

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the NC Home Inspector Licensure Board.



This inspection report prepared specifically for:

Gerald Jones
1216 Drivers Cr
Rocky Top, NC



Inspected by: **Thornell 2214**



Atlantic Inspection Service
Residential & Commercial Inspection Services
(252) 903-3977 | Eddie Thornell | License# 2214
1113 Hamilton Street | Roanoke Rapids, NC 27870

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PROPERTY / CLIENT INFORMATION

Report Date: 2/17/2009

Customer File # **02170902**
Buyers Agnt **Annette**
Buyer **Gerald Jones**
Address: **PO Box 25279**
Rocky Top, NC
Phone: **123 123 123**
Fax:
Email:

Inspection location: **1216 Drivers Cr**
Rocky Top, NC
Phone:
County: **Nash**
Area/Neighborhood:

Send report to:

Sub-division:

GENERAL INFORMATION

Main entry faces:
Estimated Age: **20-30**
Type Structure: **Single Family Home**
Stories: **1**
Type Foundation: **Crawl**
Soil condition:

Weather: **PARTLY CLOUDY** Temp: **50**
Date: **2/17/2009** Time: **10:08:30 PM**

Unit occupied: **no** Client present: **no**
Attendees:
General Overview

Any mark-outs and/or hand written notes on this report, unless initialled by the inspector, are not from the official report of the inspector.

This report is invalid for any real estate transactions or decisions regarding above property until inspection agreement is signed by client and/or representative and in possession of inspector.

Inspector:

Thornell 2214

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Deficiency Summary

Atlantic Inspection Service / 1113 Hamilton St. Roanoke Rapids, NC 27870

Ph# 252 903 3977

Insp Date: 2/17/2009

1216 Drivers Cr

File # 02170902

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This is the summary report only. The full report may contain additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract., contact your real estate agent or an attorney.

left and right is determined by facing home from street

ROOF

Debris on roof. Remove debris to extend roof life and avoid possible leaks.

GROUNDNS

Walkway: Cracking is evident. Seal cracks larger than the thickness of a dime to avoid further damage from moisture freezing.

Front Steps have cracks and/or gaps. Seal cracks and gaps to avoid moisture intrusion and subsequent damage from freezing.

HVAC

Compressor: Insulation has deteriorated at refrigerant line. Repair insulation to maintain efficiency of units.

1st floor unit did not operate. 2nd floor unit; emergency heat failed ot operate. Contact a HVAC contractor to check units.

Typical industry standard life for this type system is 15yrs. These units are 20 est yrs old. Contact a HVAC Contractor to evaluate systems.

Filters are dirty, replace filters.

KITCHEN

Ceiling and oven Lights did not operate. Replace bulb and/or repair fixture.

Open splice at dishwasher hook up. Shock & fire hazard. Contain in electrical junction box or remove circuit wire.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings than what is listed on this page.

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BATH

Master bath:

Light switch is damaged. Replace light switch.

Sink: 5 Lights failed to operate. Replace bulbs and/or repair fixture.

Shower: Light failed to operate. Replace bulbs and/or repair fixture.

Shower: Hot and cold supply lines to faucet are reversed. Repair plumbing as needed to avoid possible burn injury to uninformed user.

Toilet valve sticks. Repair valve.

Toilet flush is sluggish. Possible obstruction. Repair as needed to avoid flooding.

Hall bath:

Ceiling Light failed to operate. Replace bulbs and/or repair fixture.

Bath tub base is in need of recaulking to protect wall and floor from possible moisture damage.

Tub Faucet leaks at shaft. Repair as needed.

Toilet flush is sluggish. Possible obstruction. Repair as needed to avoid flooding.

1/2 bath:

Active leak from upstairs plumbing; water leaking from ceiling. Repair leak and ceiling as required.

INTERIOR ROOMS

Smoke detectors are old and operation is suspect. Replace detectors over 10 years old.

2nd floor rooms: Some minor cracking above the doors and windows is evident. Cannot determine if active on a one time visit. Monitor these cracks for possible activity.

Master bedroom:

Two Lights did not operate. Replace bulb and/or repair fixture.

Back and right wall receptacles tested not power. Repair receptacles as needed.

Front left bedroom:

One Light did not operate. Replace bulb and/or repair fixture.

