



RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Raleigh NC 27615

Buyer Name
03/31/2019 9:00AM



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Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: STRUCTURAL COMPONENTS	6
3: EXTERIOR	9
4: ROOF	14
5: PLUMBING	16
6: ELECTRICAL	20
7: HEATING	24
8: COOLING	26
9: INTERIOR	27
10: INSULATION & VENTILATION	32
11: APPLIANCES	33

SUMMARY

- ⊖ 2.1.1 Structural Components - Foundation (Structure): Brick Step Cracks
- ⊖ 2.1.2 Structural Components - Foundation (Structure): Efflorescence
- ⊖ 2.1.3 Structural Components - Foundation (Structure): Efflorescence (Garage)
- ⊖ 2.1.4 Structural Components - Foundation (Structure): Minor Cracking, Garage
- ⊖ 2.1.5 Structural Components - Foundation (Structure): Soil erosion
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Siding - Gap Vinyl
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Trim Rotted
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Trim loose
- ⊖ 3.1.4 Exterior - Siding, Flashing & Trim: Trim damage
- ⊖ 3.2.1 Exterior - Exterior Doors: Crawspace door damage
- ⊖ 3.3.1 Exterior - Windows: Window - Vinyl - Damaged
- ⊖ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Brick steps repoint
- ⊖ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Joist Hanger
- ⊖ 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Deck - damaged
- ⊖ 3.5.4 Exterior - Decks, Balconies, Porches & Steps: Deck Support Decay
- ⊖ 3.7.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.8.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Erosion
- ⊖ 3.8.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation on Siding
- ⊖ 4.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near Foundation
- ⊖ 4.2.2 Roof - Roof Drainage Systems: Gutter Damaged
- ⊖ 4.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Crown Rust
- ⊖ 5.1.1 Plumbing - Water Supply, Distribution Systems: PB
- ⊖ 5.2.1 Plumbing - Drain, Waste, & Vent Systems: Accordion pipe
- ⊖ 5.3.1 Plumbing - Fixtures & Faucets: Fixture Stopper Inoperable
- ⊖ 5.3.2 Plumbing - Fixtures & Faucets: Hose Bibb Leaking
- ⊖ 5.4.1 Plumbing - Shower, Tubs & Sinks: Tap Stop Broken
- ⊖ 5.5.1 Plumbing - Hot Water Systems: Draft hood loose
- ⊖ 5.6.1 Plumbing - Fuel Storage & Distribution Systems: Gas Odor - Severe
- ⚠ 6.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Moisture In Electrical Panel
- ⊖ 6.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Damaged sheathing/ exposed electrical
- ⊖ 6.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Surface Mounted Wiring
- ⊖ 6.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Exposed connection
- ⊖ 6.3.4 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper wiring - garbage disposal
- ⊖ 6.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing/Loose
- ⊖ 6.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacles - Loose Interior
- ⊖ 9.1.1 Interior - Walls: Trim loose

- ⊖ 9.1.2 Interior - Walls: Hole in trim
- ⊖ 9.2.1 Interior - Ceilings: Ceiling (Minor Damage/Specific)
- ⊖ 9.3.1 Interior - Floors: Tiles (Cracked)
- ⊖ 9.3.2 Interior - Floors: Creaking
- ⊖ 9.4.1 Interior - Steps, Stairways & Railings: Stair step loose
- ⊖ 9.5.1 Interior - Countertops & Cabinets: Cabinet Door(s) Won't Close
- ⊖ 9.5.2 Interior - Countertops & Cabinets: Cabinets (Minor Damage)
- ⊖ 9.6.1 Interior - Doors: Door Doesn't Latch
- ⊖ 9.6.2 Interior - Doors: Interior Door (rubbing on threshold)
- ⊖ 9.6.3 Interior - Doors: Interior Door (Out of Square)
- ⊖ 9.6.4 Interior - Doors: Surfaces (Light Damage/Specific)
- ⊖ 9.6.5 Interior - Doors: Door not sealing
- ⊖ 9.7.1 Interior - Windows: Difficult To Open/Close
- ⊖ 9.7.2 Interior - Windows: Hardware Damaged
- ⊖ 9.7.3 Interior - Windows: Window Does Not Stay Open
- ⊖ 9.7.4 Interior - Windows: Windows Seal
- ⊖ 9.7.5 Interior - Windows: Window frame damaged
- ⊖ 10.4.1 Insulation & Ventilation - Exhaust Systems: Dryer vent stuck
- ⊖ 11.5.1 Appliances - Ventilation equipment/ range hood: Vent fan is not vented

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent, Inspector

Temperature (approximate)

35 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Active Rain

Definitions

Explained

All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Recommendation" by the inspector 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.

Occupancy

Furnished, Occupied

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

Overview

Inspection Overview

This residential home inspection report is compiled in accordance with the North Carolina Home Inspector Licensure Board Standards of Practice (NCHILB SOP). According to the NCHILB SOP, this report shall provide the Client with a better understanding of the Property's condition as observed at the time of the Home Inspection. A home inspection is limited to visible and accessible areas and are not invasive. The report outlines inspection findings of systems or components, so inspected, that did not function as intended, need repair, require subsequent observation (such as monitoring) and/or warrant further investigation by a licensed specialist. Please review your signed residential home inspection contract for additional information on the standard exclusions and limitations set forth by the NCHILB SOP. It is recommended that all items listed in the body and summary of the report be repaired or evaluated to determine the extent of the concern before purchasing the home, so that the client understands the full scope or extent of concern. It is the clients responsibility to read the complete inspection report and follow-up with repairs and evaluations.

Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

Use Of Photos

Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

2: STRUCTURAL COMPONENTS

		IN	NI	NP	R
2.1	Foundation (Structure)	X			X
2.2	Floor (Structure)	X			
2.3	Wall (Structure)	X			
2.4	Columns/Piers (Structure)	X			
2.5	Ceiling (Structure)	X			
2.6	Attic (Structure)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Foundation (Structure): Type

Crawlspace

Floor (Structure): 1st Floor

Standard dimensional lumber

Floor (Structure): 2nd Floor

Not visible due to finished surfaces

Floor (Structure): Back Deck

Standard dimensional lumber

Floor (Structure): Front Porch

Concrete slab

Wall (Structure): Type

Not visible due to finished surfaces

Columns/Piers (Structure): Back Deck

Wooden Posts

Columns/Piers (Structure): Crawlspace

Concrete masonry unit and brick piers

Columns/Piers (Structure): Front Porch

Boxed Columns

Attic (Structure): Access Type

Master Bedroom Closet
Scuttle Hole

Attic (Structure): Inspection Method

From Entry

Attic (Structure): Structure

engineered roof truss system

What's Inspected

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to structural components. The home inspector shall inspect structural components including the foundation, floors, walls, columns or piers, ceilings, and roofs. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, and 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 inspect 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 buildings components.

Ceiling (Structure): 1st Floor

Not visible due to finished surfaces

Because of interior ceiling coverings, not all structural members were able to be fully inspected. At the time of inspection the ceiling structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Ceiling (Structure): 2st Floor

Engineered Wood Trusses

Because of interior ceiling coverings, not all structural members were able to be fully inspected. At the time of inspection the ceiling structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Attic (Structure): Limitations

Limited access based on construction type and limited flooring

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

Recommendation

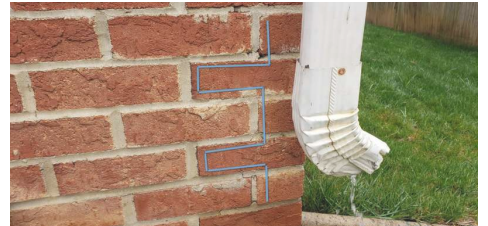
2.1.1 Foundation (Structure)



BRICK STEP CRACKS

FRONT RIGHT OF HOME

There are stair-step cracks in the brick veneer. This may indicate differential settlement of the home, differential brick expansion or be in response to steel lenth expansion or sag. Brick veneer is a protective exterior siding (weather barrier) and does not provide structural support to the home. Repair is recommended to prevent further cracking and allow water penetration behind the brick leading to potential damage of the exterior wall assembly. Please consult a general contractor for further evaluation and direction for repair as necessary.



2.1.2 Foundation (Structure)



EFFLORESCENCE

CRAWLSPACE MULTIPLE LOCATIONS

Efflorescence (salt stains) was noted on the foundation wall. The stains indicate that the foundation has been cyclically wet and dry. While efflorescence is a common cosmetic issue that does not pose a problem itself, it can be an indication of moisture intrusion possibly due to an absent or damaged waterproofing and/or foundation drain system. Please consult a water proofing contractor for further evaluation and direction for repairs as necessary.



2.1.3 Foundation (Structure)



Recommendation / Improvement

**EFFLORESCENCE
(GARAGE)**

GARAGE LEFT WALL

Efflorescence (salt stains) was noted on the foundation wall in the garage. The stains indicate that the foundation has been cyclically wet and dry. Garage slabs typically have more shallow depth foundations and are more subject to movements in the soil, based upon seasonal changes in temperature, humidity and ground water conditions. Efflorescence is a common cosmetic issue and should not pose a problem unless the capillary (water wicking) actions comes into contact with the framing. The current visible evidence suggests that it does not come into contact with the framing. Please monitor this condition over time and if the efflorescence starts to contact wood framing, please consult a waterproofing contractor for further evaluation.



2.1.4 Foundation (Structure)



Recommendation / Improvement

**MINOR CRACKING,
GARAGE**

GARAGE FLOOR

When concrete cures (dries and hardens) it shrinks and wants to crack, which is a reason why control joints are used (i.e. provide a weak spot where the concrete can crack without affecting aesthetics, strength, or safety). Cracks may form with or without control joints. Garage slabs typically have more shallow depth foundations and are more subject to movements in the soil, based upon seasonal changes in temperature, humidity and ground water conditions. These cracks should be sealed to prevent potential water penetration into the slab, which can lead to further cracking. Please monitor these cracks over time and if they become larger than 1/8 inch in width, vertical/horizontal displacement is evident on either sides of the crack further evaluation by a general or concrete contractor is recommended.



2.1.5 Foundation (Structure)

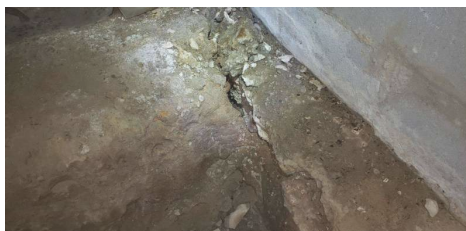


Recommendation / Improvement

SOIL EROSION

CRAWLSPACE BACK WALL

There is moderate soil erosion in the back of the crawlspace along the footing that is a result of excessive water intrusion at some point in time. Recommend a qualified contractor evaluate and repair as needed.



