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PUNCHLIST INSPECTION

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TABLE OF CONTENTS

This is a written home inspection report performed in accordance with the Standards of Practice of the **North Carolina Home Inspector Licensure Board**. For a complete list of items inspected and exempted from inspection, please refer to the standards of practice.

The report highlights defects (items not functioning as intended) that require further observation or evaluation and possible repair by a specific licensed contractor or structural engineer. Only after a follow-up evaluation by a licensed contractor can the appropriate course of action and cost of repair be known. A home inspection is not intended to determine the scope of the defect, repairs needed, cost of evaluation/repair, or design adequacy, but only to identify possible defects and direct the client to specialists for review.

Home inspections are visual examinations of a home and its systems and as such, are limited to visible and accessible areas. Home inspections are not invasive, though the contractors directed to further evaluate and repair defects may need to be invasive in order to evaluate and/or repair defects.

It is recommended that further evaluations of items identified in the report be carried out before the end of due diligence, by licensed contractors, hired by the client to evaluate and estimate cost of repair. Having a conversation with the contractors hired by the client will allow the client to understand the extent of the defect, the range of options available for repair, and the cost of the options in a way not possible if the evaluations and repairs are turned over to third parties, such as the sellers.

Locations in the report: Left and Right, as noted in the report, is assuming one is facing the front of the home.

1: INSPECTION DETAILS

		UF	D	NP	NI
1.1	General				

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

General: Temperature (Fahrenheit)
61 degrees Farenheit

General: Occupancy
Furnished, Vacant

General: Weather Conditions
Cloudy, Light Rain

General: Type of Building
Single Family - Detached

2: STRUCTURAL COMPONENTS

		UF	D	NP	NI
2.1	Foundation				
2.2	Columns and Piers				
2.3	Floor Structure				
2.4	Wall Structure				
2.5	Ceiling Structure				
2.6	Roof Structure				

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

Foundation: Type
Crawl Space

Foundation: Material
Masonry Block

Columns and Piers: Material
Block

Floor Structure: Joist Material
Dimensional Lumber

Floor Structure: Sub-floor Material
Plywood

Wall Structure: Material
Not visible for inspection

Ceiling Structure: Joist Material
Dimensional Lumber

Columns and Piers: Type

Column (interior)




Floor Structure: Beam Material

Dimensional Lumber

Roof Structure: Rafter Material

Dimensional Lumber




Roof Structure: Sheathing Material

Plywood


Limitations

Wall Structure

WALL STRUCTURE NOT ACCESSIBLE DUE TO FINISHED WALL COVERING

The framing material(s) used to construct the wall structure was not accessible at the time of this inspection due to the finished wall covering installed.

Defects

2.3.1 Floor Structure

ORGANIC GROWTH

Defect

Organic growth was observed on the floor joists and subfloor throughout the crawlspace at the time of this inspection. The levels noted were not unusual for a vented crawlspace in North Carolina.

Growth was visible on multiple framing members, consistent with elevated humidity and periodic moisture exposure. The property owner reported that river water levels have risen to the foundation, and the foundation vents were covered, limiting ventilation. Only visible and accessible areas of the crawlspace were evaluated; no destructive testing or microbial identification was performed.

Organic growth in a vented crawlspace is common in humid regions; however, the reported river-level rise to the foundation and blocked vents indicate conditions that may be contributing to persistent moisture retention. Prolonged elevated moisture can lead to:

- Continued or worsening organic growth
- Elevated wood moisture content
- Deterioration of framing components
- Potential structural concerns if moisture levels remain high

Given the environmental conditions and the extent of visible growth, further assessment is warranted.

Recommend a full evaluation of the floor structure and wood moisture levels by a qualified foundation contractor. Based on findings, appropriate moisture-mitigation protocols—such as drainage improvements, ventilation correction, vapor-barrier installation, or encapsulation—should be outlined and performed by a licensed contractor to reduce moisture levels and prevent recurrence.

Recommendation

Contact a foundation contractor.



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3: EXTERIOR

		UF	D	NP	NI
3.1	Siding & Trim				
3.2	Exterior Doors				
3.3	Windows				
3.4	Decks, Balconies, Porches & Steps		X		
3.5	Walkways, Patios, Driveways				
3.6	Insects & Animals				
3.7	Vegetation, Grading, Drainage, Retaining Walls				

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

Siding & Trim: Siding Material
Brick Veneer

Windows: Windows
Double Hung

Decks, Balconies, Porches & Steps: Material - structure
Concrete, Brick

Walkways, Patios, Driveways: Construction Material(s)
Gravel

Siding & Trim: Trim material

Formed Sheet Metal, Wood







Exterior Doors: Exterior Entryway Doors

Primary Exterior Entryway Door, Exterior Rear Entryway Door, Exterior Side Entryway Door

Observed and operated all exterior entryway doors at the time of this inspection.
No defects were observed unless otherwise noted in the Summary Section of this report.

