

Home Inspection Report

For
123 Anywhere Street USA



**Inspection Date:
May 31, 2020**

**Prepared for:
John Q. Public**

A handwritten signature in black ink that reads "R. Edwin Bass, Jr.".

**R. Edwin Bass, Jr.
Bass Home Inspections LLC**

336-880-2331
bhi@triad.rr.com

Additional Property Views



Left Side



Rear Side



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Introduction

Property Location

123 Anywhere Street USA

Customer Name

John Q. Public

In Attendance at the Inspection: Clients and Agent

BUILDING DESCRIPTION

Design: Single Family

No. of Stories: Two

Approx. Age: 109 Years

WEATHER CONDITIONS

Weather: Raining

Temperature: 55 Degrees

Rain in the last 3 days: Yes

Soil Condition:

Damp from recent rain

The following are comment descriptions used in this report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component, or unit should be considered before you purchase the property.

All **Directional Comments** concerning the structure are made from a front facing vantage point.

- **Inspected -Satisfactory** This item, component, or unit was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
- **Inspected-Repair/Replace** - This item, component, or unit is not functioning as intended, or needs further inspection by a licensed/qualified contractor. Items, components, or units that can be repaired to a satisfactory condition may not need replacement.
- **Not Inspected** - This item, component, or unit was not inspected and no representation was made as to whether it was functioning as intended.
- **Not Applicable** - This item, component, or unit was not present in this home or building.
- **Not Visible** - This item, component, or unit was not visible in this home or building.
- **Inspected-Recommend Further Evaluation**- This item, component, or unit may be functioning properly, but further evaluation by a licensed/qualified contractor is recommended.

Please note that those observations listed in the body of the report (not on the Summary page) are not essential repairs, but are recommendations for improvements and/or maintenance. Often, these are updates to a system that were not common practice at the time of the construction.

The **NC Home Inspector Licensure Board** has established the Summary Report to identify items which meet one of the following criteria. The system or component:

1. Does not function as intended.
2. Adversely affects the habitability of the dwelling.
3. Warrants further investigation by a specialist.
4. Requires subsequent observation.

Additional Comments

This home inspection is a visual inspection only. A representative sampling of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to provide the client with a better understanding of the property condition, as observed at the time of the inspection. Not all concerns will be identified during this inspection. Unexpected repairs should still be anticipated. *The inspection should not be considered a guarantee or warranty of any kind. Acceptance of this report and any use of the information provided (in part or in full) constitutes client(s) full agreement with the limitations noted within this inspection report and the inspection agreement.*

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce some of your risk in purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to home ownership. In addition to those improvements recommended in my report, we recommend that you budget for unexpected repairs. On average, it has been found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover routine maintenance unexpected repairs. Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of my liability in performing this inspection. We are not associated with any other party to the transaction of this property, except as may be disclosed to you. The information provided in this report is solely for your use. Bass Home Inspections LLC will not release a copy of this report without your written consent.

All issues listed in this report should be addressed as to all the repairs needed, as well as the cost of the repairs, by licensed/qualified contractors before the expiration of the inspector objection deadline.

It may be wise to consult your Realtor/Agent or insurance representative to obtain a C.L.U.E. report on the subject property as part of the due diligence period prior to closing. C.L.U.E. (Comprehensive Loss Underwriting Exchange) is a claims history database created by Choice Point that enables insurance companies to access consumer claims information when they are underwriting or rating a homeowner's insurance policy. The C.L.U.E. report may identify undisclosed items or areas that have been repaired that are not visible during the home inspection process. Findings on a C.L.U.E. report can be important in studying the history and/or a condition observed at the time of the home inspection.

Thank you for choosing Bass Home Inspections LLC. We appreciate your business!

I. *Foundation, Basement and Structure*

Limitations: The home inspector is not required to enter any areas or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. In crawlspaces, this can apply to height limitations, low hanging duct work, standing water, loose electrical wiring, snakes, rodents, and other vermin. Finished basement walls prevent the inspector from inspecting the conditions of the basement foundation walls, footings, sewer, and water lines. Finished basement ceilings usually block the inspection of plumbing lines. Many factors can contribute to a wet basement (such as poor grading and poor gutter/downspout installation, etc.). Unfortunately, wet basements cannot be assessed for their severity, frequency, and inconvenience factor during a one-time visit.

GENERAL DESCRIPTIONS

Foundation

Structure

Design: Crawl space

Floor Joists: Dimensional Lumber

Material: Concrete Block/Brick

Sub-Flooring: Plywood

Thickness: 10-12 inches

Insulation: 6 1/4" (R-19)

Piers: Concrete Block/Brick

Method used to observe under floor crawlspaces: Entry with light,probe,moisture meter, and camera

OBSERVATIONS

Grade at Foundation: Inspected-Satisfactory

Foundation Walls: Inspected-Satisfactory

Sill Plate/Band Joists: Inspected-Satisfactory

Footing Drain: Not Visible

Floor Joists: Inspected-Repair/Replace

The floor joists in the crawlspace had areas covered with a substance resembling fungal growth/mold. This condition indicates moisture intrusion in the crawlspace. Mold can only be positively identified through sampling and analysis by qualified personnel. Expanding mold colonies can cause mold spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage mold growth can also cause structural damage from wood decay. The moisture meter showed elevated levels of moisture present in floor joists at the time of the inspection (20% or higher). There were several floor joists observed at the front side area that had some wood decay on them. Recommend further evaluation and repair by a qualified contractor.

Sub-flooring: Not Visible -View blocked by insulation

Beam Supports: Inspected-Satisfactory

Insulation: Inspected-Repair/Replace

The crawl space insulation was stringy, loose, and fallen in places. This was caused from high humidity/moisture levels in the crawlspace. Stringy insulation usually needs replacement. There was also some missing insulation observed as well. Recommend further evaluation, and repair/replacement as needed, by a qualified insulation contractor.

Ventilation: Inspected-Repair/Replace

There were foundation vents that sat at ground level. This is a place for possible water entry into the crawl space during heavy rains. Foundation vents that sit less than 4" above the yard grade should have a vent well on them. Among foundation vent(s) noted were

the front side right foundation vent. Recommend having a qualified contractor install foundation vent well(s) to help divert the water away from the foundation vent(s).

Water Infiltration: Inspected-Repair/Replace

There was evidence of water entry in the crawl space. There was water staining on the piers, and foundation walls. The ground was also soft in places. Water in the crawlspace leads to unhealthy environmental conditions, such as fungal growth. Wet crawl spaces can also attract wood destroying insects. A perimeter French drain/sump pump system may be necessary. This is considered an expensive repair. Further evaluation and repair by a qualified water proofing/foundation repair contractor. This should be done before closing on the property.

The relative humidity in the crawl space was high at the time of inspection- 70%. Relative humidity over 60% in the crawl space leads to unhealthy conditions, such as fungal/mold growth. The installation of a crawl space dehumidifier that drains to the outside and sealing off the foundation vents would probably solve this issue. This can be a costly repair if the proper type of crawl space dehumidifier is used. Recommend further evaluation and repair as needed by a qualified water proofing contractor/foundation repair contractor.

Vapor Barrier: Inspected-Repair/Replace

The crawl space vapor barrier was brittle, damaged, and old and needs replacement. A vapor barrier is the plastic on the crawl space ground that controls the moisture evaporated from the ground. Without proper ground coverage, unhealthy environmental conditions (such as fungal growth on floor joists) can occur. Recommend replacement of the vapor barrier by a qualified contractor.

