



GUARDIAN REAL ESTATE INSPECTIONS

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PUNCHLIST INSPECTION

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08/03/2026



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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.

- ⚠ 1.1.1 Inspection Details - General: CRAWLSPACE NOT SAFELY ACCESSIBLE - STANDING WATER
- ⚠ 1.2.1 Inspection Details - Modular Home Information Placards: Interior Data Plate/Sheet - Not Identified
- ⚠ 3.2.1 Exterior - Exterior Doors: Sliding Glass Door - Damaged
- ⚠ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Guardrail: Missing
- ⚠ 4.1.1 Roofing - General: Roofing Observations - All Sections Included
- ⚠ 6.1.1 Plumbing - Water Supply: Polybutylene Supply Piping Present
- ⚠ 7.1.1 Air Conditioning - Cooling Equipment: HVAC System Evaluation Recommended
- ⚠ 8.1.1 Heating - Heating Equipment: HVAC System - Maintenance/Service Recommended
- ⚠ 9.1.1 Interiors - General: General Interior Observations

1: INSPECTION DETAILS

		UF	D	NP	NI
1.1	General		X		X
1.2	Modular Home Information Placards				

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

Information

General: Temperature (Fahrenheit)
81 degrees Farenheit



General: Weather Conditions
Light Rain

General: Type of Building
Single Family - Detached

General: Occupancy
Furnished, Vacant

Modular Home Information Placards: General Description

The Certification Label (also known as a HUD tag) is a metal plate that is affixed to the outside of the manufactured home. Section 3280.11(b) states, "The label shall be approximately 2 in. by 4 in. in size and shall be permanently attached to the manufactured home by means of 4 blind rivets, drive screws, or other means that render it difficult to remove without defacing it. It shall be etched on 0.32 in. thick aluminum plate. The label number shall be etched or stamped with a 3 letter designation which identifies the production inspection primary inspection agency and which the Secretary shall assign. Each label shall be marked with a 6 digit number which the label supplier shall furnish. The labels shall be stamped with numbers sequentially."

What is a Data Plate?

The Data Plate is a paper label affixed inside the home and is the size of a standard sheet of paper (8 ½" x 11"). The Data Plate can be found in a kitchen cabinet, an electrical panel, or a bedroom closet. The Data Plate has maps of the United States to inform the owner of the Wind Zone, Snow Load, and Roof Load of the home; the Data Plate will contain the following information:

- (a) The name and address of the manufacturing plant in which the manufactured home was manufactured.
- (b) The serial number and model designation of the unit, and the date the unit was manufactured.
- (c) The applicable statement:

This manufactured home is designed to comply with the Federal Manufactured Home Construction and Safety Standards in force at the time of manufacture; or

This manufactured home has been substantially completed in accordance with an approved design and has been inspected (except for the components specifically identified in the instructions for completion on-site) in accordance with the Federal Manufactured Home Construction and Safety Standards and the requirements of the Department of Housing and Urban Development (HUD) in effect on the date of manufacture.

- (d) The applicable statement:

This manufactured home IS designed to accommodate the additional loads imposed by the attachment of an attached accessory building or structure in accordance with the manufacturer installation instructions. The additional loads are in accordance with the design load(s) identified on this Data Plate; or

This manufactured home IS NOT designed to accommodate the additional loads imposed by the attachment of an attached accessory building or structure in accordance with the manufacturer installation instructions.

- (e) A list of the certification label(s) number(s) that are affixed to each transportable manufactured section under § 3280.8.

- (f) A list of major factory-installed equipment, including the manufacturer's name and the model designation of each appliance.

- (g) Reference to the roof load zone and wind load zone for which the home is designed and duplicates of the maps as set forth in § 3280.305(c). This information may be combined with the heating/cooling certificate and insulation zone map required by §§ 3280.510 and 3280.511. The Wind Zone Map on the Data Plate shall also contain the statement:

This home has not been designed for the higher wind pressures and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/ASCE 7-88.