3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Windows	X			X
3.4	Garage Door Opener	X			
3.5	Decks, Balconies, Porches & Steps	X			X
3.6	Eaves, Soffits & Fascia	X			
3.7	Walkways, Patios & Driveways	X			X
3.8	Vegetation, Grading, Drainage & Retaining Walls	X			X

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Information

Siding, Flashing & Trim: Siding Material
Vinyl

Siding, Flashing & Trim: Trim Material
Vinyl, Wood

Windows: Window Material
Vinyl

Windows: Window Type
Single-hung

Exterior

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to exterior components. The home inspector shall inspect: wall cladding, flashings, and trim; entryway doors and a representative number of windows; garage door openers; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; driveways, patios, walkways, and retaining walls; and vegetation, grading, and drainage with respect only to their effect on the condition of the building. The home inspector shall: describe wall cladding materials; operate all entryway doors; 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 inspect: storm windows, storm doors, screening, shutters, awnings, and similar season accessories; fences; for the 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 for the presence or condition of buried fuel storage tanks.

Recommendation

3.1.1 Siding, Flashing & Trim

Recommendation / Improvement

SIDING - GAP VINYL

RIGHT SIDE OF HOME

There are gaps in the siding planks, which can allow water penetration behind the siding causing damage to the exterior wall assembly and possibly entering the interior of the home. Please consult a siding or general contractor for further evaluation and repair.



3.1.2 Siding, Flashing & Trim

Recommendation / Improvement

TRIM ROTTED

ABOVE BACK DOOR

The trim above the back door is soft to the touch and decayed/damaged, which can allow additional water penetration behind the siding causing damage to the exterior structure or interior of the home. Recommend a qualified contractor repair or replacement as needed.



3.1.3 Siding, Flashing & Trim

Recommendation / Improvement

TRIM LOOSE

BACK DOOR

The trim on the left side of the back door is loose, which can allow water penetration behind the siding causing damage to the exterior structure or interior of the home. Recommend a qualified contractor repair or replacement as needed.



3.1.4 Siding, Flashing & Trim

Recommendation / Improvement

TRIM DAMAGE

FRONT PORCH AND GARAGE DOOR

The wood trim above the front porch and around the garage overhead door appears to show visible signs of mild decay/rot. If unrepaired, this can allow water penetration behind the trim causing damage to the structure behind it. Recommend consulting a general contractor for repair or replacement of the damaged materials.



3.2.1 Exterior Doors

Recommendation / Improvement

CRAWSPACE DOOR DAMAGE

BACK RIGHT OF HOME

The crawl space door has minor damage, which currently does not prevent it from functioning as intended. Please monitor the condition of the door over the life of the home and consult a general contractor for repair when necessary.



3.3.1 Windows

Recommendation / Improvement

WINDOW - VINYL - DAMAGED

FRONT LEFT, BACK LEFT

The vinyl window casing has some minor damage, which may allow water penetration behind the siding. Please consult a general contractor for repair to prevent potential water penetration.



3.5.1 Decks, Balconies, Porches & Steps

Recommendation / Improvement

BRICK STEPS REPOINT

FRONT STEPS

The bricks on the steps are missing mortar between the bricks, which can allow the bricks to become loose over time and allow water penetration into the steps. Please have any missing mortar repointed by a general contractor.



3.5.2 Decks, Balconies, Porches & Steps

Recommendation / Improvement

DECK - JOIST HANGER

GARAGE ENTRY DECK

A joist on the garage deck is missing a joist hanger. This could cause the deck structure to fail. Recommend that joist hanger be properly repaired by qualified contractor.



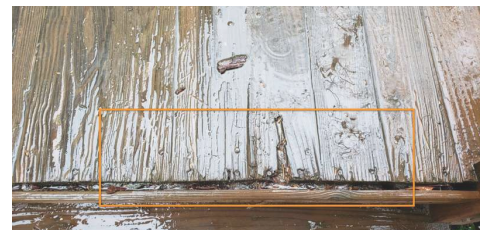
3.5.3 Decks, Balconies, Porches & Steps

Recommendation / Improvement

DECK - DAMAGED

BACK DECK

Some of the deck flooring boards are damaged/decayed, which means they are not offering the appropriate support. Please have any damaged flooring boards replaced. Please consult a general contractor for further evaluation and repair.



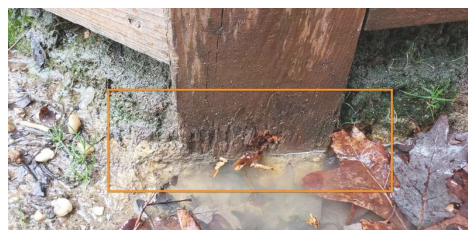
3.5.4 Decks, Balconies, Porches & Steps

Recommendation / Improvement

DECK SUPPORT DECAY

RIGHT BACK

The deck support posts are deteriorated where they contact the ground and can be easily probed through the post. The affected posts may no longer bear the appropriate weight from the remainder of the deck, which is a safety concern. Please consult a general contractor for further evaluation and repair or replacement of the damaged support posts.



3.7.1 Walkways, Patios & Driveways



Recommendation / Improvement

DRIVEWAY CRACKING - MINOR

RIGHT SIDE OF DRIVEWAY

The concrete has minor cracking, which is a common occurrence and does not affect the functionality of the concrete. This cracking may fluctuate based upon seasonal variations in temperature and humidity. The cracks should be repaired using concrete patching or sealant.



3.8.1 Vegetation, Grading, Drainage & Retaining Walls



Recommendation / Improvement

EROSION

There is major erosion under the deck due to the gutter draining directly below the deck. Erosion can lead to structural defects if enough soil is displaced. Please consider installing gutter extensions and/or yard drainage systems to prevent excessive erosion.



3.8.2 Vegetation, Grading, Drainage & Retaining Walls



Recommendation / Improvement

VEGETATION ON SIDING

RIGHT BACK CORNER OF HOME

Vegetation was noted growing into and/or against the vinyl siding. Vegetation can separate the siding from the home and possibly allow moisture intrusion behind the siding. Recommend removal and monitoring.



