLC

Inspector Signature

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Legend

(IN) This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

(NI) This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.

(LT) The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

(NP) The described component or system was not present at the time of the inspection or is not a component or system of the subject property.

(DE) The described component or system presented tangible evidence to indicate that the component or system was not functioning as intended, warranted further investigation, and or repair prior to purchase.

(FE) The described component or system requires further evaluation by a licensed professional such as an engineer or contractor with expert knowledge of the component or system to determine if repair is needed prior to purchase.

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NI

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.

A2. Structural: Columns and Piers

A2-1 Main House

Evidence suggests that the column located on the front side of the home has rotated or has moved. An engineer should be consulted for a complete evaluation of the structure to determine the significance of the column, the cause of the rotation-movement and outline any necessary repairs

B4. Exterior: Driveways, Patios, Walks, Retaining

B4-1 Driveway and Front Walk *(Location: Main House Front)*

The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

B5. Exterior: Vegetation and Grading

B5-1 Front of Home *(Location:)*

The planting and vines adjacent to the home are in need of further evaluation and service to prevent damage to the home. The following concerns were noted at the time of the inspection:

1. Foundational Issues due to roots
2. Drainage issues due to inward grade towards foundation.

A licensed general contractor with experience in landscaping and grading should be consulted to evaluate and correct the plantings as needed.

C1. Roofing: Coverings

C1-1 Main House

The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: cracked shingles, raised shingles, missing tabs, torn shingles, curling shingles, moss/ algae growth, incorrect exposure, damaged plumbing boots, incorrect flashing details, history of leaks. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weather-tightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.

D1. Plumbing: Main Water Supply

D1-1 Main *(Location: Crawl Space)*

The exterior faucet located in the back of the home is not a frost free fixture. Although not required when this home was built, the frost free faucet reduces the possibility of broken pipes related to freezing. The buyer should consider upgrading the exterior faucets.

(D1-1.2) Main *(Location: Crawl Space)*

This home has a private well for potable water supply. Determining if the water supply is potable or of good quality is beyond the scope of the home inspection. Wells require regular maintenance and can become contaminated with bacteria or other contaminants. It is recommended that the buyer consult the local health department or a licensed well contractor for system evaluation and testing.

E2. Electrical: Main Panel

E2-1 Main Panel 1 *(Location: Garage)*

G1. Cooling Systems: Equipment

G1-1 Cooling Unit 1 *(Location: Exterior: Crawl Space)*

A HVAC contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe installation and proper operation of the HVAC system.

Inspection Report

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word 'inspect' means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Temperature: 74 Deg. F

Weather Conditions:

A. Structural

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance/cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof, and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

A. Structural: Inspection Methods

When accessible and safe the inspector entered attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

A1. Structural: Foundation

A1-1 Main House IN

Foundation Materials: Block: Brick

Foundation Type: Crawl Space: Exterior Entrance

A2. Structural: Columns and Piers

A2-1 Main House IN FE

Column/Pier Materials: Block: Brick

Column/Pier Type: Pier: Crawl Space

(A2-1.1) Main House

Evidence suggests that the column located on the front side of the home has rotated or has moved. An engineer should be consulted for a complete evaluation of the structure to determine the significance of the column, the cause of the rotation-movement and outline any necessary repairs

A3. Structural: Floor Structure

A3-1 Main House IN

Sub-Floor Type: OSB
Floor Beam Type: Dimensional Lumber: Standard Construction
Floor Joist Type: Dimensional Lumber: Standard Construction

A4. Structural: Wall Structure

A4-1 All Interior Areas IN

Wall Structure Type: Finished Areas: Not Accessible

A5. Structural: Ceiling Structure

A5-1 All Accessible Attic Areas IN

Ceiling Beam Type: Dimensional Lumber: Standard Construction: Wood

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood

A6. Structural: Roof Structure

A6-1 Main House IN

Roof Sheathing Type: OSB

Rafter/Beam Type: Dimensional Lumber: Standard Construction

Roof Type: Gable

B. Exterior

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult a specialist in each trade as needed. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

B1. Exterior: Wall Cladding

B1-1 Main House IN

Trim Type: Wood Clad: Aluminum

Cladding Type: Brick Veneer

B3. Exterior: Decks, Porches, Stoops, and Balconies

B3-1 Porch IN FE

Location: Main House Front

Construction Type: Masonry (Concrete Surface)

B4. Exterior: Driveways, Patios, Walks, Retaining

B4-1 Driveway and Front Walk IN

Location: Main House Front

Construction Type: Concrete

(B4-1.1) Driveway and Front Walk

The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

B5. Exterior: Vegetation and Grading

B5-1 Front of Home

IN DE

(B5-1.1) Front of Home

The plantings and vines adjacent to the home are in need of further evaluation and service to prevent damage to the

C. Roofing

1. Foundational issues due to roots.

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Roofing or a General Contractor. It is important to correct roofing

deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or

undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is

beyond the scope of the home inspection. The home inspector is limited to visible surfaces and systems only. Mold or

underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home

inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home

inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer

questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past

problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be

monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections.

Roofing systems and components should be inspected and maintained annually.

C. Roofing: Inspection Methods

The roof covering was inspected using binoculars and or a zoom camera and from a ladder at the roof eaves. This

method allows the inspector to view the overall surface of the roof but does not enable the inspector to locate small

defects or hidden areas that may only be located or identified by walking on the roof surface which is beyond the scope

of this home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should

consult a Licensed Roofing Contractor prior to purchase

C1. Roofing: Coverings

C1-1 Main House

IN DE

Roof Covering Type: Shingles Composite or Fiberglass

(C1-1.1) Main House

The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of

the inspection: cracked shingles, raised shingles, missing tabs, torn shingles, curling shingles, moss/ algae growth,

incorrect exposure, damaged plumbing boots, incorrect flashing details, history of leaks. A licensed roofing contractor

should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to

ensure the weather-tightness of the roof covering system. At the time of the repair, the roofer may be able to answer

questions related to the life expectancy of the roof covering system.