Closet door is binding. Adjust door.

Front right bedroom:

One Light did not operate. Replace bulb and/or repair fixture.

Living room:

Front wall: Ground type receptacles have no ground. Shock hazard and possible equipment damage could occur. Repair receptacles or label "no ground"

Foyer left of door:

Area appears as past moisture damage. Area tested dry. Repair areas as needed.

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Den:

Light fixture missing.

Front left wall: Ground type receptacles have no ground. Shock hazard and possible equipment damage could occur. Repair receptacles or label "no ground"

Left wall receptacle is missing cover. Install cover.

Fireplace opening has soot or creosote build up and flue interiors are not inspected. Consult with a professional chimney sweep for service.

GARAGE

Garage door is off track: Repair door as needed.

Back wall: Open splice. Shock and fire hazard. Contain circuit wires in an electrical junction box or remove circuit wires.

ATTIC

Air handler drain pan has evidence of past constant condensation leakage from air handler. Contact a HVAC contractor to check unit.

FOUNDATION

Plumbing leak 5 ft in front of crawl space entrance. Repair leak as needed.

Moisture and/or wood destroying pest damage to sub floor, joist, girder and/or band joist at the following locations:

left of front door (ledger plate and band joist)

Have areas repaired and surrounding areas further evaluated for damage.

Contact a pest contractor for a full evaluation of wood destroying pest.

Near front door: Open splices and/or junction boxes with no covers. Shock, fire hazard.

All electrical splices should be contained in an approved sealed electrical enclosure. Repair as required.

Moisture / mildew stains on floor framing indicates that the area has experienced high humidity and poor ventilation during seasonal variations. Additional ventilation or other means of control are recommended. a Moisture barrier is in place but is brittle and cracking. Replace moisture barrier and monitor crawl space moisture levels.

There is some mold and/or mildew growing on the floor framing in various locations. This condition is common where high moisture conditions are present for a length of time. Any possible health effects related to mold growth are beyond the scope of this inspection. If you have respiratory problems and/or allergies and/or would like further evaluation contact a mold

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specialist.

Additional rooms added on the right side are supported by wood 4x4s over the existing garage floor. This type of floor system support may not meet current building codes. Contact the code inspector and/or a building contractor for further evaluation.

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Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	Acceptable	
2	Ventilation:	Acceptable	
3	Flashings:	Acceptable	
4	Skylights:	Not Present	
5	Chimneys:	Acceptable	
6	Gutter system:	Not Present	
7	:		
8	:		

INFORMATION

9	Main roof age: 10yr est	14	Ventilation: Combination Gable & Soffitt
10	Other roof age:	15	Chimney: Brick
11	Inspection method: Viewed from ground	16	Chimney flue: not inspected
12	Roof covering: Composite Shingle	17	Gutters: None
13	Roof layers: First		

ROOF COMMENTS

18 **Debris on roof. Remove debris to extend roof life and avoid possible leaks.**

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	See Comments	
2	Trim/fascias/soffits:	Acceptable	
3	Veneer:	Not Present	
4	Doors:	Acceptable	
5	Windows:	Acceptable	
6	Hose faucets:	Acceptable	
7	Electrical cable:	Acceptable	
8	Exterior electrical:	Acceptable	

INFORMATION

9	Siding type: Wood	13	Window type: Double Hung
10	Veneer type: None		
11	Trim/fascias type: Wood	14	Window material: Vinyl
12	Door type: Wood & Insulated Metal	15	Electric service cable: Buried

EXTERIOR COMMENTS

16 It is not possible to probe 100% of surface area of exterior walls, this is beyond the scope of this visual inspection. Due to this it is possible that small area/s of moisture damage may exist undetected.

Moisture damage to exterior is present at the following locations:
 near left front fascia at garage, chimney trim midway, lower wall at back & front porch roofs,
 Repair and/or replace as needed.

Various locations: Siding is loose and weathered at lower walls.

Some lights did not operate in the following locations:
 front porch (one), back right flood (one), right front flood, back porch (one)
 Replace bulbs and/or repair as needed.
 (Photocell and motion lights if present: These lights cannot not be tested during daylight hours. Consult seller on operation of these lights.)

One fan at back porch did not operate. Repair or replace unit.