4: ROOF

		IN	NI	NP	R
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			X
4.3	Flashings	X			
4.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Inspection Method Ground, Camera with Zoom Lens	Roof Type/Style Gable	Coverings : Material Asphalt
Roof Drainage Systems: Gutter Material Metal/Aluminum	Skylights, Chimneys & Other Roof Penetrations: Chimney Material None	

Roofing Components

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to roofing components. The home inspector shall inspect: roof coverings; 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 inspect the roofing. The home inspector is not required to: walk on the roofing or inspect attached accessories including solar systems, antennae, and lightning arrestors.

Recommendation

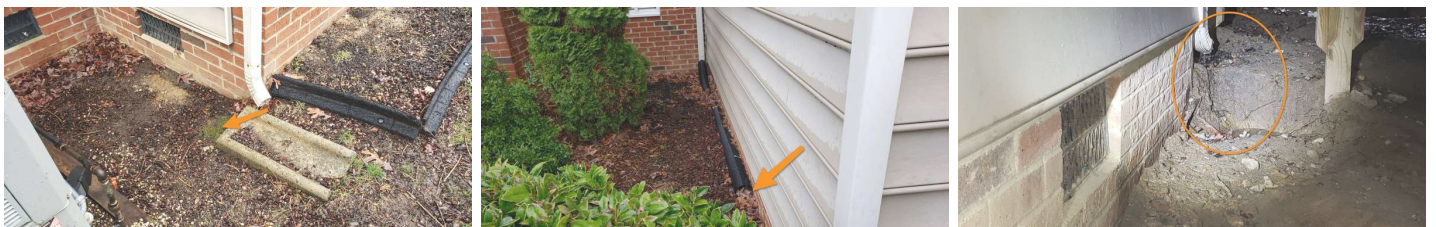
4.2.1 Roof Drainage Systems

 Recommendation / Improvement

DOWNSPOUTS DRAIN NEAR FOUNDATION

LEFT SIDE OF HOME, FRONT OF HOME, UNDER BACK DECK

One or more downspouts drain too close to the foundation which may cause water to enter into the home. Recommend a general contractor add/adjust downspout extensions to drain at least 6 feet from the foundation.



4.2.2 Roof Drainage Systems

 Recommendation / Improvement

GUTTER DAMAGED

BACK LEFT CORNER OF HOME

The gutter is damaged, which may allow water to spill over the front of the gutter, which prevents the intended drainage of rain water. Please consult a general contractor for repair.



4.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation / Improvement

CHIMNEY CROWN RUST

CHIMNEY

The chimney crown top plate shows visible moderate/substantial rusting, which can lead to leaking at the chimney. Please consult a general contractor for repair/replacement of the top plate.



5: PLUMBING

		IN	NI	NP	R
5.1	Water Supply, Distribution Systems	X			X
5.2	Drain, Waste, & Vent Systems	X			X
5.3	Fixtures & Faucets	X			X
5.4	Shower, Tubs & Sinks	X			X
5.5	Hot Water Systems	X			X
5.6	Fuel Storage & Distribution Systems	X			X
5.7	Radon Mitigation System			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Water Source

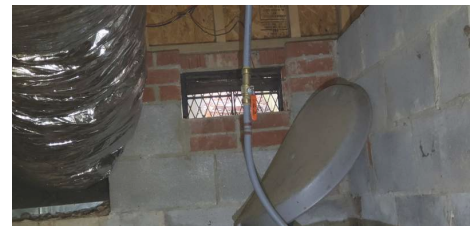
Public

Water Supply, Distribution Systems: Distribution Material

PB

Water Supply, Distribution Systems: Main Shut Off Valve

Crawlspace



Water Supply, Distribution Systems: Water Source

Public

Water Supply, Distribution Systems: Water Supply Material

PVC, PB

Drain, Waste, & Vent Systems: DWV Material

PVC

Hot Water Systems: Capacity

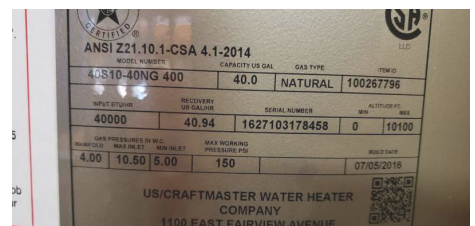
40 gallons

Hot Water Systems: Location

Garage

Hot Water Systems: Manufacturer

Whirlpool



Hot Water Systems: Power Source/Type

Natural Gas

Fuel Storage & Distribution Systems: Fuel Line Material

Black Iron, CSST

Fuel Storage & Distribution Systems: Main Gas Shut-off

Location

Gas Meter



Plumbing

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to plumbing components. The home inspector shall inspect: 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, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and the location of any 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 requirement for or effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, whirlpools or air jet tubs except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or fixture overflow devices or shower pan liners; or inspect the system for proper sizing, design, or use of proper materials. Water meter evaluation is not part of this inspection.

Recommendation

5.1.1 Water Supply, Distribution Systems



Recommendation / Improvement

PB

The following is recommended language provided by the NCHILB: Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980s until the mid 1990s. 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.



5.2.1 Drain, Waste, & Vent Systems



Recommendation / Improvement

ACCORDIAN PIPE

KITCHEN SINK

The sink drain uses an accordion style drain pipe, which is not approved for drain or waste applications since it can harbor debris and bacterial growth. The drain pipe should be replaced with a smooth wall PVC type material. Please consult a plumbing contractor for repair.



5.3.1 Fixtures & Faucets

**FIXTURE STOPPER
INOPERABLE**

MASTER BATHROOM RIGHT

When the faucet lift arm is raised the stopper for the sink will not close. Please have the stopper assembly and lift arm repaired so that the stopper can be raised and properly seal the sink as intended.