Sump Pump: Not Applicable**Chimney Foundation: Inspected-Satisfactory****Dist. 1st Wood to Ground: Inspected-Satisfactory****Additional Recommendations:**

-Limitation: The older rear crawlspace was not inspected due to height limitations, plumbing lines, and air ducts being in the way. It was just observed from the rear openings only. Further evaluation by a qualified contractor is recommended.

The left side crawl space door was loose at the bottom hinge and needs re-securing. This is a place for potential critter/insect entry. Recommend further evaluation and repair/replacement by a qualified contractor.

The rear side crawl space accesses was just plywood leaning against the house, and not hinged. This is a place for critter/moisture entry. Recommend further evaluation and repair/replacement by a qualified contractor.

Additional Recommendations (Not included in Summary): None



Foundation vent sat at ground level



Loose lower hinge on crawl space door



Plywood leaning against rear wall openings



Plywood leaning against rear wall openings



Water staining on foundation walls



Water staining on foundation walls



Damaged vapor barrier



Stringy, fallen insulation



Fungal growth on floor joists



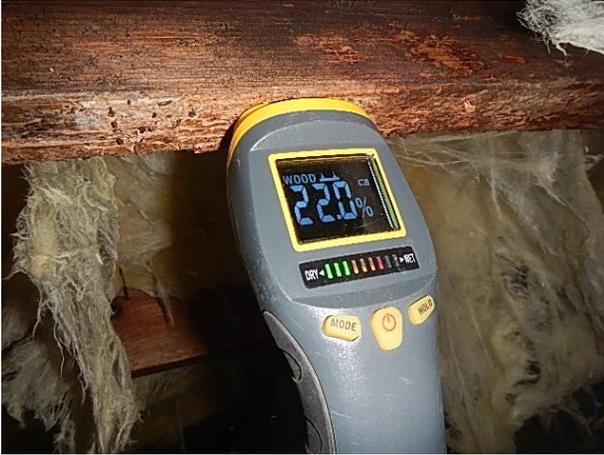
Wood decay at several floor joists



Fungal growth on floor joists



Fungal growth on floor joists



Moisture content in flor joists high



High relative humidity in the crawl space

II. Exterior: Siding, Windows, Doors and Other Elements

Limitations: The home inspector is not required to inspect storm doors, storm windows, screening, shutters, awnings, fences, the presence of safety glazing in windows and doors, garage door remote control transmitters, soil conditions, swimming pools, spas, playground equipment, exercise equipment, and detached buildings. The home inspector is also not required to report the presence or condition of buried fuel storage tanks. The home inspector is not required to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Bushes and shrubs can prevent the inspector from observing the complete foundation area.

GENERAL DESCRIPTIONS

Structure

Siding: Brick/Vinyl /Wood

Windows: Wood/Vinyl

Doors: Wood/Metal-clad

Overhead Garage Door(s): Wood

Porches and Steps: Brick/Wood

Decks: Wood

Landscaping

Driveways: Gravel /Concrete

Walkways: Brick

Retaining Walls:

OBSERVATIONS

Siding: Inspected-Repair/Replace

There was cracked wood siding noted on the house at the following location(s): a couple pieces at the rear side upper area. This can allow water entry which can lead to damage to the wall sheathing components. Recommend further evaluation and repair/replacement by a qualified painting contractor.

There was damaged/decayed wood siding noted on the house at the following location(s): one piece to the left of the front right doors. This can allow water entry which can lead to damage to the wall sheathing components. Recommend further evaluation and repair by a qualified contractor.

Masonry: Inspected-Satisfactory

Windows: Inspected-Satisfactory

Several of the upstairs window stools will need attention. There was cracking observed in them- a place for water entry. Recommend having a qualified painting contractor repair.

Doors and Locks: Inspected-Repair/Replace -Recommend rekeying the exterior door locks

The exterior front right doors had soft and decayed wood at the bottom of the doors. Recommend having a qualified contractor repair/replace the doors.

The following exterior door(s) had loose hinges: the front right door. The door does not function properly. Recommend repair/replacement by a qualified contractor.

The exterior front sunroom door dragged on the floor and did not fully open. Recommend further evaluation and repair by a qualified contractor with door repair experience.

The threshold on the front door was damaged. There was a loose, cracked plastic transitional piece. Recommend further evaluation and repair by a qualified contractor.

Trim Work and Flashing: Inspected-Satisfactory

Paint & Caulk: Inspected-Repair/Replace

The following exterior area(s) will need painting: the right side rake board. There was exposed wood that needs protecting. Recommend further evaluation and repair by a qualified painting contractor.

Storm Doors & Windows: Inspected-Repair/Replace

The kitchen storm door did not fully latch/close shut. The storm door handle will need repair/replacement. Recommend further evaluation and repair by a qualified contractor.

Porches: Inspected-Satisfactory

Decks: Inspected-Repair/Replace

The decking boards showed signs of wear and are at or near the end of their design life. There was cracking noted in the boards, as well as damaged decking boards. The average design life for wooden decking boards is 15-20 years, assuming proper maintenance. Recommend further evaluation as to life expectancy, and repair as needed, by a qualified contractor with deck repair experience.

Steps: Inspected-Repair/Replace

There were loose lower wooden step risers on the rear side steps. This is considered a safety/tripping issue. Recommend having a qualified contractor repair/replace the step(s).

Columns/Posts: Inspected-Satisfactory**Balconies: Not Applicable****Railings: Inspected-Repair/Replace**

The deck steps were over four steps high and had no handrail. This is considered a tripping/falling issue. Generally accepted building/safety standards dictate that steps with four or more risers should have a handrail. The installation of a handrail by a qualified contractor is recommended.

Attached Shed/Closet: Not Applicable**Carport: Not Applicable****Garage: Inspected-Satisfactory****Garage Door: Inspected-Repair/Replace**

The rear garage door had damaged bottom panels and a lower rail on it. Recommend further evaluation and repair/replacement by a qualified garage door contractor.

There was damaged bottom wood trim noted at the side of rear garage door. Recommend having a qualified contractor repair/replace.

The garage door extension springs should have a containment/safety cable running through the springs. This is considered a safety issue should the springs ever break. Recommend having a qualified contractor install.

The front garage door did not open at time of inspection. Recommend further evaluation and repair/replacement by a qualified garage door contractor.

Garage Door Safety Reverse: Inspected-Satisfactory**Walkways and Driveways: Inspected-Satisfactory****Retaining Walls: Not Applicable****Additional Recommendations:****Additional Recommendations (Not included in Summary): None**



Damaged decking boards



Damaged decking boards



Right side rake board needed painting



Soft wood to the left of the front right doors



Soft wood at front right doors



Soft wood at front right doors



Damaged garage door panels



Damaged wood trim beside garage door



Cracks in wood siding need sealing



Cracks in wood siding need sealing



Loose deck step riser



Garage door springs need safety cable in them



Window stools will need attention

III. Roof

Limitations: The home inspector is not required to walk on the roofing or to observe attached accessories including but not limited to solar systems, antennae, and lightening arrestors. The home inspector is not required to walk roof trusses or ceiling joists in the attic area. Flashing on the upper part of the roof is usually not visible. Any areas of the roof not observed will be noted in the report. The physical dimensions of an attic and the amount of insulation usually prevent the inspector from visually inspecting the soffit end of the roof. A home inspection does not include the inspection of the chimney flue. A certified chimney sweep should be engaged to inspect the fireplace, chimney, wood burning stoves before their first use: A certified chimney sweep should inspect the chimney at least annually.