Exterior
moisture damage near garage

EX2



Exterior
loose boards

EX8

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Acceptable	
2	Trees & shrubs:	Acceptable	
3	Walks & Steps:	See Comments	
4	Patio/porch:	Acceptable	
5	Driveway:	Acceptable	
6	Retaining walls:	Not Present	
7	Deck:	Not Present	
8	:		

INFORMATION

9	Walks & Steps: concrete and brick	13	Porch: concrete and brick
10	Patio: none	14	Location: Front
11	Location:	15	Retaining walls:
12	Driveway: Concrete	16	Sea walls:

GROUNDS & DRAINAGE COMMENTS

17 Detached structures, pools and sprinkler systems are not inspected.

Walkway: Cracking is evident. Seal cracks larger than the thickness of a dime to avoid further damage from moisture freezing.

Front Steps have cracks and/or gaps. Seal cracks and gaps to avoid moisture intrusion and subsequent damage from freezing.



**Grounds & Drainage
cracks & gaps at front steps**

GD3

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	See Comments	
2	Heating operation:	See Comments	
3	System back-up:	See Comments	
4	Exhaust system:	Acceptable	
5	Distribution:	Acceptable	
6	Fuel Tank:	Not Present	
7	Fuel Lines:	Not Present	
8	Heat Exchanger:	Not Inspected	
9	Humidifier:	Not Present	
10	Filter:	See Comments	

INFORMATION

11	# Heating Units: 2	18	# Cooling Units: 2
12	Heating Types: Forced Air	19	A/C Types: Electric Central Air
13	Heating Ages: 20 est years	20	A/C age: same as heat
14	Heating Fuels: Electric	21	Filter: Disposable Media
15	Distribution: Ductwork	22	
16	Duct Insulation Type: Fiberglass	23	
17	Gas Shutoff Location:		

HEATING & COOLING COMMENTS

- 24 **Stand alone heating and cooling units are not inspected. Central systems only are inspected. If no central heating system exist the main heating system will be inspected unless otherwise specified.**
Did not operate air conditioner at time of inspection as ambient air temperature was too low to operate safely and inspect properly.
- Units are heat pumps**
- Compressor: Insulation has deteriorated at refrigerant line. Repair insulation to maintain efficiency of units.**
- 1st floor unit did not operate. 2nd floor unit; emergency heat failed ot operate. Contact a HVAC contractor to check units.**
- Typical industry standard life for this type system is 15yrs. These units are 20 est yrs old. Contact a HVAC Contractor to evaluate systems.**
- Filters are dirty, replace filters.**



HVAC
compressor units

HC4

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Acceptable	
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	Not Present	
6	Septic system:	Not Present	
7	Water heater:	Acceptable	
8	TPR Valve:	Acceptable	

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Plastic	15	Septic location:	
11	Pipe insulation type:	None	16	Waste/vent pipes:	Plastic
12	Water shutoff location:	at meter	17	DHW Manufacturer:	
13	Well location:		18	DHW gallons:	66
			19	DHW Fuel Type:	Electric
				DHW Age:	Unknown years

PLUMBING COMMENTS

20 Plumbing servicing detached structures is not inspected. Wells and/or septic systems if applicable are not inspected.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	Acceptable	
2	Ground:	Acceptable	
3	GFCI:	Acceptable	
4	Amperage:	Acceptable	
5	Wiring:	Acceptable	
6	:		
7	:		
8	:		

INFORMATION

9	Amps: 200		14 Branch circuit wiring: Copper
10	Volts: 120/240		15 Grounding: Exterior Ground Rod
11	Main box location: laundry		16 Ground fault protection at: Baths, kitchen & exterior
12	Main Disconnect: same		17 Main box type: Breakers
13	Main service conductor: Aluminum		18 Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

- 19 **Low voltage, alarm system, audio, video and communication wiring and/or components are not considered part of the main electrical system and therefore are not inspected.**
Wiring exiting the home to service detached structures is not inspected.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1	Walls/ceiling/floor:	Acceptable	
2	Doors & windows:	Acceptable	
3	Heating & cooling:	Acceptable	
4	Cabinets/shelves:	Acceptable	
5	Sink plumbing:	See Comments	