C4. Roofing: Chimneys

C4-1 Main House

NI NP

Chimney or Flue Type: Chimney: Masonry

D. Plumbing

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

D1. Plumbing: Main Water Supply

D1-1 Main	IN
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Main Water Supply Line Materials: Polybutylene (Use Comment)

Water Supply Type: Private Well

Main Water Shut Off Location: Crawl Space

(D1-1.1) Main

The exterior faucet located in the back of the home is not a frost free fixture. Although not required when this home was built, the frost free faucet reduces the possibility of broken pipes related to freezing. The buyer should consider upgrading the exterior faucets.

(D1-1.2) Main

This home has a private well for potable water supply. Determining if the water supply is potable or of good quality is beyond the scope of the home inspection. Wells require regular maintenance and can become contaminated with bacteria or other contaminants. It is recommended that the buyer consult the local health department or a licensed well contractor for system evaluation and testing.

D2. Plumbing: Water Distribution Systems

D2-1 Crawl Space	IN
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Distribution Line Materials: PEX

D3. Plumbing: Drain, Waste, Vent Systems

D3-1 Crawl Space	IN
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Drain/Waste Trap Line Materials: Plastic

Drain/Waste/Vent Line Materials: PVC

D4. Plumbing: Water Heating Equipment

D4-1 Unit 1	IN
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Capacity: XX Gallons

Fuel Source: Gas-Natural

Water Heater Location: Garage

E. Electrical

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

Smoke Detectors: Not Present

Carbon Monoxide Detectors: Not Present

E1. Electrical: Main Service

E1-1 Overhead IN

Grounding Electrode Type: Driven Rod

E2. Electrical: Main Panel

E2-1 Main Panel 1 IN

Voltage: 120-240 Volts: 1 Phase

Amperage: 200 Amps

Service Cable Material: Aluminum

Location: Garage

E4. Electrical: Branch Circuits, Wiring

E4-1 Garage IN

Wiring Methods: AC-BX Metal Cable

F. Heating Systems

The HVAC system(s) were visually inspected and operated based on the seasonally correct cycle. All heating system concerns listed or identified below were found to be in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the system(s). The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where covers were not removed to expose internal components. This type of visual inspection will not reveal internal problems for the system(s). If a complete invasive inspection is desired a Licensed HVAC Contractor should be consulted prior to purchase. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. All HVAC systems and components should be serviced and evaluated seasonally. All concerns are in need of further evaluation and repair by a Licensed HVAC Contractor. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

F1. Heating Systems: Equipment

F1-1 Heating Unit 1 IN

Energy Source: Natural Gas

Heating Unit Type: Gas: Furnace

Location: Crawl Space

F2. Heating Systems: Distribution System

F2-1 Heating Unit 1 IN

Distribution System Type: Forced Air: Metal Box: Flexible Branch

Access: Crawl Space

F3. Heating Systems: Gas Piping

F3-1 Crawl Space IN

Fuel Storage Tanks (Select): Not Present

Fuel Turn-Off Location: At Meter

Gas Piping Material: CSST

G. Cooling Systems

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

G1. Cooling Systems: Equipment

G1-1 Cooling Unit 1 IN

Energy Source: Electric

Cooling Unit Type: Electric: Split System

Location: Exterior: Crawl Space

(G1-1.1) Cooling Unit 1

A HVAC contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe installation and proper operation of the HVAC system.

G2. Cooling Systems: Distribution System

G2-1 Cooling Unit 1 IN

Distribution System Type: Same as Heating

Access: Crawl Space

H. Interiors

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified, and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. The washing machine drain, electrical power, or gas service were not verified, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

H1. Interiors: General Rooms

H1-1 All Rooms IN

Finished Walls, Ceiling, Floor (Select): Finished Area
Furniture/Storage Present (Select): Yes
Heating and Cooling Source (Select): Heating and Cooling Source Noted

H2. Interiors: Kitchens

H2-1 Kitchen IN

Finished Walls, Ceiling, Floor (Select): Finished Area
Furniture/Storage Present (Select): Yes
Heating and Cooling Source (Select): Heating and Cooling Source Noted

H3. Interiors: Bathrooms

H3-1 Bathroom 1 IN

Receptacle Found (Y/N) (Select): Yes
Ventilation (Select): Ventilation Exhaust Fan Present

H3. Interiors: Bathrooms

H3-2 Bathroom: Master IN

Receptacle Found (Y/N) (Select): Yes
Ventilation (Select): Ventilation Exhaust Fan Present

H4. Interiors: Garage

H4-1 Garage IN

Garage Door Inspection Method: Operated Properly

H6. Interiors: Fireplaces

H6-1 Fireplace: Masonry NI NP

Energy Source: Wood
Exhaust Flue Type: Masonry: Clay Tile Liner
Location: Family Room

I. Insulation & Ventilation

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult a specialist in each trade as needed. Missing, poor, or inadequate insulation can lead to air infiltration and higher heating and cooling system operational costs. Air infiltration in humid climates can lead to undesirable environmental conditions. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

I1. Insulation & Ventilation: General

I1-1 Attic: All Accessible IN

Ventilation Type: Soffit: Ridge

Insulation Type: Loose: Fiberglass

J. Appliances

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

J1. Appliances: Appliances

J1-1 Dishwasher NI

Inspection Method: Dishwasher: Operated Normal Cycle

Location: Kitchen