GENERAL DESCRIPTIONS

Roof

Design: Gable Roof	Material: Metal Layers: One
Structure: Engineered Trusses/Joists and Rafters	Sheathing: Plywood
Soffits and Fascia: Wood	Gutters: Aluminum
Roofing Vent Pipes: ABS	
Method Used to Observe Roof Surface: Using binoculars from the ground	

Attic

Type of Insulation: Rock Wool	Ventilation: Soffit Vents/Ridge Vent/Gable Vents
Attic Access Method: Pull-down stairs/Walk-in	

Observations

Roof Condition: Inspected-Satisfactory

Flashing & Joints: Inspected-Satisfactory

Soffit, Fascia, Eaves, and Rake Board: Inspected-Repair/Replace

There was damaged/decayed wood soffit board (a hole) located at the left side of the sunroom and above the rear garage door (cracked) that needs repairing/ replacement. This is a place for possible critter/insect/water entry. Recommend further evaluation and repair by a qualified contractor.

There were cracks/gaps noted at the wood soffit/fascia at the rear side at the house/garage corner. This is a place for possible insect entry. Recommend having a qualified contractor repair.

Skylights: Inspected-Satisfactory

Vent Pipes: Inspected-Satisfactory

Chimney: Inspected-Satisfactory -Limitation: Even though comments may be made about the chimney, the chimney inspection does not include an inspection of the flue. That is beyond the scope of a home inspection. Recommend further evaluation of the chimney by a certified chimney sweep prior to the first burning in the fireplace. A certified chimney sweep should be engaged to inspect the chimney and fireplace annually.

Gutters: Inspected-Repair/Replace

The gutters were full of leaves/debris and need cleaning out for them to function properly. Full gutters can allow the water to damage the fascia/soffit; and it can also lead to high moisture levels in the soil which can affect the ability of the soil to support the foundation.



Full gutters can also lead to water entry in the crawl space. Recommend having a qualified contractor clean them out as well as checking the downspout connections.

Downspouts: Inspected-Satisfactory

Attic Ventilation: Inspected-Satisfactory

Attic Insulation: Inspected-Satisfactory

Joists & Rafters: Inspected-Satisfactory

Sheathing: Inspected-Satisfactory

Trusses: Inspected-Satisfactory

Additional Recommendations:

There was daylight seen in the walk-in attic at the following location(s): several places at the left and front sides. This is a place for possible water/insect entry. Recommend further evaluation and repair by a qualified contractor.

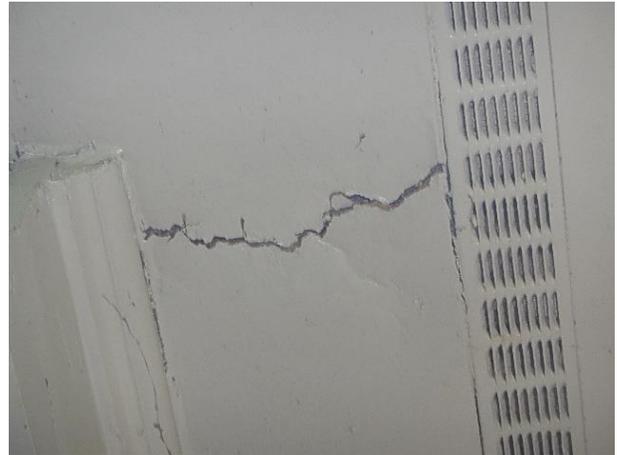
There was a five gallon bucket in the main attic at the right side under the gable vent. This is usually done for roof leaks. Recommend further evaluation and repair as needed by a qualified contractor.

There was a piece of cardboard at the ceiling scuttle in the second floor front right bedroom closet. This is a place for interior air to escape. Recommend replacing the cardboard with a piece of plywood

Additional Recommendations (Not included in Summary): None



Damaged soffit



Cracked soffit



Gap in the soffit



Plants growing out of the front gutter



Daylight seen in walk in attic



Daylight seen in walk in attic



Bucket in the attic



Recommend replacing the cardboard with plywood

IV. Plumbing System

Limitations: Most piping is inspected from the crawl space or basement area. In some cases, the floor system insulation may cover the potable and sewer systems making the visual inspection process impossible. Any underground plumbing systems cannot be visually inspected and piping concealed in the walls will not be inspected. If the house is on a slab, then the piping is under the concrete and cannot be visually observed. The inspector cannot determine whether there is a restriction in the house sewer system. It is possible that all the appliances show no signs of a sewer restriction operating a few appliances at a time. After occupancy, the buyer may discover that the operation of a washing machine, dishwasher, and flushing the toilets may cause the system to back up. If that is the case, a licensed plumber will be required to address the issue. The home inspector is not required to: determine whether the water supply and waste disposal systems are public or private; operate automatic safety controls, fire and lawn sprinkler systems, operate washing machines, check on site water quality, spas, swimming pools, solar water heating equipment, or observe the system for proper sizing, design, or use of proper materials.

GENERAL DESCRIPTIONS

Fresh Water System

Waste Water System

Supply Source: Municipal

Disposal Method: Septic System

Supply Piping: Not Visible

Waste Piping: PVC/ABS

Distribution Piping: PEX/Polybutylene

Vent Piping to Exterior: Yes

Main Water Shut Off Location: Not visible

Hot Water System

Water Heater: State	Type: Electric	Capacity: 40
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Model No. E62-40H-45DV/Serial: 1023T437990	Year of Mfg.: 2010	Location: First floor bathroom closet
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Observations

Water Pressure (Functional Flow): Inspected-Satisfactory

Functional Drainage: Inspected-Satisfactory

Water Piping: Inspected- Recommend Further Evaluation

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

There looked to be a small leak at a water line connection at the rear side left foundation wall opening. Recommend further evaluation and repair as needed by a licensed plumbing contractor.

Main Water Shut Off Valve: Not Visible

The main water shut off valve for the house water was not seen. Recommend asking the seller as to its location. If there is no water cut off to the house, then one should be added. Recommend further evaluation, and repair as needed, by a licensed plumbing contractor.

Plumbing Connections Including Faucets & Traps: Inspected-Repair/Replace

There was a leak observed at the back side of the exterior left side hose bib (faucet). The water piping in the foundation wall was cracked. Recommend further evaluation and repair/replacement as needed by a licensed plumbing contractor.

There was no hot water at the first floor bathroom sink. The shut off valve underneath the sink was turned on. Recommend further evaluation and repair by a licensed plumbing contractor.

The second floor right side bathroom sink stoppers were missing/not installed- the sinks did not hold water. Recommend having a qualified plumbing contractor replace the sink stoppers.

The second floor right side bathroom sink faucets were loose and need securing back to the bathroom countertop. Loose faucets can lead to water leaks. Recommend having a qualified plumbing contractor repair.

The second floor right side bathroom tub handles will need adjustment. The handles spin around and do not properly control the tub water flow. The hot water handle was also loose. Recommend having a licensed plumbing contractor repair.

Interior Drain, Sewer, and Vent Piping: Inspected-Satisfactory

Water Heaters: Inspected-Repair/Replace

The discharge pipe of the water heater temperature/pressure relief (TPR) valve discharged into the crawlspace. This condition is no longer allowed and is considered improper. The discharge pipe termination must be visible in case it were to ever open and release its water. Recommend repair/replacement by a licensed plumbing contractor.