Recommendation / Improvement



5.3.2 Fixtures & Faucets

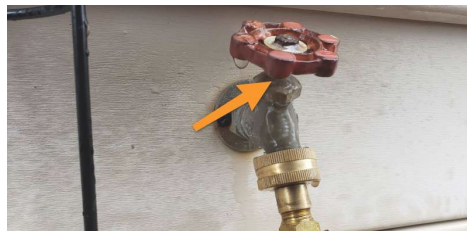
HOSE BIBB LEAKING

FRONT LEFT ,BACK LEFT

Multiple hose bibb valves were noted as leaking when turned on. Recommend a qualified contractor repair or replace as necessary.



Recommendation / Improvement



5.4.1 Shower, Tubs & Sinks

TUP STOP BROKEN

2ND FLOOR HALL BATHROOM

The tub stop in the 2nd floor hallway bathroom was damaged/ not connected. Recommend qualified contractor repair or replace and ensure it is functioning properly.



Recommendation / Improvement



5.5.1 Hot Water Systems

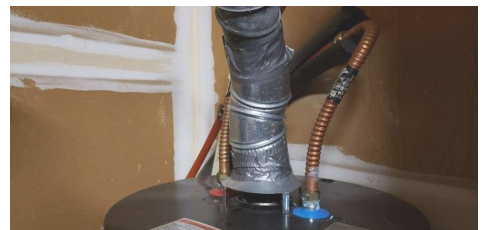
DRAFT HOOD LOOSE

GARAGE

The draft hood for the hot water heater is loose and appears to be secured with duct tape, which can prevent the proper flow of combustion gases and carbon monoxide from entering the vent and exiting the home. This can potentially allow higher levels of carbon monoxide in the home, which is a safety concern. Please consult a plumbing contractor for repair.



Recommendation / Improvement



5.6.1 Fuel Storage &
Distribution Systems

GAS ODOR - SEVERE

RIGHT SIDE OF HOME

A gas leak was noted at the regulator of the gas meter on the right side of the home. Recommend consulting with your local utility company or qualified gas company to repair and evaluate for potential leaks.



Recommendation / Improvement



6: ELECTRICAL

		IN	NI	NP	R
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
6.3	Branch Wiring Circuits, Breakers & Fuses	X			X
6.4	Lighting Fixtures, Switches & Receptacles	X			X
6.5	GFCI & AFCI	X			
6.6	Smoke Detectors	X			
6.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

**Service Entrance Conductors:
Conductor Material**

Aluminum

**Service Entrance Conductors:
Service Entrance**

Underground

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**

Left Exterior

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Amperage**

Unknown

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**

Unknown

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**

Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Voltage**

120/240

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel Location**

Laundry Room

**Branch Wiring Circuits, Breakers
& Fuses: Branch Wiring**

Aluminum, Copper



**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Romex

Electrical

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to electrical components. The home inspector shall inspect: electrical service entrance conductors; electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported; amperage and voltage ratings of the electrical service; branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panel board enclosures unless unsafe conditions are reported; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwellings 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 and installed carbon monoxide alarms. The home inspector shall describe: electrical service amperage and voltage; electrical service entry conductor materials; the electrical service type as being overhead or underground; and the location of main and distribution panels. The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch

circuit wiring. The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fuel fired appliances or attached garages, 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 overcurrent device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or inspect: low voltage systems; security systems and heat detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; built-in vacuum equipment; back up electrical generating equipment; or other alternative electrical generating or renewable energy systems such as solar, wind or hydro power; battery or electrical automotive charging systems; or electrical systems to swimming pools or spas, including bonding and grounding.

Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

DATA TAG MISSING

The electrical panel is missing the panel data tag. This tag provides information on the enclosure type, amperage rating and allowable circuit breakers. Without this tag this information about the panel cannot be determined. You may wish to consult an electrical contractor to verify this information.

Recommendation

6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Major Concern / Safety Hazard

MOISTURE IN ELECTRICAL PANEL

LEFT SIDE OF HOME

The interior of the electrical panel has dust/debris and rust build up on some of the circuit breaker components. This dust/debris and indications of water penetration (from the rust/moisture) can act as a conductor, which can lead to electric shock, arc flash accidents and potentially cause a fire. Please consult an electrical contractor to clean the interior of the panel and repair/replace components as necessary to prevent these conditions.



6.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation / Improvement

DAMAGED SHEATHING/ EXPOSED ELECTRICAL

GARAGE RIGHT SIDE

There are loose, uncapped, live electrical wires as well as wire with damaged sheathing, which is a safety hazard. Please consult an electrical contractor to properly terminate the wiring in an approved junction box and repair any damaged wire.



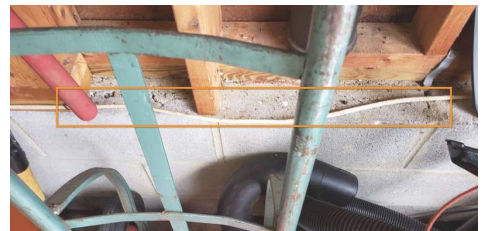
6.3.2 Branch Wiring Circuits, Breakers & Fuses

Recommendation / Improvement

SURFACE MOUNTED WIRING

GARAGE RIGHT

The electrical wires are not properly secured at the appropriate intervals to the framing or are surface mounted, which can lead to damage of the wiring. Please consult an electrical contractor to review the current configuration and make repairs as necessary.



