

Inspection Report



Mr. / Mrs. Home Buyer

Property Address

123 Your Street
Hometown NC 28000



Patriot Home Inspections Inc.

439 Westwood Shopping Center, PMB 152, Fayetteville NC 28314

Main: (910) 584-7535 Fax: (801) 207-5451

Email: byron.ling@patriothiweb.com

Web Address: www.patriothiweb.com

Inspected By: Byron Ling NCHIL #2838

Byron Ling

Table of Contents

[Cover Page..... 1](#)

[Table of Contents..... 2](#)

[Invoice..... 3](#)

[Summary..... 4](#)

[Intro Page 10](#)

[1 Roofing..... 12](#)

[2 Exterior..... 13](#)

[3 Garage / Carport 22](#)

[4 Interiors 24](#)

[5 Structural Components 28](#)

[6 Plumbing System..... 32](#)

[7 Electrical System 36](#)

[8 Heating / Central Air Conditioning40](#)

[9 Ventilation 42](#)

[10 Built-In Kitchen Appliances 45](#)



INVOICE

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Inspected By: Byron Ling

Inspection Date: 10/15/2015
Report ID:

Customer Info:	Inspection Property:
Mr. / Mrs. Home Buyer	123 Your Street Hometown NC 28000
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 to 3,000	350.00	1	350.00
Additional fee for homes between 20-39 yrs old	25.00	1	25.00
			Tax \$0.00
			Total Price \$375.00

Payment Method: Credit Card
Payment Status: Paid
Note: Thank you

Summary



Patriot Home Inspections Inc.
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The following items or discoveries indicate that these systems or components **are not functioning as intended, adversely affects the habitability of the dwelling or warrant either subsequent examination or further investigation by a qualified specialist**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report/summary be further evaluated/reviewed and repaired as deemed appropriate by the properly qualified or licensed tradesman/contractor/professional prior to closing. Further evaluation prior to closing is recommended so that the properly qualified or licensed professional can evaluate/review our concerns further and evaluate the entire remainder of the deficient system, fixture, appliance and or component for additional concerns that may be outside the scope of our home inspection and have repairs made as deemed appropriate prior to closing.

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.



Repair or Replace

2.0 Wall Cladding, Flashing and Trim

Inspected

(1) There were one or more large holes in the siding at the front left side of home and a damaged piece of siding along the roofline at the front right side of home. These conditions can result in water penetration behind the siding, resulting in damage to the underlying components. Recommend that a qualified contractor repair as needed.

(2) Moisture damage/decay was found in the siding and trim at or around the rear entry door. Because of the extent of deterioration it is possible for some framing to be deteriorated. Recommend that a qualified contractor evaluate and repair as needed.

2.1 Doors (Exterior)

Inspected

(2) The front entry door was catching on the threshold making it somewhat difficult to operate. Recommend that a qualified person repair as needed.

2.2 Windows

Inspected

Moisture damage/decay was found in the wood sills and trim at one or more windows around the home. The wall and floor sheathing in the crawlspace under the master bedroom and dining room areas revealed water stains indicating that water is entering the wall structure. Because of the extent of deterioration and water penetration it is possible for some framing to be deteriorated. Recommend that a qualified contractor evaluate and repair as needed.

2.3 Attached Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

(1) The brick steps at the front of home have separated and settled at one or more of the mortar joint. Water can enter the structure and cause further deterioration due to freeze-thaw cycles. Recommend that a qualified contractor repair as needed.

(2) Perimeter bench seating was installed at the deck where walking surfaces were more than 30 inches above the surrounding grade. Bench seating is not a safe substitute for standard guardrails, and is a potential fall hazard. Gaps in such seating often allow small children to climb underneath and fall. People sitting or standing on benches may also fall. The clients should at least be aware of this hazard, especially if small children are present. Recommend having a qualified contractor repair as necessary to eliminate fall hazards around bench seating.

(3) Guardrails at the front entry stoop where drop-offs were higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Safe building practices dictate that guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter. Recommend that a qualified contractor repair guardrails per standard building practices.

(4) The stairway for the deck is open or not guarded by a rail to prevent possible falls along the high side adjacent to the deck body. Recommend that a qualified contractor be consulted to make necessary repairs to ensure safe access and egress.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)

Inspected

(3) Cracks, settlement and heaving resulting in trip hazards were found in the concrete driveway and brick walkway. For safety reasons, recommend that a qualified contractor repair as needed.

3.2 Garage Floor

Inspected

The changing of paved surfaces has created a potential trip hazard at the garage pedestrian door. At a minimum, be aware of this hazard, especially when guests who are not familiar with the home are present. Recommend that a qualified contractor repair as needed.

3.3 Garage Door (s)

Inspected

(1) The garage vehicle and pedestrian doors were not sealing or closing tight at their openings and/or floor (daylight revealed). Vermin and insects can enter the garage as a result. Recommend that a qualified contractor or person repair as needed.

(2) The extension springs supporting the garage vehicle doors had no safety containment cables installed. These cables prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices.

3.4 Occupant Door (from garage to inside of home)

Inspected

The occupant door from inside the garage to inside the home does not meet modern firewall requirements. This means that should a fire occur in the garage, the occupant door does not afford adequate protection until fireman arrive. For safety reasons, I recommend that a qualified contractor or person replace this door with a fire rated door.

4.2 Floors

Inspected

The changing of flooring materials has created potential tripping hazards in one or more areas. At a minimum, be aware of this hazard, especially when guests who are not familiar with the home are present. Recommend that a qualified contractor repair per standard building practices.

