ABER HOME INSPECTIONS, INC.
Raleigh, North Carolina
919-845-2500
www.aberhi.com
bob@aberhi.com

Inspected By:
Robert E Aber - NC Lic. No. 854

Client(s):

Doe, John
32 Elm Street
Anytown, NC
Record Number

Inspected 8/20/18 9:30 AM

Robert E. Aber – NCHI License No. – 854

Inspection Summary

ABER HOME INSPECTIONS, INC.
Raleigh, North Carolina
919-845-2500
www.aberhi.com
bob@aberhi.com

Record - Doe, John 32 Elm Street, Anytown, NC

GENERAL

Important Summary Page Statements

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

This home inspection has been performed and the report generated in accordance with the Standards of Practice and Code of Ethics of the North Carolina Home Inspector Licensure Board. Copies of the Standards and Code of Ethics are available from our office or can be downloaded in .pdf format from the Licensure Board web site at www.ncdoi.com.

The inspection is general and visual in nature and is not technically exhaustive. It is intended to provide the client with a better understanding of property conditions at the time of the inspection.

Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution and supply piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The class action suits have expired and there is no longer any monetary relief for homeowners that experience a polybutylene piping failure. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.
COPPER FITTINGS INSTALLED
Visit the site below for further information:
http://www.polybutylenelawsuit.com/index.htm

Items listed on the Summary Page should be repaired, corrected, or further evaluated by qualified professionals who are licensed or otherwise competent in the required field.

Not Functioning as Intended or In Need of Repair

1. EXTERIOR

1.05 Trim (1)

Rear - 2nd floor dormer - At the bottom of the right outside corner - Damaged/decayed trim should be repaired
Contact a qualified contractor for repair

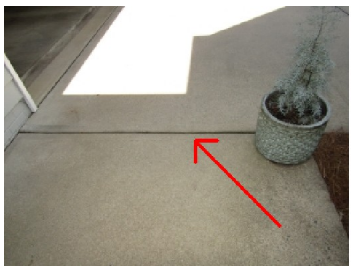
1.08 Exterior Doors

Rear entry
A Hinges are loose
B Door rubs at the threshold
C Door does not stay open unassisted
Contact a qualified contractor for repair

Properly installed and maintained doors should open, close, seal the opening, latch and lock. They should not bind on framing components or swing open/closed unless purposely moved.

1.18 Walkways

SAFETY CONCERN
Front walk and driveway intersection - Exposed edges and irregular surfaces of heaved/sunken sections present trip hazards
Contact a qualified contractor for repair



1.19 Steps

SAFETY CONCERN
Rear patio brick to bottom step tread - The small difference in height presents a trip hazard
Contact a qualified contractor for repair

Not Functioning as Intended or In Need of Repair

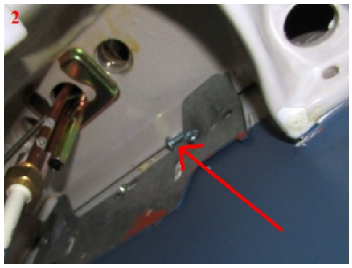
1.23 Patios

A Outside the under-porch gates - SAFETY CONCERN - Heaved bricks present a trip hazard [photo 1]
B Also, the raised bricks prevent the right gate from opening [photo 2]
Contact a qualified contractor for repair

3. PLUMBING

3.02 Fixtures

Half bath - The wall hung pedestal sink is loose. This may explain the loose caulk at the back left edge [photo 1] and the presence of at least one loose screws that has, apparently, been used as a "shim" on the wall bracket under the sink [photos 2 and 3].
Contact a qualified licensed plumber or other qualified contractor for repair



3.03 Faucets/Valves

A Water flow at each sink in the master bath (hot or cold water) is relatively low, but functional. The flow rate of water in the hall bath sink is similarly low but slightly greater than water flow in the master bath sinks. This may be related to faucet design or to debris accumulation in aerators that should be cleared occasionally.
No attempt was made to adjust the shut-off valves beneath any of these sinks.
Contact the seller for clarification or a qualified licensed plumber or other qualified contractor for further evaluation with correction as/if needed

See a related note at "Plumbing - 3.08 Functional flow"

B Master bath shower - The loose valve handle should be resecured
Contact a qualified licensed plumber or other qualified contractor for repair

Not Functioning as Intended or In Need of Repair

3.17 Bathroom/Wet areas

Openings/gaps in normally and potentially wet areas should be resealed/repaired to help prevent damage from water penetration:
A Master bath - Sink side and back splashes
B Master bath - Floor tile joints in front of the shower and behind the toilet
C Master bath - Tub perimeter
D Hall bath - Floor tile joints in front of the tub
E Hall bath - Sink backsplash
Contact a qualified contractor for repair

ALSO: Be aware that the shower door can easily swing open if it is bumped when you are showering

4. ELECTRICAL

4.14 Receptacles

SAFETY CONCERN
A Loose receptacles should be resecured in their wall boxes:
1 Kitchen - Right wall - Left receptacle [photo 1]
2 Kitchen - Left wall (opposite the end of the peninsula) [photo 2]
3 Left front bedroom - Rear wall - Left receptacle [photo 3]
4 Bedroom hall - Closet under the stairs - Left wall receptacle [photo 4]
B Living room - Rear wall - There was no power at the left or center receptacles [photo 5]. There was no readily apparent switch that might have controlled these outlets and there was no tripped breaker in the garage panel.
Contact the seller for clarification - especially if a wall switch is involved - or contact an electrician for repair
Miswired, broken or improperly installed receptacles can cause shocks or worse
Contact a qualified licensed electrician for repair

Not Functioning as Intended or In Need of Repair

5. HEATING

5.02 System #1 Distribution

Crawlspace - At the right wall
A The return duct for the gas pack metal ducting has sagged and is resting on the ground. It should be properly restored to its intended position to help prevent premature deterioration and to ensure appropriate air delivery
B The supply duct for the gas pack - Rust on the exterior of metal ductwork may be related to humid crawlspace air and/or poor or saturated insulation within the ductwork. The condition should be evaluated by a qualified licensed mechanical contractor with correction as needed to ensure that the negative effects of moisture in ductwork is not a concern and that the ductwork is not subject to premature failure, regardless of the cause.
Contact a qualified licensed mechanical contractor for repair as needed

5.44 Fireplace #1 - Flue Damper

There is no readily apparent damper control. It may be missing or broken.
Contact a qualified fireplace expert for repair