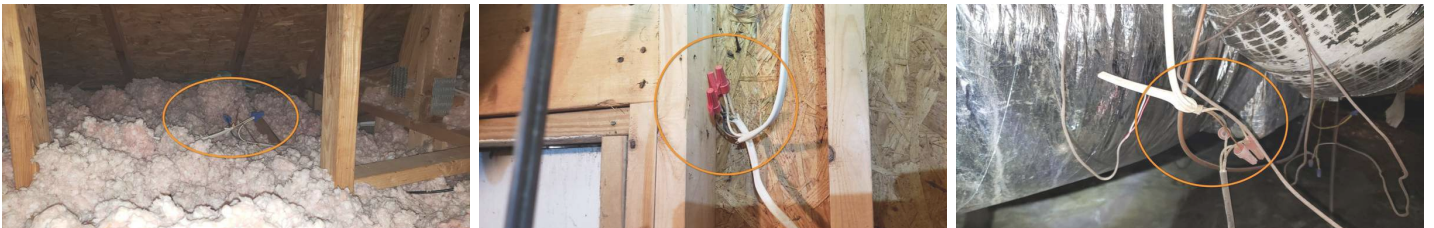
6.3.3 Branch Wiring Circuits, Breakers & Fuses

Recommendation / Improvement

EXPOSED CONNECTION

ATTIC REAR OF HOME , BASEMENT BACK DOOR, BASEMENT LEFT SIDE

There is an electrical wire connection made outside of a junction box, which is a shock hazard and safety concern. Please consult an electrical contractor for repair.



6.3.4 Branch Wiring Circuits,
Breakers & Fuses



Recommendation / Improvement

IMPROPER WIRING - GARBAGE DISPOSAL

UNDER KITCHEN SINK

Electrical feeder for garbage disposal is not properly secured and is run behind a plumbing flange. This could lead to problems including electrical shorts if something would snag the cable. Recommend qualified contractor repair/secure as needed.



6.4.1 Lighting Fixtures, Switches & Receptacles



Recommendation / Improvement

COVER PLATES MISSING/LOOSE

ATTIC BY ENTRANCE, CRAWLSPACE BACK MIDDLE

Electrical box cover plates are not secured or are missing, which is a potential shock hazard and safety concern. Please have the missing/loose face plate replaced/repaired.



6.4.2 Lighting Fixtures, Switches
& Receptacles



Recommendation / Improvement

RECEPTACLES - LOOSE INTERIOR

2ND FLOOR LOFT HALL

The receptacle box is loose, which can cause damage to the wiring and is a safety concern. Please consult a general contractor for repair.



7: HEATING

		IN	NI	NP	R
7.1	Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			
7.4	Vents, Flues & Chimneys	X			
7.5	Fireplaces		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air Furnace with Cooling Unit (aka Gas Pack)

Equipment: Heat Unit 1

Trane



Normal Operating Controls:

Thermostat Location

Hallway



Distribution Systems: Ductwork

Insulated

Fireplaces: Type

Gas

Heating

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to heating components. The home inspector shall inspect permanently installed heating systems including: heating equipment; 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 or absence of an installed heat source for each habitable space. The home inspector shall describe the: energy source; and heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method of inspection used to inspect the heating system and whether or not access panels were removed. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of the inspection; operate automatic safety controls; ignite or extinguish solid fuel fires; or ignite a pilot light; or inspect: the interior of flues; fireplace insert flue connections; heat exchanges; humidifiers; electronic air filters; the uniformity or adequacy of heat supply to the various rooms; or solar space heating equipment.

Heating System

All heating system concerns listed or identified below need further evaluation and repair by a licensed HVAC contractor to ensure safe, proper and reliable operation of the heating system. The purpose of the home inspection is to determine if the unit is functioning/operating at the time of the inspection and look for visual

non-invasive indicators of potential problems. If you would like more information concerning the functionality of the system, an invasive inspection by a HVAC contractor should be completed. Also, please note that this visual inspection is a snapshot in time and conditions may change over time or based upon external weather conditions.

HVAC Supply Register(s)

Conditioned air supply was present in all Bedrooms and bathrooms unless noted otherwise in this report.

Limitations

Fireplaces

NOT INSPECTED / NOT TESTED

The gas fireplace would not turn on at the time of the inspection. Please ask the homeowner for any specific operating instructions and retest. If the fireplace will not turn on please consult a general contractor for repair.

8: COOLING

		IN	NI	NP	R
8.1	Cooling Equipment	X			
8.2	Normal Operating Controls		X		
8.3	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Cooling Equipment: AC Unit 1
Trane

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Normal Operating Controls: Thermostat Location
Hallway



Distribution System: Configuration
Central

Cooling

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to air conditioning components. The home inspector shall inspect: central air conditioning and through-the-wall ductless installed cooling systems including: cooling and air handling equipment; and normal operating controls. Cooling distribution systems including: fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and the presence or absence of an installed cooling source for each habitable space. The home inspector shall describe the: energy sources; and cooling equipment type. The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air conditioning system and whether or not access panels were removed. The home inspector is not required to: operate cooling systems when weather conditions or other circumstances may cause equipment damage; inspect window air conditioners; or inspect the uniformity or adequacy of cool-air supply to the various rooms.

Cooling System

All cooling system recommendations listed or identified below need further evaluation and repair by a licensed HVAC contractor to ensure safe, proper and reliable operation of the cooling system. The removal of the unit covers to view coils and fans provided for service by a qualified service technician is beyond the scope of the home inspection. The purpose of the home inspection is to determine if the unit is functioning/operating at the time of the inspection and look for visual non-invasive indicators of potential problems. If you would like more information concerning the functionality of the system, an invasive inspection by a HVAC contractor should be completed. Also, please note that this visual inspection is a snapshot in time and conditions may change over time or based upon external weather conditions.

Cooling System Not Tested - Temperature

Due to temperature below 65 degrees, cooling system was not tested. Recommend full test by qualified HVAC technician before summer.