4.3 Steps, Stairways, Balconies and Railings

Inspected

(1) The handrails at the basement and second story steps were too low. This is a potential fall hazard. Safe building practices dictate that handrail height should be no lower than 34 inches above tread nosing. Recommend that a qualified contractor repair per standard building practices.

4.4 Counters and Cabinets (representative number)

Inspected

The cabinet doors were missing and/or removed from the hinge hardware at the family room entertainment center. Recommend that a qualified person repair or correct as needed.

4.5 Doors (representative number)

Inspected

The laundry closet door (on right) was catching on a screw in the track hardware and the closet door in the upstairs master bath (on right) was rubbing the jamb when closing making them difficult to operate. Recommend that a qualified person repair as needed.

4.6 Windows (representative number)

Inspected

(1) One of the window panes was damaged in the family room. Damaged glass should be replaced to prevent injury. Recommend that a qualified contractor perform the work involved.

(2) One of the dining room windows fell out of the opening when operated. This windows should not be used until repaired by a qualified contractor.

(3) The following defects were noted at one or more of the windows throughout the home. Windows were painted or stuck shut (inoperable), had crank hardware that was missing parts or did not function when tested and/or had failed seals between multi-pane glass based on condensation or stains between the panes. Recommend that a qualified contractor evaluate and repair as needed.

5.5 Roof Structure and Attic

Inspected

(2) The attic access door was not insulated. This will cause unnecessary heat loss in winter and heat gain in summer, and increase energy costs for the property. Recommend installing insulation as necessary and per current standards for better energy efficiency.

6.0 Plumbing Drain, Waste and Vent Systems

Inspected

(2) The toilets in both the upstairs master baths were loose where they attached to the floor. Leaks can occur as a result. Recommend that a qualified plumber or person repair as needed.

(3) The toilet in the upstairs master bath (on right) ran water continuously and the flush valve linkage was corroded to the point where it became disconnected from the flush valve (unable to flush toilet). Significant amounts of water can be lost through such leaks. Recommend that a qualified plumber or person repair or replace components as needed.

(4) The stop valves were damaged and/or missing at both the upstairs master bathtubs. The tubs are unable to hold water as a result. Recommend that a qualified plumber or person repair or install stop valves as needed and per standard building practices.

6.1 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected

(1) The control knobs for one or more of the exterior hose faucets were stripped and/or stuck shut and could not be opened (inoperable). Recommend that a qualified plumber or person repair as needed.

(2) The towel bar was missing at the upstairs master bathtub (on right). This can result in water penetration behind the tub, resulting in damage to the wall and floor framing components. Recommend that a qualified contractor or person install towel bar per standard building practices.

(3) The vacuum breakers for the exterior hose faucets were missing and/or leaking when the faucet was turned on. Vacuum breakers are designed to prevent water in the hose from moving back into the water supply if the water

pressure in the home was to drop. Recommend that a qualified plumber repair or install vacuum breakers as needed and per standard building practices.

7.0 Service Entrance Conductors

Inspected

The Service Entrance Conductors were exposed where they entered the electrical meter box. Service Entrance Conductors are required to be placed inside piping for protection. Recommend that a qualified electrician repair per standard building practices.

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

(1) The legend for circuit breakers in the main panel was missing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

(2) One or more circuit breakers in the main panel was of a brand different from the panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock hazard. For safety reasons, I recommend correction by a qualified electrician.

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected

(1) The fuses for the HVAC package unit were oversized in the electrical quick disconnect box. This can cause damage to the unit if it was to become overloaded. Recommend that a qualified electrician replace oversized fuses with the appropriate size noted on the manufacturer data plate.

(2) Cover plates for receptacle (outlet) in the upstairs master bath (on left) and junction box in the crawlspace were missing. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates.

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

(3) One or more light fixtures were missing bulbs and/or inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by installing or replacing bulbs. If replacing bulbs doesn't work, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

(4) The dimmer switches for the dining room light fixture and the light fixture over the family room sink were not dimming the lights. Recommend that a qualified electrician or person repair as needed.

(5) One of the switches in the downstairs master bath was worn. The light controlled by the switch was powered intermittently and/or if the switch was wiggled. This switch can overheat or arc and spark due to a loose connection. This is a potential fire hazard. Recommend that a qualified electrician replace worn switch as necessary.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

The ground fault circuit interrupter (GFCI) receptacle (outlet) in the garage wouldn't trip with a test instrument. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

7.8 Carbon Monoxide Detectors

Not Present

This property has one or more fuel burning appliances and no carbon monoxide alarms are visible. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions for occupant safety.

8.6 Gas/LP Firelogs and Fireplaces

Not Inspected

Note: The glass doors on the fireplace enclosure were locked or stuck shut, unable to access and inspect the firelog insert, firebox, damper assembly or interior of the chimney flue. Recommend that a full evaluation be made by a qualified person when conditions have been corrected.

9.1 Insulation Under Floor System

Inspected

The subfloor insulation has come loose and/or is missing at various areas throughout the crawl space. This will cause unnecessary heat loss in winter and heat gain in summer, and increase energy costs for the property. Recommend that a qualified contractor or person repair or correct as needed and per standard building practices.

9.3 Ventilation of Attic and Foundation Areas**Inspected**

(1) One or more of the crawlspace vent doors were disconnected from their hinges and could not be opened. This restricts ventilation in the crawl space and can result in increased levels of moisture inside. Recommend that a qualified person repair as needed.