5.46 Fireplace #1 - Note

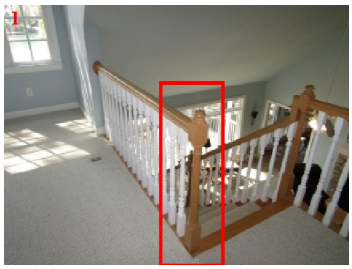
Staining at the top of the firebox, surrounding the flue opening, indicates moisture accumulation and intrusion in the form of rain or condensation. The source should be identified and corrected.
Contact a qualified fireplace expert for repair

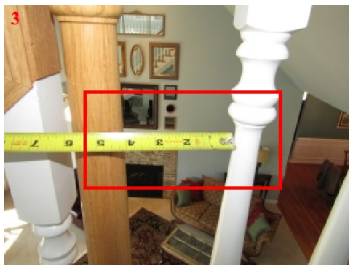
Not Functioning as Intended or In Need of Repair

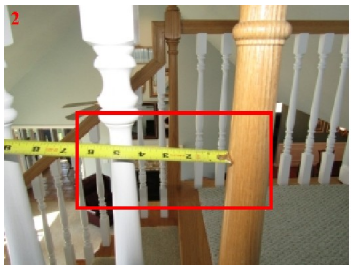
7. INTERIOR

7.02 Stairways and balconies

SAFETY CONCERN
A 2nd floor - The loose newel post should be resecured to ensure stability [photo 1]
B 2nd floor - Spacing between spindles and posts exceed 4-inches providing spaces for small children to fall through or get trapped
1 At the loft railing newel post [photo 2]
2 At the top landing post [photo 3]
Contact a qualified contractor for repair







7.05 Doors and operating hardware

A 2nd floor - Front walk-in attic - The missing bottom edge weatherstrip should be installed to help eliminate unwanted heat transfer and air infiltration [photo]. The door to the left rear walk-in attic is also missing a weatherstrip, however, conditioned air is being delivered to that attic. Adding a weatherstrip would not be productive in that case.
B Bedroom hall - Linen closet left of the hall bath - Door latch sticks and requires adjustment or repair [photo 2]
C Right front bedroom closet - Right door does not latch
D Under stairs closet - Door does not latch
Properly installed and maintained doors should open, close, seal the opening and they should latch and lock, if designed to do so. They should not bind on trim components (or adjacent doors if doubles) or swing open/closed unless purposely moved.
Contact a qualified contractor for repair

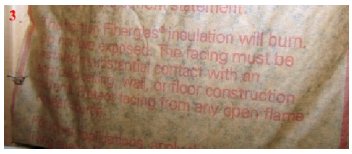
Not Functioning as Intended or In Need of Repair

9. ATTIC

9.13 Additional information

SAFETY CONCERN
2nd floor - Left rear walk-in and left front and left side eaves attic spaces - Exposed Kraft paper on batt insulation is flammable and must be covered with an approved barrier or removed
Contact a qualified contractor for repair

The sagging insulation in photo 2, which is in the left side eaves attic, can be repositioned when the insulation is covered.



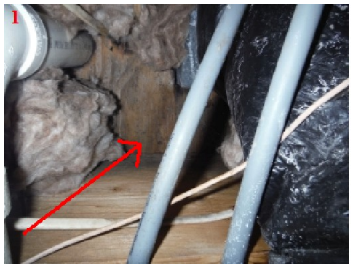
10. CRAWLSPACE

10.04 Drainage

Back right and left corners - The interior ends of the positive drains are normally covered with gravel (or other screening material) to help prevent pest intrusion through the pipe from the exterior.
ALSO, the exterior discharge ends of the drains were not found. They should be located and the drains verified as functional.
Contact a qualified contractor for repair

Not Functioning as Intended or In Need of Repair

10.06 Evidence of excess moisture (1)



A Under the kitchen sink base cabinet - Subfloor discoloration may be a mildew-like substance that resulted from condensation caused by cool conditioned air mixing with warm and humid crawlspace air during the cooling season. This may indicate that there are air leaks between the flex duct and the metal through-floor fitting.
B The same condition exists under the dining room vent [photo 2]
All such air fittings should be fully evaluated and properly sealed and insulated
Contact a qualified contractor for correction

C Front - At the left front inside corner under the dining room - Water marks on the cement block indicate moisture penetration from the exterior [photo 3]. This is opposite the entry steps where a potted plant is located. The moisture penetration may be the result of overspill from watering the plant.
Contact the seller for clarification or a qualified contractor for further evaluation with repair as needed

D *Effloresence on front walls indicates moisture migration through the walls from the exterior [photos 4 and 5]. This can be the result of wind-driven rain, overflowing gutters, misdirected downspouts, exterior grading that directs ground water or roof runoff toward the foundation, misdirected lawn sprinklers or even a leaking garden hose. Efflorescence is not harmful, but is an indication of moisture movement that should be monitored for change with correction as needed.
There is no readily visible evidence of past or present moisture accumulation except as noted at C above.

*Efflorescence is the result of a process where moisture dissolves some minerals as it penetrates and passes through a masonry wall. As it evaporates on the other side of the wall it leaves behind a, typically, white powdery residue.

Warrants Further Investigation

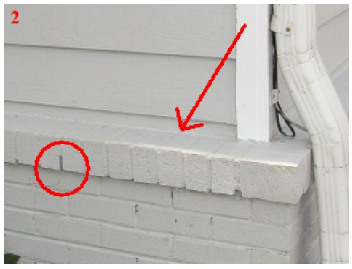
1. EXTERIOR

1.04 Flashings

General - At the water table atop the foundation brick veneer - There is no visible flashing between the siding and the brick. The joint between the two materials has been caulked. Caulk is not a substitute for properly installed flashing. However, there is no readily apparent damage that might relate to moisture intrusion. It may be that conscientious caulking of this joint as served well.
Suggest monitoring the condition of the siding as well as the interior perimeter of the wall substrate (as seen from inside the crawlspace) with correction as needed

It should also be noted that weep holes are installed at joints in the water table brick [photo 2 circle]. This would indicate the probability of flashing installation behind the brick, but that flashing would not, necessarily, translate to appropriate flashing of the siding/brick intersection

Contact a qualified licensed general contractor for further information regarding normal building practice as pertains to joint treatment at the intersection of fiber cement or hardboard siding with brick.