Decks, Balconies, Porches & Steps: Appurtenance

Steps, Patio



Walkways, Patios, Driveways: Location

Front of Structure

Defects

3.4.1 Decks, Balconies, Porches & Steps

Defect

BRICKS: LOOSE/MISSING

A brick was missing from the front entryway steps at the time of this inspection.

The missing brick created an irregular surface at the step assembly. No loose bricks were observed in the immediate area, but the gap exposes underlying mortar and may allow further deterioration from weather and foot traffic. Only visible and accessible portions of the steps were evaluated.

A missing brick can compromise the structural integrity of the step assembly and may create a tripping hazard for occupants or visitors. Open gaps also allow moisture intrusion, which can accelerate mortar deterioration and lead to additional brick displacement over time.

Recommend repair by a qualified masonry contractor to replace the missing brick and restore the stability and safety of the entryway steps.

Recommendation

Contact a qualified masonry professional.

3.4.2 Decks, Balconies, Porches & Steps

Safety Hazard

HANDRAIL: MISSING

There were no handrails at the exterior utility room entryway. Handrails are required when the distance between the surface and the ground is 30" or more to prevent personal injury. A licensed general contractor should be consulted to install to prevent a falling hazard.

Recommendation

Contact a qualified licensed general contractor

3.6.1 Insects & Animals

Note

TERMITES: PROTECTION IN NORTH CAROLINA

Note: Subterranean termites are a problem for homes in North Carolina. Every home should be under a termite treatment plan with a professional pest control company. These companies offer a termite bond (warranty) in return for a home treatment and service contract that will cover the cost of treatment if termites are found after the treatment. The buyer should consult with the seller on the terms of the current bond, which is often transferable. If a current bond cannot be confirmed, the buyer should budget for either 1) a liquid treatment: initial home treatment (generally $800-$1500 every 10 years) and a yearly service contract ($125-$175 every year) or 2) a bait system which has an initial cost based on size of home and a quarterly fee for inspection.

4: ROOFING

		UF	D	NP	NI
4.1	General				
4.2	Coverings		X		
4.3	Roof Drainage Systems		X		
4.4	Flashings				
4.5	Skylights, Chimneys & Roof Penetrations		X		

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

General: Style
Combination

Coverings: Type of Roof Covering
Architectural Asphalt Shingles

Roof Drainage Systems: Type
Gutter and Downspout

Skylights, Chimneys & Roof Penetrations: Attic Vents

Coverings: Inspection Method
Walking the Roof

Roof Inspection Methods: The roof covering was inspected using the methods above. Walking on the roof surface and determining the age of the remaining service life of a roof covering is beyond the scope of the home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

Skylights, Chimneys & Roof Penetrations: Chimney
Chimney - Masonry

Chimney Limitation: Home inspectors are not specialists in chimney inspections. Chimney inspections require a specialist to thoroughly examine the flue - which is not visible 1) without specialized equipment and 2) without cleaning first. With wood burning fireplaces, this is especially important, but even exhaust from gas fireplaces can deteriorate chimneys over time with no obviously noticeable defect. Before purchasing the home, a chimney specialist should be consulted to clean and inspect the flue liner, firebox, and the chimney crown to make any repairs necessary and to ensure the fireplace is safe to use.

Defects

4.2.1 Coverings
BUDGET TO REPLACE

Defect

The roof covering was observed to be beyond its typical life expectancy based on its overall condition at the time of this inspection.

Most shingles exhibited significant granule loss, with large areas showing exposed substrate across the roof surface. Evidence of roof leaks was visible from the interior of the structure, specifically at the rear valley, indicating active or past moisture intrusion. Only visible and accessible areas were evaluated during this inspection.

Extensive granule loss exposes the underlying shingle material to UV degradation and accelerates deterioration, reducing the roof's ability to shed water. Interior leak evidence at the rear valley suggests that the roof system is no longer performing as intended and may have compromised underlayment or flashing. A roof in this condition is at high risk for ongoing moisture intrusion, structural damage, and interior finish deterioration.