(2) The gable vent screen at the front of home was damaged. Recommend that a qualified contractor or person repair or replace screen as needed to prevent intrusion of birds and any other type of vermin.

9.4 Venting Systems (Kitchens, Baths and Laundry)**Inspected**

(1) The clothes dryer exhaust duct was terminating in the crawl space. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified contractor or person repair per standard building practices.

(2) The exhaust fan in the upstairs master bath (on left) did not function when tested and was missing its cover. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified contractor repair or replace as needed.

10.0 Dishwasher**Inspected**

The dishwasher is not properly anchored/screwed to the under side of the cabinet/countertop. The dishwasher should be re-leveled while the unit is anchored/attached. Recommend that a qualified person perform the work involved.

**Investigate Further****2.1 Doors (Exterior)****Inspected**

(3) The interior of the rear entry door revealed water stains indicating leaks did or still exist. Due to the lack of heavy rainfall, I am unable to determine if the leaks still exist. Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.

4.0 Ceilings**Inspected**

The sheetrock on the garage and upstairs master bath ceilings revealed water stains indicating leaks did or still exist. Due to lack of heavy rainfall and the house not being lived in for an extended period of time, I am unable to determine if the leaks still exist. Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.

4.3 Steps, Stairways, Balconies and Railings**Inspected**

(2) I was unable to verify that the glass used in one or more hand/guard rails was approved safety glass. Glazing located in areas subject to human impact that is not approved safety glass is a safety hazard. Standard building practices require that approved safety glass be used in all railings by a walking surface. Recommend that a qualified contractor evaluate and replace glass if necessary, and per standard building practices.

4.6 Windows (representative number)**Inspected**

(4) I was unable to verify that the glass used in one or more windows was approved safety glass where required. Window glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in but not limited to the following conditions:

- Windows with a pane larger than 9 square feet, with a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor and within 36 inches, horizontally, of a walking surface

- Windows that are both within a 24-inch arc of a door and within 60 inches of the floor
- Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways, where the bottom edge of the glass is less than 60 inches above the floor

Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2-inch-wide protective bar on the accessible side of the glass, placed 34-38 inches above the floor, can serve as an acceptable substitute for safety glass. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

Although the grading around the home appeared to be acceptable, there was evidence of water intrusion based on moisture stains observed on the foundation walls and concrete slab in the crawlspace and garage. Water intrusion can affect the foundation of the home or cause deterioration and excessive moisture on building components over the life of the home if not corrected. Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.

5.3 Floors (Structural)

Inspected

A previous repair was observed at one of the floor trusses under the master bath area. Any repairs should be supported by an engineering letter for documentation. Recommend asking the seller about this and/or consulting an engineer to review the truss repair and ensure repair specifications were satisfied.

5.5 Roof Structure and Attic

Inspected

(3) The roof framing located in the attic over the family room was supported by a wood header supported by a bearing point created by a notch in the main roof truss post. The connection points show evidence of possible compression or movement. Recommend that the header support and I joist installation be evaluate and repaired if deemed necessary by a qualified contractor to ensure the stability of the roof system.

6.1 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected

(4) Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution 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 piping in this house has copper fittings fittings. You may wish to have the plumbing system evaluated by a licensed plumbing contractor. (This statement is recommended inspection report language by the N.C. Home Inspector Licensure Board).

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

(6) There were one or more switches throughout the home that did not appear to operate anything. Recommend asking the property owner about this and/or having a qualified electrician evaluate and repair if necessary.

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Date: 10/15/2015	Time: 02:00 PM	Report ID:
Property: 123 Your Street Hometown NC 28000	Customer: Mr. / Mrs. Home Buyer	Real Estate Professional:

Standards of Practice:

North Carolina

Property Status:

Occupied

In Attendance:

Inspector Only

Type of building:

Single Family (2 story)

Approximate age of building:

Over 20 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or unit in this category were shut down, disconnected or de-energized or were inaccessible or improper conditions for inspecting were encountered at time of the inspection. Inspector will state a reason for not inspecting.

Not Present (NP) = This item, component or unit does not exist or was visually concealed at time of the inspection.

Repair = The item, component or unit is not functioning as intended, needs repair or servicing to correct a problem or adversely affects the habitability of the dwelling. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Investigate = Refers to a system or component that needs additional investigation by a qualified specialist to determine if repairs are needed.

SCOPE OF A PROPERTY INSPECTION

The purpose of a property inspection is to find out if there are any MAJOR problems with any of the structural or mechanical systems of the property, which could significantly affect the value of the property. As your inspector goes through his procedure to discover any major problems, he will uncover many minor problems. We make no claim we can find all the minor problems, but all those we observe will be on the report, whether major or minor. The purpose of the home inspection is NOT to identify each and every maintenance task.

Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does

not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, mildew, fungi, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. The inspection performed is a visual inspection only and does not contemplate or involve the dismantling or moving of any object, furnishings or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

Trees are not part of the general home inspection unless these are likely to adversely affect the building. Some/all electrical outlets, HVAC vents, and windows may not be tested due to access being denied by furniture or personal belongings of the current property owner in all rooms. Stored items restrict viewing of all closet interior and sink areas. We are not required to enter un-floored attic areas, evaluate the condition or presence of storm windows, doors, screens, storm shutters, awnings or any other seasonal accessories, or determine their functional efficiency. Intercoms, security systems, built-in vacuums, lawn sprinklers, internal furnace combustion systems, fuel/oil tanks and water conditioning equipment are not inspected or evaluated.