1.10 Garage

SAFETY CONCERN
Above the electrical panel - Holes/gaps in drywall common to living spaces or attics common to living spaces MAY be considered a violation the integrity of the fire separation wall
Firestops and firewalls are means of slowing the spread of fire and are generally mandated by the local building authority
Contact the building authority having jurisdiction for information on regulations in effect at the time of construction
Contact a qualified contractor for further evaluation with repair as/if needed

1.21 Railings

SAFETY CONCERN
Spaces greater than 4 inches between spindles provide a safety hazard for children because they can fall through or get caught in the openings
Note: Requirements for decks and handrails have changed over the years. Methods used at the time of construction may not meet today's more stringent requirements.
Contact the local building authority and/or a qualified contractor for further information

Warrants Further Investigation

3. PLUMBING

3.45 Water heater thermal expansion tank

There is no readily visible expansion tank for the water heater. Expansion tanks are installed, and currently required, to absorb excess pressure presented when water is being heated in a closed system. It is NOT known if an expansion tank is required or recommended for this plumbing configuration or if any valves exist in the system to present "closed system" conditions.
Contact a qualified licensed plumber for further evaluation with repair as/if needed

3.46 Additional information

SAFETY CONCERN
Master bath shower - The strength and integrity of the corner seat cannot be verified during a home inspection
You may wish to have the seat evaluated by a qualified contractor

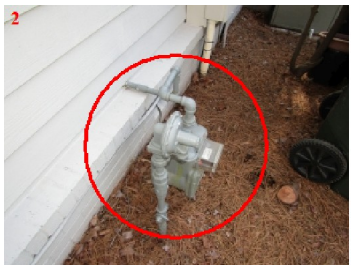
3.47 Additional information

Hall bath - At times a loud humming or vibration sound can be heard especially when water is diverted to the showerhead. This can usually be attributed to a clogged or obstructed tub spout diverter. An obstruction may also explain the irregular flow pattern of water from the spout.
Contact a qualified licensed plumber for further evaluation with repair as/if needed

4. ELECTRICAL

4.03 Grounding

SAFETY CONCERN
The gas piping in this house includes corrugated stainless steel tubing (CSST). Photo 1 is an example of such piping in the crawlspace. There is no readily visible electrical bonding connection between the gas piping system and the electrical system, other than connections at the gas appliances that utilize the grounding conductors for the appliances. The bond is usually found at the point where the exterior gas line passes through the wall, on the right side of the house, as shown in photo 2. The lack of strong electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks, and fires.
For safety, it is recommended that this installation be further investigated by a licensed electrical contractor and corrected as needed



Warrants Further Investigation

4.15 Receptacles

Kitchen - Left wall - One or more receptacles behind the roll top desk could not be checked.

Verify safe functionality

4.18 Smoke detectors

SAFETY CONCERN
The smoke detectors do respond to test but are not interconnected so that all would sound if any one was set off or tested. Interconnectivity may not have been required at the time remodeling of this home was done.
Contact the local building authority or a qualified licensed general contractor for clarification

Note: It is generally recommended that smoke detectors be replaced when they are 8 to 10 years old to ensure reliability

5. HEATING

5.15 System #2 Function

2nd floor system
There was no difference in heat output between minimal or heavy demand above room temperature. The system heated to 108+/- degrees F regardless of the demand.
This may indicate that the auxiliary heat strips are in use when there is a minimal demand of one or two degrees above room temperature.
It may be possible for a technician to adjust the thermostat so that the exterior heat pump can run for a longer time before the heat strips are energized.
Suggest further evaluation by a qualified licensed mechanical contractor with correction as/if needed

Inspection Report Details

Record - Doe, John 32 Elm Street, Anytown, NC

GENERAL

Important Summary Page Statements - , Polybutylene plumbing piping installed

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

This home inspection has been performed and the report generated in accordance with the Standards of Practice and Code of Ethics of the North Carolina Home Inspector Licensure Board. Copies of the Standards and Code of Ethics are available from our office or can be downloaded in .pdf format from the Licensure Board web site at www.ncdoi.com.

The inspection is general and visual in nature and is not technically exhaustive. It is intended to provide the client with a better understanding of property conditions at the time of the inspection.

Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution and supply piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The class action suits have expired and there is no longer any monetary relief for homeowners that experience a polybutylene piping failure. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.
COPPER FITTINGS INSTALLED
Visit the site below for further information:
http://www.polybutylenelawsuit.com/index.htm

Items listed on the Summary Page should be repaired, corrected, or further evaluated by qualified professionals who are licensed or otherwise competent in the required field.

Comment or Satisfactory **Structure - Single Family**

Comment or Satisfactory **Type of foundation - Crawlspace**

Comment or Satisfactory **Age -**

Reported to have been built in 1994

Comment or Satisfactory **Heated square footage -**

Reported as 2419

Comment or Satisfactory **Property occupied/furnished - Yes**

Comment or Satisfactory **Present at inspection - Client, Client's Agent**

GENERAL

Comment or Satisfactory **Additional inspections - Radon-in-air**

Comment or Satisfactory **Re-inspection -**

A re-inspection of items requested to be repaired or corrected can be ordered for a fee of $185.00. The re-inspection is considered to be a new evaluation of previously inspected components or systems and is performed in accordance with the original contract.

Comment or Satisfactory **Weather -**

Recent rain/light snow
Temperature: 50 - 65 F

Comment or Satisfactory **Time -**

Inspection started at 12:40 PM and finished at 4:40 PM

Comment or Satisfactory **Method of payment - Check**

Check No.: 5649
$675.00 - including radon-in-air test

Comment or Satisfactory **Client received report - Via E-Mail**

Comment or Satisfactory **Agent received report - Via E-Mail**

STRUCTURE

Comment or Satisfactory **STRUCTURE - NCHILB Standards of Practice Section .1106**

The inspector shall: Inspect and describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure and roof structure; Probe suspected deterioration of wood members; Enter under-floor crawlspaces, basements and attics (except when entry is obstructed, could damage the property or when dangerous) and report the methods used to inspect crawlspaces and attics; Report signs of abnormal or harmful water penetration into the building or signs of harmful condensation on building components.

Comment or Satisfactory **Foundation -**

Visible components of this system are described and/or reported on in sections: "Exterior", "Crawlspace" and/or "Basement"

Comment or Satisfactory **Floor Structure -**

Visible components of this system are reported on in sections: "Interior", "Crawlspace" and/or "Basement". Structural components of floors above the 1st floor are not visible.

Comment or Satisfactory **Wall Structure -**

Visible components of this system are described and/or reported on in sections: "Exterior", "Interior"and/or "Attic"

STRUCTURE

Comment or Satisfactory **Columns and Piers -**

Visible components of this system are described and/or reported on in sections: "Crawlspace" and/or "Basement"

Comment or Satisfactory **Ceiling Structure -**

Visible components of this system are described and/or reported on in sections: "Interior" and "Attic".
Structural components of ceilings below the top floor are not visible.

Comment or Satisfactory **Roof Structure -**

Components of this system are described and/or reported on in sections: "Roofing" and "Attic"

INSULATION AND VENTILATION

Comment or Satisfactory **INSULATION AND VENTILATION - NCHILB Standards of Practice Section .1114**

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom and laundry venting systems and shall move insulation 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.

