

Galloway Inspection Services, Inc.

236 Farrell St., Eden, NC 27288

(336) 432-2142



Client: Cecil Galloway

Case Number: 884-982910

Address: 236 Farrell St
Eden, NC 27288

Inspected On: 06-28-2014

Inspection Type: Personal Home Inspection

Prepared by: Galloway Inspection Services, Inc.

Inspected by: Galloway, Cecil NCHIL #2257

Cecil Galloway

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1. INSPECTION REQUIREMENTS

STRUCTURAL COMPONENTS including foundation, floors, walls, columns, ceilings, and roofs.

EXTERIOR OF STRUCTURE including wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, and fences.

ROOFING including roof coverings, roof drainage systems, flashing, skylights, and chimneys.

PLUMBING including interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

ELECTRICAL including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.

HVAC (Heating Ventilation, Air Conditioning) including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system

Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits

INTERIOR including walls, ceilings, floors, steps, cabinets, doors, windows, etc

BUILT-IN KITCHEN APPLIANCES including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.

1.1. Exclusions of Inspection

1.2. Exclusions and Limitations

This inspection is limited to visual observations of apparent conditions existing at the time of the inspection **only**. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks.

2 Report 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. This inspection is visual only in areas that were accessible at the time of inspection. No dismantling of building components or systems, no destructive testing, no engineering functions, and no code compliance inspections were performed at the time of the inspection. The findings were as follows:

Foundation, Basement & Structure

- There is a general slope from the rear of the lot to the front. The slope is rather steep and terminates at the rear of the garage and the house. There are no means present to divert any surface water that might run toward the house and contact the foundation. A control ditch or other structure should be installed to divert the water away from the foundation. A landscape contractor should be contacted to make recommendations for diverting the water flow.
- There are settlement cracks in the concrete and asphalt walk and driveway. Sealing these cracks will help prevent water entry and further damage.
- The basement concrete floor is covered with floor tiles which may contain asbestos. Given the age of the house this is very possible. The tile should be tested to determine if any asbestos containing substance is present and how best to mitigate the issue. An environmental contractor should be contacted to make recommendations for testing and mitigation.
- A floor joist under the bathroom has been cut to install and or remove a drain pipe. Another partial joist was installed to add strength to the cut joist. There is also some insect damage to several other joists at the middle of the basement. The damage is restricted to the first inch or less of the joists. A licensed general contractor should be consulted to make recommendations for any needed repairs.
- There were no signs of water infiltration of the house foundation walls. The rear garage concrete block wall did have signs of moisture infiltration. Diverting the surface and possible sub surface water flow would help to reduce this source of moisture.

Exterior

- There is a small settlement crack in the front brick wall of the garage. The crack should be sealed and monitored for any further widening. If the crack continues to widen, a licensed general contractor should be consulted to make recommendations for any needed repairs.
- The front right living room window is missing the interior pane of the double pane window. The window is also hard to open. All the other windows in the house are missing or have damaged latches which hold the window sashes in the frame. This will allow the windows to tilt inward when open. All of these window latches should be repaired or replaced to allow the windows to operate properly. The second floor right bedroom has a right window with a damaged spring which will not hold the window open. This is a hazard and the spring should be repaired. The window manufacturer should be contacted to have a technician repair the windows.

- The front storm door handle is broken and does not latch. The exterior knob is also broken. There is a gap between the wood frame holding the storm door in place and the brick wall. This gap should be sealed to prevent water from entering and causing damage.
- The front porch and original front stoop have settled and pulled away from the house. This has caused a gap where the porch connects to the house. These gaps should be sealed. The porch roof is supported by a brick wall and brick columns.
- The left exterior concrete block wall of the garage is collapsing. A new concrete concrete block wall and steel braces have been installed on the interior of this wall to prevent the original wall from failing. An engineering letter should be procured for the repairs made to the garage wall to ensure the repairs made will solve the issue. There is a settlement crack on the right side interior garage wall. The crack is small but should be sealed and monitored for any further widening. If the crack continues to widen, a licensed general contractor should be consulted to make recommendations for any needed repairs.
- There are vines growing along the left garage wall. These vines can be very destructive and should be removed.