Buyer is responsible to verify the home is on public or private water/sewer. All directions are based upon the view standing in front of and looking at the front of the property. Special note: all conditions and findings might not have been revealed or documented within this inspection process. It is recommended that any findings that have not been revealed or documented be repaired or further evaluated prior to closing. Any/all photos included are considered to be part of the summary/report to help you to better understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences. Cosmetic issues are not part of the general property inspection. We recommend the buyer do repeated walk through's to determine cosmetic issues in need of repair.

Patriot Home Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc, this property will be no exception. It is suggested that you budget for regular maintenance/repairs.

Based on the nature of the findings, every effort has been made to provide a comprehensive overview relative to this structure. However, minor details may have been inadvertently overlooked. We sincerely regret any inconvenience these oversight's may cause.

1. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:		Viewed roof covering from:		Chimney (exterior):	
Architectural		Ground		Brick	
Asphalt/Fiberglass		Binoculars			
		IN	NI	NP	
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems			•	
		IN	NI	NP	

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

- 1.0 Note:** The roofing surface and flashing were viewed from the ground with binoculars due to height and pitch of the roof. Some of the areas were not visible due to angle of viewing.
- 1.1 Note:** Limited visibility of flashing due to roofing and wall cladding materials blocking view.
- 1.2 Note:** The chimney was viewed from the ground with binoculars due to height and pitch of the roof. The chimney crown, rain cap and spark arrester were not visible due to angle of viewing.
- 1.3 Note:** Gutters not present. It is recommended that you install gutters and drain lines so as to help direct water away from the foundation (this is a recommended upgrade/improvement only).

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Wood

Trim/Soffit/Fascia Materials:

Wood

Exterior Entry Doors:

Wood

Appurtenance:

Sidewalk

Deck

Driveway:

Concrete

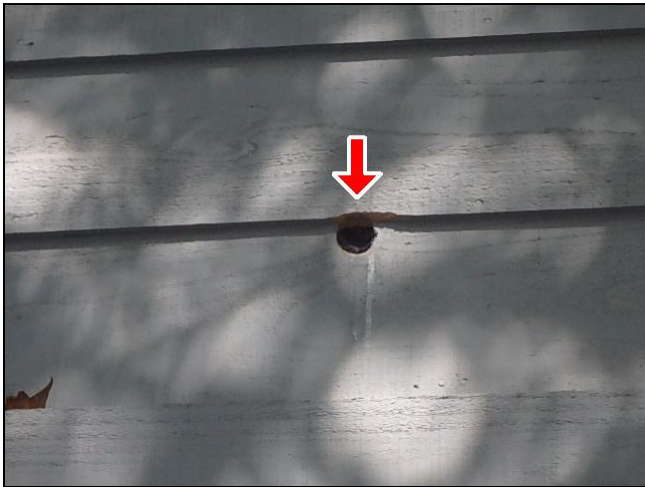
		IN	NI	NP
2.0	Wall Cladding, Flashing and Trim	•		
2.1	Doors (Exterior)	•		
2.2	Windows	•		
2.3	Attached Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•		
2.4	Vegitation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)	•		
2.5	Eaves, Soffits and Fascias	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:



2.0 (1) There were one or more large holes in the siding at the front left side of home and a damaged piece of siding along the roofline at the front right side of home. These conditions can result in water penetration behind the siding, resulting in damage to the underlying components. Recommend that a qualified contractor repair as needed.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 (2) Moisture damage/decay was found in the siding and trim at or around the rear entry door. Because of the extent of deterioration it is possible for some framing to be deteriorated. Recommend that a qualified contractor evaluate and repair as needed.



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6

2.1 (1) Note: There was no key for the garage pedestrian door, unable to test operation.



2.1 (2) The front entry door was catching on the threshold making it somewhat difficult to operate. Recommend that a qualified person repair as needed.



2.1 (3) The interior of the rear entry door revealed water stains indicating leaks did or still exist. Due to the lack of heavy rainfall, I am unable to determine if the leaks still exist. Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.



2.1 Picture 1



2.1 Picture 2



2.2 Moisture damage/decay was found in the wood sills and trim at one or more windows around the home. The wall and floor sheathing in the crawlspace under the master bedroom and dining room areas revealed water stains indicating that water is entering the wall structure. Because of the extent of deterioration and water penetration it is possible for some framing to be deteriorated. Recommend that a qualified contractor evaluate and repair as needed.



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3



2.2 Picture 4



2.2 Picture 5



2.2 Picture 6



2.2 Picture 7



2.3 (1) The brick steps at the front of home have separated and settled at one or more of the mortar joint. Water can enter the structure and cause further deterioration due to freeze-thaw cycles. Recommend that a qualified contractor repair as needed.



2.3 Picture 1



2.3 Picture 2



2.3 (2) Perimeter bench seating was installed at the deck where walking surfaces were more than 30 inches above the surrounding grade. Bench seating is not a safe substitute for standard guardrails, and is a potential fall hazard. Gaps in such seating often allow small children to climb underneath and fall. People sitting or standing on benches may also fall. The clients should at least be aware of this hazard, especially if small children are present. Recommend having a qualified contractor repair as necessary to eliminate fall hazards around bench seating.



2.3 Picture 3



2.3 Picture 4



2.3 (3) Guardrails at the front entry stoop where drop-offs were higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Safe building practices dictate that guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter. Recommend that a qualified contractor repair guardrails per standard building practices.