Comment or Satisfactory **Insulation -**

Visible components of this system are described and/or reported on in sections: "Attic", "Interior and "Crawlspace" and/or "Basement".

Comment or Satisfactory **Vapor retarders -**

Visible components of this system are described and/or reported on in sections: "Attic" and "Crawlspace" and/or "Basement".
Vapor retarder materials in walls are not visible.

Comment or Satisfactory **Ventilation -**

Components of this system are described and/or reported on in sections: "Plumbing", "Interiors, "Built-in Kitchen Appliances", "Attic", "Crawlspace" and/or "Basement".

1. EXTERIOR

Comment or Satisfactory **1.00 EXTERIOR - NCHILB Standards of Practice Section .1107**

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Wall cladding materials, flashings, trim, entryway doors, windows, garage door operators (including failure of garage door openers to reverse when meeting reasonable resistance), decks, balconies, stoops, steps, areaways, porches, railings, eaves, soffits, fascias, driveways, patios, walkways, retaining walls and vegetation, grading and drainage (as to their effect on the building) and shall probe wood/wood-like components where deterioration is suspected.

Comment or Satisfactory **1.01 Foundation - Cement block**

Comment or Satisfactory **1.02 Wall Cladding/Siding (1) - Fiber Cement, Hardboard**

1. EXTERIOR

Warrants Further Investigation **1.04 Flashings - Metal**

General - At the water table atop the foundation brick veneer - There is no visible flashing between the siding and the brick. The joint between the two materials has been caulked. Caulk is not a substitute for properly installed flashing. However, there is no readily apparent damage that might relate to moisture intrusion. It may be that conscientious caulking of this joint as served well.
Suggest monitoring the condition of the siding as well as the interior perimeter of the wall substrate (as seen from inside the crawlspace) with correction as needed

It should also be noted that weep holes are installed at joints in the water table brick [photo 2 circle]. This would indicate the probability of flashing installation behind the brick, but that flashing would not, necessarily, translate to appropriate flashing of the siding/brick intersection

Contact a qualified licensed general contractor for further information regarding normal building practice as pertains to joint treatment at the intersection of fiber cement or hardboard siding with brick.

Not Functioning as Intended or In Need of Repair **1.05 Trim (1) - Wood/wood product or other synthetic material**

Rear - 2nd floor dormer - At the bottom of the right outside corner - Damaged/decayed trim should be repaired
Contact a qualified contractor for repair

Not Functioning as Intended or In Need of Repair **1.08 Exterior Doors - Operated, Metal, Fiberglass, Vinyl clad**

Rear entry
A Hinges are loose
B Door rubs at the threshold
C Door does not stay open unassisted
Contact a qualified contractor for repair

Properly installed and maintained doors should open, close, seal the opening, latch and lock. They should not bind on framing components or swing open/closed unless purposely moved.

Comment or Satisfactory **1.09 Storm/Screen doors - Operated, Vinyl**

Warrants Further Investigation **1.10 Garage - Attached**

SAFETY CONCERN
Above the electrical panel - Holes/gaps in drywall common to living spaces or attics common to living spaces MAY be considered a violation the integrity of the fire separation wall
Firestops and firewalls are means of slowing the spread of fire and are generally mandated by the local building authority
Contact the building authority having jurisdiction for information on regulations in effect at the time of construction
Contact a qualified contractor for further evaluation with repair as/if needed

Comment or Satisfactory **1.11 Garage door(s) - Overhead, Metal**

Comment or Satisfactory **1.12 Garage door opener(s) - Operated, Reversing mechanism(s) tested**

1. EXTERIOR

Comment or Satisfactory **1.14 Eaves/Soffits - Wood/Wood Product**

Comment or Satisfactory **1.15 Fascia - Wood/Wood Product**

Comment or Satisfactory **1.17 Driveway/Parking - Concrete**

Not Functioning as Intended or In Need of Repair **1.18 Walkways - Concrete**

SAFETY CONCERN
Front walk and driveway intersection - Exposed edges and irregular surfaces of heaved/sunken sections present trip hazards
Contact a qualified contractor for repair

Not Functioning as Intended or In Need of Repair **1.19 Steps - Brick, Wood/Wood Product**

SAFETY CONCERN
Rear patio brick to bottom step tread - The small difference in height presents a trip hazard
Contact a qualified contractor for repair

Comment or Satisfactory **1.20 Porches/Stoops - Concrete, Wood/Wood product**

Warrants Further Investigation **1.21 Railings - Wood/Wood Product**

SAFETY CONCERN
Spaces greater than 4 inches between spindles provide a safety hazard for children because they can fall through or get caught in the openings
Note: Requirements for decks and handrails have changed over the years. Methods used at the time of construction may not meet today's more stringent requirements.
Contact the local building authority and/or a qualified contractor for further information

Comment or Satisfactory **1.22 Decks and Balconies - Wood/wood product**

Not Functioning as Intended or In Need of Repair **1.23 Patios - Brick pavers**

A Outside the under-porch gates - SAFETY CONCERN - Heaved bricks present a trip hazard [photo 1]
B Also, the raised bricks prevent the right gate from opening [photo 2]
Contact a qualified contractor for repair

Comment or Satisfactory **1.26 Grading and Drainage - Slope front to rear**

Comment or Satisfactory **1.27 Vegetation - Satisfactory**

1. EXTERIOR

Comment or Satisfactory	**1.28 Columns/Piers - Wood, Rear porch, Rear deck**

2. ROOFING

Comment or Satisfactory	**2.00 ROOF - NCHILB Standards of Practice Section .1108**

The inspector shall inspect and/or describe (as is applicable under this section): Roof coverings, drainage systems, flashings, skylights, chimneys and roof penetrations, signs of leaks or abnormal condensation and methods of observation.

Comment or Satisfactory	**2.01 Method of Observation - From ground using binoculars**
Comment or Satisfactory	**2.02 Roof Style - Gable, Hip**
Comment or Satisfactory	**2.03 Roofing Materials (1) - Fiberglass / asphalt shingle, One layer**
Comment or Satisfactory	**2.05 Approximate age - 5 to 10 years**
Comment or Satisfactory	**2.07 Flashings - Metal, Rubber**
Comment or Satisfactory	**2.08 Skylights - Observed**
Comment or Satisfactory	**2.09 Gutters and Downspouts - Installed**
Comment or Satisfactory	**2.10 Chimney #1 - Wood frame with siding**
Comment or Satisfactory	**2.11 Chimney #2 - Weather cap installed**
Comment or Satisfactory	**2.12 Other roof penetrations - Plumbing vent pipe(s), Furnace and/or water heater flue pipe(s), Vent(s)**

3. PLUMBING

Comment or Satisfactory

3.00 PLUMBING - NCHILB Standards of Practice Section .1109

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Interior water supply/distribution and drain/waste/vent systems including piping, fittings, supports, insulation, fixtures and their faucets, exterior faucets, functional flow and drainage, traps, leaks, cross connections; water heating equipment, normal operating controls, automatic safety controls, chimneys, flues, vents, fuel or power source, storage capacity and location; interior fuel storage equipment, supply piping, venting, supports and leaks; sump pumps and main water shut-off.

