

DAYLE R. GUFFEY

P. O. Box 6086
Gastonia, NC 28056-6000
704 864-3303
Fax 1-888-468-0577

Inspection Address: **123 Anystreet St. – Gastonia, NC**

Date: 1 June 2017

Buyer(s): Your Name

Email: youremail@gmail.com

Telephone 704 123-4567

Realtor: Jane Doe

ELECTRICAL

120/240 volt overhead service

100 amp outdoor General Electric main circuit breaker panel

30 amp fuse panel located back bedroom – original

120 volt copper branch circuits

Majority of wiring original two wire non-equipment grounded type wiring

Copper load cable (wiring from meter to main electrical panel)

All electrical defects should be repaired as they can cause fires / electrocution.

Most electrical defects noted are usually the following:

Ungrounded receptacles, defective GFCI receptacles, open / unprotected wiring, unbalanced ceiling fans, blank covers not installed to totally enclose energized conductors, electrical circuits lying on ground, double taps at circuit breakers & lugs, improper main service grounding, unprotected conductors, missing connectors, improper over-current protection, missing or inoperable smoke detectors (for early warning in case of fire). **Electrical repairs should be made by NC Licensed Electricians and any extension or replacement of wiring system should be permitted and inspected by authority having jurisdiction.**

➤ The following defects noted:

1. Electrical service not properly grounded. Grounding conductor is loose from exterior wall and is not connected to ground rod. Electrical service must be properly grounded for lighting protection and over voltages.
2. Service entrance cable (SE) has outer cover deterioration and in contact with metal siding. Continued deterioration of wiring could energize metal siding resulting in fire/shock hazard.
3. Top of SE riser is below top of window. Service entrance cable connections must be above window or three foot away from window to prevent access to wiring connections.
6. Open knockout (large opening) in meter base. Water/insects can enter meter base and energized conductors accessible.
7. Neutral conductor improperly spliced from meter base to main panel.
8. Exposed wiring below outside main panel is not protected from physical damage. Outer cover deterioration noted to these conductors.
9. Fuse panel circuits over fused at 30 amps. Over fusing conductors can break down insulation on conductors especially to original installed knob and tube wiring which is in attic and still in use.
10. Open splices throughout crawl space and attic. Splices must be in covered junction boxes to totally enclose energized conductors.
11. Most receptacle devices are original two wire non-equipment grounded type devices. Grounding not provided to trip off circuits if ground-fault occurs.
12. Original knob and tube wiring in attic. This is single strand wiring and areas of wiring are covered with insulation which prevents required dissipation of heat from conductors when under loads. Old knob and tube wiring covered in insulation is known fire hazard.
13. Exposed wiring back of home where exits foundation needs protected from physical damage. Lawn - mowers or weed-eaters could damage wiring.

14. Staple wiring on ground to floor joist in crawl space where needed to prevent physical damage.
 - 15 Spot-light back of home at eave is not weather-proof type fixture needed for outdoors to prevent water entry to energized wiring connections.
 16. Smoke detectors not installed inside/outside bedrooms. Install smoke detectors for early warning in case of fire for quick exit from home.
- Note: Power off at time of inspection - could not complete evaluation of wiring system. Due to defective visual wiring concerns & age of wiring recommend major rewire/service change by licensed NC electrician.

PLUMBING

40 gallon natural gas hot water heater located in kitchen
Galvanized (original)/copper/polybutylene water lines
PVC/Galvanized/cast iron drain/waste/vent piping
PVC fixture traps
Poly water fixture supply lines
Main cut-off located at water meter

Plumbing defects can cause significant problems such as: dangerous methane sewer gas entry into home, water leakage that can cause mold/structural damage, wasted water, and expensive water bills from unknown leakage. Most common defects noted are: dishwashers that do not have anti-siphon loops installed to prevent back-up of drain water into dishwasher if kitchen sink drains stops up (cross contamination), loose commodes at base which can cause hidden leakage, mold & structural damage, improperly trapped plumbing drains which can cause drainage & sewer gas problems, leaking faucets, slow drainage, and low water flow.
Plumbing defects should be repaired by properly insured NC Licensed plumbers. Permits are required by Authority Having Jurisdiction when water lines, drain piping, venting repairs or extensions to plumbing system made.