Bathroom Plumbing Fixtures: Inspected-Repair/Replace

The first floor and second floor right side bathroom toilets were loose at their base mounting and need securing to the floor. A loose toilet increases the risks of drain line leaks and can cause wood deterioration and promotes fungal growth. Recommend further evaluation and repair by a licensed plumbing contractor.

There was a crack/chip noted in the second floor right side bathroom tub fiberglass finish. This is a place for a possible water leak. Recommend further evaluation and repair/replacement by a qualified contractor.

The first floor bathroom shower is missing its door. Recommend further evaluation and repair/replacement by a qualified plumbing contractor.

Bathroom Tile, Grout, & Caulk: Inspected-Satisfactory

Shower Pans: Not Applicable

Whirlpool Tub: Not Applicable

Laundry Tubs: Not Applicable

Bar Sinks: Not Applicable

Exposed Water Storage Tanks: Not Applicable

Septic System and Well System: Not Inspected- Recommend Further Evaluation -Limitation: A home inspection does not include the inspection of a septic system. The inspection of a septic tank system is beyond the scope of a home inspection. Recommend having a qualified/licensed septic contractor inspect the septic tank system before closing on the property.

Condensate Pump: Not Applicable

Sewage Drainage Ejector Pump: Not Applicable

Additional Recommendations:

Additional Recommendations (Not included in Summary): -Limitations: The water lines and drain lines in the rear older crawl space was not observed due to height limitations.



Crack in faucet water piping



TPR discharge pipe discharges into the crawl space



Missing shower door



Missing sink stopper



Chips in tub finish



Loose tub hot water handle



V. *Electrical System*

Limitations: The inspection of the electrical system is the most dangerous part of the home inspection. The inspector takes care to insure his safety. Any service panels that are located on the exterior of the house will not be opened if it is raining or there is heavy dew on the ground. Any wires that do not terminate in a junction box will not be approached. The home inspector is not required to: insert any tool, probe, or testing box inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary panels, or observe: low voltage systems, security system devices, heat detectors, or carbon monoxide, cable TV, intercoms, detectors, and telephone. Furniture and storage items can restrict access to some electrical components which will not be inspected. Electrical conductors concealed behind walls are not inspected. Zinsco panel boxes and similar electrical panels are not inspected due to inherent safety reasons.

GENERAL DESCRIPTIONS

Service Installation and Distribution

Utility Service Drop: Underground	Main Service Capacity: 120/240 Volts 200 Amps
Service Entrance Conductors: Aluminum	Main Service Panel Type: Breaker
Meter Seal Intact: Yes	Expansion Spaces Available: Yes
Branch Circuit Wiring: Copper	Main Service Panel Location: Kitchen closet
Location of Distribution and Sub Panels: HVAC units	
Receptacles: Grounded/Ungrounded Polarity: Correct Distribution: Good	
Ground Fault Circuit Interrupters (GFCI) Installed: Yes	
Number of Disconnects to Shut Off All Power: 1 (Max. 6)	

OBSERVATIONS

Service Entrance Waterproofing: Inspected-Satisfactory
Service Ground and Bonding Wires: Inspected-Satisfactory
Main Service Cable Attachment to House: Inspected-Satisfactory
Service Panel Box: Inspected-Repair/Replace
The electrical service panel cover was not properly labeled. You could not tell what all the breakers controlled. Labeling is necessary for maintenance and emergency situations. Recommend having a licensed electrical contractor label the breakers.
Breaker/Fuse Condition: Inspected-Repair/Replace
The GFCI breaker in the electrical panel box had tripped and would not re-set. There was no power to the bathroom and garage interior/exterior receptacles. The breaker itself will probably need replacing. Recommend further evaluation and repair by licensed electrical contractor.
There were double tap(s) in the main breaker box (two wires going into one breaker) at one left side middle 20 amp breaker. Breakers are intended for single wiring and when doubled tapped it creates an electrical risk. Issues caused from double tapped breakers range from nuisance trips to arcing and/or sparking. Recommend having a licensed electrical contractor repair to reduce the electrical risk.
Interior House Wiring: Inspected-Satisfactory

Receptacles Switches & Fixtures: Inspected-Repair/Replace -Additional Comments: There was no ceiling exhaust fan observed in the first floor bathroom. Bathrooms that have a window in them are not required to have an exhaust fan. A bathroom exhaust fan would be beneficial to help remove moisture/odors from the bathroom. Recommend having a qualified contractor install and make sure it is vented to the outside of the home.

There were receptacles that were loose in their box and need re-securing. This can lead to loosen wiring connections, damaged receptacles, and is considered a safety issue. Among receptacle(s) noted were the kitchen countertop receptacle to the right of the sink and the first floor bathroom receptacle. Recommend further evaluation and repair by a licensed electrical contractor.

The following three-prong receptacle(s) showed an open ground: the kitchen countertop receptacle to the left of the sink, the dining room receptacles, the first floor front right room receptacles, and the second floor front right bedroom. This occurs when a three-prong receptacle is connected to a two-wire system. While the house does not have to have grounded receptacles, ungrounded three prong receptacles give the false impression that receptacles are grounded. Re-installing two prong receptacles, adding a GFCI receptacle at the beginning of the circuit, or adding a ground to the branch circuit are all considered a proper repair option. Putting a piece of tape on the receptacle that says "ungrounded receptacle" is also considered a proper repair option. Recommend further evaluation and repair by a licensed electrical contractor.

Recommend replacing the kitchen countertop receptacles with Ground Fault Circuit Interrupter receptacles (GFCI receptacles). Although not required when this home was built, this is considered a safety/shocking issue upgrade. Recommend having a licensed electrical contractor repair/replace.

There were receptacle boxes that were loose in the wall and need re-securing. This can lead to lose wiring connections and damaged receptacles. Among receptacle(s) noted were the first floor closet receptacle (under the stairs). Recommend further evaluation and repair by a licensed electrical contractor.

The following receptacle(s) showed their hot and neutral wires reversed: the sunroom rear wall receptacle. This is called reverse polarity and is considered a safety/shocking issue. Recommend having a licensed electrical contractor repair.

There were light switches noted that were loose in their box. Among light switch(s) observed were the right side steps light switch. This can lead to loosen wiring connections. Recommend having a licensed electrical contractor repair.

Wiring to Central Heat/AC Systems: Inspected-Satisfactory

Wiring to other Major Electrical Equip: Inspected-Satisfactory

Outside Receptacles and Fixtures: Inspected-Repair/Replace

There were exterior receptacles that were loose in their box and need re-securing. This can lead to loosen wiring connections and damaged receptacles. Among receptacle(s) noted were the garage rear side receptacle. Recommend further evaluation and repair by a licensed electrical contractor.

The front door doorbell did not work. Recommend further evaluation and repair/replacement by a licensed electrical contractor.

Additional Recommendations:

Additional Recommendations (Not included in Summary): None



Double tap at breaker

VI. Heating System

Limitations: The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage. Heat pumps will only be checked in cooling or heating but not both. Switching from heat to cool could damage the unit. The inspector will operate the strip heaters in the summer months but not the heat mode operation. Automatic safety controls on the heating and air conditioning system are not tested nor or they verified that they exist in the system. The home inspector shall open readily operable access panels provided by the manufacturer or installer for routine home maintenance. Newer high efficiency systems have sealed panels and they will not be opened- it voids the warranty. Any pilot light must be "On" since the inspector will not light any pilot lights. The adequacy of heat supply or distribution balance is not inspected. The furnace heat exchanger, humidifier, and electronic air filters are not inspected. Fireplace flues and fireplace insert/flue connections are not inspected. Likewise, the interior of furnace flues and air ducts are not inspected. That would require a video scope to do that. Recommend having a licensed HVAC contractor to fully service unit prior to closing.