- (h) The statement:

This home has_ has not_ (appropriate blank to be checked by manufacturer) been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be located in Wind Zones II and III, which have not been provided with shutters or equivalent covering devices, it is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in the manufacturers printed instructions.

- (i) The statement: Design Approval by, followed by the name of the agency that approved the design.
- (j) The statement: The manufacturer certifies this home is compliant with the Title VI, Toxic Substances Control Act.

(Take from https://www.hud.gov/program_offices/housing/rmra/mhs/mhslabels)



TRA096460



TRA096461

Defects

1.1.1 General

CRAWLSPACE NOT SAFELY ACCESSIBLE - STANDING WATER



Safety Hazard

At the time of this inspection, approximately 2 inches of standing water was present throughout the crawlspace. Due to the health and safety hazards associated with standing water in a confined area—including electrical risk, biological contaminants, and limited visibility—the crawlspace was not inspected beyond the entry point. Only visible and safely accessible areas were evaluated.

Standing water in a crawlspace can indicate:

- Drainage deficiencies, grading issues, or groundwater intrusion
- Plumbing leaks or HVAC condensation problems
- Elevated humidity that can lead to organic growth, wood deterioration, and structural damage
- Increased risk of pest activity
- Potential for air quality concerns if moisture migrates into the living space

Because the water prevented safe access, the full condition of the crawlspace, foundation, mechanical systems, and structural components could not be evaluated.

Recommend immediate evaluation by a licensed general contractor or crawlspace specialist to:

- Identify the source of the standing water
- Correct drainage, plumbing, or moisture-control issues
- Remove standing water and dry the crawlspace
- Restore safe access for a complete inspection once conditions allow

Recommendation

Contact a foundation contractor.



1.2.1 Modular Home Information Placards

**INTERIOR DATA PLATE/SHEET - NOT IDENTIFIED**

At the time of this inspection, the data plate/sheet could not be located.

You may request a Letter of Label Verification from the Institute for Building Technology and Safety (IBTS). You may also contact IBTS' Label Department by phone at (866) 482-8868 or e-mail at labels@ibts.org.

Recommendation

Contact a qualified licensed professional engineer

2: STRUCTURAL COMPONENTS

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

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

Information

Foundation: Type

Crawl Space

Foundation: Material

Masonry Block

Columns and Piers: Material

Block



Columns and Piers: Type

Column (interior)

Columns and Piers: Location

Crawl Space

Floor Structure: Joist Material

Not visible for inspection

Wall Structure: Material

Not visible for inspection

Roof Structure: Rafter Material

Not Visible For Inspection

Roof Structure: Sheathing Material

OSB

3: EXTERIOR

		UF	D	NP	NI
3.1	Siding & Trim				
3.2	Exterior Doors		X		
3.3	Windows				
3.4	Decks, Balconies, Porches & Steps		X		
3.5	Vegetation, Grading, Drainage, Retaining Walls				

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

Information

Windows: Windows
Aluminum, Storm

Decks, Balconies, Porches & Steps: Appurtenance
Porch, Steps

Decks, Balconies, Porches & Steps: Location
Rear of home, right side of home,
Front of Home

Siding & Trim: Siding Material
Vinyl



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.

Defects

3.2.1 Exterior Doors

**SLIDING GLASS DOOR - DAMAGED**

At the time of this inspection, the sliding glass door was missing portions of its frame. This condition has allowed water intrusion into the interior of the structure, and organic growth was observed at interior surfaces surrounding the door. Only visible and accessible components were evaluated.