9: INTERIOR

		IN	NI	NP	R
9.1	Walls	X			X
9.2	Ceilings	X			X
9.3	Floors	X			X
9.4	Steps, Stairways & Railings	X			X
9.5	Countertops & Cabinets	X			X
9.6	Doors	X			X
9.7	Windows	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Windows: Window Type

Single-hung

Interior

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to air interior components. The home inspector shall inspect: walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of built-in 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 water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to inspect: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments; or coatings on and hermetic seals between panes of glass in windows and doors.

Visibility

Some visibility and access of the walls, floors and windows were blocked by furniture, rugs, storage items, floor coverings and wall hanging items.

Recommendation

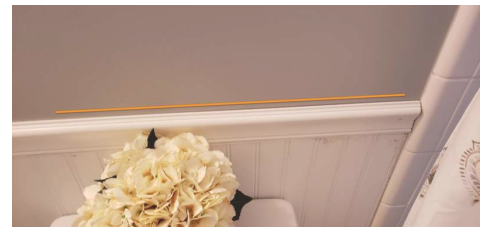
9.1.1 Walls

 Recommendation / Improvement

TRIM LOOSE

2ND FLOOR HALLWAY BATHROOM

The trim in the 2nd floor hallway bathroom behind the toilet is loose. Recommend repair by a qualified contractor.



9.1.2 Walls

 Recommendation / Improvement

HOLE IN TRIM

2ND FLOOR FRONT RIGHT BEDROOM

There is a hole in the baseboard in the 2nd floor right bedroom. Recommend repair by a qualified contractor.



9.2.1 Ceilings

Recommendation / Improvement

CEILING (MINOR DAMAGE/SPECIFIC)

2ND FLOOR LOFT ABOVE CLOSET 2ND FLOOR HALLWAY NEAR BEDROOMS

Minor damage or deterioration to the ceiling was visible in the 2nd floor loft and 2nd floor hallway at the time of the inspection. Recommend repair by a qualified contractor.



9.3.1 Floors

Recommendation / Improvement

TILES (CRACKED)

The master bathroom had a cracked floor tile visible at the time of the inspection. Recommend repair by a qualified contractor to reduce further damage and possible moisture intrusion in the floor.



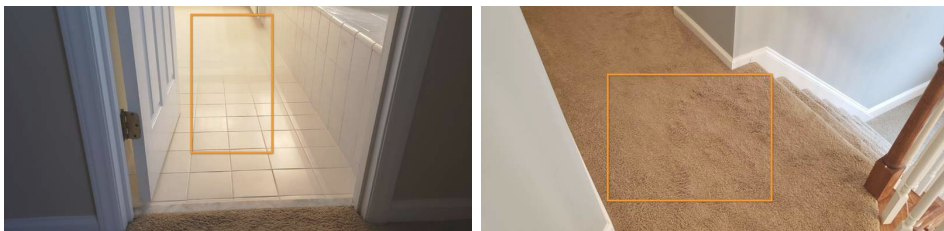
9.3.2 Floors

Recommendation / Improvement

CREAKING

MASTER BATHROOM, TOP OF STAIRS

The floor makes a creaking and popping sound when being walked on. This is not usually a structural concern and may be due too loose subfloor materials or subfloor attachment to the floor joists. Please consult a general contractor for further evaluation to determine the cause for the concern and repair as necessary.



9.4.1 Steps, Stairways & Railings

Recommendation / Improvement

STAIR STEP LOOSE

GARAGE

One of the steps in the garage stairwell is loose and could pose a trip hazard. Recommend a qualified contractor repair as needed to secure.



9.5.1 Countertops & Cabinets

 Recommendation / Improvement

**CABINET DOOR(S)
WON'T CLOSE**

KITCHEN

Cabinet doors are not closing all the way on 1 or more of the cabinets. This may be due to poor hinges or normal usage wear and tear. Recommend qualified contractor repair as needed.



9.5.2 Countertops & Cabinets

 Recommendation / Improvement

**CABINETS (MINOR
DAMAGE)**

KITCHEN ROTATING HUTCH

The rotating corner cabinet in the kitchen has minor damage along the bottom of the door. Recommend repair by a qualified contractor as necessary.



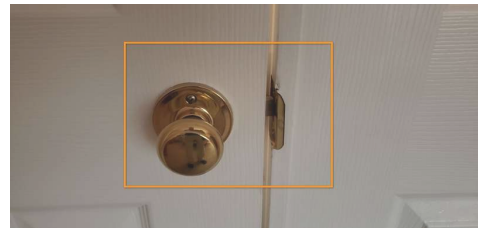
9.6.1 Doors

 Recommendation / Improvement

DOOR DOESN'T LATCH

MASTER BEDROOM

The double doors leading into the master bedroom would not close and latch as intended (i.e. the latch mechanism is not aligned with the strike plate on the door frame). Please consult a general contractor to adjust the alignment of the strike plate.



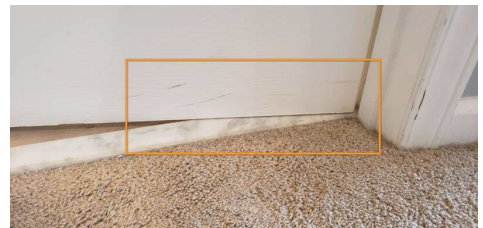
9.6.2 Doors

 Recommendation / Improvement

**INTERIOR DOOR
(RUBBING ON THRESHOLD)**

2ND FLOOR HALLWAY BATHROOM

The 2nd floor bathroom door rubs on the threshold during operation, which can damage the flooring and/or the door. Please consult a general contractor for repair.