Roof

- The singles are old and show signs of wear with much granule lose and small areas of damage from hail and other means. There is a missing shingle tab at the front right roof section. There is an area of roof at the rear of the house between the main structure and rear den that is covered with a rubber membrane. There is a gap in the membrane where the shingles overlap which could allow water to enter and cause damage. The gap should be sealed and or redone to prevent water entry. The rubber membrane garage roof has areas of repair where tar was added to prevent or stop a previous leak. There are areas that show signs of water ponding which will degrade the roof over time. The garage roof is old and may need replacing in the near future. A roofing contractor should be contacted to evaluate the roof and any repairs or replacement that may be needed.
- The rubber membrane that seals the gap for the chimney is not sealed along the exterior edge. This could allow water to enter and cause damage to the roof. The membrane should be properly sealed. There is a loose portion of the garage roof membrane at the front left corner and the flashing. This could allow water to enter and cause damage. The membrane should be properly sealed.
- The wood ceiling of the front porch has several small areas of deterioration from past leaks. There is no access to the attic area over this area to inspect. The damage is old and does not appear to be active. However, these areas should be monitored to ensure that there are no active leaks.
- The chimney does not have a cap. This could allow water and or birds to enter the flue. Caps should be installed to prevent the entry of water and birds.
- There is a soft spot in the roof sheathing to the rear of the chimney. The damage is not visible and is more than likely from a past leak. The extent of the damage is not known and can be repaired when a new roof is installed.

Plumbing

- One of the PEX water lines has come loose from its securing pins and is hanging. This line should be resecured.

- There are slight leaks at two cleanouts at the main drain and at a secondary drain. There was no tape used to seal the threads on the access plugs causing a slight drip. A licensed plumbing contractor should be contacted to make recommendations for any needed repairs.

Electrical

- There are multiple neutral wires under the same set screw. This is not an accepted practice. The wires should be separated.
- There is an active electric line in the cabinet above the range for a future appliance but it is not capped. The breaker should be turned off or the wire capped. All of the receptacles in the rear den and the garage are not grounded. These receptacles have three prong plugs but are not grounded. Most of the switch and receptacles in the basement do not have covers. This is a shock hazard and covers should be installed. There are two open junction boxes in the basement. All junction boxes should be covered. A licensed electrical contractor should be contacted to make recommendations for any needed repairs.
- The electric range does not have a cord and plug attached.
- The only exterior receptacle is on the front porch. The plug is activated by the same switch that the lights are wired to. The receptacle is not GFCI protected. This was not required when the house was constructed but you may want to install them for safety.

HVAC

- There is an old boiler in the basement that is still attached to the chimney. There is also an open flue for a secondary connection. These openings should be sealed to prevent small animals and birds from getting into the house.
- The propane lines feeding the gas logs in each fireplace are unprotected. The lines are run along the exterior of the brick wall and exposed to possible damage. The lines should have been installed in a protective cover. There are gas logs mounted in the fireplaces. These are older units and should be inspected by a supplier prior to any use. The gas lines for the logs was disconnected and the units were not tested. The fire place in the den has gaps between some of the fire brick liners.
- The air filter for the main floor return is the wrong size. The filter is too short for the opening. A new properly sized filter should be installed.

Interior

- The door to the bathroom off of the den and the laundry room were not properly installed and do not allow the doors to close. The latching side of the frame needs to be moved back to allow the door to close. Both doors to the second floor bathroom have non working latches. One door has a door knob that does not work the latch and the other has a latch that does not want to open. The master bathroom door sticks in the frame at the bottom portion of the door.

Appliances

- The range is new but was not tested since there was not a cord and plug attached to the range. There is no anti tip clip for the range. The clip keeps the range from tipping forward if a load is placed on the door when opened. A clip should be installed for safety.

3 Foundation, Basement & Structure

All checkpoints for this area were visually inspected.

3.1 General Foundation, Basement & Structure Information

Access Method: Stair

Basement Type: Unfinished

Foundation Type: Poured Concrete

Inspection Method: The basement was accessed by a stair located in the middle of the house. The basement area was inspected using a standard flashlight and a small probe.

Floor Structure: The flooring system consists of standard wood dimensional lumber joists with dimensional lumber sub floor.