Missing frame components compromises the door's ability to:

- Shed water away from the structure
- Maintain a proper weather-resistant barrier
- Prevent moisture from entering wall cavities and interior finishes

Water intrusion at door assemblies often leads to:

- Rot in concealed framing
- Deterioration of subflooring and adjacent materials
- Organic growth due to prolonged moisture exposure
- Potential air leakage and reduced energy efficiency

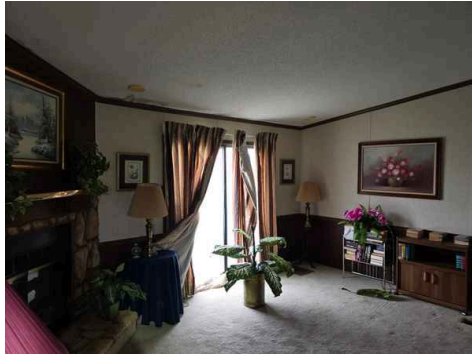
Because the frame is incomplete, concealed damage behind the door assembly is likely and cannot be fully assessed without invasive inspection.

Recommend evaluation and repair by a licensed general contractor, including:

- Removal of damaged door components
- Assessment of surrounding wall and floor framing for moisture-related deterioration
- Remediation of organic growth
- Installation of a properly flashed and sealed door assembly to prevent future intrusion

Recommendation

Contact a qualified professional.



3.4.1 Decks, Balconies, Porches & Steps

GUARDRAIL: MISSING

There are no guardrails installed at the front porch. Guardrails 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



4: ROOFING

		UF	D	NP	NI
4.1	General		X		

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

Information

General: Style
Combination

Defects

4.1.1 General
ROOFING OBSERVATIONS - ALL SECTIONS INCLUDED



The roofing system—including roof covering, penetrations, flashing, sheathing condition, and related interior components—was inspected from both the exterior and accessible interior areas.

Multiple defects were observed throughout the roofing system at the time of inspection, including:

- Lifted shingles across both the front and rear roof fields
- Substandard repairs at roof penetrations, including multiple layers of roof sealant applied in lieu of proper flashing repair
- A sunken plumbing vent at the rear center roof field, indicating possible sheathing deterioration beneath the vent
- The aluminum chimney missing its cap, with significant corrosion visible at the exhaust flue
- Damaged gable-end shingles at multiple locations
- Damaged front fascia at the right valley
- A vinyl gutter pulling away from the fascia
- A wavy roof surface, suggesting underlying roof-sheathing damage or failure

Interior inspection revealed multiple roof leaks, accompanied by:

- Organic growth
- Fallen gypsum board
- Damaged insulation
- Active leaks visible at the roof sheathing through holes in the ceiling where accessible

Only visible and accessible components were evaluated.

These conditions indicate a roof system in advanced deterioration with both structural and moisture-related failures. Key concerns include:

- Lifted shingles and damaged penetrations allow direct moisture intrusion.
- Excessive roof sealant suggests improper past repairs rather than corrective flashing or shingle replacement.
-

A sunken plumbing vent and wavy roof surface strongly indicate rotted or weakened roof sheathing.

-

Missing chimney cap and corrosion at the flue create moisture and safety hazards.

-

Interior leaks with organic growth and fallen gypsum board confirm active water intrusion and ongoing structural damage.

-

Moisture infiltration into insulation and ceiling cavities increases the risk of mold, electrical hazards, and further structural deterioration.

The roof system is not performing its intended function, and conditions are consistent with a roof nearing or at the end of its serviceable life.

Recommend immediate evaluation by a certified roofing contractor to:

-

Assess the full extent of roof-covering, flashing, and sheathing damage

-

Determine whether full roof replacement is required (likely given observed conditions)

-

Correct all defective penetrations, including plumbing vents and chimney components

-

Repair or replace damaged fascia and secure guttering

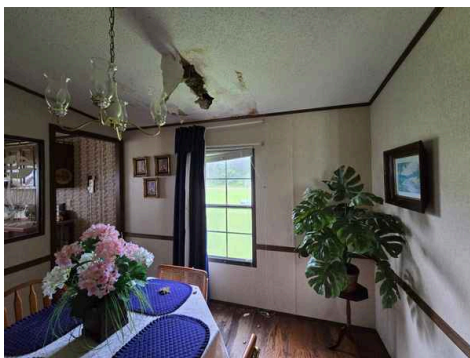
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Address interior moisture damage, including insulation, gypsum board, and areas of organic growth

Due to active leaks and structural concerns, corrective action should be taken as soon as possible to prevent further deterioration of the home's interior and framing. Recommend further evaluation and repair by a licensed general contractor.