Recommend evaluation and replacement of the roof covering by a licensed roofing contractor. Repairs should include assessment of the rear valley and any associated structural or moisture-related damage.

Recommendation

Contact a qualified certified roofing contractor

4.3.1 Roof Drainage Systems

Defect

GUTTER OBSERVATIONS AND RECOMMENDATIONS

The installed gutters were observed to be aged and filled with organic debris at the time of inspection.

Debris accumulation was present throughout the gutter system, and the gutters were draining directly at the foundation. Moisture intrusion was noted in the basement, and soil washout was visible at the front wall of the crawlspace. Damage to the fascia appeared consistent with gutter backup and prolonged moisture exposure. Only visible and accessible components were evaluated during this inspection.

Aged gutters that are clogged or draining improperly can cause water to overflow or discharge against the structure, contributing to foundation moisture intrusion, soil erosion, and deterioration of adjacent building materials such as fascia boards. These conditions indicate that the gutter system is no longer functioning as intended and may be contributing to the moisture-related issues observed at the foundation and crawlspace.

Recommend replacement of the gutter system by a certified roofing or gutter contractor. The contractor should ensure proper installation, slope, and discharge away from the foundation to reduce future moisture concerns.

Recommendation

Contact a qualified certified roofing contractor

4.5.1 Skylights, Chimneys & Roof Penetrations

Defect

CHIMNEY CAP NOT PERMANENTLY INSTALLED

The chimney cap was observed to be not permanently installed at the time of this inspection.

The cap appeared loosely set in place rather than mechanically fastened or properly secured to the chimney structure. A non-secured cap can shift or detach due to wind, weather, or animal activity. Only visible and accessible chimney components were evaluated.

A chimney cap is an important protective component that helps prevent moisture intrusion, animal entry, and debris accumulation within the flue. A cap that is not permanently installed cannot reliably perform these functions and may allow water penetration that can damage masonry, flue liners, or fireplace components. A loose cap may also become a falling hazard if dislodged.

Recommend proper installation or replacement of the chimney cap by a qualified roofing or chimney contractor to ensure secure attachment and adequate protection of the chimney system.

Recommendation

Contact a qualified chimney contractor.

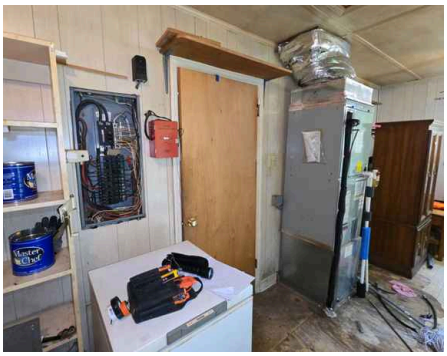
5: ELECTRICAL

		UF	D	NP	NI
5.1	Main Service				
5.2	Main Panel				
5.3	Distribution Panel			X	
5.4	Connected Devices and Fixtures				
5.5	Receptacles		X		
5.6	Wiring				
5.7	Smoke Alarms & Carbon Monoxide Alarms		X		

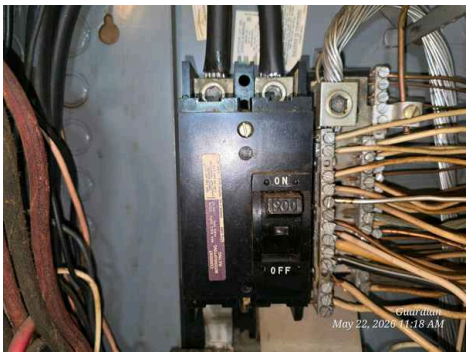
UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

Main Panel: Panel Location
Laundry



Main Panel: Panel Capacity & Voltage
200 AMP



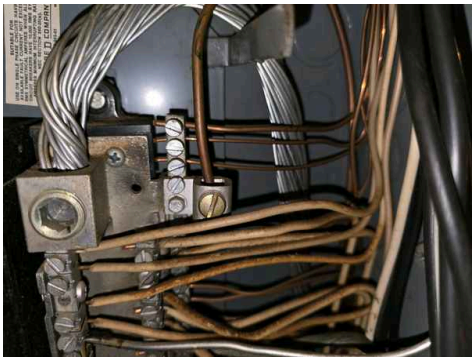
Main Panel: Breakers Labeled?
Yes

Main Panel: Grounding Type
Driven Rod (Soil)