GENERAL DESCRIPTION

System: Rheem Furnace Package Unit	Type: Forced Air Propane Gas Year of Mfg.: 2003
Model /Serial No: RRKA-A042JK10E/1R5540ADAAF380314102	Location: First Floor
System Operating Test: Inspected-Satisfactory	Access Panel Removed: Not Applicable
Method of Inspection: Visual	
System: Goodman Mfg. Heat Pump	Type: Forced Air Electric Year of Mfg.: 2018
Model /Serial No: ARUF25D14AC/1807312444	Location: Second Floor
System Operating Test: Inspected-Satisfactory	Access Panel Removed: Yes
Method of Inspection: Visual	

OBSERVATIONS

Chimney and Flue Pipes: Inspected-Satisfactory
Draft Device: Not Applicable
Furnace: Inspected-Satisfactory -Additional Comments: HVAC systems should be serviced twice a year. Recommend asking the seller as to when the systems were last serviced. If they have not been serviced in the last six months, recommend having a licensed HVAC contractor perform semi-annual service on the unit. This should be done before closing on the property.
Fireplaces: Not Inspected- Recommend Further Evaluation -Limitation: There was a wood burning insert in the fireplace. The fireplace damper and chimney flue could not be inspected. Recommend further evaluation by a licensed chimney sweep.
Stoves and Inserts: Inspected-Satisfactory
Carbon Monoxide Detector: Inspected-Repair/Replace There were no carbon monoxide alarms observed in the house. The installation of a carbon monoxide alarm on each level of the house is recommended. This is considered a safety issue should there ever be an issue with the gas furnace. Recommend having a licensed HVAC contractor install.
Thermostat and Other Controls: Inspected-Satisfactory

Heat Pump-Compressor and Fan Coil Unit: Inspected-Satisfactory

-Refrigerant Lines: Inspected-Satisfactory

-Inside Fan Coil Unit: Inspected-Satisfactory

-Emergency Heat: Inspected-Satisfactory

-Condensation Piping: Inspected-Satisfactory

Supply/Return Plenums and Ductwork: Inspected-Repair/Replace

There was a loose HVAC ceiling register at the following rooms(s): the front right bedroom. This can allow interior air to escape into the attic. Recommend having a qualified contractor secure the register.

Air Handler: Not Applicable

Oil Tank and Vent: Not Applicable

Gas Piping and Connections: Inspected-Satisfactory

Installed heat source in every room: Yes

Additional Recommendations:

Additional Recommendations (Not included in Summary): The home inspection process of an HVAC system is different from having a system serviced by a licensed HVAC contractor. We basically turn a system on and off to make sure it is functioning properly. We do not hook up gauges to the system. We do not do temperature drop test. Nor do we hook freon leak detectors up to the system. We also do not do interior inspections of the HVAC air ducts. Having a system service by a licensed HVAC contractor can find deficiencies in a system that a home inspection may not find. If the HVAC system has not been serviced in the last six months, then recommend having it serviced before closing on the property.



Wood burning stove in fireplace

VII. Air Conditioning System

Limitations: The outside air temperature must be above 60 degrees F and the circuit breaker for the compressor must be in the "On" position for a minimum of 24 hours, otherwise an A/C system cannot be operated without possible damage to the compressor. Window units are not inspected. Safety devices (float switches, moisture switching sensors, etc.) on A/C drain pans are not tested. The inspector is not required to inspect the uniformity or adequacy of cool-air supply to the various rooms. Air conditioning systems are not tested when the outside temperature is below 60 degrees F to avoid possible damage to the unit.

GENERAL DESCRIPTION

System: Rheem Central A/C

Year of Mfg.: 2003

Model /Serial No: See above in heating section/

Location: First Floor

System Operating Test: Inspected-Satisfactory

Air Filter Size: Could not determine

Method of Inspection: Visual

Access Panel Removed: Not Applicable

System: Goodman Mfg. Heat Pump

Year of Mfg.: 2018

Model /Serial No: GSZ140241KH/1804441530

Location: Second Floor

System Operating Test: Inspected-Satisfactory

Air Filter Size: 20x20x1

Method of Inspection: Visual

Access Panel Removed: No

OBSERVATIONS

Air Filters: Inspected-Repair/Replace

There was no air filter at the first floor package unit- the one that was there had come loose and was lying down inside the unit. It will need replacing. This affects the HVAC system's efficiency due to dirt build up on the vanes. The inspector did not see how the air filter was suppose to stay in place- there was no slots/glides to hold the filter in place seen. Recommend further evaluation and repair/replacement as needed by a licensed HVAC contractor repair.

Thermostat and Other Controls: Inspected-Satisfactory

Heat Pump: See Heating System

Central AC System-Compressor and Fan Coil Unit: Inspected-Satisfactory

-Refrigeration Lines: Inspected-Satisfactory

-Inside Fan Coil Unit: Inspected-Satisfactory

-Condensation Piping: Inspected-Satisfactory

Supply/Return Plenums and Ductwork: Inspected-Satisfactory

Installed cooling source in every room: Yes

Additional Recommendations:



Additional Recommendations (Not included in Summary): None



Missing air filter at the package unit

VIII. Interior: Walls, Ceilings, Floors, Windows and Doors

Limitations: The home inspector shall observe walls, ceilings, floors, steps, stairways, railings, counters and a representative number of windows, doors, and cabinets. The home inspector shall operate a representative number of; windows, doors, and report any signs of water infiltration into the building or signs of abnormal or harmful condensation on building components. The inspector makes every effort to check all accessible items. The inspector is not required to report whether the thermal pane seal has failed on a window or a door. If there is condensation in the window that cannot be cleaned, it is usually an indication of a failed seal. Once the seal fails the window must be replaced. Climatic conditions may prevent the condensate from being seen during your inspection. The home inspector is not required to: move furniture or personal belongings to inspect walls, windows, etc. The home inspector is not required to inspect paint, wallpaper, and other finish items on interior walls, ceilings, and floors. The inspector is not required to inspect draperies, blinds, or other window treatments.

GENERAL DESCRIPTIONS

Walls: Drywall/Wood Paneling

Ceilings: Drywall

Floors: Carpet/Hardwood/Ceramic/Vinyl

Doors: Hollow Core

Window Types: Double Hung/Single Hung

Countertops: Ceramic /Laminate

Window Glazing: Double/Single

OBSERVATIONS

Walls: Inspected-Repair/Replace

There were holes noted in the drywall walls that will need repairing. Among location(s) noted were the wall at the upper landing of the left side steps and the master bedroom closet. Recommend having a qualified drywall/painting contractor repair.

Ceilings: Inspected-Repair/Replace

There was water staining observed on the following ceiling(s): the left side rear bedroom ceiling. Recommend further evaluation and repair by a qualified painting/drywall contractor.

Floors: Inspected-Repair/Replace

There were cracked ceramic flooring tiles noted in the home. Among location(s) observed were the foyer. Recommend asking the seller if there are any spare tiles available as matching replacements. Recommend repair/replacement by a qualified ceramic tile contractor.

There was settling/uneven flooring noted at the following room(s): the kitchen/den doorway area. Recommend further evaluation and repair by a licensed general contractor/qualified foundation contractor.

There was damaged wood flooring noted at the following locations: one piece in the first floor front right room beside the steps. Recommend further evaluation and repair/replacement by a qualified flooring contractor.