Not Functioning as Intended or In Need of Repair

3.02 Fixtures - Operated, Jetted tub(s) filled and operated

Half bath - The wall hung pedestal sink is loose. This may explain the loose caulk at the back left edge [photo 1] and the presence of at least one loose screws that has, apparently, been used as a "shim" on the wall bracket under the sink [photos 2 and 3].
Contact a qualified licensed plumber or other qualified contractor for repair

Not Functioning as Intended or In Need of Repair

3.03 Faucets/Valves - Operated

A Water flow at each sink in the master bath (hot or cold water) is relatively low, but functional. The flow rate of water in the hall bath sink is similarly low but slightly greater than water flow in the master bath sinks. This may be related to faucet design or to debris accumulation in aerators that should be cleared occasionally.
No attempt was made to adjust the shut-off valves beneath any of these sinks.
Contact the seller for clarification or a qualified licensed plumber or other qualified contractor for further evaluation with correction as/if needed

See a related note at "Plumbing - 3.08 Functional flow"

B Master bath shower - The loose valve handle should be resecured
Contact a qualified licensed plumber or other qualified contractor for repair

Comment or Satisfactory

3.04 Supply and Distribution piping material - Polybutylene (PB)

Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution and supply piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The class action suits have expired and there is no longer any monetary relief for homeowners that experience a polybutylene piping failure. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.
COPPER FITTINGS INSTALLED
Visit the site below for further information:
http://www.polybutylenelawsuit.com/index.htm

Comment or Satisfactory

3.06 Drain/Waste/Vent piping material - PVC

Comment or Satisfactory

3.07 Evidence of leaking - No

3. PLUMBING

Comment or Satisfactory **3.08 Functional flow - Note**

See the note at "Plumbing - 3.03 Faucets/Valves"

General maintenance note - Low flow rates or odd spray patterns at individual fixtures may be the result of clogged showerheads or aerators. The heads or aerators may need periodic cleaning to provide good water flow.

Comment or Satisfactory **3.09 Functional drainage - Yes**

Comment or Satisfactory **3.10 Drainage venting installed - Yes**

Comment or Satisfactory **3.11 Exterior hose faucets - Hose faucets tested / operated**

Comment or Satisfactory **3.12 Main shut-off valve - Bedroom hall closet**

Comment or Satisfactory **3.13 Main fuel valve - Gas meter, Right side**

Comment or Satisfactory **3.16 Bathroom ventilation - Fan**

Not Functioning as Intended or In Need of Repair **3.17 Bathroom/Wet areas - Observed**

Openings/gaps in normally and potentially wet areas should be resealed/repaired to help prevent damage from water penetration:

A Master bath - Sink side and back splashes
B Master bath - Floor tile joints in front of the shower and behind the toilet
C Master bath - Tub perimeter
D Hall bath - Floor tile joints in front of the tub
E Hall bath - Sink backsplash

Contact a qualified contractor for repair

ALSO: Be aware that the shower door can easily swing open if it is bumped when you are showering

Comment or Satisfactory **3.20 Water heater #1 location - Crawlspace**

Comment or Satisfactory **3.21 Water heater #1 manufacturer - Rinnai**

Comment or Satisfactory **3.22 Water heater #1 capacity - Tankless**

Per manufacturer specifications: 183.3 Gallons per hour recovery rate

3. PLUMBING

Comment or Satisfactory **3.23 Water heater #1 age - 9 yrs.**

Manufactured in 2009

Comment or Satisfactory **3.24 Water heater #1 fuel source - Natural gas**

Comment or Satisfactory **3.25 Water heater #1 fuel/energy shut-off location - At water heater, At main gas meter**

Comment or Satisfactory **3.26 Water heater #1 Temp/Pressure Relief Valve - Present**

Warrants Further Investigation **3.45 Water heater thermal expansion tank - None readily visible**

There is no readily visible expansion tank for the water heater. Expansion tanks are installed, and currently required, to absorb excess pressure presented when water is being heated in a closed system.
It is NOT known if an expansion tank is required or recommended for this plumbing configuration or if any valves exist in the system to present "closed system" conditions.
Contact a qualified licensed plumber for further evaluation with repair as/if needed

Warrants Further Investigation **3.46 Additional information - Note**

SAFETY CONCERN
Master bath shower - The strength and integrity of the corner seat cannot be verified during a home inspection
You may wish to have the seat evaluated by a qualified contractor

Warrants Further Investigation **3.47 Additional information - Note**

Hall bath - At times a loud humming or vibration sound can be heard especially when water is diverted to the showerhead. This can usually be attributed to a clogged or obstructed tub spout diverter. An obstruction may also explain the irregular flow pattern of water from the spout.
Contact a qualified licensed plumber for further evaluation with repair as/if needed

Comment or Satisfactory **3.48 Additional information - Note**

A Master bedroom - The access panel for the underside of the jetted tub is caulked in place. It was not removed.
No comment can be made regarding the normally accessible water pump, electrical box or pump piping.

B Master bath tub - The elevations of the jet pump actuator button and air inlet fittings are about the same as the tub overflow port. The button and air inlet fittings are generally not installed to be water tight. If the tub is filled to the overflow port, water may leak in or around those fittings into the space under the tub.

Comment or Satisfactory **3.49 Evidence of cross-connections - None**

4. ELECTRICAL

Comment or Satisfactory

4.00 ELECTRICAL SYSTEM - NCHILB Standards of Practice Section .1110

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Service entrance conductors, equipment, grounding, service amperage and voltage; main overcurrent device, main and distribution panels; branch circuit conductors, their overcurrent devices (and their compatibility); a representative number of ceiling fans, lights, switches and receptacles located in the house, garage, carport or on the exterior of inspected structures; polarity and grounding of all receptacles within six feet of interior plumbing fixtures, in the garage/carport or on the exterior of inspected structures; ground fault circuit interrupters and smoke detectors.