Main Service: Electrical Service Conductors
Overhead

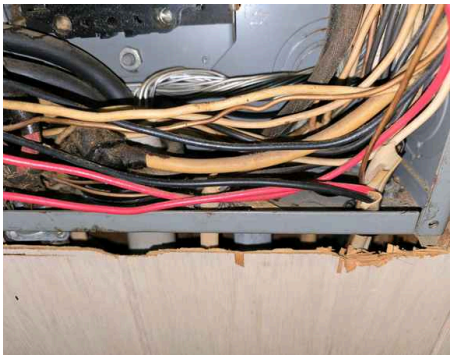
Main Panel: Service Conductor Material

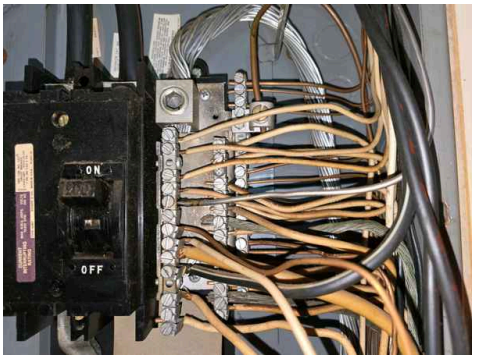
Aluminum

Main Panel: Wiring Method

Non-Metallic (Plastic)





Main Panel: Electrical Service Amperage

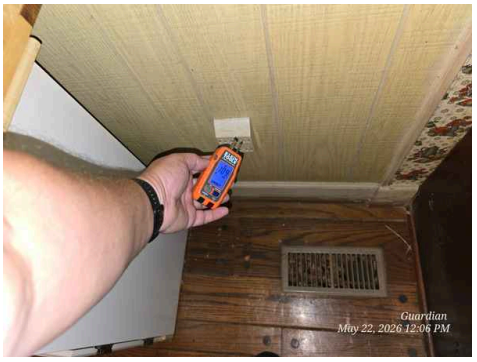
200A

The total electrical service amperage is limited by the current rating of the main breaker installed a main electrical panel. While 200A service has become the preferred current rating in many modern homes, at least 100A or 150A service is recommended.
400A service is not the norm; however, it is present is some homes due to the service request by the current or a previous owner.

Receptacles: Receptacle Locations

Exterior, Interior

Tested all accessible receptacles at the time of this inspection. Interior receptacles tested with 120V and proper grounding.



Defects

5.5.1 Receptacles

Defect

GFCI: MISSING FROM OLDER HOME

The home was built before GFCI circuits were required to protect all electrical receptacles currently required to be GFCI protected. I could not find functioning GFCI circuits in some areas currently required to be protected. GFCI circuits add an important safety feature to electrical systems that prevent personal injury by electric shock. The buyer should consider upgrading the electrical system to include GFCI protection where it is currently required. A licensed electrician should be consulted to upgrade as currently required.

Recommendation

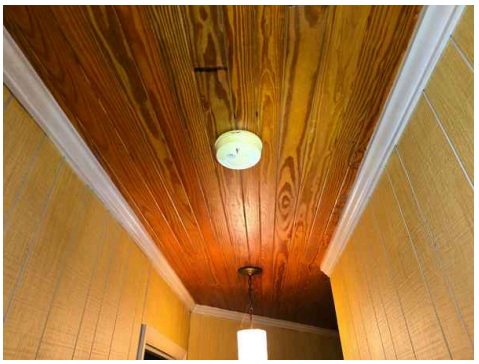
Contact a qualified licensed electrical contractor

5.7.1 Smoke Alarms & Carbon Monoxide Alarms

Defect

RECOMMEND REPLACING ALL INSTALLED DETECTORS WITH COMBINATION DETECTORS

Observed the installed detectors to be beyond the manufacturer's recommended service life.
This condition presents a carbon monoxide/fire safety hazard as the installed detectors do not function as intended and are beyond the serviceable life.
Recommend replacement of all installed detectors by a licensed electrical contractor.



Recommendation

Contact a qualified licensed electrical contractor

6: PLUMBING

		UF	D	NP	NI
6.1	Water Supply		X		
6.2	Drain, Waste, & Vent Systems				
6.3	Interior Fixtures / Faucets				
6.4	Exterior Fixtures / Faucets				
6.5	Water Heater				
6.6	Fuel System			X	X