2.3 Picture 5



2.3 Picture 6



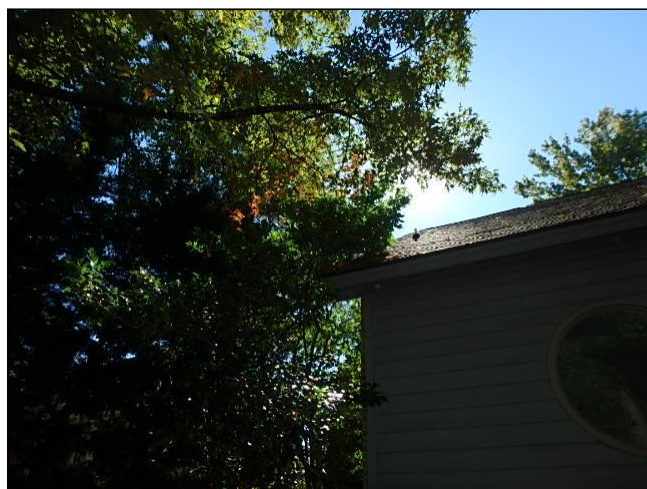
2.3 (4) The stairway for the deck is open or not guarded by a rail to prevent possible falls along the high side adjacent to the deck body. Recommend that a qualified contractor be consulted to make necessary repairs to ensure safe access and egress.



2.3 Picture 7

2.4 (1) Note: The retaining wall at the front of home may need guardrails with proper picket spacing to prevent children from falling.

2.4 (2) Note: Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds. It is recommended that you have a qualified tree service contractor or person trim back the trees as necessary.



2.4 Picture 1



2.4 Picture 2



2.4 (3) Cracks, settlement and heaving resulting in trip hazards were found in the concrete driveway and brick walkway. For safety reasons, recommend that a qualified contractor repair as needed.



2.4 Picture 3



2.4 Picture 4

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage / Carport



Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
Two automatic	Wood	LIFT-MASTER

		IN	NI	NP
3.0	Garage Ceilings	•		
3.1	Garage Walls (Including Firewall Separation)	•		
3.2	Garage Floor	•		
3.3	Garage Door (s)	•		
3.4	Occupant Door (from garage to inside of home)	•		
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:



3.2 The changing of paved surfaces has created a potential trip hazard at the garage pedestrian door. At a minimum, be aware of this hazard, especially when guests who are not familiar with the home are present. Recommend that a qualified contractor repair as needed.



3.3 (1) The garage vehicle and pedestrian doors were not sealing or closing tight at there openings and/or floor (daylight revealed). Vermin and insects can enter the garage as a result. Recommend that a qualified contractor or person repair as needed.



3.3 Picture 1



3.3 Picture 2



3.3 Picture 3



3.3 (2) The extension springs supporting the garage vehicle doors had no safety containment cables installed. These cables prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices.



3.4 The occupant door from inside the garage to inside the home does not meet modern firewall requirements. This means that should a fire occur in the garage, the occupant door does not afford adequate protection until fireman arrive. For safety reasons, I recommend that a qualified contractor or person replace this door with a fire rated door.

4. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock
Paneling
Wallpaper
Tile

Floor Covering(s):

Carpet
Hardwood T&G
Tile

Interior Doors:

Hollow core
Raised panel

Window Types:

Thermal/Insulated
Wood

Cabinetry:

Wood
Laminate

Countertop:

Solid surface

		IN	NI	NP
4.0	Ceilings	•		
4.1	Walls	•		
4.2	Floors	•		
4.3	Steps, Stairways, Balconies and Railings	•		
4.4	Counters and Cabinets (representative number)	•		
4.5	Doors (representative number)	•		
4.6	Windows (representative number)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

4.0 The sheetrock on the garage and upstairs master bath ceilings revealed water stains indicating leaks did or still exist. Due to lack of heavy rainfall and the house not being lived in for an extended period of time, I am unable to determine if the leaks still exist. Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3



4.2 The changing of flooring materials has created potential tripping hazards in one or more areas. At a minimum, be aware of this hazard, especially when guests who are not familiar with the home are present. Recommend that a qualified contractor repair per standard building practices.



4.3 (1) The handrails at the basement and second story steps were too low. This is a potential fall hazard. Safe building practices dictate that handrail height should be no lower than 34 inches above tread nosing. Recommend that a qualified contractor repair per standard building practices.



4.3 (2) I was unable to verify that the glass used in one or more hand/guard rails was approved safety glass. Glazing located in areas subject to human impact that is not approved safety glass is a safety hazard. Standard building practices require that approved safety glass be used in all railings by a walking surface. Recommend that a qualified contractor evaluate and replace glass if necessary, and per standard building practices.



4.4 The cabinet doors were missing and/or removed from the hinge hardware at the family room entertainment center. Recommend that a qualified person repair or correct as needed.



4.4 Picture 1



4.5 The laundry closet door (on right) was catching on a screw in the track hardware and the closet door in the upstairs master bath (on right) was rubbing the jamb when closing making them difficult to operate. Recommend that a qualified person repair as needed.



4.6 (1) One of the window panes was damaged in the family room. Damaged glass should be replaced to prevent injury. Recommend that a qualified contractor perform the work involved.



4.6 Picture 1



4.6 (2) One of the dining room windows fell out of the opening when operated. This windows should not be used until repaired by a qualified contractor.



4.6 (3) The following defects were noted at one or more of the windows throughout the home. Windows were painted or stuck shut (inoperable), had crank hardware that was missing parts or did not function when tested and/or had failed seals between multi-pane glass based on condensation or stains between the panes. Recommend that a qualified contractor evaluate and repair as needed.