3.2 Foundation, Basement & Structure Checkpoints

Checkpoint	Rating	Comment
Grade @ Foundation:	U	There is a general slope from the rear of the lot to the front. The slope is rather steep and terminates at the rear of the garage and the house. There are no means present to divert any surface water that might run toward the house and contact the foundation. A control ditch or other structure should be installed to divert the water away from the foundation. A landscape contractor should be contacted to make recommendations for diverting the water flow.
Walk/Driveway:	MR	There are settlement cracks in the concrete and asphalt walk and driveway. Sealing these cracks will help prevent water entry and further damage.
Retaining Walls:	S	The retaining walls at the front and rear are in good condition with only minor moisture infiltration evident at the rear brick retaining wall.
Sill Plate:	S	
Footing Drain:	NV	
Basement Floor:	MR	The basement concrete floor is covered with floor tiles which may contain asbestos. Given the age of the house this is very possible. The tile should be tested to determine if any asbestos containing substance is present and how best to mitigate the issue. An environmental contractor should be contacted to make recommendations for testing and mitigation.

Checkpoint	Rating	Comment
Sub-Flooring:	MR	A floor joist under the bathroom has been cut to install and or remove a drain pipe. Another partial joist was installed to add strength to the cut joist. There is also some insect damage to several other joists at the middle of the basement. The damage is restricted to the first inch or less of the joists. A licensed general contractor should be consulted to make recommendations for any needed repairs.
Beam Supports:	S	The main beam is supported by metal columns.
Insulation:	NA	There is no insulation between the floor joists.
Cracks:	NV	There were no cracks noted in the foundation walls of the house. The garage structure does have cracks and will be noted on the exterior page.
Ventilation:	S	
Water Infiltration:	MR	There were no signs of water infiltration of the house foundation walls. The rear garage concrete block wall did have signs of moisture infiltration. Diverting the surface and possible sub surface water flow would help to reduce this source of moisture.
Vapor Barrier:	NV	Any vapor barrier would be under the basement concrete floor and was not visible.
Sump Pump:	NA	
Chimney Footing:	S	
Wood-Ground Dist.:	NA	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

3.3 Foundation, Basement & Structure Comments

4 Exterior

This portion of the inspection covers general exterior checkpoints of the subject property structure such as wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, fences, etc.

4.1 General Exterior Information

Exterior Siding: Brick and Vinyl
Weather Conditions: Clear
Temperature: 70 - 80

Lot Size: One quarter to one acre
Wall Structure: Frame

4.2 Exterior Checkpoints

Checkpoint	Rating	Comment
Siding Condition:	MR	There is a small settlement crack in the front brick wall of the garage. The crack should be sealed and monitored for any further widening. If the crack continues to widen, a licensed general contractor should be consulted to make recommendations for any needed repairs.
Windows:	U	The front right living room window is missing the interior pane of the double pane window. The window is also hard to open. All the other windows in the house are missing or have damaged latches which hold the window sashes in the frame. This will allow the windows to tilt inward when open. All of these window latches should be repaired or replaced to allow the windows to operate properly. The second floor right bedroom has a right window with a damaged spring which will not hold the window open. This is a hazard and the spring should be repaired. The window manufacturer should be contacted to have a technician repair the windows.
Exterior Doors:	S	
Entry Locks:	S	
Storm Doors:	MR	The front storm door handle is broken and does not latch. The exterior knob is also broken. There is a gap between the wood frame holding the storm door in place and the brick wall. This gap should be sealed to prevent water from entering and causing damage.
Storm Windows:	NA	
Porches:	MR	The front porch and original front stoop have settled and pulled away from the house. This has caused a gap where the porch connects to the house. These gaps should be sealed. The porch roof is supported by a brick wall and brick columns.
Decks:	NA	
Steps:	S	
Balconies:	NA	
Railings:	S	
Sheds:	NA	
Carports:	NA	

Checkpoint	Rating	Comment
Garage:	U	The left exterior concrete block wall of the garage is collapsing. A new concrete concrete block wall and steel braces have been installed on the interior of this wall to prevent the original wall from failing. An engineering letter should be procured for the repairs made to the garage wall to ensure the repairs made will solve the issue. There is a settlement crack on the right side interior garage wall. The crack is small but should be sealed and monitored for any further widening. If the crack continues to widen, a licensed general contractor should be consulted to make recommendations for any needed repairs.
Garage Door:	S	
Lawn Care:	MR	There are vines growing along the left garage wall. These vines can be very destructive and should be removed.
Trim:	S	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

4.3 Exterior Comments

There are gaps in the aluminum window trim where the side trim meets the sill. This could allow water to enter and cause deterioration. These gaps should be sealed.