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

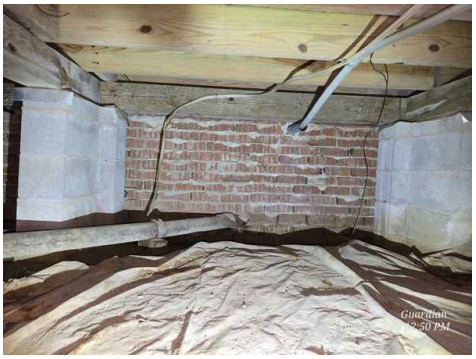
Water Heater: Power Source
Electric

Water Heater: Capacity
40 Gallons

Water Heater: Year Manufactured
2010

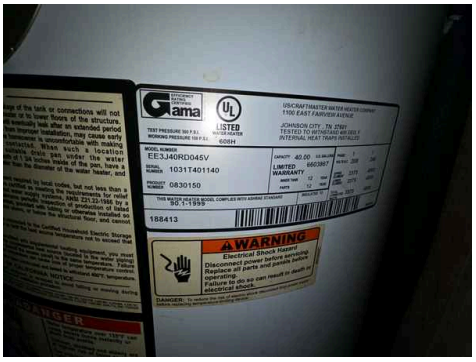
Water Supply: Main Shut-Off
Utility Service Connection


Drain, Waste, & Vent Systems: Material
Cast Iron



Water Heater: Location

Utility Room



Limitations

Water Supply

WATER UTILITY SHUT-OFF AND LOCKED BY UTILITY COMPANY

The water utility shut-off was observed to be locked by the utility company at the time of this inspection.

A lock was installed on the main water shut-off valve/meter assembly, preventing operation of the valve. No attempt was made to remove or manipulate the lock. Only visible and accessible components of the utility connection were evaluated.

With the shut-off locked, the inspector cannot verify:

- The presence of active water service
- The condition of the service line
- The functionality of the main shut-off valve

This limitation prevents evaluation of interior plumbing fixtures and appliances that require active water supply.

7: AIR CONDITIONING

		UF	D	NP	NI
7.1	Cooling Equipment				
7.2	Distribution System: Heating and Cooling		X		

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

Cooling Equipment: Type
Heat Pump: Split System

Cooling Equipment: Energy Source
Electricity, 240V 45A

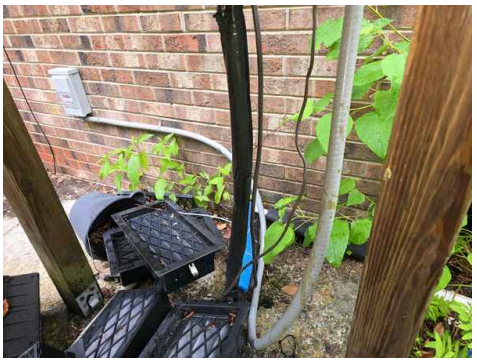
Cooling Equipment: Year of Manufacture
2011

Distribution System: Heating and Cooling: Material
Flexible Duct, Metal Duct

Distribution System: Heating and Cooling: Ducting Location
Crawlspace

Cooling Equipment: Location of Condensers
Exterior Rear of Structure





Defects

7.2.1 Distribution System: Heating and Cooling
DUCT: DISCONNECTED IN CRAWL SPACE

Defect

A section of HVAC ducting in the crawl space was observed to be disconnected at the time of this inspection.

The separation was visible at the duct joint, allowing conditioned air to escape directly into the crawl space. Only visible and accessible portions of the duct system were evaluated during this inspection.

A disconnected duct results in loss of conditioned air, reducing system efficiency and increasing energy costs. It can also contribute to humidity imbalance, uneven heating or cooling, and unnecessary strain on the HVAC system. In a crawl space, escaping conditioned air may also elevate moisture levels, potentially affecting structural components.

Recommend evaluation and repair by a licensed HVAC contractor to properly reattach and seal the duct to prevent further air loss and ensure efficient system operation.

Recommendation

Contact a qualified licensed mechanical contractor

8: HEATING

		UF	D	NP	NI
8.1	Heating Equipment				
8.2	Vents, Flues & Chimneys				

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

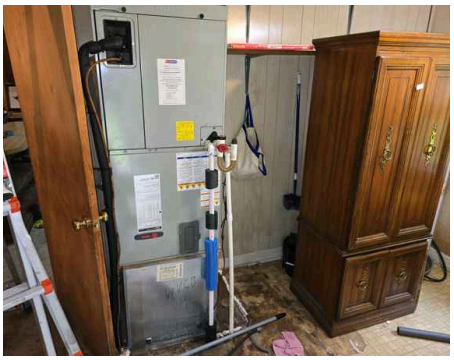
Heating Equipment: Type
Heat Pump: Split System

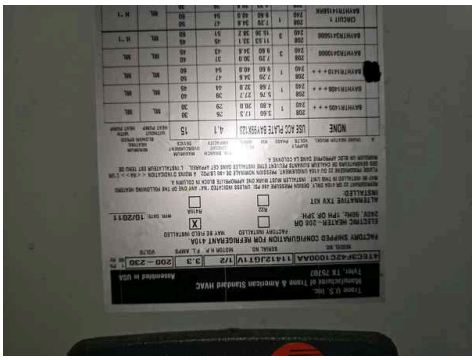
Heating Equipment: Energy Source
Electric, 240V 60A

Heating Equipment: Year of Manufacture
2011

Heating Equipment: Inspection Method
Heat Pump: No access panel to remove.