Stairways, Steps and Railings: Inspected-Repair/Replace

Both of the stair's handrails did not provide full coverage of the steps. Railings should be continuous in length of the stairs from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends should also be returned or terminated in a newel posts or safety terminals. Recommend having a qualified contractor repair.

Closets: Inspected-Satisfactory

Windows: Inspected-Repair/Replace

There were windows observed that had condensation/fogging between the panes of glass. This is an indication that the hermetic seal between the panes of glass has failed. Among the window(s) noted that had fogging/condensation were the left side windows in the front sunroom and the breakfast nook windows. This is not a significant energy concern. However, the fogging of the glass will continue and eventually obscure the view and will need replacing to correct this. Recommend further evaluation of all windows and repair/replacement by a qualified window contractor.

There were upper lower window sashes that would not stay open when the window was unlocked or the window was lifted and released. Among window(s) observed were the living room front wall right side window. It is called a balance issue. Recommend further evaluation and repair/replacement by a qualified contractor with window repair experience.

There were windows noted that were painted shut and do not open. This is considered a safety issue. They need to open in case of emergency. Among window(s) noted were the first floor den windows and the second floor rear wood windows. They were also missing their window locks and the rear window was missing a pane. Recommend having a qualified contractor repair.

Doors and Locks: Inspected-Repair/Replace

The following interior door(s) were damaged and will need repair/replacement: the first floor bathroom door and the right side steps door. Recommend further evaluation and repair/replacement by a qualified contractor.

The following door(s) had doorknob privacy locks on them that did not work: the second floor right side bathroom door. Recommend having a qualified contractor repair/replace.

The following interior door(s) would not stay open: the master bedroom door. They do not function properly. Recommend having a qualified contractor repair.

There were doors that had the doorknobs on them reversed. Among door(s) observed were the left side rear bedroom door. Recommend having a qualified contractor repair.

Trim work: Inspected-Satisfactory**Columns:** Not Applicable**Kitchen & Bath Cabinets:** Inspected-Satisfactory**Kitchen & Bath Counter Tops:** Inspected-Repair/Replace

There were cracked ceramic tiles observed on the kitchen countertop to the left and right of the sink. Recommend having a qualified ceramic tile contractor repair/replace.

Smoke Alarms: Inspected-Repair/Replace

There was a missing smoke detector noted on the second floor. This is considered a safety issue. Recommend repair/replacement by a qualified contractor.

Ceiling Fans: Inspected-Satisfactory**Additional Recommendations:****Additional Recommendations (Not included in Summary):** None



No handrail on steps



Missing smoke detector



Broken seal on windows



Broken seal on windows



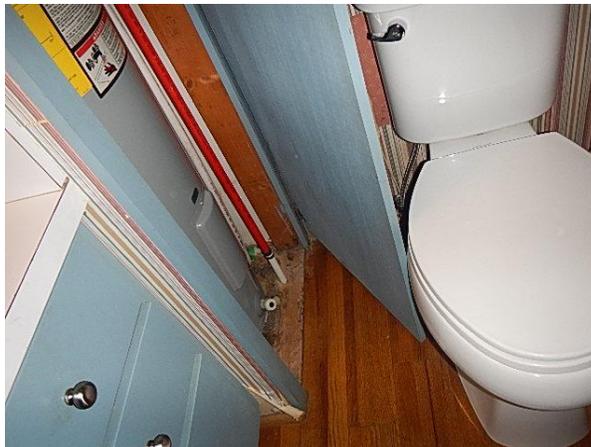
Cracked ceramic tile on kitchen countertop



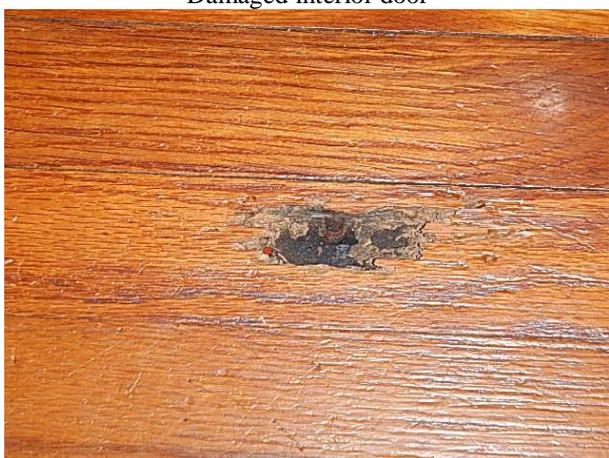
Cracked ceramic tile in foyer



Damaged interior door



Closet door hits the toilet



Damaged hardwood flooring



Damaged wall



Hole in the closet wall



Water stain on bedroom ceiling

IX. Appliances

Limitations: The home inspector shall observe and operate the basic functions of the following kitchen appliances built in dishwasher (through its normal cycle), range, cook top, trash compactor, garbage disposal, ventilation equipment or range hood, and permanently installed microwave. The home inspector is not required to observe clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation, non-built in appliances, and refrigeration units. The inspector will not move any appliance due to damage to the flooring or said appliance.

OBSERVATIONS

Sinks: Inspected-Satisfactory

The kitchen sink vegetable sprayer trim was loose and needs securing back to the kitchen countertop. Recommend having a qualified contractor repair.

Dishwasher: Inspected-Satisfactory

Range Type: Electric Inspected-Satisfactory

Oven: Inspected-Repair/Replace - It functioned satisfactory

The oven was not secured to the floor with an anti-tip bracket on the oven leg that secures it to the floor. Anti-tip brackets prevent the oven from falling forward when pressure is applied to the open door. This is a safety feature that is often overlooked and can cause injury, especially for small children. Recommend the installation of an anti-tip bracket by a qualified contractor.

Microwave: Not Applicable

Exhaust Fan/Hood: Inspected-Satisfactory -Unvented

Garbage Disposal: Not Applicable

Trash Compactor: Not Applicable

Central Vacuum System: Not Applicable

Additional Recommendations:

Additional Recommendations (Not included in Summary): None

Summary Sheet for:
John Q. Public
123 Anywhere Street USA

This summary page is only a portion of the home inspection report for the above-named property. It lists items that do not function as intended or adversely affect the habitability of the structure as well as items that may require further investigation. The complete report consists of this summary sheet and a nine-part detailed home inspection checklist. The preceding checklist may include additional information of concern to the client such as testing and evaluation conditions and preventative maintenance suggestions. If certain materials are found present in the structure, a listing of items for further investigation may follow the list of unsatisfactory items. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required. The summary is not the entire report. The complete 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 the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

All issues listed in this report should be addressed as to all the repairs needed, as well as the cost of the repairs, by licensed/qualified contractors before the expiration of the inspector objection deadline.

This property was not inspected by Bass Home Inspections LLC for the presence or absence of health-related mold, mildew or fungi. Bass Home Inspections LLC is not qualified, authorized or licensed to inspect for health-related mold, mildew or fungi. If information about these issues is desired, it would be prudent to have the entire structure inspected by an industrial hygienist before closing.

It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals including licensed plumbers, licensed electrical contractors, licensed HVAC contractors, and licensed general contractors.

SUMMARY OF ITEMS OF CONCERN

Foundation

The floor joists in the crawlspace had areas covered with a substance resembling fungal growth/mold. This condition indicates moisture intrusion in the crawlspace. Mold can only be positively identified through sampling and analysis by qualified personnel. Expanding mold colonies can cause mold spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage mold growth can also cause structural damage from wood decay. The moisture meter showed elevated levels of moisture present in floor joists at the time of the inspection (20% or higher). There were several floor joists observed at the front side area that had some wood decay on them. Recommend further evaluation and repair by a qualified contractor.