5 Roof

This portion of the inspection covers general exterior roofing component checkpoints of the subject property such as roof coverings (shingles, flashing, skylights, chimneys, etc.), structural elements of the roof (trusses, rafters, ceiling joists, etc.), roof drainage systems, etc.

5.1 General Roof Information

Roof Type: Flat, Shed, Gabled, Hip

Gutter Type: Aluminum

Method to Observe Attic: The attic space for the house was converted to living space leaving only one under eave area accessible. This area was entered and inspected using a standard flashlight and a small probe.

Method to Observe Roof: Ground

Number of Layers: 1

Attic Vent Type: Gable

Roofing Material: Asphalt Shingles and Rubber Membrane

5.2 Roof Checkpoints

Checkpoint	Rating	Comment
Shingle Cond.:	MR	The shingles are old and show signs of wear with much granule loss and small areas of damage from hail and other means. There is a missing shingle tab at the front right roof section. There is an area of roof at the rear of the house between the main structure and rear den that is covered with a rubber membrane. There is a gap in the membrane where the shingles overlap which could allow water to enter and cause damage. The gap should be sealed and or redone to prevent water entry. The rubber membrane garage roof has areas of repair where tar was added to prevent or stop a previous leak. There are areas that show signs of water ponding which will degrade the roof over time. The garage roof is old and may need replacing in the near future. A roofing contractor should be contacted to evaluate the roof and any repairs or replacement that may be needed.
Flashing/Joints:	MR	The rubber membrane that seals the gap for the chimney is not sealed along the exterior edge. This could allow water to enter and cause damage to the roof. The membrane should be properly sealed. There is a loose portion of the garage roof membrane at the front left corner and the flashing. This could allow water to enter and cause damage. The membrane should be properly sealed.
Soffits/Fascias:	MR	The wood ceiling of the front porch has several small areas of deterioration from past leaks. There is no access to the attic area over this area to inspect. The damage is old and does not appear to be active. However, these areas should be monitored to ensure that there are no active leaks.

Checkpoint	Rating	Comment
Skylights:	NA	
Vent Pipes:	S	
Chimney:	MR	The chimney does not have a cap. This could allow water and or birds to enter the flue. Caps should be installed to prevent the entry of water and birds.
Gutters:	S	
Downspouts:	S	
Attic Ventilation:	S	
Attic Water:	NV	No moisture was noted in the one3 area of the attic that was accessible from an access door.
Attic Insulation:	NV	All areas of the attic were either covered or inaccessible to note any insulation.
Structural Cond.:	NV	The roof structure was inaccessible for evaluation.
Sheathing Cond.:	MR	There is a soft spot in the roof sheathing to the rear of the chimney. The damage is not visible and is more than likely from a past leak. The extent of the damage is not known and can be repaired when a new roof is installed.
Truss:	NV	

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5.3 Roof Comments

6 Plumbing

This portion of the inspection covers general plumbing checkpoints of the subject property such as interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

6.1 General Plumbing Information

Waste Disposal: Municipal

WH Size: 50 gal.

WH Model: WA3245 and E1F50RD045V

Water Piping: PEX, Cross Linked
Polyethylene

Waste Piping: PVC

WH Manufacturer: Citation and Whirlpool
electric

Water Supply: Municipal

Vent Piping: PVC and Galvanized

6.2 Plumbing Checkpoints

Checkpoint	Rating	Comment
Vent System:	S	
Water Supply:	MR	One of the PEX water lines has come loose from its securing pins and is hanging. This line should be resecured.
Sewer Drainage:	MR	There are slight leaks at two cleanouts at the main drain and at a secondary drain. There was no tape used to seal the threads on the access plugs causing a slight drip. A licensed plumbing contractor should be contacted to make recommendations for any needed repairs.
Main Shut Off:	S	The main water shut off valve is located in the basement at the front right corner.
Connections:	S	
Interior Vent:	S	
Water Heaters:	S	There are two water heaters in the basement. The older water heater is the main heating tank and the newer water heater is more of a storage heater. The older water heater does have some rust at the bottom of the exterior but appears to be in fair condition. This heater should be monitored for leaks.
Kitchen Fixtures:	S	
Bath Fixtures:	S	
Shower Pan:	S	
Laundry Tub:	S	
Water Softener:	NA	
Water Filter:	NA	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

6.3 Plumbing Comments

7 Electrical

This portion of the inspection covers general electrical checkpoints of the subject property such as service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interruptors, smoke detectors, etc.