Comment or Satisfactory

4.01 Service entrance - Underground service

Comment or Satisfactory

4.02 Primary disconnect means - Breaker(s)

Warrants Further Investigation

4.03 Grounding - Driven Electrode (rod)

SAFETY CONCERN
The gas piping in this house includes corrugated stainless steel tubing (CSST). Photo 1 is an example of such piping in the crawlspace. There is no readily visible electrical bonding connection between the gas piping system and the electrical system, other than connections at the gas appliances that utilize the grounding conductors for the appliances. The bond is usually found at the point where the exterior gas line passes through the wall, on the right side of the house, as shown in photo 2. The lack of strong electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks, and fires.
For safety, it is recommended that this installation be further investigated by a licensed electrical contractor and corrected as needed

Comment or Satisfactory

4.04 Service entrance conductors - Aluminum, Bus bars

Comment or Satisfactory

4.05 Service capacity - 240 Volts, 200 Amps

Comment or Satisfactory

4.07 Main panel(s) location - Meter Base, Exterior - Right side

Comment or Satisfactory

4.08 Main panel(s) access cover - Removed

Comment or Satisfactory

4.09 Sub-panel(s) - Attached garage

Comment or Satisfactory

4.10 Sub-panel access cover(s) - Removed

Comment or Satisfactory

4.11 Branch circuit conductors - Copper, Non-metallic sheathed cable (ROMEX)

4. ELECTRICAL

Comment or Satisfactory **4.12 Switches - Representative number tested**

Not Functioning as Intended or In Need of Repair **4.14 Receptacles - 3 Slotted, Representative number tested, Polarity and grounding**

SAFETY CONCERN
A Loose receptacles should be resecured in their wall boxes:
1 Kitchen - Right wall - Left receptacle [photo 1]
2 Kitchen - Left wall (opposite the end of the peninsula) [photo 2]
3 Left front bedroom - Rear wall - Left receptacle [photo 3]
4 Bedroom hall - Closet under the stairs - Left wall receptacle [photo 4]
B Living room - Rear wall - There was no power at the left or center receptacles [photo 5]. There was no readily apparent switch that might have controlled these outlets and there was no tripped breaker in the garage panel.
Contact the seller for clarification - especially if a wall switch is involved - or contact an electrician for repair
Miswired, broken or improperly installed receptacles can cause shocks or worse
Contact a qualified licensed electrician for repair

Warrants Further Investigation **4.15 Receptacles - Note**

Kitchen - Left wall - One or more receptacles behind the roll top desk could not be checked.

Verify safe functionality

Comment or Satisfactory **4.16 Ground fault circuit interrupters - Breakers at panel(s), Receptacles, All devices tested/operated, All devices reset after testing**

Kitchen nook - Right wall - The receptacle is on the electrical circuit protected, in part, by the ground fault receptacle left of the cooktop. Check that the ground fault receptacle is not tripped before calling for service if you find no power at these receptacles.

A ground fault circuit interrupter (GFCI) is a device that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person. It is used to reduce the risk of electric shock, which can cause the heart to stop or cause burns.

Comment or Satisfactory **4.17 Arc-fault circuit interrupters - Breakers at panel(s), All devices tested/operated, All devices reset after testing**

Warrants Further Investigation **4.18 Smoke detectors - Tested**

SAFETY CONCERN
The smoke detectors do respond to test but are not interconnected so that all would sound if any one was set off or tested. Interconnectivity may not have been required at the time remodeling of this home was done.
Contact the local building authority or a qualified licensed general contractor for clarification

Note: It is generally recommended that smoke detectors be replaced when they are 8 to 10 years old to ensure reliability

Comment or Satisfactory **4.21 Light fixtures - Operated**

Comment or Satisfactory **4.22 Other fixtures - Operated**

5. HEATING

Comment or Satisfactory

5.00 HEATING - NCHILB Standards of Practice Section .1111

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues and vents (where readily visible); Solid fuel heating devices (i.e. fireplaces); Heating distribution systems (including fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units, convectors); the presence or absence of an installed heating source for each habitable space; Energy source; and shall open readily openable routine homeowner maintenance access panels.

Cracks in heat exchangers may be present that would not be detected during a general and visual home inspection.

Comment or Satisfactory

5.01 System #1 Type - Furnace, Package System, 1st floor system

Located at the right side of the house

Not Functioning as Intended or In Need of Repair

5.02 System #1 Distribution - Forced Air, Flexible ducts, Metal ducts

Crawlspace - At the right wall
A The return duct for the gas pack metal ducting has sagged and is resting on the ground. It should be properly restored to its intended position to help prevent premature deterioration and to ensure appropriate air delivery
B The supply duct for the gas pack - Rust on the exterior of metal ductwork may be related to humid crawlspace air and/or poor or saturated insulation within the ductwork. The condition should be evaluated by a qualified licensed mechanical contractor with correction as needed to ensure that the negative effects of moisture in ductwork is not a concern and that the ductwork is not subject to premature failure, regardless of the cause.
Contact a qualified licensed mechanical contractor for repair as needed

Comment or Satisfactory

5.03 System #1 Manufacturer - Trane

Model Number: 4YCY4042B1096AA

Comment or Satisfactory

5.04 System #1 Age - 9 yrs.

Manufactured in 2009

Comment or Satisfactory

5.05 System #1 Energy Source - Natural Gas

Comment or Satisfactory

5.06 System #1 Function - Heat attained

1st floor system
106+ degrees F - Satisfactory

Comment or Satisfactory

5.10 System #2 Type - Air to air heat pump, 2nd floor system

Located at the exterior right side (heat pump) and in the attic (air handler)

Comment or Satisfactory

5.11 System #2 Distribution - Forced Air, Flexible ducts, Metal ducts

Be aware that a supply register has been added to the left rear walk-in attic that will deliver conditioned air to that space as well as the adjoining left front and left side eaves space. The register can be closed to permit very little air to enter the attic or it can be eliminated entirely, if desired.