The crawl space insulation was stringy, loose, and fallen in places. This was caused from high humidity/moisture levels in the crawlspace. Stringy insulation usually needs replacement. There was also some missing insulation observed as well. Recommend further evaluation, and repair/replacement as needed, by a qualified insulation contractor.

There were foundation vents that sat at ground level. This is a place for possible water entry into the crawl space during heavy rains. Foundation vents that sit less than 4" above the yard grade should have a vent well on them. Among foundation vent(s) noted were the front side right foundation vent. Recommend having a qualified contractor install foundation vent well(s) to help divert the water away from the foundation vent(s).

There was evidence of water entry in the crawl space. There was water staining on the piers, and foundation walls. The ground was also soft in places. Water in the crawlspace leads to unhealthy environmental conditions, such as fungal growth. Wet crawl spaces can also attract wood destroying insects. A perimeter French drain/sump pump system may be necessary. This is considered an expensive repair. Further evaluation and repair by a qualified water proofing/foundation repair contractor. This should be done before closing on the property.

The relative humidity in the crawl space was high at the time of inspection- 70%. Relative humidity over 60% in the crawl space leads to unhealthy conditions, such as fungal/mold growth. The installation of a crawl space dehumidifier that drains to the outside and sealing off the foundation vents would probably solve this issue. This can be a costly repair if the proper type of crawl space dehumidifier is used. Recommend further evaluation and repair as needed by a qualified water proofing contractor/foundation repair contractor.

The crawl space vapor barrier was brittle, damaged, and old and needs replacement. A vapor barrier is the plastic on the crawl space ground that controls the moisture evaporated from the ground. Without proper ground coverage, unhealthy environmental conditions (such as fungal growth on floor joists) can occur. Recommend replacement of the vapor barrier by a qualified contractor.

-Limitation: The older rear crawlspace was not inspected due to height limitations, plumbing lines, and air ducts being in the way. It was just observed from the rear openings only. Further evaluation by a qualified contractor is recommended.

The left side crawl space door was loose at the bottom hinge and needs re-securing. This is a place for potential critter/insect entry. Recommend further evaluation and repair/replacement by a qualified contractor.

The rear side crawl space accesses was just plywood leaning against the house, and not hinged. This is a place for critter/moisture entry. Recommend further evaluation and repair/replacement by a qualified contractor.

Exterior

There was cracked wood siding noted on the house at the following location(s): a couple pieces at the rear side upper area. This can allow water entry which can lead to damage to the wall sheathing components. Recommend further evaluation and repair/replacement by a qualified painting contractor.

There was damaged/decayed wood siding noted on the house at the following location(s): one piece to the left of the front right doors. This can allow water entry which can lead to damage to the wall sheathing components. Recommend further evaluation and repair by a qualified contractor.

Several of the upstairs window stools will need attention. There was cracking observed in them- a place for water entry. Recommend having a qualified painting contractor repair.

The exterior front right doors had soft and decayed wood at the bottom of the doors. Recommend having a qualified contractor repair/replace the doors.

The following exterior door(s) had loose hinges: the front right door. The door does not function properly. Recommend repair/replacement by a qualified contractor.

The exterior front sunroom door dragged on the floor and did not fully open. Recommend further evaluation and repair by a qualified contractor with door repair experience.

The threshold on the front door was damaged. There was a loose, cracked plastic transitional piece. Recommend further evaluation and repair by a qualified contractor.

The following exterior area(s) will need painting: the right side rake board. There was exposed wood that needs protecting. Recommend further evaluation and repair by a qualified painting contractor.

The kitchen storm door did not fully latch/close shut. The storm door handle will need repair/replacement. Recommend further evaluation and repair by a qualified contractor.

The decking boards showed signs of wear and are at or near the end of their design life. There was cracking noted in the boards, as well as damaged decking boards. The average design life for wooden decking boards is 15-20 years, assuming proper maintenance. Recommend further evaluation as to life expectancy, and repair as needed, by a qualified contractor with deck repair experience.

There were loose lower wooden step risers on the rear side steps. This is considered a safety/tripping issue. Recommend having a qualified contractor repair/replace the step(s).

The deck steps were over four steps high and had no handrail. This is considered a tripping/falling issue. Generally accepted building/safety standards dictate that steps with four or more risers should have a handrail. The installation of a handrail by a qualified contractor is recommended.

The rear garage door had damaged bottom panels and a lower rail on it. Recommend further evaluation and repair/replacement by a qualified garage door contractor.

There was damaged bottom wood trim noted at the side of rear garage door. Recommend having a qualified contractor repair/replace.

The garage door extension springs should have a containment/safety cable running through the springs. This is considered a safety issue should the springs ever break. Recommend having a qualified contractor install.

The front garage door did not open at time of inspection. Recommend further evaluation and repair/replacement by a qualified garage door contractor.

Roof

There was damaged/decayed wood soffit board (a hole) located at the left side of the sunroom and above the rear garage door (cracked) that needs repairing/ replacement. This is a place for possible critter/insect/water entry. Recommend further evaluation and repair by a qualified contractor.

There were cracks/gaps noted at the wood soffit/fascia at the rear side at the house/garage corner. This is a place for possible insect entry. Recommend having a qualified contractor repair.

The gutters were full of leaves/debris and need cleaning out for them to function properly. Full gutters can allow the water to damage the fascia/soffit; and it can also lead to high moisture levels in the soil which can affect the ability of the soil to support the foundation. Full gutters can also lead to water entry in the crawl space. Recommend having a qualified contractor clean them out as well as checking the downspout connections.

There was daylight seen in the walk-in attic at the following location(s): several places at the left and front sides. This is a place for possible water/insect entry. Recommend further evaluation and repair by a qualified contractor.

There was a five gallon bucket in the main attic at the right side under the gable vent. This is usually done for roof leaks. Recommend further evaluation and repair as needed by a qualified contractor.

There was a piece of cardboard at the ceiling scuttle in the second floor front right bedroom closet. This is a place for interior air to escape. Recommend replacing the cardboard with a piece of plywood

Plumbing

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

There looked to be a small leak at a water line connection at the rear side left foundation wall opening. Recommend further evaluation and repair as needed by a licensed plumbing contractor.

The main water shut off valve for the house water was not seen. Recommend asking the seller as to its location. If there is no water cut off to the house, then one should be added. Recommend further evaluation, and repair as needed, by a licensed plumbing contractor.

There was a leak observed at the back side of the exterior left side hose bib (faucet). The water piping in the foundation wall was cracked. Recommend further evaluation and repair/replacement as needed by a licensed plumbing contractor.

There was no hot water at the first floor bathroom sink. The shut off valve underneath the sink was turned on. Recommend further evaluation and repair by a licensed plumbing contractor.

The second floor right side bathroom sink stoppers were missing/not installed- the sinks did not hold water. Recommend having a qualified plumbing contractor replace the sink stoppers.

The second floor right side bathroom sink faucets were loose and need securing back to the bathroom countertop. Loose faucets can lead to water leaks. Recommend having a qualified plumbing contractor repair.

The second floor right side bathroom tub handles will need adjustment. The handles spin around and do not properly control the tub water flow. The hot water handle was also loose. Recommend having a licensed plumbing contractor repair.

The discharge pipe of the water heater temperature/pressure relief (TPR) valve discharged into the crawlspace. This condition is no longer allowed and is considered improper. The discharge pipe termination must be visible in case it were to ever open and release its water. Recommend repair/replacement by a licensed plumbing contractor.