7.1 General Electrical Information

Additional Space Available: Yes

Capacity: 120, 240 volt 200 amp

General Wiring: Good

Panel Manufacturer: Square D

Wiring: Copper

Box Location: Basement

Conductor Type: Aluminum

Num. of Disconnects: 1

Panel Type: Breaker

7.2 Electrical Checkpoints

Checkpoint	Rating	Comment
Ground/Bonding:	S	
Service Attach:	S	The main service line is run overhead and attached to the right rear corner of the house.
Service Meter:	S	There is a main disconnect at the meter and in the main electric panel in the basement.
Panel Box:	MR	There are multiple neutral wires under the same set screw. This is not an accepted practice. The wires should be separated.
Sub Panel Box:	NA	
Breaker Cond.:	S	
Interior Wiring:	MR	There is an active electric line in the cabinet above the range for a future appliance but it is not capped. The breaker should be turned off or the wire capped. All of the receptacles in the rear den and the garage are not grounded. These receptacles have three prong plugs but are not grounded. Most of the switch and receptacles in the basement do not have covers. This is a shock hazard and covers should be installed. There are two open junction boxes in the basement. All junction boxes should be covered. A licensed electrical contractor should be contacted to make recommendations for any needed repairs.
AC Wiring:	S	
Appl. Wiring:	MR	The electric range does not have a cord and plug attached.
Kitchen GFCI:	S	
Bath GFCI:	S	
Exterior GFCI:	NA	The only exterior receptacle is on the front porch. The plug is activated by the same switch that the lights are wired to. The receptacle is not GFCI protected. This was not required when the house was constructed but you may want to install them for safety.
Rec. Location:	S	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

7.3 Electrical Comments

8 HVAC

This portion of the inspection covers general HVAC checkpoints of the subject property such as permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system, etc.

Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits, etc.

8.1 General HVAC Information

Inside Unit Brand: Trane

Inside Model No.: TEM340B36531SAA

Inside Unit Type: Electric Air Handlers

Outside Unit Brand: Trane

Outside Model No.: 4TWB3036C1000AA and
4TWB3024D1000AA

Outside Unit Type: Electric Heat Pumps

8.2 HVAC Checkpoints

Checkpoint	Rating	Comment
Flue Pipes:	U	There is an old boiler in the basement that is still attached to the chimney. There is also an open flue for a secondary connection. These openings should be sealed to prevent small animals and birds from getting into the house.
Draft Device:	NA	
Furnace:	NA	
Thermostat:	S	
Heat Pump:	S	There are two split system heat pumps supplying heating and cooling for the house. Both systems operated properly when tested with the thermostat.
Evaporator:	NV	Due to concealment, requiring removal of service access panels by service technicians, no inspection/observation of the indoor coil, main condensate drain pan, blower, or interior insulation liners are performed. A licensed HVAC contractor is the only qualified service personnel to perform this removal and inspection.
Refrigerant Line:	S	
Duct Work:	S	The duct work is flexible insulated ducting with some rigid insulation main ducts.
Supply Returns:	S	
Inside Fan Motor:	S	
Fireplace:	U	The propane lines feeding the gas logs in each fireplace are unprotected. The lines are run along the exterior of the brick wall and exposed to possible damage. The lines should have been installed in a protective cover. There are gas logs mounted in the fireplaces. These are older units and should be inspected by a supplier prior to any use. The gas lines for the logs was disconnected and the units were not tested. The fire place in the den has gaps between some of the fire brick liners.

Checkpoint	Rating	Comment
Filters:	MR	The air filter for the main floor return is the wrong size. The filter is too short for the opening. A new properly sized filter should be installed.
Controls:	S	
Fans:	S	
Coil Fins:	S	
Condens. Pipe:	S	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

8.3 HVAC Comments

9 Interior

The interior portion of the inspection covers checkpoints involving the interior walls, ceilings, floors, steps, cabinets, doors, and windows.

9.1 General Interior Information

There are no general information points in this section.