9.6.3 Doors

**INTERIOR DOOR (OUT OF SQUARE)**

FRONT DOOR

The front door is visibly out of square/ not aligned properly possibly due to the top hinge not being properly secured to the frame. Recommend a qualified contractor repair as necessary to prevent future damage to the door or frame.



9.6.4 Doors

**SURFACES (LIGHT DAMAGE/SPECIFIC)**

2ND FLOOR FRONT LEFT BEDROOM

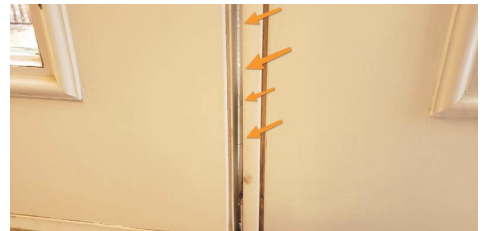
There is minor damage to the closet door in the 2nd floor left bedroom. Please consult a general contractor for repair.



9.6.5 Doors

**DOOR NOT SEALING**

The exterior door in the family room is not sealing completely at the bottom when closed as daylight can be seen through the crack. Recommend a qualified contractor repair as needed to reduce possible moisture intrusion and conditioned air leakage.



9.7.1 Windows

**DIFFICULT TO OPEN/CLOSE**

2ND FLOOR FRONT LEFT BEDROOM

Windows were difficult to open/close during inspection which may cause damage to the window during opening if not repaired. Recommend a qualified contractor repair the window so that it may easily open.



9.7.2 Windows

Recommendation / Improvement

HARDWARE DAMAGED

LIVING ROOM MIDDLE FRONT

Multiple windows had hardware was damaged and the window would not "click" or lock in. Please consult a window or general contractor for further evaluation and repair.



9.7.3 Windows

Recommendation / Improvement

WINDOW DOES NOT STAY OPEN

2ND FLOOR LOFT RIGHT WINDOW, 2ND FLOOR FRONT RIGHT BEDROOM

The window will not stay open when raised, which can cause damage when the window falls back down. Please consult a window or general contractor for further evaluation and repair.



9.7.4 Windows

Recommendation / Improvement

WINDOWS SEAL

2ND FLOOR FRONT RIGHT BEDROOM

The window has visible condensation, fogging and/or rust between the panes of glass, which indicates a broken seal. A broken seal can reduce the insulation capabilities of the window and in severe cases lead to leaking. Also, please note that other windows in the home may also have broken seals, but were not readily visible at the time of the inspection. Please consult a window specialist or general contractor for review of the windows and repair or replace any windows with broken seals.



9.7.5 Windows

Recommendation / Improvement

WINDOW FRAME DAMAGED

FAMILY ROOM LEFT OF FIREPLACE

The window frame and sash of the window to the left of the fireplace have holes drilled in them which could allow moisture intrusion into the wall below the window. Recommend a qualified contractor repair as needed.



10: INSULATION & VENTILATION

		IN	NI	NP	R
10.1	Attic Ventilation	X			
10.2	Attic Insulation	X			
10.3	Crawlspace Insulation/ Ventilation	X			
10.4	Exhaust Systems	X			X

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Information

Attic Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Attic Insulation: Insulation Type

Blown

Crawlspace Insulation/ Ventilation: Insulation Type

Batt

Exhaust Systems: Exhaust Fans in Bathrooms

Fan Only

Insulation and Ventilation Components

According to the North Carolina Home Inspector Licensure Board Standards of Practice the home inspector shall do the following in relation to air insulation and ventilation components. The home inspector shall inspect: 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 the absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice. The home inspector shall: move insulation where readily visible evidence indicates a problem; and move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

Recommendation

10.4.1 Exhaust Systems

DRYER VENT STUCK

RIGHT SIDE OF HOME



The dryer exhaust vent appears to be clogged, which is preventing the damper from closing when it is not exhausting. This can cause pest intrusion into the ducts. The vent exhaust should be cleaned and then check to ensure the damper can properly close the duct.



11: APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher	X			
11.2	Range/Oven/Cooktop	X			
11.3	Garbage Disposal	X			
11.4	Microwave Ovens	X			
11.5	Ventilation equipment/ range hood	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendation

Information

Dishwasher: Brand
General Electric (GE)

Range/Oven/Cooktop:
Range/Oven Brand
GE

Range/Oven/Cooktop:
Range/Oven Type
Drop-In

Garbage Disposal: Brand
Badger

Microwave Ovens: Brand
General Electric (GE)

Ventilation equipment/ range hood: Exhaust hood type
Vented

About Conveyance

Some appliances may not "convey" or be included with the home. This should be spelled out in your contract. Typically appliances that are permanently installed and directly wired to the electrical or plumbing system may be considered as "fixtures". Your home inspector doesn't determine what should be included with the sale of the home. If you are not certain about what is include or "conveys" check the contract or ask your agent.

Built-In Kitchen Appliances

The home inspector shall inspect and operate the basic functions of the following kitchen appliances: installed dishwasher through a complete cycle, range/cook top/oven, trash compactor, garbage disposal, ventilation equipment or range hood, and installed microwave ovens. The home inspector is not required to inspect clocks, timers, self-cleaning functions, or thermostats for calibration or automatic operation, non-built-in appliances, or refrigeration units. The inspector is not required to operate appliances in use or any appliance that is shut down or otherwise inoperable.

Recommendation

11.5.1 Ventilation equipment/ range hood

 Recommendation / Improvement

VENT FAN IS NOT VENTED KITCHEN

The vent fan above the cook top is not vented to the exterior and there is no duct work. This will allow smoke and fumes from the stove top to be released into the kitchen. This vent hood should be replaced with a recirculating vent hood or vented to the exterior of the home. Recommended qualified contractor repair/install vent work as needed.