Heating Equipment: Location of Air Handler
Utility Room





9: INTERIORS

		UF	D	NP	NI
9.1	General				
9.2	Walls				
9.3	Ceilings				
9.4	Floors		X		
9.5	Countertops & Cabinets		X		
9.6	Doors				
9.7	Attic				

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

Attic: Attic Inspection Method
From a ladder with a flashlight

Limitations

Attic

ATTIC WAS ONLY PARTIALLY ACCESSIBLE

At the time of this inspection, the attic space was only partially accessible due to installed insulation, HVAC Ducting, and low sloped roof pitch.

Defects

9.4.1 Floors

Note

RECOMMEND FLOOR COVERING REFINISHING/REPLACEMENT

The installed flooring was observed to be worn at the time of this inspection.

Visible wear was present across the flooring surface, consistent with age, use, and normal traffic patterns. Only visible and accessible flooring areas were evaluated.

Worn flooring can detract from appearance, reduce durability, and may continue to deteriorate with ongoing use. Depending on the material and extent of wear, cleaning alone may not restore the finish, and replacement may be necessary to achieve proper performance and appearance.

Recommend cleaning and/or replacement of the worn flooring by a qualified flooring contractor.

Recommendation

Contact a qualified flooring contractor

9.5.1 Countertops & Cabinets

CABINETS - FUNGAL GROWTH AND MOISTURE DAMAGE

Defect

The installed and onsite cabinetry throughout the home was observed to have organic growth on exterior surfaces and interior cabinet faces at the time of this inspection.

Organic growth consistent with mildew was present on cabinet facings and within bathroom closets. The pattern and distribution of the growth are indicative of elevated indoor humidity and limited air circulation. Only visible and accessible cabinetry surfaces were evaluated; no destructive testing or microbial identification was performed.

Organic growth on cabinetry commonly results from:

- High indoor humidity, often prolonged
- Restricted airflow within enclosed storage areas
- Moisture accumulation in bathrooms or other wet-use spaces

While the growth observed appeared superficial, continued exposure to elevated humidity can lead to:

- Deterioration of cabinet finishes
- Odors or air-quality concerns
- Potential spread of microbial growth to adjacent materials
- Increased likelihood of hidden moisture issues elsewhere in the structure

The condition suggests a broader humidity-control deficiency within the home.

Recommend evaluation and remediation by a qualified contractor or indoor-air specialist. Actions may include:

- Cleaning and treating affected cabinetry
- Improving ventilation and airflow in closets and enclosed spaces
- Assessing and correcting sources of elevated humidity within the home

Timely correction will help prevent recurrence and protect interior finishes.

Recommendation

Contact a qualified cabinet contractor.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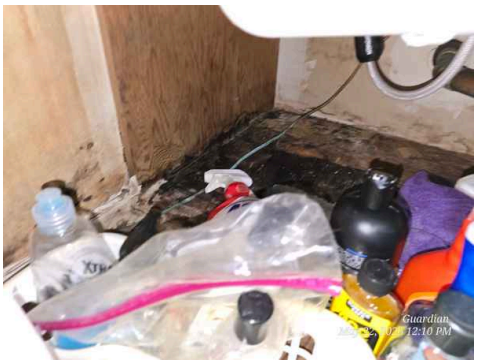
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10: FIREPLACES & FUEL-BURNING APPLIANCES

		UF	D	NP	NI
10.1	Fireplace, Stove				

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

Fireplace, Stove: Type
Fireplace

Fireplace, Stove: Fuel
Undetermined

Fireplace, Stove: Location
Living Room

Limitations

Fireplace, Stove

FIREPLACE NOT OPERATED - NO FUEL SOURCE PRESENT ON PROPERTY

At the time of this inspection, there was no fuel source installed at the exterior of the structure providing propane to the installed fireplace.