➤ The following defects noted:

1. Rust/corrosion noted at galvanized water connections gas hot water heater. Excessive corrosion will generally leak soon and may be already leaking (water off at time of inspection). Corrosion noted on tank connections and this could not be repaired if leaks. Hot water heater would have to be replaced. Also burner compartment very dirty/filthy and some type grease on gas vent. This should be removed from vent as this vent will get hot when hot water heater is operating. Gas/water off at time of inspection and I could not light hot water heater for safety test.
2. Excessive corrosion noted washing machine hose bibbs. Will leak soon if not already leaking. (Water-off) at time of inspection.
3. Plumbing vent back of home does not extend above eave to dissipate sewer gas to atmosphere.
4. Excessive corrosion noted to galvanized water connections in crawl space. Re-piping recommended.

Note a: NC licensed plumber will need to make needed corrections to entire plumbing system for safe/leak free and properly draining plumbing system.

Note b: Water off – could not check for water leakage and proper drainage of plumbing fixtures.

HEATING & AIR CONDITIONING

Natural gas furnace in crawl space

Two ton Goodman outdoor condensing unit (1998 model) – R-22 refrigerant (expensive refrigerant when needed due to this type refrigerant being discontinued)

Metal/flexible duct system

Single return

Most serious defects in gas and oil heating systems are cracked & corroded heat exchangers, faulty venting of flue gas products, dirty burners, gas leakage at piping, improper combustion and ventilation air, inoperable safety controls, and improper wiring for electric type furnaces /ac units. These defects can cause carbon monoxide poisoning, electrocution, and fires which can cause death. These defects must be repaired. Most common defects noted are poor duct systems installations, duct leakage, damaged duct insulation, improper condensate drainage, outdoor acc suction lines not insulated, crushed condensing coil fins, a/c coils & furnace need cleaning, Freon leakage, unlevel a/c units. These defects can: reduce efficiency of equipment resulting in higher energy bills, can cause discomfort & indoor air quality problems. **Heating and A/C replacement (if needed) must be done by NC Licensed Heating contractors and work permitted & inspected by Authority Having Jurisdiction.**

➤ **The following defects noted:**

1. Single wall venting rusted out on gas furnace in crawl space. Hazardous. Flue gases (carbon monoxide) could enter home. Furnace heat exchanger/controls/combustion analysis must be evaluated and venting corrected by licensed professional before heating. Improper venting/cracked heat exchangers can cause deadly carbon monoxide poisoning.
2. Install carbon monoxide detector outside bedrooms for early warning in case of gas appliance malfunction resulting in deadly carbon monoxide poisoning.
3. Duct system in poor condition. Sagging ducts, vapor barriers torn, ducts kinked and flexible duct connections not secured to collars in areas. Duct boots sealed with mastic at sub-floor. Air loss to crawl space from duct system.
4. Ducts need cleaned. Excessive debris noted in ducts when supply registers removed.
5. Suction refrigerant line that connects to outdoor ac units needs re-insulated to improve efficiency of unit.
6. Outdoor coils dirty/areas of crushed fins. Service needed on outdoor ac unit.
7. Return air grill in hallway bowing/bent. Not sealing off duct opening. Repair or replace if needed. Return grill should seal off duct opening.

Note: Gas/power off could not inspect operation of gas furnace. Also power off could not operate ac unit. Due to visual concerns entire system must be evaluated by licensed heating and ac contractor.

STRUCTURE/FOUNDATION/CRAWL SPACE

Block foundation

Entered crawl space to inspect with flashlight and probe

Evidence of previous water entry into crawl space

Defects in foundation/piers can cause structural failure if significant and can be very costly to repair. Foundation problems can cause sloping/raised floors, windows & doors not to open / close properly, water entry which can cause mold & wood structural damage. Significant settlement such as large cracks, bowing, leaning, and differential settlement in foundation requires evaluation by professional structural engineer to determine cause and repair method. **Significant structural repairs should be made by foundation repair specialist supervised by structural engineers. Also, structural work requires permits / inspections by Authority Having Jurisdiction.**