9.2 Interior Checkpoints

Checkpoint	Rating	Comment
Walls:	S	
Ceilings:	S	
Floors:	S	
Stairwells:	S	
Steps:	S	
Closets:	S	
Railings:	S	
Doors:	MR	The door to the bathroom off of the den and the laundry room were not properly installed and do not allow the doors to close. The latching side of the frame needs to be moved back to allow the door to close. Both doors to the second floor bathroom have non working latches. One door has a door knob that does not work the latch and the other has a latch that does not want to open. The master bathroom door sticks in the frame at the bottom portion of the door.
Cabinets:	S	
Countertops:	S	
Detectors:	S	All of the smoke alarms operated properly when tested by activating the test button. There is no carbon monoxide alarm but there is no fossil fuel burning appliance in the house with the exception of the disconnected propane fired gas logs. If the gas logs are repaired and used, a carbon monoxide detector should be installed.
Door Locks:	S	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

9.3 Interior Comments

10 Appliances

The kitchen appliance portion of the inspection covers permanently installed dishwashers, through a normal cycle; ranges, cook tops, and permanently installed ovens; trash compactors, garbage disposals, ventilation equipment or range hoods and permanently installed microwave ovens.

10.1 General Appliances Information

There are no general information points in this section.

10.2 Appliances Checkpoints

Checkpoint	Rating	Comment
Dishwasher:	S	
Range:	MR	The range is new but was not tested since there was not a cord and plug attached to the range. There is no anti tip clip for the range. The clip keeps the range from tipping forward if a load is placed on the door when opened. A clip should be installed for safety.
Oven:	S	
Microwave:	NA	
Range Hood:	NA	There is no range hood over the range. A vent hood should be installed exhaust any moisture from the house created by cooking.
Disposal:	S	
Trash Compactor:	NA	
Cook Top:	NA	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