Recommendation

Contact a qualified licensed general contractor



Dining Room



Main Hallway



Front Bedroom



Rear Bedroom



Furnace Closet



Fireplace



Fireplace



Master Bathroom



Wet Sheathing - Long term water damage



Dining Room Ceiling



Roof sheathing wet



Kitchen Ceiling



5: ELECTRICAL

		UF	D	NP	NI
5.1	Main Service				
5.2	Main Panel				X
5.3	Distribution Panel				

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

Information

Main Panel: Panel Location
Meter Base/Main Combination

Main Panel: Service Conductor Material
Not Accessible

Distribution Panel: Service Conductor Material
Aluminum

Distribution Panel: Panel Capacity & Voltage
200 AMP

Distribution Panel: Wiring Method
Non-Metallic (Plastic)

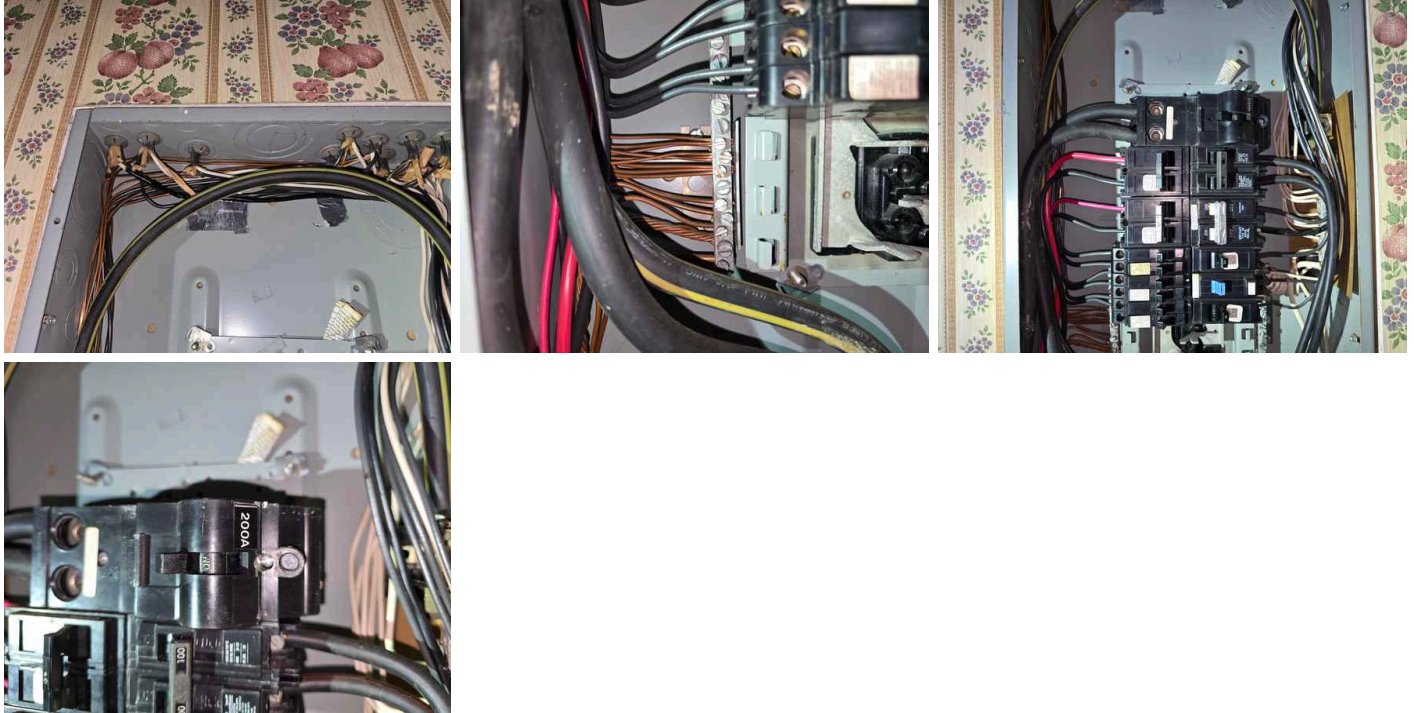
Distribution Panel: Breakers Labeled?
Yes