➤ **The following defects noted:**

1. Front porch is pulling away from main foundation. Gaps noted where porch connected to main front foundation.
2. Cracking/settlement noted foundation wall under electrical meter base area. At a minimum re-mortar these areas to prevent water entry into crawl space.
3. Seal all voids noted in foundation walls to prevent water entry.
4. Clean trash and debris from crawl space. Wood debris/paper products/etc conducive to termites.
5. Evidence of water entry into crawl space. See landscaping/drainage section of this report.
6. Install six mil poly on 100 percent of crawl space ground to prevent moisture from rising from ground to floor joist and inside home.
7. Dryer vent installed improperly in crawl space. Crimps in piping installed in wrong direction. Lint will hang up on these crimped sections causing fire hazard due to excessive lint accumulation inside dryer vent. Face crimps in direction of air flow to correct.
8. Bags of lime noted in crawl space. Lime has been applied to areas of foundation walls/ground. Check with owner concerning this. Lime usually used to cover up odors from sewer leakage, dead rodents/etc in crawl space.

Note: Foundation repair specialist should evaluate foundation concerns and make needed repairs.

STRUCTURE/FLOOR

Dimensional wood lumber floor system

Brick piers

Entered crawl space to inspect underside of crawl space with flashlight and screwdriver

Significant defects in floor system can be costly to repair. Most common issues affecting floor systems are deteriorated wood from fungus caused by excessive moisture, water entry, wood destroying insects, improper floor joist supports at load bearing walls causing floor settlement, exceeding structural spans for joist size, and unknown leaks from plumbing fixtures & water lines which can cause wood damage. **Structural repairs should be performed by properly insured contractor and permits and inspections must be obtained from authority having jurisdiction.**

➤ The following defects noted:

1. Significant powder post beetle damage noted to floor system. Also band joist behind front porch and corner have decay. Replacement needed of affected floor joist to return structural stability to floor system. General contractor should evaluate and make needed repairs.
2. Decay sub floor noted kitchen/laundry, bathtub area. Possible mold/fungus noted under these area. Contactor to make needed repairs to restore structural integrity.
3. Floors uneven in areas. Typical for mill houses I've inspected as many where constructed by non-professional carpenters.

STRUCTURE/WINDOWS/DOORS

Single pane original wood windows

Wood exterior door units

Storm windows installed

Defects in windows and doors can increase energy consumption which leads to higher utility bills, water entry which can cause mold / structural damage, and indoor air quality problems. Most common defects are seal leakage in double-paned windows (moisture inside glass), broken window panes, damaged or missing screens, weather-stripping damage, peeling paint, stuck windows, inoperable locks, and sealing of window brick mould to exterior siding to prevent water/air entry. Garage doors should have proper reverse mechanisms. Improper reversing garage doors are a child safety hazard and should be repaired immediately. **Repairs should be made by insured professional contractor.**

➤ The following defects noted:

1. All windows in need of glazing repairs to prevent loose window panes and air entry from outside.
2. Majority of windows would not open. Decay noted to several areas of window trim. Rags are stuck in back window to prevent air from entering home from outside.
3. Several sashes missing from storm windows. Storm sash cracked back bedroom.
4. Several window locks are loose from window sashes.
5. Side storm door missing closure hardware. Will not close automatically.
6. Several windows stuck in unlocked position. (slightly open sashes allowing air entry into home)

Note: All windows in need of repair/maintenance to improve energy efficiency. Also windows would not open in bedrooms allowing emergency exit in case of fire. You may consider window replacement for modern energy efficient windows instead of repairing.

STRUCTURE/OUTSIDE EXTERIOR WALL CLADDINGS/SOFFITS/FASCIA/RAKE

Aluminum siding

Vinyl soffits

Metal clad fascia/rake

Metal porch support post

Could not determine if flashings installed at roof/vertical wall intersections – not visible

Defects in exterior siding / soffits can cause energy consumption, water issues, rodent and insect entry, decay, mold, and structural failures. The following repairs are needed to prevent future siding failures and replace present damage if noted. **Repairs should be made by professional insured contractors. Repairs that involve structural framing members should be permitted and inspected by Authority having Jurisdiction.**

➤ **The following defects noted:**

1. Areas of soffits have blown off or not installed exposing raw wood. Repair to prevent decay.
2. Metal fascia missing from entire back rake. Replace metal to prevent decay.
3. Porch safety railings improperly built. Very loose. Step safety railings not installed. Several spindles disconnected.
4. Re-nail loose rake metal front left corner of home. Nails backing out and water can enter behind metal and could decay boards.
5. Clean exterior metal siding to improve cosmetics.