10.3 Appliances Comments



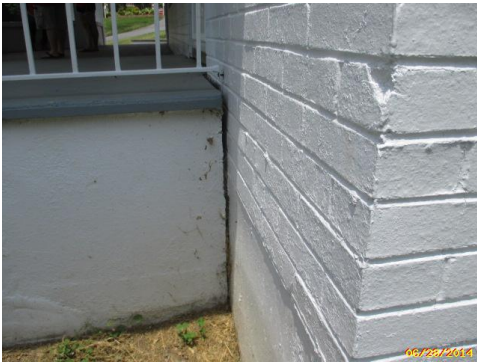
1. Front Elevation



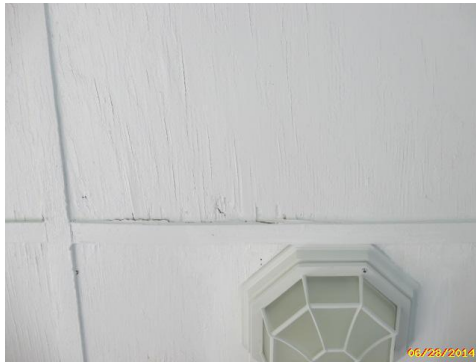
2. Missing Shingle Tab



3. Crack At Front Steps



4. Gap At Porch



5. Deteriorated Porch Ceiling



6. Gap At Front Porch And House



7. Gap In Porch Trim



8. Gap At Window Trim



9. No Caps On Chimney



10. Loose Garage Roof Membrane



11. Crack In Garage Brick



12. Gap At Left Garage Roof



13. Crack In Garage Block



14. Vines On Garage



15. Garage Wall Collapsing



16. Garage Roof



17. Sign Of Standing Water



18. Soft Spot In Sheathing At Chimney



19. Loose Chimney Flashing



20. Gap In Rear Roof Membrane Flashing



21. Worn Shingles



22. Exposed Nails On Roof



23. Old Repair



24. Slope Toward Garage



25. Propane Tank



26. Slope Toward House



27. Ground At Window Height



28. Sign Of Moisture At Retaining Wall



29. Heat Pump Units



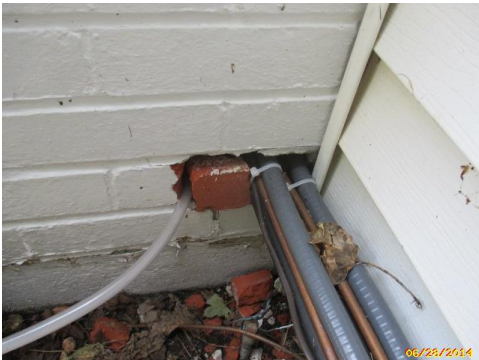
30. Info Plate



31. Brand



32. Info Plate



33. Gap At Hose Entry



34. Electric Meter



35. IMG 2456



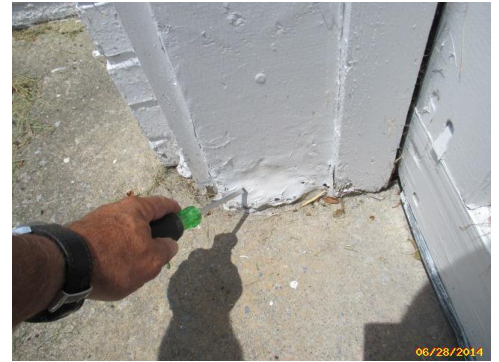
36. Window Wells



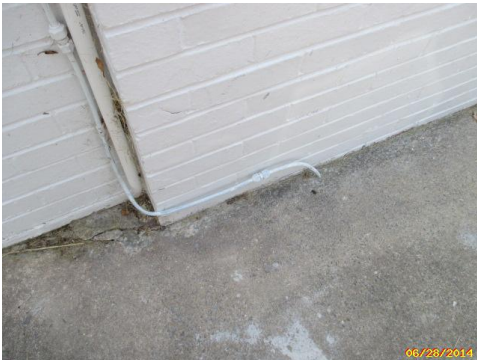
37. Gap At Window Trim



38. Interior Of Exterior Panel



39. Past Deterioration At Garage Frame



40. Propane Line Unprotected



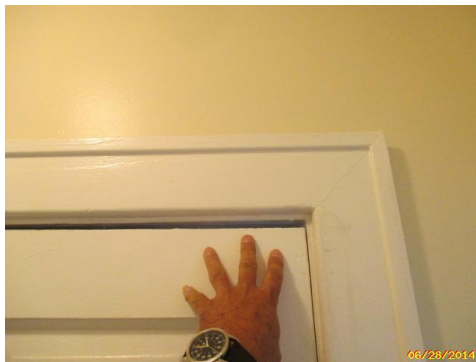
41. Damaged Storm Door Handle



42. Gap At Storm Door And Front Door



43. Porch Receptacle Not GFCI



44. Gap At Front Door



45. Coat Closet Light Not Working



46. Main Floor Filter To Short



47. Missing Interior Glass Pane



48. Window Latch Missing



49. Kitchen



50. Kitchen



51. Active Wire Above Range