APPLIANCES			
6	Disposal:	Acceptable	
7	Dishwasher:	Not Present	
8	Trash compactor:	Not Present	
9	Exhaust fan:	Acceptable	
10	Microwave:	Not Present	
11	Refrigerator :	Not Present	
12	:		
13	Range/oven:	Acceptable	
14	Gas or electric?	Electric	

LAUNDRY			
15	Walls/ceiling/floor:	Acceptable	
16	Doors & windows:	Acceptable	
17	Washer plumbing:	Acceptable	
18	Sink plumbing:	Not Present	
19	Cabinets/shelves:	Acceptable	
20	Heating & cooling:	Acceptable	
21	Dryer vent:	Acceptable	
22	:		
23	:		
24	Dryer service:	Acceptable	
25	Gas or electric?	Electric	

KITCHEN AND LAUNDRY COMMENTS

- 26 **All appliances inspected on/off only.**
Performance of laundry plumbing is not tested or confirmed.
Sink plumbing not fully tested due to leaking dishwasher supply line prohibits running water to sink.
- Ceiling and oven Lights did not operate. Replace bulb and/or repair fixture.**
- Open splice at dishwasher hook up. Shock & fire hazard. Contain in electrical junction box or remove circuit wire.**

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Walls, ceiling, floor:	See Comments	
2	Doors & windows:	Acceptable	
3	Heating & cooling:	Acceptable	
4	Cabinets & counter:	Acceptable	
5	Vents:	Acceptable	
6	Sinks:	Acceptable	
7	Toilets:	See Comments	
8	Tubs:	See Comments	
9	Showers:	See Comments	
10	:		

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 2 13 # of 3/4 baths: 0

BATHROOM COMMENTS

- 14 **Master bath:**
 Light switch is damaged. Replace light switch.
 Sink: 5 Lights failed to operate. Replace bulbs and/or repair fixture.
 Shower: Light failed to operate. Replace bulbs and/or repair fixture.
 Shower: Hot and cold supply lines to faucet are reversed. Repair plumbing as needed to avoid possible burn injury to uninformed user.
 Toilet valve sticks. Repair valve.
 Toilet flush is sluggish. Possible obstruction. Repair as needed to avoid flooding.
- Hall bath:**
 Ceiling Light failed to operate. Replace bulbs and/or repair fixture.
 Bath tub base is in need of recaulking to protect wall and floor from possible moisture damage.
 Tub Faucet leaks at shaft. Repair as needed.
 Toilet flush is sluggish. Possible obstruction. Repair as needed to avoid flooding.
- 1/2 bath:**
 Active leak from upstairs plumbing; water leaking from ceiling. Repair leak and ceiling as required.



Bathroom
stains at 1/2 bath ceiling

B7

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	See Comments		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Wet bar:	Not Present		
6 Fireplc/woodstove:	See Comments		
7 Smoke detectors:	See Comments		
8 CO detectors:	Not Present		
9 Stairs/balcony/rails:	Acceptable		
10 :			

INFORMATION

11 Rooms inspected:

Bedrooms #: 4

Dining Room

Entranceway

Living Room

12 Walls & ceilings: Sheet Rock

13 Floors: Carpet, vinyl, tile

14 Number of wet bars: 0

15 Number of fireplaces/woodstoves: 1

INTERIOR ROOM COMMENTS

16 2 rooms on right side of home unfinished.

Due to insert; interior of fireplace was not inspected.

Smoke detectors are old and operation is suspect. Replace detectors over 10 years old.

2nd floor rooms: Some minor cracking above the doors and windows is evident. Cannot determine if active on a one time visit. Monitor these cracks possible activity.

Master bedroom:

Two Lights did not operate. Replace bulb and/or repair fixture.

Back and right wall receptacles tested not power. Repair receptacles as needed.

Front left bedroom:

One Light did not operate. Replace bulb and/or repair fixture.

Closet door is binding. Adjust door.

Front right bedroom:

One Light did not operate. Replace bulb and/or repair fixture.