STRUCTURE/INTERIOR WALLS/CEILINGS/DOOR UNITS

Wood door units

Sheetrock walls – ceilings - Celotex

Interior of walls inaccessible to inspect due to wall coverings

Defects in sheetrock / finished interior walls is usually cosmetic in nature (such as): peeling paint, minor holes, dirty walls, damaged interior door units, doors binding frames from minor settlement, doors not latching properly, cracks in sheetrock at windows and doors. Significant defects noted that are in need of immediate repair are: areas that have mold from roof, plumbing, exterior wall leakage, bath fans not vented out of attic to exterior, doors that will not operate properly due to excessive settlement. **Interior repairs should be made by professional insured contractor. If inside structural repairs (such as removing support framing members) made -- must be permitted and inspected by Authority Having Jurisdiction.**

➤ **The following cosmetic defects noted but not limited to:**

1. Bedroom closet doors have been removed.
2. Exposed wood flooring back kitchen wall washing machine area and under hot water heater. Decayed floor in these areas.
3. Significant stain of laminate flooring in bedroom.
4. Transition laminate strip broken/pulled away from door threshold between kitchen and back bedroom.
5. Peeling wall paper finish behind washing machine area.
6. Peeling paint where noted interior wood trim may be leaded paint due to pre-1978 construction. Google EPA leaded paint for safe procedures in removing/repainting leaded paint. Leaded paint is most known to be harmful to small children who digest paint chips/etc. Test could be performed to determine if leaded paint in home.
7. Loose bedroom door knob. Secure.

ROOF/ATTIC SYSTEM

20 year three tab shingles – single layer

Stick built rafter/ceiling joist – plank roof sheathing

Walked on roof to inspect

Gable roof

Entered attic access in hallway with flashlight and probe

Roof defects can cause serious problem such as structural damage to framing materials and mold due to water entry. The most minor roof defects such as split vent boots, nail-pops, torn shingles should be repaired/replaced to prevent present and future water entry which can cause mold and damage to roof / wall system. Roof structural framing problems such as improper attic bracing / illegally cut trusses / lack of plywood clips at sheathing can cause sagging roofs / raised roof sheathing which can lead to roof leakage. **Complete roof tear-offs and replacements should be made by professional properly insured roofing contractor. Most Authorities Having Jurisdiction require permitting and inspection when installing new roofs and making structural repairs.**

➤ **The following defects noted:**

1. Sagging noted in roof rafters due to spans and bracing not installed. Rafters are 2x4's on twenty four inch centers. Rafters have been spliced. Available clearance in attic if you desire to brace attic rafters to increase structural integrity of rafter system.
3. Seal several raised shingles were noted. Raised shingles can allow water entry into attic and more

Note: Professional roofer to make needed repairs to prevent future water entry into attic which could damage building materials.

INSULATION

Attic: Blown loose fill insulation

Floor: none

Walls: Not accessible to inspect. Generally time period home was built walls were not insulated.

Improperly installed insulation such as insulation not being in contact with surfaces, missing and sagging batts, moisture damaged/insufficient thickness and uneven coverage, & vapor barrier turned wrong way can cause high energy bills/indoor air quality problems. **Repair/add insulation where necessary to increase energy efficiency. Insulation repairs should be performed by insured professional for proper installation.**

➤ **The following defects noted:**

1. Insulate floor system to increase energy efficiency/lower energy bills. Also insulation could be blown into walls which would lower energy bills.
2. Insulate attic access panel to increase energy efficiency.

VENTILATION

Attic: Ridge/soffits

Foundation: Screen vents/brick openings

Inadequate ventilation in attic can cause serious problems. Can reduce life of shingles, cause roof sheathing/building material decay and mold due to heat and moisture not being removed from attic, can increase energy bills and affect indoor air quality. Also, damaged vent screens can allow rodents, birds, insects to enter attic. Insufficient ventilation in vented type crawl spaces can cause mold, wood destroying type fungus. **Repairs should be made by licensed professional familiar with building code requirements for proper ventilation.**

➤ **The following defects noted:**

1. Majority of foundations vents are blocked. And most screens missing which could allow rodents to enter to crawl space. Blocked vents prevent good air flow needed for vented type crawl space.
2. Open brick vents front of home are not screened to prevent rodent entry and also blocked with rags. Screen and open up vents.