52. No Anti Tip Clip



53. Under Kitchen Sink



54. Den



55. Bath Door Not Close



56. Under Bath Sink



57. Ungrounded Receptacle Den



58. Ungrounded Receptacle Garage



59. New Garage Wall



60. Crack In Garage Wall



61. Unprotected Propane Line



62. Sign Of Moisture



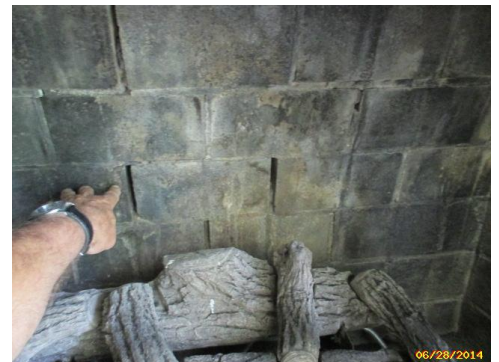
63. Sign Of Moisture



64. Sign Of Moisture



65. Sign Of Moisture



66. Gaps In Fire Brick



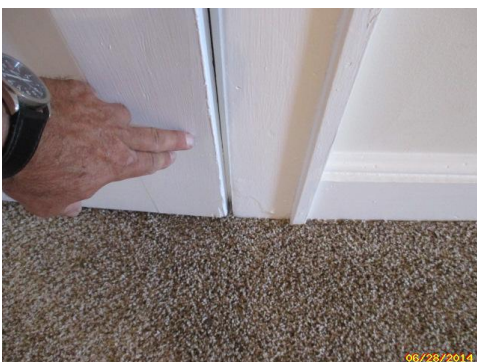
67. Gas Logs



68. Laundry Door Not Close



69. Small Gap At Shower Grout



70. Master Bath Door Binds



71. Broken Cabinet Hinge Bedroom



72. Loose Rail Connection



73. Spring Not Working Bedroom Window



74. Bath Door Knob Not Working



75. Bath Door Knob Not Working



76. Ceiling Fan Not Working



77. Air Handler



78. Missing Cover



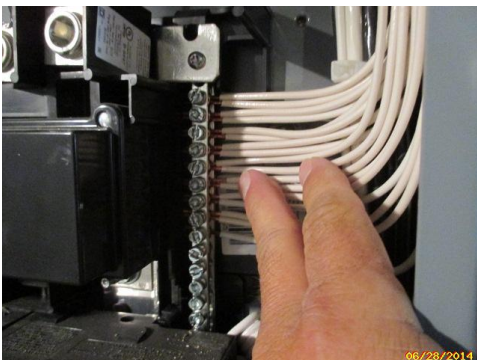
79. Missing Cover



80. Electric Panel



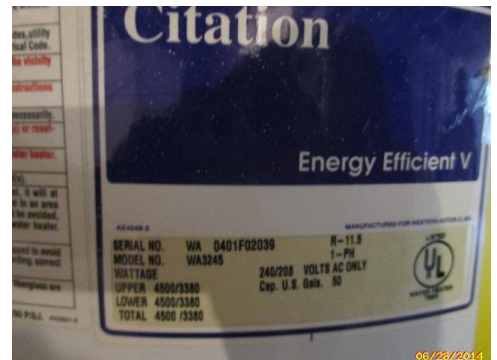
81. Electric Panel



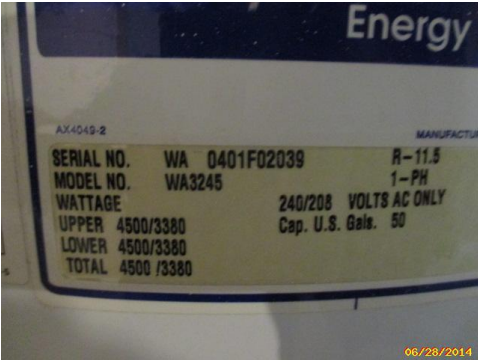
82. Multiple Neutral Wires



83. Water Heaters



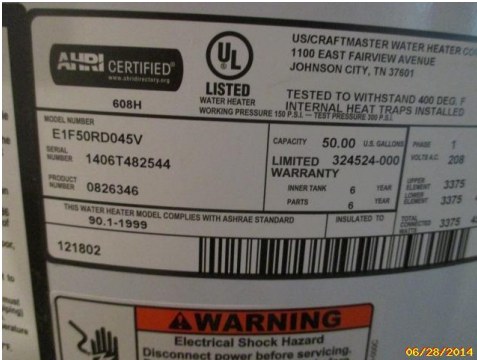
84. Info



85. Info



86. Water Heater Make



87. Info



88. Rust On Older Tank



89. Cut Floor Joist



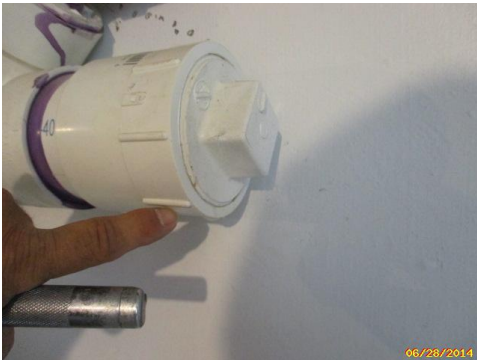
90. Sign Of Insect Damage



91. Open Junction Box



92. Leak At Clean Out



93. Leak At Clean Out



94. Possible Asbestos Tiles



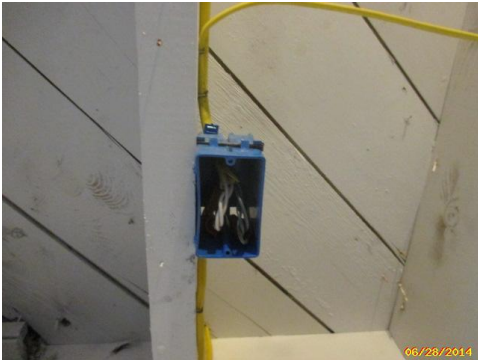
95. Missing Cover



96. Unsecured Water Line



97. Main Water Shut Off



98. Open Junction Box



99. Sign Of Insect Damage



100. Air Handler



101. Info



102. No Cord On Range



103. Damaged Weather Strip Windows



104. No Latch Storm Door