4.6 Picture 2



4.6 Picture 3



4.6 (4) I was unable to verify that the glass used in one or more windows was approved safety glass where required. Window glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in but not limited to the following conditions:

- Windows with a pane larger than 9 square feet, with a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor and within 36 inches, horizontally, of a walking surface
- Windows that are both within a 24-inch arc of a door and within 60 inches of the floor
- Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways, where the bottom edge of the glass is less than 60 inches above the floor

Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2-inch-wide protective bar on the accessible side of the glass, placed 34-38 inches above the floor, can serve as an acceptable substitute for safety glass. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Method used to observe Crawlspace: Crawled W/Flashlight	Foundation: Brick/Block Masonry	Floor Structure: Engineered floor trusses
Wall Structure: Wood framed	Columns or Piers: Masonry block/brick piers Metal Columns	Ceiling Structure: Engineered wood trusses
Roof Structure: Engineered wood trusses	Roof-Type: Gable	Method used to observe attic: From entry W/Flashlight Walked platform
Attic info: Scuttle hole Attic door		

		IN	NI	NP
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•		
5.1	Walls (Structural)	•		
5.2	Columns or Piers	•		
5.3	Floors (Structural)	•		
5.4	Ceilings (structural)	•		
5.5	Roof Structure and Attic	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:



5.0 Although the grading around the home appeared to be acceptable, there was evidence of water intrusion based on moisture stains observed on the foundation walls and concrete slab in the crawlspace and garage. Water intrusion can affect the foundation of the home or cause deterioration and excessive moisture on building components over the life of the home if not corrected. Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.3 A previous repair was observed at one of the floor trusses under the master bath area. Any repairs should be supported by an engineering letter for documentation. Recommend asking the seller about this and/or consulting an engineer to review the truss repair and ensure repair specifications were satisfied.



5.3 Picture 1

5.5 (1) Note: The attic has multiple access points such as a access panel and door in the bedroom closet. The attics were viewed with a flash light from the center areas and access openings only due to lack of flooring and/or clearance.



5.5 (2) The attic access door was not insulated. This will cause unnecessary heat loss in winter and heat gain in summer, and increase energy costs for the property. Recommend installing insulation as necessary and per current standards for better energy efficiency.



5.5 Picture 1



5.5 (3) The roof framing located in the attic over the family room was supported by a wood header supported by a bearing point created by a notch in the main roof truss post. The connection points show evidence of possible compression or movement. Recommend that the header support and joist installation be evaluate and repaired if deemed necessary by a qualified contractor to ensure the stability of the roof system.



5.5 Picture 2

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Supply (into home): Poly	Plumbing Water Distribution (inside home): Poly	Plumbing Waste: PVC
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Manufacturer: RHEEM
Water Heater Location: Garage		

		IN	NI	NP
6.0	Plumbing Drain, Waste and Vent Systems	•		
6.1	Plumbing Water Supply and Distribution Systems and Fixtures	•		
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•		
6.3	Main Water Shut-off Device (Describe location)		•	
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•		
6.5	Main Fuel Shut-off (Describe Location)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

6.0 (1) Note: The presence of the washer and dryer greatly limited the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for indications of water penetration, damage or other concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.



6.0 (2) The toilets in both the upstairs master baths were loose where they attached to the floor. Leaks can occur as a result. Recommend that a qualified plumber or person repair as needed.



6.0 (3) The toilet in the upstairs master bath (on right) ran water continuously and the flush valve linkage was corroded to the point where it became disconnected from the flush valve (unable to flush toilet). Significant amounts of water can be lost through such leaks. Recommend that a qualified plumber or person repair or replace components as needed.



6.0 Picture 1



6.0 (4) The stop valves were damaged and/or missing at both the upstairs master bathtubs. The tubs are unable to hold water as a result. Recommend that a qualified plumber or person repair or install stop valves as needed and per standard building practices.



6.0 Picture 2



6.1 (1) The control knobs for one or more of the exterior hose faucets were stripped and/or stuck shut and could not be opened (inoperable). Recommend that a qualified plumber or person repair as needed.



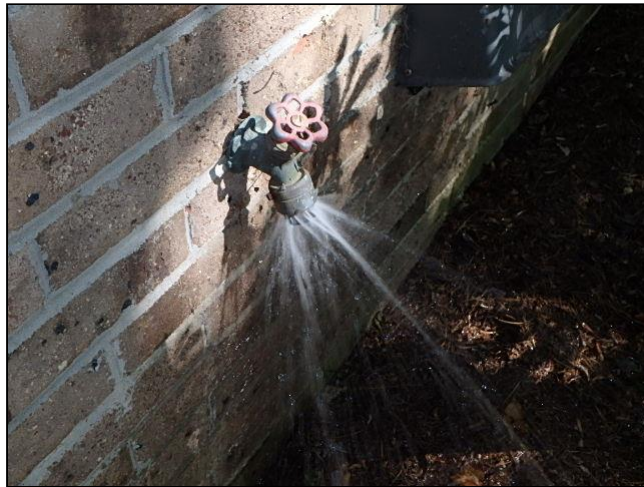
6.1 (2) The towel bar was missing at the upstairs master bathtub (on right). This can result in water penetration behind the tub, resulting in damage to the wall and floor framing components. Recommend that a qualified contractor or person install towel bar per standard building practices.