Note: Recommend vents be opened and defective vents be replaced for good crawl space ventilation and to prevent rodent entry.

DECK

Treated wood

➤ **The following defects noted:**

1. Deck in need of pressure washing and water sealing to extend life of deck.
2. Remove wood debris and other trash from under deck. Wood debris/paper products/etc are conducive to termites.
3. Bowing noted in step boards.
4. Outer band deck joist on left side of deck is not on poured footing to prevent settlement.
5. Deck not properly bolted to house band joist.

DRIVEWAYS /WALKS/PORCHES

Gravel drive (no sidewalks)

Concrete porch

Crackage/settlement can cause trip hazards and cosmetic problems. Most significant settlement cracks that cause tripping should be repaired. Cracks can be sealed to prevent further water entry enlarging cracks during freeze / thaw cycles. Significant crackage in concrete is usually from lack of expansion joints, loose fill, and improperly compacted soil.

➤ **The following defects noted:**

1. Porch covered in carpet. Could not view surface of concrete.

DRAINAGE/LANDSCAPING

Gutters/downspouts

Improper drainage/gutter installations that do not drain away from foundation can cause significant problems. Water entry into crawl space can cause mold/serious expensive structural damage. Also, water entry is conducive to wood destroying and other insects. Drainage repairs should be made by insured professional familiar with water-proofing and drainage techniques. Drainage professionals that make repairs should offer guarantee of work performed.

➤ **The following defects noted:**

1. Clean gutters of leaves and debris for maximum water drainage away from foundation. Pipe downspouts away from foundation.
2. Several decayed landscape timbers noted in front yard.
3. Grade slopes toward foundation in areas. Slope grade away from foundation where practical to prevent water entry into crawl space.

Note: Cleaning gutters and piping downspouts away from foundation wall should help alleviate water entry into crawl space as noted under foundation section.

APPLIANCES

Appliances should be secure in their openings. Vented type hood / microwave should be vented directly to outside. Ranges installed after 1996 should have anti-tilt devices installed to prevent ranges from tipping over. Small children have been known to tilt ranges over by standing on open oven doors.

➤ **The following defects noted:**

1. Appliances not installed. Hood fan not installed over range location. No dishwasher hook-up noted.

Thank you for your business,



Dayle R. Guffey
Inspected this property
License #1429

SUMMARY

Inspection Address: 123 Anystreet St. – Gastonia, NC

A. The North Carolina home inspector licensure board requires a summary which includes only items that do not function as intended or adversely affects the habitability of the home; or appears to need further analysis by a specialist or requires additional observation. The law states that the summary shall not contain recommendations to upgrade or enhance the safety, function, or efficiency of the home.

The following statement is required: This is not the complete report which may include additional information of concern to the client. It is recommended Client read the complete report.

The summary includes only items, which in the inspector's opinions meet the state requirements. The inspector is not responsible for the items which in the opinion of any interested person were either included in the summary but should not be omitted; or should have been included in this summary, but were omitted. Please call (704) 865-7937 with any questions or concerns, after review.

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 attorney.

THE FOLLOWING REPAIRS ARE RECOMMENDED

**** All recommended repairs need to be done by licensed professional in the prospective field.**

ELECTRICAL

1. Electrical service not properly grounded. Grounding conductor is loose from exterior wall and is not connected to ground rod. Electrical service must be properly grounded for lighting protection and over voltages.
2. Service entrance cable (SE) has outer cover deterioration and in contact with metal siding. Continued deterioration of wiring could energize metal siding resulting in fire/shock hazard.
3. Top of SE riser is below top of window. Service entrance cable connections must be above window or three foot away from window to prevent access to wiring connections.
6. Open knockout (large opening) in meter base. Water/insects can enter meter base and energized conductors accessible.
7. Neutral conductor improperly spliced from meter base to main panel.
8. Exposed wiring below outside main panel is not protected from physical damage. Outer cover deterioration noted to these conductors.
9. Fuse panel circuits over fused at 30 amps. Over fusing conductors can break down insulation on conductors especially to original installed knob and tube wiring which is in attic and still in use.
10. Open splices throughout crawl space and attic. Splices must be in covered junction boxes to totally enclose energized conductors.
11. Most receptacle devices are original two wire non-equipment grounded type devices. Grounding not provided to trip off circuits if ground-fault occurs.
12. Original knob and tube wiring in attic. This is single strand wiring and areas of wiring are covered with insulation which prevents required dissipation of heat from conductors when under loads. Old knob and tube wiring covered in insulation is known fire hazard.
13. Exposed wiring back of home where exits foundation needs protected from physical damage. Lawn - mowers or weed-eaters could damage wiring.
14. Staple wiring on ground to floor joist in crawl space where needed to prevent physical damage.
- 15 Spot- light back of home at eave is not weather-proof type fixture needed for outdoors to prevent water entry to energized wiring connections.
16. Smoke detectors not installed inside/outside bedrooms. Install smoke detectors for early warning in case of fire for quick exit from home.