5. HEATING

Comment or Satisfactory **5.12 System #2 Manufacturer - Trane**

Model Number: TEM3A0B18S21SAA

Comment or Satisfactory **5.13 System #2 Age - 3 yrs.**

Manufactured in 2015

Comment or Satisfactory **5.14 System #2 Energy Source - Electricity, Air-to-air heat transfer**

Warrants Further Investigation **5.15 System #2 Function - Heat attained**

2nd floor system
There was no difference in heat output between minimal or heavy demand above room temperature. The system heated to 108+/- degrees F regardless of the demand.
This may indicate that the auxiliary heat strips are in use when there is a minimal demand of one or two degrees above room temperature.
It may be possible for a technician to adjust the thermostat so that the exterior heat pump can run for a longer time before the heat strips are energized.
Suggest further evaluation by a qualified licensed mechanical contractor with correction as/if needed

Comment or Satisfactory **5.39 Normal Operating Controls - Operated**

Comment or Satisfactory **5.40 Auto. Safety Controls Inspected - Not readily visible**

Comment or Satisfactory **5.41 Chimneys/Flues/Vents - Observed**

Comment or Satisfactory **5.42 Heat Source in Each Room - Yes**

Comment or Satisfactory **5.43 Fireplace #1 - Type - Prefabricated Metal, Vented**

Not Functioning as Intended or In Need of Repair **5.44 Fireplace #1 - Flue Damper - Note**

There is no readily apparent damper control. It may be missing or broken.
Contact a qualified fireplace expert for repair

Not Functioning as Intended or In Need of Repair **5.46 Fireplace #1 - Note -**

Staining at the top of the firebox, surrounding the flue opening, indicates moisture accumulation and intrusion in the form of rain or condensation. The source should be identified and corrected.
Contact a qualified fireplace expert for repair

Comment or Satisfactory **5.64 Carbon Monoxide Detectors - Tested**

Note: It is generally recommended that CO detectors be replaced when they are 5 - 7 years old to ensure reliability

5. HEATING

Comment or Satisfactory **5.65 Note -**

Family room - Fireplace - The portable space heater in the firebox was not plugged in and was not checked

6. AIR CONDITIONING

Comment or Satisfactory **6.00 AIR CONDITIONING - NCHILB Standards of Practice Section .1112**

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Central air conditioning and through-wall cooling systems (including cooling and air handling equipment); Normal operating controls; distribution systems (including fans, pumps, ducts and piping, supports, dampers, insulation, air filters, registers, fan-coil units); the presence or absence of installed cooling source for each habitable room; energy sources and shall open readily openable routine homeowner maintenance access panels.

Comment or Satisfactory **6.01 System #1 Type - Conventional A/C, 1st floor system, Package System**

Package system - See ID information at System #1 Heat

Comment or Satisfactory **6.04 System #1 Tonnage - 3.5 Ton**

Comment or Satisfactory **6.06 System #1 Electrical - Outside disconnect, Proper overcurent protection**

Comment or Satisfactory **6.07 System #1 Function - Too Cold to Operate / Test Unit**

1st floor system
Outside temperature was too low to run the compressor. Operating A/C units below 60 degrees or heat pumps in the cooling mode below 65 degrees can damage the compressor.

Comment or Satisfactory **6.10 System #2 Type - Air to air heat pump, 2nd floor system, Split system**

Comment or Satisfactory **6.11 System #2 Manufacturer - Trane**

Model Number: 4TWR3018D1000AA

Comment or Satisfactory **6.12 System #2 Age - 4 yrs.**

Manufactured in 2014

Comment or Satisfactory **6.13 System #2 Tonnage - 1.5 Ton**

Comment or Satisfactory **6.14 System #2 Coils and Fins - Clean**

Comment or Satisfactory **6.15 System #2 Electrical - Outside disconnect, Proper overcurrent protection**

6. AIR CONDITIONING

Comment or Satisfactory **6.16 System #2 Function - Too Cold to Operate / Test Unit**

2nd floor system
Outside temperature was too low to run the compressor. Operating A/C units below 60 degrees or heat pumps in the cooling mode below 65 degrees can damage the compressor.

Comment or Satisfactory **6.42 Cooling Source in Each Room - Yes**

Comment or Satisfactory **6.46 Normal Operating Controls - Not operated**

See the notes at "Air Conditioning - 6.07 System #1 Function" and "Air Conditioning - 6.16 System #2 Function"

Comment or Satisfactory **6.47 Return air filtration - Disposable**

7. INTERIOR

Comment or Satisfactory **7.00 INTERIOR - NCHILB Standards of Practice Section .1113**

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Walls, ceilings, floors, steps, stairways, balconies, railings, counters and a representative number of built-in cabinets, doors and windows and shall; Report signs of abnormal or harmful water penetration into the building or signs of harmful condensation on building components.

Reportable conditions may not be readily visible because of the presence of personal belongings or furniture which, generally, will not be moved

Comment or Satisfactory **7.01 Floors - Carpet, Wood, Tile**

Not Functioning as Intended or In Need of Repair **7.02 Stairways and balconies - Handrails, Treads**

SAFETY CONCERN
A 2nd floor - The loose newel post should be resecured to ensure stability [photo 1]
B 2nd floor - Spacing between spindles and posts exceed 4-inches providing spaces for small children to fall through or get trapped
1 At the loft railing newel post [photo 2]
2 At the top landing post [photo 3]
Contact a qualified contractor for repair

Comment or Satisfactory **7.03 Walls - Sheetrock**

Comment or Satisfactory **7.04 Ceilings - Sheetrock**

7. INTERIOR

Not Functioning as Intended or In Need of Repair **7.05 Doors and operating hardware - Panel**

A 2nd floor - Front walk-in attic - The missing bottom edge weatherstrip should be installed to help eliminate unwanted heat transfer and air infiltration [photo]. The door to the left rear walk-in attic is also missing a weatherstrip, however, conditioned air is being delivered to that attic. Adding a weatherstrip would not be productive in that case.
B Bedroom hall - Linen closet left of the hall bath - Door latch sticks and requires adjustment or repair [photo 2]
C Right front bedroom closet - Right door does not latch
D Under stairs closet - Door does not latch
Properly installed and maintained doors should open, close, seal the opening and they should latch and lock, if designed to do so. They should not bind on trim components (or adjacent doors if doubles) or swing open/closed unless purposely moved.
Contact a qualified contractor for repair

Comment or Satisfactory **7.06 Window type - Double pane - Thermal, Double Hung, Casement, Fixed, Wood, Vinyl**

Comment or Satisfactory **7.09 Window moisture intrusion -**

None found - Seal failure can be difficult to determine depending on internal and external temperatures and lighting conditions. The interior and exterior of any suspect windows should be thoroughly cleaned before making a final determination.

8. BUILT-IN KITCHEN APPLIANCES

Comment or Satisfactory **8.00 BUILT-IN KITCHEN APPLIANCES - NCHILB Standards of Practice Section .1115**

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Permanently installed dishwasher through a normal cycle; Ranges, cooktops, and permanently installed ovens; Trash compactors; Garbage disposals; Ventilation equipment or range hoods and permanently installed microwaves.

Comment or Satisfactory **8.01 Cabinets - Wood/Wood Products**

Comment or Satisfactory **8.02 Countertops - Solid surface**

Comment or Satisfactory **8.03 Kitchen Sink - Cast Iron**

Comment or Satisfactory **8.04 Dishwasher - Bosch**

Comment or Satisfactory **8.05 Dishwasher function - Operated through a normal cycle**

Dishwasher function is checked only in its ability to run through a normal cycle and pump out water at the end of the cycle. Its ability to clean dishes or pots and pans satisfactorily cannot be assessed.