6.1 Picture 1



6.1 (3) The vacuum breakers for the exterior hose faucets were missing and/or leaking when the faucet was turned on. Vacuum breakers are designed to prevent water in the hose from moving back into the water supply if the water pressure in the home was to drop. Recommend that a qualified plumber repair or install vacuum breakers as needed and per standard building practices.



6.1 Picture 2



6.1 (4) Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution 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 piping in this house has copper fittings. You may wish to have the plumbing system evaluated by a licensed plumbing contractor. (This statement is recommended inspection report language by the N.C. Home Inspector Licensure Board).

6.2 Note: The water heater's gas supply was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable.

6.3 Note: I could not locate the main in house water shut-off device/lever/knob. This may be due to device being blocked by storage. Please ask the current owner/seller for the location of this main turn off device. Otherwise, you will need to use a water key at the street meter and or have a plumber install one in the house.

6.4 Note: The gas service was locked off at the time of inspection. We did not inspect for leaks.



6.4 Picture 1

6.5 The main fuel shut off is at gas meter outside. This is for your information.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
110/220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SIEMENS
MIDWEST

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP
7.0	Service Entrance Conductors	•		
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•		
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•		
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•		
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport, exterior walls of inspected structure	•		
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•		
7.6	Location of Main and Distribution Panels	•		
7.7	Smoke Detectors		•	
7.8	Carbon Monoxide Detectors			•
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:**7.0 The Service Entrance**

Conductors were exposed where they entered the electrical meter box. Service Entrance Conductors are required to be placed inside piping for protection. Recommend that a qualified electrician repair per standard building practices.



7.0 Picture 1



7.1 (1) The legend for circuit breakers in the main panel was missing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.



7.1 (2) One or more circuit breakers in the main panel was of a brand different from the panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock hazard. For safety reasons, I recommend correction by a qualified electrician.



7.2 (1) The fuses for the HVAC package unit were oversized in the electrical quick disconnect box. This can cause damage to the unit if it was to become overloaded. Recommend that a qualified electrician replace oversized fuses with the appropriate size noted on the manufacturer data plate.



7.2 (2) Cover plates for receptacle (outlet) in the upstairs master bath (on left) and junction box in the crawlspace were missing. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates.



7.2 Picture 1



7.2 Picture 2

7.3 (1) Note: GFCI devices (ground fault circuit interrupter GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. They are now installed in wet or damp environments. I recommend that all receptacles located in the kitchen near the sink, baths, garage, at spas, hot tubs, fountains, pools, crawl spaces, near laundry tubs, and outdoors be upgraded to the Ground Fault Circuit Interrupter type outlet by a licensed electrician if they are not already present. This will considerably improve electrical safety for occupants of the building (this is a recommended upgrade/improvement only).

7.3 (2) Note: Covers for one or more light fixtures were missing. Recommend installing as necessary to avoid exposed bulbs.



7.3 Picture 1



7.3 Picture 2



7.3 (3) One or more light fixtures were missing bulbs and/or inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by installing or replacing bulbs. If replacing bulbs doesn't work, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



7.3 (4) The dimmer switches for the dining room light fixture and the light fixture over the family room sink were not dimming the lights. Recommend that a qualified electrician or person repair as needed.



7.3 (5) One of the switches in the downstairs master bath was worn. The light controlled by the switch was powered intermittently and/or if the switch was wiggled. This switch can overheat or arc and spark due to a loose connection. This is a potential fire hazard. Recommend that a qualified electrician replace worn switch as necessary.



7.3 (6) There were one or more switches throughout the home that did not appear to operate anything. Recommend asking the property owner about this and/or having a qualified electrician evaluate and repair if necessary.



7.5 The ground fault circuit interrupter (GFCI) receptacle (outlet) in the garage wouldn't trip with a test instrument. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

7.6 Main electric panel box is located at the outside wall, and the main turn off breaker is located in the main panel. The sub panel box is located in the garage. This is for your information.

7.7 Note: During the inspection I did not test the smoke detectors because it was thought to be part of the central alarm system. The owners should be asked for disclosure to determine if the smoke detector can be manually tested. Testing prior to closing is recommended.



7.8 This property has one or more fuel burning appliances and no carbon monoxide alarms are visible. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions for occupant safety.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Heat Pump Forced Air (also provides cool air)	Gas	Two
Forced Air Gas Furnace	Electricity	
Heat System Manufacturer:	Ductwork:	Filter Type:
CARRIER	Flex duct/Sheet metal/Insulated	Disposable
RUUD		
Types of Fireplaces:	Operable Fireplaces:	Cooling Equipment Type:
Gas log insert	One	Heat Pump Forced Air (also provides warm air)
		Air conditioner unit
Cooling Equipment Energy Source:	Number of AC Only Units:	Central Air Manufacturer:
Electricity	Two	CARRIER
		RUUD

		IN	NI	NP
8.0	Heating Equipment	•		
8.1	Normal Operating Controls	•		
8.2	Automatic Safety Controls (Observed, not tested/operated)	•		
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•		
8.4	Presence of Installed Heat/Cool Source in Each Room	•		
8.5	Chimneys, Flues and Vents (for fireplaces or gas heat systems)		•	
8.6	Gas/LP Firelogs and Fireplaces		•	
8.7	Cooling and Air Handler Equipment	•		
8.8	Normal Operating Controls	•		
8.9	Presence of Installed Cooling Source in Each Room	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

8.0 Note: The gas furnace was not fully evaluated because the gas supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable.