The first floor and second floor right side bathroom toilets were loose at their base mounting and need securing to the floor. A loose toilet increases the risks of drain line leaks and can cause wood deterioration and promotes fungal growth. Recommend further evaluation and repair by a licensed plumbing contractor.

There was a crack/chip noted in the second floor right side bathroom tub fiberglass finish. This is a place for a possible water leak. Recommend further evaluation and repair/replacement by a qualified contractor.

The first floor bathroom shower as missing its door. Recommend further evaluation and repair/replacement by a qualified plumbing contractor.

Electrical

The electrical service panel cover was not properly labeled. You could not tell what all the breakers controlled. Labeling is necessary for maintenance and emergency situations. Recommend having a licensed electrical contractor label the breakers. The GFCI breaker in the electrical panel box had tripped and would not re-set. There was no power to the bathroom and garage interior/exterior receptacles. The breaker itself will probably need replacing. Recommend further evaluation and repair by licensed electrical contractor.

There were double tap(s) in the main breaker box (two wires going into one breaker) at one left side middle 20 amp breaker. Breakers are intended for single wiring and when doubled tapped it creates an electrical risk. Issues caused from double tapped breakers range from nuisance trips to arcing and/or sparking. Recommend having a licensed electrical contractor repair to reduce the electrical risk.

There were receptacles that were loose in their box and need re-securing. This can lead to loosen wiring connections, damaged receptacles, and is considered a safety issue. Among receptacle(s) noted were the kitchen countertop receptacle to the right of the sink and the first floor bathroom receptacle. Recommend further evaluation and repair by a licensed electrical contractor.

The following three-prong receptacle(s) showed an open ground: the kitchen countertop receptacle to the left of the sink, the dining room receptacles, the first floor front right room receptacles, and the second floor front right bedroom. This occurs when a three-prong receptacle is connected to a two-wire system. While the house does not have to have grounded receptacles, ungrounded three prong receptacles give the false impression that receptacles are grounded. Re-installing two prong receptacles, adding a GFCI receptacle at the beginning of the circuit, or adding a ground to the branch circuit are all considered a proper repair option. Putting a piece of tape on the receptacle that says "ungrounded receptacle" is also considered a proper repair option. Recommend further evaluation and repair by a licensed electrical contractor.

Recommend replacing the kitchen countertop receptacles with Ground Fault Circuit Interrupter receptacles (GFCI receptacles). Although not required when this home was built, this is considered a safety/shocking issue upgrade. Recommend having a licensed electrical contractor repair/replace.

There were receptacle boxes that were loose in the wall and need re-securing. This can lead to lose wiring connections and damaged receptacles. Among receptacle(s) noted were the first floor closet receptacle (under the stairs). Recommend further evaluation and repair by a licensed electrical contractor.

The following receptacle(s) showed their hot and neutral wires reversed: the sunroom rear wall receptacle. This is called reverse polarity and is considered a safety/shocking issue. Recommend having a licensed electrical contractor repair.

There were light switches noted that were loose in their box. Among light switch(s) observed were the right side steps light switch. This can lead to loosen wiring connections. Recommend having a licensed electrical contractor repair.

There were exterior receptacles that were loose in their box and need re-securing. This can lead to loosen wiring connections and damaged receptacles. Among receptacle(s) noted were the garage rear side receptacle. Recommend further evaluation and repair by a licensed electrical contractor.

The front door doorbell did not work. Recommend further evaluation and repair/replacement by a licensed electrical contractor.

Heating

There were no carbon monoxide alarms observed in the house. The installation of a carbon monoxide alarm on each level of the house is recommended. This is considered a safety issue should there ever be an issue with the gas furnace. Recommend having a licensed HVAC contractor install.

There was a loose HVAC ceiling register at the following rooms(s): the front right bedroom. This can allow interior air to escape into the attic. Recommend having a qualified contractor secure the register.

Air Conditioning

There was no air filter at the first floor package unit- the one that was there had come loose and was lying down inside the unit. It will need replacing. This affects the HVAC system's efficiency due to dirt build up on the vanes. The inspector did not see how the air filter was suppose to stay in place- there was no slots/glides to hold the filter in place seen. Recommend further evaluation and repair/replacement as needed by a licensed HVAC contractor repair.

Interior

There were holes noted in the drywall walls that will need repairing. Among location(s) noted were the wall at the upper landing of the left side steps and the master bedroom closet. Recommend having a qualified drywall/painting contractor repair.

There was water staining observed on the following ceiling(s): the left side rear bedroom ceiling. Recommend further evaluation and repair by a qualified painting/drywall contractor.

There were cracked ceramic flooring tiles noted in the home. Among location(s) observed were the foyer. Recommend asking the seller if there are any spare tiles are available as matching replacements. Recommend repair/replacement by a qualified ceramic tile contractor.

There was settling/uneven flooring noted at the following room(s): the kitchen/den doorway area. Recommend further evaluation and repair by a licensed general contractor/qualified foundation contractor.

There was damaged wood flooring noted at the following locations: one piece in the first floor front right room beside the steps. Recommend further evaluation and repair/replacement by a qualified flooring contractor.

Both of the stair's handrails did not provide full coverage of the steps. Railings should be continuous in length of the stairs from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends should also be returned or terminated in a newel posts or safety terminals. Recommend having a qualified contractor repair.

There were windows observed that had condensation/fogging between the panes of glass. This is an indication that the hermetic seal between the panes of glass has failed. Among the window(s) noted that had fogging/condensation were the left side windows in the front sunroom and the breakfast nook windows. This is not a significant energy concern. However, the fogging of the glass will continue and eventually obscure the view and will need replacing to correct this. Recommend further evaluation of all windows and repair/replacement by a qualified window contractor.

There were upper lower window sashes that would not stay open when the window was unlocked or the window was lifted and released. Among window(s) observed were the living room front wall right side window. It is called a balance issue. Recommend further evaluation and repair/replacement by a qualified contractor with window repair experience.

There were windows noted that were painted shut and do not open. This is considered a safety issue. They need to open in case of emergency. Among window(s) noted were the first floor den windows and the second floor rear wood windows. They were also missing their window locks and the rear window was missing a pane. Recommend having a qualified contractor repair.

The following interior door(s) were damaged and will need repair/replacement: the first floor bathroom door and the right side steps door. Recommend further evaluation and repair/replacement by a qualified contractor.

The following door(s) had doorknob privacy locks on them that did not work: the second floor right side bathroom door. Recommend having a qualified contractor repair/replace.

The following interior door(s) would not stay open: the master bedroom door. They do not function properly. Recommend having a qualified contractor repair.

There were doors that had the doorknobs on them reversed. Among door(s) observed were the left side rear bedroom door. Recommend having a qualified contractor repair.

There were cracked ceramic tiles observed on the kitchen countertop to the left and right of the sink. Recommend having a qualified ceramic tile contractor repair/replace.

There was a missing smoke detector noted on the second floor. This is considered a safety issue. Recommend repair/replacement by a qualified contractor.

Appliances

The kitchen sink vegetable sprayer trim was loose and needs securing back to the kitchen countertop. Recommend having a qualified contractor repair.

The oven was not secured to the floor with an anti-tip bracket on the oven leg that secures it to the floor. Anti-tip brackets prevent the oven from falling forward when pressure is applied to the open door. This is a safety feature that is often overlooked and can cause injury, especially for small children. Recommend the installation of an anti-tip bracket by a qualified contractor.