Recommend a qualified utility supplier purge the fuel line(s) and install the appropriate fuel type for the installed appliance.

Defects

10.1.1 Fireplace, Stove

Defect

FIREPLACE: LEVEL II INSPECTION RECOMMENDED

The fireplace should not be used without a level 2 chimney inspection performed by a fireplace/chimney contractor. A home inspector's inspection of a fireplace and chimney is a preliminary visual inspection that cannot include the flue. It is impossible for a home inspection to determine with any degree of certainty whether the flue is free of defects. In accordance with recommendations made by the National Fire Prevention Association to have all chimneys inspected before buying a home, a fireplace/chimney contractor should be consulted to perform a level 2 chimney inspection. Level 2 chimney inspection is described by the Chimney Safety Institute of America.

11: INSULATION & VENTILATION

		UF	D	NP	NI
11.1	Insulation and Ventilation				
11.2	Exhaust Systems				
11.3	Vapor Retarders		X		

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

Insulation and Ventilation: Attic Insulation

Fiberglass: Loose

Insulation and Ventilation: Attic Ventilation

Soffit Vents, Gable Vents, Roof Vent

Insulation and Ventilation: Crawl Space Insulation

None Installed

Insulation and Ventilation: Crawl Space Ventilation

Foundation Vents

Insulation and Ventilation: Exterior/Interior Wall Insulation

Not Accessible

Vapor Retarders: Vapor Barrier

Installed-See Summary Report

Observed a vapor barrier to be installed and in the condition selected.

Exhaust Systems: Vent Exhaust Installation Location

None Installed

Observed the installed ventilation components to be vent to the exterior of the structure by the selected method. No defects were observed unless otherwise noted in the Summary Section of this report.

Defects

11.3.1 Vapor Retarders

Defect

PARTIAL VAPOR BARRIER COVERAGE OBSERVED

Observed the installed vapor barrier to provide only partial coverage of the crawlspace floor at the time of this inspection.
Partial coverage allows the ground vapor to enter the crawlspace and cause organic growth and insulation damage.
Recommend a full vapor barrier to be installed in the crawlspace as part of the moisture mitigation system to prevent further organic growth.

Recommendation

Contact a foundation contractor.


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12: BUILT-IN APPLIANCES

		UF	D	NP	NI
12.1	Dishwasher			X	X
12.2	Range/Oven		X		
12.3	Washing Machine				X
12.4	Dryer				X

UF = Unfinished D = Deficiency NP = Not Present NI = Not Inspected

Information

Dishwasher: Cut Off
Not installed

Range/Oven: Exhaust Hood Type
Vented

Range/Oven: Cooktop Energy Source
Electric

Range/Oven: Oven Energy Source
Electric

Dryer: Power Source
Electric

Defects

12.2.1 Range/Oven

Note

BURNER, ELECTRIC: NOT FUNCTIONING

Multiple electric burners on the cooktop did not function when the controls were operated during this inspection.

The affected burners failed to heat when their respective controls were turned on. Other components of the appliance were not fully evaluated beyond basic operation. Only visible and accessible portions of the cooktop were inspected.

Inoperative burners may indicate issues such as failed heating elements, defective switches, wiring faults, or internal component failure. Continued use of a partially malfunctioning cooktop can lead to inconsistent heating performance and may conceal additional electrical or mechanical defects within the appliance.

Recommend evaluation and repair by a qualified appliance repair technician to restore proper burner function and ensure safe operation.

Recommendation

Contact a qualified certified appliance repair contractor

STANDARDS OF PRACTICE

Structural Components
Any items identified that address the integrity, adequacy, type, size or quantity of structural materials should be referred to a **licensed structural engineer** hired by the client for review. Those items identified as needing repair should be referred to a **licensed general contractor**. If a licensed structural engineer recommends specific repairs, those repairs should be made by licensed general contractors. Structural defects should be evaluated and repaired soon because they often get worse with time. Items inspected include accessible structures of the foundation, columns/piers, floor, wall, ceiling, and roof.

Home inspectors are not structural engineers. Any design concerns regarding structural adequacy, loads, removing or adding rooms to the home, removing or adding walls, columns, ceilings or floors should be directed to a structural engineer.

Structural Inspection Methods: If accessible, I entered the crawl space/basement with a flashlight, a probe and a camera. Unless covered with insulation or other items, I inspected the foundation walls, the supporting piers, and the floor structure, including the joists, girders and subflooring. I moved insulation in the floor structure where readily visible evidence indicates a problem and where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors. I also inspected any HVAC systems, plumbing lines and electrical wiring where visible. The proper design of spans, calculation of loads or any other structural limitations are not part of the scope of home inspectors. If desired, a structural engineer can be consulted to evaluate the adequacy of the structural components of the foundation.