Living room:

Front wall: Ground type receptacles have no ground. Shock hazard and possible equipment damage could occur. Repair receptacles or label "no ground"

Foyer left of door:

Area appears as past moisture damage. Area tested dry. Repair areas as needed.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Acceptable	
2	Walls:	Acceptable	
3	Eaves:	Acceptable	
4	Electrical:	See Comments	
5	Gutters:	Acceptable	

INTERIOR

6	Walls/ceiling/floor:	Acceptable	
7	Firewall/firedoor:	Not Present	
8	Doors & windows:	Acceptable	
9	Garage doors:	See Comments	
10	Door openers:	See Comments	
11	Electrical:	See Comments	
12	Heating & cooling:	Not Present	

INFORMATION

EXTERIOR

13	Location:	Attached garage - same as house
14	Roof covering:	same as house
15	Roof age:	
16	Gutters:	

INTERIOR

17	Walls & ceilings:	Unfinished
18	Floors:	Concrete
19	Garage door:	

GARAGE & CARPORT COMMENTS

20 Detached garages and/or carports are not inspected.

Garage door is off track: Repair door as needed.

Back wall: Open splice. Shock and fire hazard. Contain circuit wires in an electrical junction box or remove circuit wires.



Garage & Carport
garage door of tracks

GC6

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	See Comments	
2	Framing:	Acceptable	
3	Sheathing:	Acceptable	
4	Insulation:	Acceptable	
5	Ventilation:	Acceptable	
6	Exposed wiring:	Not Present	
7	Plumbing vents:	Acceptable	
8	Chimney & flues:		
9	Vapor Retarder:	Not Present	
10	:		

INFORMATION

11	# of Attic areas: 1	14	Framing: Conventional
12	Access locations: Hallway	15	Sheathing: Plywood
13	Access by: Disappearing Stairway	16	Insulation: Cellulose

ATTIC COMMENTS

- 17 Attic inspection limited due to incomplete flooring which does not permit access to all areas.
Attic inspection limited due to no flooring. Attic viewed from entrance.

Air handler drain pan has evidence of past constant condensation leakage from air handler. Contact a HVAC contractor to check unit.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Type foundation: Crawl			
1	Access:	Acceptable	
2	Foundation walls:	Acceptable	
3	Floor framing:	See Comments	
4	Insulation:	Acceptable	
5	Ventilation:	See Comments	
6	Sump pump:	Not Present	
7	Dryness/drainage:	See Comments	
8	Floor/Slab:	Not Present	
9	Vapor Retarder:	See Comments	
10	:		

INFORMATION

11	Foundation walls: Brick	14	Beams: wood
12	Floors: Dirt	15	Piers: Block
13	Joist: " x " with 16 " on center spacing	16	Sub Floor: Particle Board
		17	Insulation: Batting Between Joists

FOUNDATION COMMENTS

- 18
- Crawl space inspection limited due to low clearance which does not permit access to all areas.**
- Due to floor insulation: It is not possible to probe 100% of floor framing, this is beyond the scope of this visual inspection. It is possible that small area/s of damage may exist undetected.**
- This home has past evidence of wood destroying pest. Due to the nature of most wood destroying pest damaging wood from the inside out, it is very difficult to determine if damage has occurred or how extensive the damage is. This is beyond the scope of this visual inspection. If you would like further evaluation of the floor system and walls contact a structural engineer or licensed contractor.**
- Plumbing leak 5 ft in front of crawl space entrance. Repair leak as needed.**
- Moisture and/or wood destroying pest damage to sub floor, joist, girder and/or band joist at the following locations:
left of front door (ledger plate and band joist)
Have areas repaired and surrounding areas further evaluated for damage.
Contact a pest contractor for a full evaluation of wood destroying pest.**
- Near front door: Open splices and/or junction boxes with no covers. Shock, fire hazard.
All electrical splices should be contained in an approved sealed electrical enclosure. Repair as required.**
- Moisture / mildew stains on floor framing indicates that the area has experienced high humidity and poor ventilation during seasonal variations. Additional ventilation or other means of control are recommended. a Moisture barrier is in place but is brittle and cracking. Replace moisture barrier and monitor crawl space moisture levels.**
- There is some mold and/or mildew growing on the floor framing in various locations. This condition is common where high moisture conditions are present for a length of time. Any possible health effects related to mold growth are beyond the scope of this inspection. If you have respiratory problems and/or allergies and/or would like further evaluation contact a mold specialist.**
- Additional rooms added on the right side are supported by wood 4x4s over the existing garage floor. This type of floor system support may not meet current building codes. Contact the code inspector and/or a building contractor for**



Foundation
right room addition supports

F5