Note: Power off at time of inspection - could not complete evaluation of wiring system. Due to defective visual wiring concerns & age of wiring recommend major rewire/service change by licensed NC electrician.

PLUMBING

1. Rust/corrosion noted at galvanized water connections gas hot water heater. Excessive corrosion will generally leak soon and may be already leaking (water off at time of inspection). Corrosion noted on tank connections and this could not be repaired if leaks. Hot water heater would have to be replaced. Also burner compartment very dirty/filthy and some type grease on gas vent. This should be removed from vent as this vent will get hot when hot water heater is operating. Gas/water off at time of inspection and I could not light hot water heater for safety test.
2. Excessive corrosion noted washing machine hose bibbs. Will leak soon if not already leaking. (Water-off) at time of inspection.
3. Plumbing vent back of home does not extend above eave to dissipate sewer gas to atmosphere.
4. Excessive corrosion noted to galvanized water connections in crawl space. Re-piping recommended.
5. Original corroded cast iron leaded joint piping under bathroom. Could not test for proper drainage. Water off. Recommend replacement to PVC due to visual concerns.

Note a: NC licensed plumber will need to make needed corrections to entire plumbing system for safe/leak free and properly draining plumbing system.

Note b: Water off – could not check for water leakage and proper drainage of plumbing fixtures.

HEATING & AIR CONDITIONING

1. Single wall venting rusted out on gas furnace in crawl space. Hazardous. Flue gases (carbon monoxide) could enter home. Furnace heat exchanger/controls/combustion analysis must be evaluated and venting corrected by licensed professional before heating. Improper venting/cracked heat exchangers can cause deadly carbon monoxide poisoning.
2. Install carbon monoxide detector outside bedrooms for early warning in case of gas appliance malfunction resulting in deadly carbon monoxide poisoning.
3. Duct system in poor condition. Sagging ducts, vapor barriers torn, ducts kinked and flexible duct connections not secured to collars in areas. Duct boots sealed with mastic at sub-floor. Air loss to crawl space from duct system.
4. Ducts need cleaned. Excessive debris noted in ducts when supply registers removed.
5. Suction refrigerant line that connects to outdoor ac units needs re-insulated to improve efficiency of unit.
6. Outdoor coils dirty/areas of crushed fins. Service needed on outdoor ac unit.
7. Return air grill in hallway bowing/bent. Not sealing off duct opening. Repair or replace if needed. Return grill should seal off duct opening.

Note: Gas/power off could not inspect operation of gas furnace. Also power off could not operate ac unit. Due to visual concerns entire system must be evaluated by licensed heating and ac contractor.

STRUCTURE/FOUNDATION/CRAWL SPACE

1. Front porch is pulling away from main foundation. Gaps noted where porch connected to main front foundation.
2. Cracking/settlement noted foundation wall under electrical meter base area. At a minimum re-mortar these areas to prevent water entry into crawl space.
3. Seal all voids noted in foundation walls to prevent water entry.
4. Clean trash and debris from crawl space. Wood debris/paper products/etc conducive to termites.
5. Evidence of water entry into crawl space. See landscaping/drainage section of this report.
6. Install six mil poly on 100 percent of crawl space ground to prevent moisture from rising from ground to floor joist and inside home.
7. Dryer vent installed improperly in crawl space. Crimps in piping installed in wrong direction. Lint will hang up on these crimped sections causing fire hazard due to excessive lint accumulation inside dryer vent. Face crimps in direction of air flow to correct.

Note: Foundation repair specialist should evaluate foundation concerns and make needed repairs.