8.6 Note: The glass doors on the fireplace enclosure were locked or stuck shut, unable to access and inspect the firelog insert, firebox, damper assembly or interior of the chimney flue. Recommend that a full evaluation be made by a qualified person when conditions have been corrected.

8.7 Note: Heat pump system was operated in the cooling mode only due to outside temperature being too hot. Manufacturer recommends not running unit in heating mode when temperature is over 65 degrees (damage may result). A heat pump operates exactly the same as an air conditioner when its cooling. When heating, it operates in a reverse cycle, using the same components that used for air conditioning. A valve located in the outdoor condensing unit reverses the flow of refrigerant to change from heating to cooling. Instead of extracting heat from the indoor air and exchanging it outdoors (air conditioning), it extracts heat from the outdoor air and exchanges it indoors (heating.) The heat pump is a more energy efficient method of heating than electric heat typically used with regular air conditioning. While air conditioning, efficiency is the same. Some units are more efficient than others. This is true for regular air conditioners also. Most heat pumps have a supplemental electric heat strip located in the air handler. This provides additional heat when the outdoor temperatures are very low and the heat pump is not able to extract as much heat from the colder air.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:
Batt	Gable vents	Fan with light
Fiberglass	Ridge vents	
Loose fill	Soffit Vents	
Dryer Power Source:	Dryer Vent:	Floor System Insulation:
220 Electric	Flexible Vinyl	Batt
		Fiberglass

		IN	NI	NP
9.0	Insulation in Attic	•		
9.1	Insulation Under Floor System	•		
9.2	Vapor Retarders (in Crawl space or Basement)			•
9.3	Ventilation of Attic and Foundation Areas	•		
9.4	Venting Systems (Kitchens, Baths and Laundry)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:



9.1 The subfloor insulation has come loose and/or is missing at various areas throughout the crawl space. This will cause unnecessary heat loss in winter and heat gain in summer, and increase energy costs for the property. Recommend that a qualified contractor or person repair or correct as needed and per standard building practices.



9.1 Picture 1



9.1 Picture 2



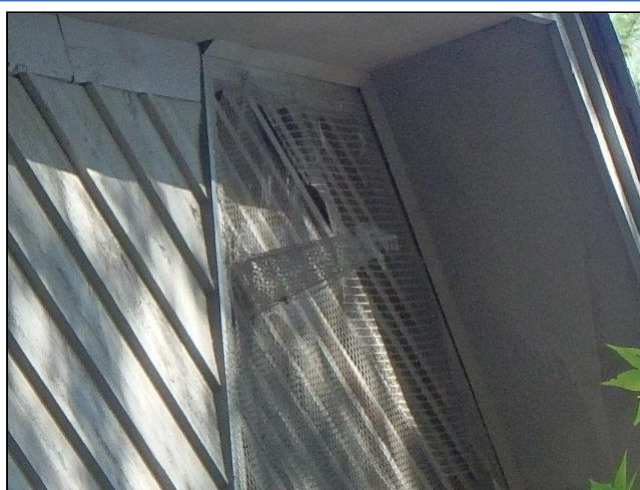
9.3 (1) One or more of the crawlspace vent doors were disconnected from their hinges and could not be opened. This restricts ventilation in the crawl space and can result in increased levels of moisture inside. Recommend that a qualified person repair as needed.



9.3 Picture 1



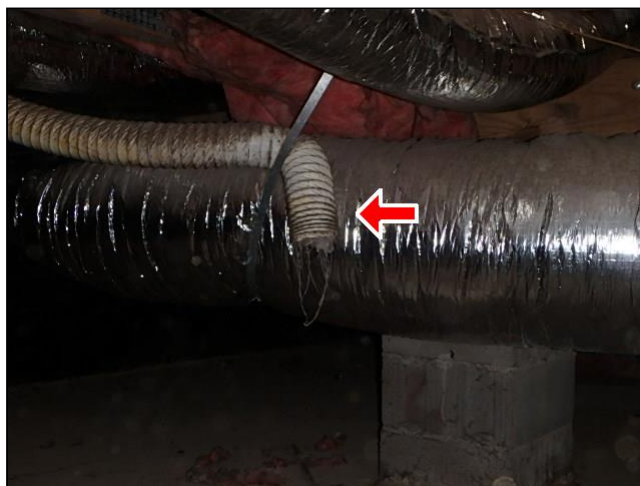
9.3 (2) The gable vent screen at the front of home was damaged. Recommend that a qualified contractor or person repair or replace screen as needed to prevent intrusion of birds and any other type of vermin.



9.3 Picture 2



9.4 (1) The clothes dryer exhaust duct was terminating in the crawl space. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified contractor or person repair per standard building practices.



9.4 Picture 1



9.4 (2) The exhaust fan in the upstairs master bath (on left) did not function when tested and was missing its cover. Moisture can accumulate and result in mold, bacteria or fungal growth. Recommend that a qualified contractor repair or replace as needed.



9.4 Picture 2

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Range/Oven:	Disposer Brand:
BOSCH	JENN AIR ELECTROLUX	IN SINK ERATOR

		IN	NI	NP
10.0	Dishwasher	•		
10.1	Ranges/Ovens/Cooktops	•		
10.2	Food Waste Disposer	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:



10.0 The dishwasher is not properly anchored/screwed to the under side of the cabinet/countertop. The dishwasher should be re-leveled while the unit is anchored/attached. Recommend that a qualified person perform the work involved.

10.1 Note: The stove top was not fully evaluated because the gas supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.