8. BUILT-IN KITCHEN APPLIANCES

Comment or Satisfactory **8.06 Disposer - InSinkErator**

Comment or Satisfactory **8.07 Disposer function - Operated**

Comment or Satisfactory **8.10 Cooktop - Natural Gas, Dacor**

Comment or Satisfactory **8.11 Cooktop function - Operated**

Comment or Satisfactory **8.12 Wall Oven - Electric, Dacor**

Comment or Satisfactory **8.13 Wall Oven function - Operated**

Comment or Satisfactory **8.14 Microwave - Dacor**

Comment or Satisfactory **8.15 Microwave function - Operated**

Comment or Satisfactory **8.16 Kitchen Fan/Exhaust - Vented to the exterior, Downdraft, Integral with the cooktop**

Comment or Satisfactory **8.17 Kitchen Fan/Exhaust function - Operated**

9. ATTIC

Comment or Satisfactory **9.00 ATTIC -**

Accessible areas of the attic were entered and inspected using available light sources and a flashlight from floored areas and otherwise where possible without damaging insulation.

Comment or Satisfactory **9.01 Attic Access - Scuttle, Walk-in, Eaves doors/panels**

Comment or Satisfactory **9.02 Observation obstructions - Insulation, Limited Access, Flooring**

2nd floor - Left rear and left side attic spaces - The underside of the roof deck is covered with insulation

No comment can be made regarding the condition of framing, roof deck, ventilation, insulation or any electrical/mechanical components in areas that are not readily accessible.

9. ATTIC

Comment or Satisfactory **9.03 Roof Framing - Conventional Framing / Rafters, Approx. 16 inches O.C., Laminated beams**

Comment or Satisfactory **9.04 Roof Sheathing - Oriented Strand Board**

Comment or Satisfactory **9.06 Ventilation - Soffit Vents, Ridge Vents**

Comment or Satisfactory **9.07 Attic Insulation Type 1 - Cellulose, 12 +/- inches deep**

Comment or Satisfactory **9.08 Attic Insulation Type 2 - Batt, Unfaced**

Comment or Satisfactory **9.10 Evidence of leaking - No**

There are no readily visible stains that would indicate roof leaks either in accessible areas of the attic(s) or on finished living space ceilings

See the related note at "Attic - 9.02 Observation obstructions"

Not Functioning as Intended or In Need of Repair **9.13 Additional information -**

SAFETY CONCERN
2nd floor - Left rear walk-in and left front and left side eaves attic spaces - Exposed Kraft paper on batt insulation is flammable and must be covered with an approved barrier or removed
Contact a qualified contractor for repair

The sagging insulation in photo 2, which is in the left side eaves attic, can be repositioned when the insulation is covered.

10. CRAWLSPACE

Comment or Satisfactory **10.00 CRAWLSPACE -**

The crawlspace is examined throughout with a flashlight unless it has been noted herein that areas are not readily visible because of low clearance or other reasons. Insulation is moved to examine areas below plumbing drainage pipes, at exterior doors and porches or stoops which are dirt filled and at any other area where there may be suspicion of a problem.

Comment or Satisfactory **10.01 Type - Full**

Comment or Satisfactory **10.02 Access - Exterior Foundation Opening**

Comment or Satisfactory **10.03 Crawlspace Floor - Dirt**

10. CRAWLSPACE

Not Functioning as Intended or In Need of Repair

10.04 Drainage - Low point gravity drain

Back right and left corners - The interior ends of the positive drains are normally covered with gravel (or other screening material) to help prevent pest intrusion through the pipe from the exterior.
ALSO, the exterior discharge ends of the drains were not found. They should be located and the drains verified as functional.
Contact a qualified contractor for repair

Comment or Satisfactory

10.05 Vapor Barrier - Full

The purpose of a 6Mil vapor barrier, installed on the ground in the crawlspace, is to help keep evaporating ground moisture from condensing on underside components of the house.
Contact qualified wet crawlspace AND wood floor experts for a full evaluation prior to installation, addition or removal of any moisture barrier. Changes in moisture barriers will likely create changes in the interior finish wood floors because vapor barriers, or the lack thereof, have a direct effect on moisture/humidity levels of the underside of the house including the subfloor.

Not Functioning as Intended or In Need of Repair

10.06 Evidence of excess moisture (1) - Yes

A Under the kitchen sink base cabinet - Subfloor discoloration may be a mildew-like substance that resulted from condensation caused by cool conditioned air mixing with warm and humid crawlspace air during the cooling season. This may indicate that there are air leaks between the flex duct and the metal through-floor fitting.
B The same condition exists under the dining room vent [photo 2]
All such air fittings should be fully evaluated and properly sealed and insulated
Contact a qualified contractor for correction

C Front - At the left front inside corner under the dining room - Water marks on the cement block indicate moisture penetration from the exterior [photo 3]. This is opposite the entry steps where a potted plant is located. The moisture penetration may be the result of overspill from watering the plant.
Contact the seller for clarification or a qualified contractor for further evaluation with repair as needed

D *Efflorescence on front walls indicates moisture migration through the walls from the exterior [photos 4 and 5]. This can be the result of wind-driven rain, overflowing gutters, misdirected downspouts, exterior grading that directs ground water or roof runoff toward the foundation, misdirected lawn sprinklers or even a leaking garden hose.
Efflorescence is not harmful, but is an indication of moisture movement that should be monitored for change with correction as needed.
There is no readily visible evidence of past or present moisture accumulation except as noted at C above.

*Efflorescence is the result of a process where moisture dissolves some minerals as it penetrates and passes through a masonry wall. As it evaporates on the other side of the wall it leaves behind a, typically, white powdery residue.

Comment or Satisfactory

10.07 Foundation Walls - Cement block

Comment or Satisfactory

10.08 Ventilation - Foundation wall vents

Comment or Satisfactory

10.09 Columns/Piers - Cement block

10. CRAWLSPACE

Comment or Satisfactory

10.11 Structural Beams - Wood

Comment or Satisfactory

10.12 Floor Structure - Wood Joists

Comment or Satisfactory

10.13 Subfloor - Plywood

Comment or Satisfactory

10.14 Floor Insulation - Unfaced fiberglass batt between joists/trusses

Comment or Satisfactory

10.18 Observation obstructions - Note

Insulation installed on the underside of the floor and heating/air conditioning ductwork prevent a full examination of the underside of the structure

No comment can be made regarding areas that are not visible or accessible