Main Service: Electrical Service Conductors
Underground



Distribution Panel: Panel Location

Laundry



Limitations

Main Panel

MAIN ELECTRICAL SERVICE PANEL - DEAD COVER NOT REMOVED

At the time of this inspection, the dead-front cover was not removed due to active rain and wet conditions. Removing the cover under these circumstances could expose the inspector to electrocution if water were to enter the panel or contact energized components. Only the exterior of the panel and safely accessible areas were evaluated.

These conditions indicate:

- Wet weather creates a significant electrical hazard, especially when accessing energized equipment.
- Water entering the panel can cause short circuits, arcing, or shock hazards.
- Without removing the dead-front, the internal wiring, breakers, and bus bars could not be visually inspected, limiting the scope of the electrical evaluation.
- A full assessment of the panel's interior condition will require dry conditions to ensure safe access.

Recommend scheduling a follow-up inspection of the electrical panel during dry weather so the dead-front cover can be safely removed and the internal components properly evaluated. If any concerns arise during the follow-up, further evaluation by a licensed electrical contractor is advised.

6: PLUMBING

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

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

Information

Water Supply: Main Shut-Off Utility Service Connection	Water Supply: Material Not Observed.	Drain, Waste, & Vent Systems: Material ABS
Water Heater: Location Interior Closet	Water Heater: Power Source Electric	

Limitations

Water Heater

WATER HEATER NOT ACCESSIBLE

At the time of this inspection, the water heater was not accessible due to personal property blocking access to the appliance panel cover installed in the master bedroom closet.

Defects

6.1.1 Water Supply

Defect

POLYBUTYLENE SUPPLY PIPING PRESENT

At the time of this inspection, observed polybutylene supply piping present within the crawlspace.

This piping was banned from use in residential plumbing because it was prone to failure and damage, particularly due to their degradation by chlorine in treated water. This caused leaks and water damage.

Recommend further evaluation and repair by a licensed plumbing contractor.

Recommendation

Contact a qualified licensed plumbing contractor



7: AIR CONDITIONING

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

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

Information

Cooling Equipment: Location of Condensers Exterior Rear of Structure	Cooling Equipment: Type Electric Furnace: Split System	Distribution System: Heating and Cooling: Material Flexible Duct, Metal Duct
--	--	--



Distribution System: Heating and Cooling: Ducting Location Floor Voids, Not Accessible
--

Defects

7.1.1 Cooling Equipment

HVAC SYSTEM EVALUATION RECOMMENDED

⊖

Defect

It is strongly recommended that the HVAC System have a full evaluation by a licensed mechanical contractor for verification of operation of both cooling and heating.

Recommendation

Contact a qualified licensed mechanical contractor

8: HEATING

		UF	D	NP	NI
8.1	Heating Equipment				X

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

Information

Heating Equipment: Location of Air Handler	Heating Equipment: Type
Interior Closet	Electric Furnace

Defects

8.1.1 Heating Equipment

Defect

HVAC SYSTEM - MAINTENANCE/SERVICE RECOMMENDED

The installed system was observed to be aged and had limited functionality at the time of this inspection. Recommend further evaluation and service be performed by a licensed mechanical contractor.

Recommendation

Contact a qualified licensed mechanical contractor

9: INTERIORS

		UF	D	NP	NI
9.1	General		X		
9.2	Attic				X

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

Information

Attic: Attic Inspection Method

No access

Limitations

Attic

ATTIC - NO ACCESS

At the time of this inspection, there was no access to the attic of the structure.