Exterior
Any exterior items noted to be defective in the report should be evaluated by a licensed general contractor. If there are multiple defects on a given exterior area, then the general contractor should be asked to evaluate all aspects of that area, not just those identified. Multiple defects in a given area may indicate a more systemic problem, the extent of which can only be determined by a thorough evaluation of the entire area, which is not the scope of a home inspection.

The proper functioning of the exterior elements of the home prevents water from causing decay/corrosion of the exterior protection of the home and the structural components behind those items.

Roofing
Any roof covering, drainage system, flashing or roof penetration noted below should be evaluated and repaired by a licensed general contractor that specializes in roofing. Roofers that are not licensed general contractors may not be qualified to evaluate and repair roofs in the manner expected by the building code and the roof covering manufacturer's instructions.

Repairing roofing items is essential to preventing water penetration and decay of building roof, wall and ceiling structure.

Electrical
The electrical systems and components were visually inspected and accessible switches and receptacles were tested. It is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, upgrades and should be evaluated and completed by a licensed electrician to prevent personal injury or property damage.

Plumbing
Any plumbing items below were found to be of concern and in need of further evaluation and repair by a licensed plumbing or general contractor. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and their general condition cannot be determined.

The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system during a home inspection when the system cannot be put under the same load as presented by a family.

The inspection of the water heater does not include evaluating the unit capacity based on the number bathrooms, fixture or occupants. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of a home inspection. The main water turn off valve is not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home; however, the condition of the inside of supply or waste plumbing pipes cannot be determined. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

Air Conditioning
Any cooling system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a licensed HVAC contractor to ensure safe, proper, and reliable operation of the HVAC system. Home inspections can identify obvious defects in cooling systems but are not a substitute for an inspection by a licensed HVAC technician. Proper distribution of cooling to each room is not evaluated in a home inspection. **If the buyer would like information concerning the effectiveness or life expectancy of the system, an invasive specialized inspection by a HVAC technician should be requested prior to purchase.**

Inspection method: there are no readily openable access panels provided by the manufacturer for routine homeowner maintenance or inspection of the evaporator coil by a home inspector. **Caution**: The evaporator coil is one of the most expensive parts to replace on an air conditioner and is not inspected during a home inspection. A licensed HVAC contractor can use specialized tools to inspect and test the evaporator coil to determine if there are leaks that would require repair or replacement.

Yearly maintenance: A licensed HVAC contractor should be consulted twice yearly to service the HVAC system, at the change from heating to cooling and the change from cooling to heating. Regular maintenance will 1) prevent more costly defects in the future and 2) allow planning for replacement.

Heating
Any heating system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a licensed HVAC contractor to ensure safe, proper, and reliable operation of the HVAC system. The seasonal inspection of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems. Home inspections can identify obvious defects in heating systems but are not a substitute for an inspection by a licensed HVAC technician. Proper distribution of heating to each room is not evaluated in a home inspection. **If the buyer would like information concerning the effectiveness or life expectancy of the system, an invasive specialized inspection by a HVAC technician should be requested prior to purchase.**

Yearly maintenance: A licensed HVAC contractor should be consulted twice yearly to service the HVAC system, at the change from heating to cooling and the change from cooling to heating. Regular maintenance will 1) prevent more costly defects in the future and 2) allow planning for replacement.

Interiors
The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. At least one window and one receptacle were tested in each room unless furniture or storage blocked access. Identifying cloudy windows cannot always be determined because the severity varies with season and time of the day. Light fixtures were operated from at least one switch. Cosmetic concerns, such as worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection and may only be identified in order to confirm the item is purely cosmetic. Personal property such as storage, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms may not be visible and, therefore, identifying slopes may not be possible. The buyer should view the home when personal items have been removed prior to purchase. The presence of the washer and dryer limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

The inspection of the garage does not include moving personal property. The verification of fire separation systems between the house and the garage, such as doors and ceilings, is beyond the scope of the home inspection.

Insulation & Ventilation
The insulation in accessible areas was inspected for indications of defects/damage, not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawlspace or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection.

Built-in Appliances
Any built-in appliances identified below were found to be in need of an evaluation and/or repair by a certified appliance repair technician. Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven is beyond the scope of the home inspection. Refrigeration units and the function of washing machines and dryers are beyond the scope of a home inspection.