STRUCTURE/FLOOR

1. Significant powder post beetle damage noted to floor system. Also band joist behind front porch and corner have decay. Replacement needed of affected floor joist to return structural stability to floor system. General contractor should evaluate and make needed repairs.
2. Decay sub floor noted kitchen/laundry, bathtub area. Possible mold/fungus noted under these area. Contactor to make needed repairs to restore structural integrity.
3. Floors uneven in areas. Typical for mill houses I've inspected as many where constructed by non-professional carpenters.

STRUCTURE/WINDOWS/DOORS

1. All windows in need of glazing repairs to prevent loose window panes and air entry from outside.
2. Majority of windows would not open. Decay noted to several areas of window trim. Rags are stuck in back window to prevent air from entering home from outside.
3. Several sashes missing from storm windows. Storm sash cracked back bedroom.
4. Several window locks are loose from window sashes.
5. Side storm door missing closure hardware. Will not close automatically.
6. Several windows stuck in unlocked position. (slightly open sashes allowing air entry into home)

Note: All windows in need of repair/maintenance to improve energy efficiency. Also windows would not open in bedrooms allowing emergency exit in case of fire. You may consider window replacement for modern energy efficient windows instead of repairing.

STRUCTURE/OUTSIDE EXTERIOR WALL CLADDINGS/SOFFITS/FASCIA/RAKE

1. Areas of soffits have blown off or not installed exposing raw wood. Repair to prevent decay.
2. Metal fascia missing from entire back rake. Replace metal to prevent decay.
3. Porch safety railings improperly built. Very loose. Step safety railings not installed. Several spindles disconnected.
4. Re-nail loose rake metal front left corner of home. Nails backing out and water can enter behind metal and could decay boards.

STRUCTURE/INTERIOR WALLS/CEILINGS/DOOR UNITS

1. Bedroom closet doors have been removed.
2. Exposed wood flooring back kitchen wall washing machine area and under hot water heater. Decayed floor in these areas.
4. Transition laminate strip broken/pulled away from door threshold between kitchen and back bedroom.
7. Loose bedroom door knob. Secure.

ROOF/ATTIC SYSTEM

1. Sagging noted in roof rafters due to spans and bracing not installed. Rafters are 2x4's on twenty four inch centers. Rafters have been spliced. Available clearance in attic if you desire to brace attic rafters to increase structural integrity of rafter system.
2. Seal plumbing vent boots. Flanges have corrosion. Paint and seal to prevent further corrosion.
3. Seal several raised shingles were noted. Raised shingles can allow water entry into attic and more susceptible to be blown off during high winds.
4. Approximately three feet single roof sheathing board broken out. Could be repaired from underneath.
5. Re-seal chimney flashings. Voids not in tar sealant. Seal to prevent water entry into attic.

Note: Professional roofer to make needed repairs to prevent future water entry into attic which could damage building materials.

INSULATION

1. Insulate floor system to increase energy efficiency/lower energy bills. Also insulation could be blown into walls which would lower energy bills.
2. Insulate attic access panel to increase energy efficiency.

VENTILATION

1. Majority of foundations vents are blocked. And most screens missing which could allow rodents to enter to crawl space. Blocked vents prevent good air flow needed for vented type crawl space.
2. Open brick vents front of home are not screened to prevent rodent entry and also blocked with rags. Screen and open up vents.

Note: Recommend vents be opened and defective vents be replaced for good crawl space ventilation and to prevent rodent entry.

DECK

2. Remove wood debris and other trash from under deck. Wood debris/paper products/etc are conducive to termites.
3. Bowing noted in step boards.
4. Outer band deck joist on left side of deck is not on poured footing to prevent settlement.
5. Deck not properly bolted to house band joist.

DRIVEWAYS /WALKS/PORCHES

1. Porch covered in carpet. Could not view surface of concrete.
2. Handicapped ramp installed. Exceeds one inch per foot rise to porch required for less force required to get wheelchair up ramp.

DRAINAGE/LANDSCAPING

1. Clean gutters of leaves and debris for maximum water drainage away from foundation. Pipe downspouts away from foundation.
3. Grade slopes toward foundation in areas. Slope grade away from foundation where practical to prevent water entry into crawl space.

Note: Cleaning gutters and piping downspouts away from foundation wall should help alleviate water entry into crawl space as noted under foundation section.

Thank you for your business,



Dayle R. Guffey
License #1429