The construction methods, ceiling style, and roof type limit the attic space in the manufactured home. There is only minimal space within the attic void to allow for ventilation.

Defects

9.1.1 General

GENERAL INTERIOR OBSERVATIONS

 Safety Hazard

General interior observations were made where safely accessible. Due to active leaks, fallen finishes, and standing water in the crawlspace, the inspection was not exhaustive. Only visible areas could be evaluated.

Document Several significant defects were observed inside the home:

-

The exterior wall and floor at the dining room window were soft, indicating long-term moisture damage. This condition correlates with the active roof leak present at the time of inspection.

-

Multiple ceiling areas were either fallen or showed moisture damage, including visible organic growth.

-

Standing water was present on the linoleum flooring in both the kitchen and bathroom, directly resulting from roof leaks.

-

Due to the interior finish damage and standing water in the crawlspace, the full extent of moisture intrusion and structural deterioration could not be visually assessed.

Only visible and accessible components were evaluated.

Interpret These conditions indicate:

-

Moisture intrusion has been ongoing for an extended period, affecting walls, floors, ceilings, and interior finishes.

-

Soft wall and floor materials suggest possible structural compromise of framing members behind the finishes.

-

Fallen ceilings and organic growth confirm active leaks and prolonged moisture exposure.

-

Standing water inside the home and in the crawlspace significantly increases the likelihood of:

-

Hidden organic growth within wall cavities

-

Deteriorated framing, subflooring, and sheathing

-

Electrical hazards

-

Compromised insulation and interior air quality

-

Visual inspection alone cannot determine the full scope of damage due to concealed conditions and unsafe access.

It is strongly recommended that a licensed general contractor perform a destructive inspection to:

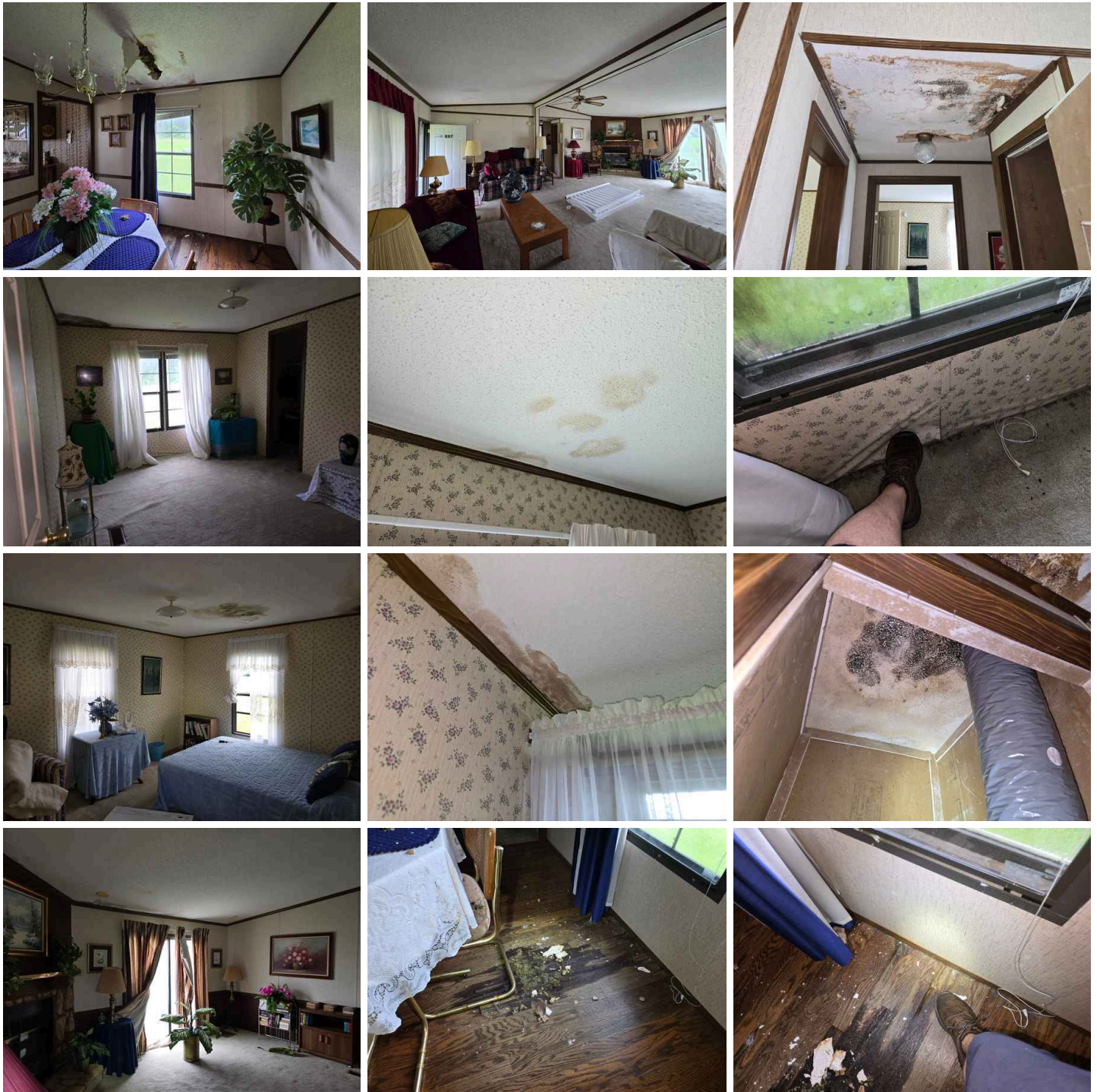
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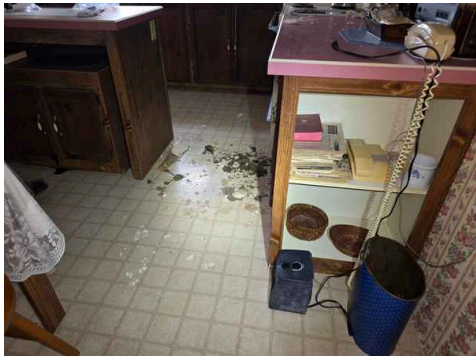
Open affected wall, ceiling, and floor areas

- Assess the condition of wall framing, roof structure, and floor systems
- Identify and remediate hidden organic growth
- Determine the full extent of moisture-related deterioration
- Develop a comprehensive repair plan addressing both structural and moisture-control needs

Recommendation

Contact a qualified licensed general contractor





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: Flue

Metal

Fireplace, Stove: Location

Living Room

11: INSULATION & VENTILATION

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

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

Information

Insulation and Ventilation: Attic Insulation

Not Accessible

Insulation and Ventilation: Attic Ventilation

Soffit Vents

Insulation and Ventilation: Crawl Space Insulation

Not Accessible

Insulation and Ventilation: Crawl Space Ventilation

Foundation Vents

Insulation and Ventilation: Exterior/Interior Wall Insulation

Not Accessible

Vapor Retarders: Vapor Barrier

Not Installed

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

Exhaust Systems: Vent Exhaust Installation Location

Roof Mounted Exhaust Vent(s)

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.

Vapor Retarders: Manufactured Home - Belly Wrap Installed

A manufactured home belly wrap (or underbelly) is a protective, black polyethylene fabric barrier covering the underside of a manufactured home, keeping insulation dry, preventing pests, and sealing against air infiltration. Essential for longevity and energy efficiency, it is typically fastened to the frame and sealed with specialized tape.

12: BUILT-IN APPLIANCES

		UF	D	NP	NI
12.1	Installed Appliances Not Inspected				X

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

Information

Installed Appliances Not Inspected: Appliances Present at the time of this inspection.
Dryer, Washer, Refrigerator,
Stove, Dishwasher

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.