



NEST CHECK HOME INSPECTION

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<https://www.nestcheckhomeinspection.com>



NEST CHECK HOME INSPECTION

1234 Main St.
Raeford, NC 28376

Buyer Name
06/12/2019 9:00AM



Inspector
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The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items, and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

[Video Talk Through](#)

SUMMARY

-  2.5.1 Interiors - Countertops & Cabinets: Cabinet Hinge Loose
-  2.7.1 Interiors - Windows: Broken/cracked glass
-  3.3.1 Built-in Appliances - Range/Oven/Cooktop: Range Not Fastened
-  3.4.1 Built-in Appliances - Garbage Disposal: Inoperable
- 
- 7.2.1 Garage - Occupant Door (From garage to inside of home): Door Does Not Meet Separation Requirements
-  7.2.2 Garage - Occupant Door (From garage to inside of home): Door swings outward
-  7.4.1 Garage - Garage Door Opener: Pressure Test Failed
- 
- 8.2.1 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Knock cover missing
- 
- 8.2.2 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Missing bushings
-  9.3.1 Heating & Cooling - Air Conditioning Equipment: Insulation Missing or Damaged
-  10.1.1 Exterior - Siding, Flashing & Trim: Damaged siding/trim (Minor)
-  10.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Crawlspace vents below grade
-  11.1.1 Roofing - Coverings: Exposed/Under driven Nails
-  11.4.1 Roofing - Skylights & Roof Penetrations: Roof penetration sealant
-  11.4.2 Roofing - Skylights & Roof Penetrations: No sealant on vent boot nails
-  12.2.1 Structural/Foundation Components - Foundation, Basement & Crawlspaces: Water Intrusion
-  12.2.2 Structural/Foundation Components - Foundation, Basement & Crawlspaces: Insulation Falling
-  13.2.1 Plumbing - Fixtures / Faucets: Kitchen sink fixture loose
-  13.2.2 Plumbing - Fixtures / Faucets: Hose bib leaks
-  13.3.1 Plumbing - Drain, Waste, & Vent Systems: Poor/Slow Drainage

1: INSPECTION DETAILS

Information

In Attendance

Inspector

Inspection Start Time

6:30

Inspection Completion Time

10:30

Occupancy

Vacant

Utilities

All basic utilities were on.

Style

Multi-level

Type of Building

Single Family

Weather Conditions

Cloudy, Humid

Temperature (approximate)

72 Fahrenheit (F)

Home Set-Up and Repair Cost Info

[Click Here for Your Home Set-Up, Maintenance and Repair Cost Guide](#)

Excluded items: The following items have been excluded from the inspection.

Security system, Outbuilding

Inspection Categories: Inspection Categories

Explanation of Ratings (How to Read Report)

I= Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

NI = NOT INSPECTED- This indicates that an item or system was not inspected due to limitations. All limitations will be annotated with a recommended course of action if applicable.

LI = Limited Inspection- This indicates that the item/component was not inspected completely and only visible components were evaluated due to a noted limitation.

NP = Not Present- This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation- This indicates that an action is recommended. Observations are color-coded to indicate the importance of the observation.

MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

PRIORITIZED OBSERVATIONS

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE CONCERN/SAFETY HAZARD

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

2: INTERIORS

		IN	LI	NI	NP	O
2.1	Walls	X				
2.2	Ceilings	X				
2.3	Floors	X				
2.4	Steps, Stairways & Railings	X				
2.5	Countertops & Cabinets	X				X
2.6	Doors	X				
2.7	Windows	X				X

IN = Inspected

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Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall, Plaster

Floors: Floor Coverings

Carpet, Linoleum, Hardwood

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Laminate

Windows: Window Manufacturer

Unknown

Windows: Window Type

Single-hung

Countertops & Cabinets: Sealant

Homeowners should monitor sealant around countertops to ensure it is in good working order to alleviate possible water penetration into hidden areas. Recommend replacing sealant as required.

Observations

2.5.1 Countertops & Cabinets

CABINET HINGE LOOSE

KITCHEN

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a handyman or DIY project



Loose hinge

2.7.1 Windows

BROKEN/CRACKED GLASS

LEFT EXTERIOR

Some windows showed signs of damage in the form of cracked or broken glass panes. This poses a potential safety hazard to anyone using the windows or in the event of a need for egress. Also this reduces the efficiency of the windows. Recommend contacting window specialist for repair and replace as required.

Recommendation

Contact a qualified window repair/installation contractor.





3: BUILT-IN APPLIANCES

		IN	LI	NI	NP	O
3.1	Dishwasher	X				
3.2	Refrigerator	X				
3.3	Range/Oven/Cooktop	X				X
3.4	Garbage Disposal	X				X
3.5	Microwave	X				

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present O = Observation

Information

Dishwasher: Brand
Samsung



Refrigerator: Brand
Samsung



Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop:

Range/Oven Brand

Samsung



Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Microwave: Brand

Samsung



Observations

3.3.1 Range/Oven/Cooktop

RANGE NOT FASTENED

⚠ Immediate Concern/Safety Hazard

Range does not have anti-tipping device installed or is not aligned. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a handyman or DIY project

3.4.1 Garbage Disposal

INOPERABLE

🛠 Recommendation

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)

Recommendation

Contact a qualified appliance repair professional.

4: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	LI	NI	NP	O
4.1	Fireplaces, Stoves & Inserts		X			
4.2	Fuel-buring Accessories				X	
4.3	Chimney, Flu, & Vent Systems	X				
4.4	Fuel Storage & Distribution Systems	X				

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Information

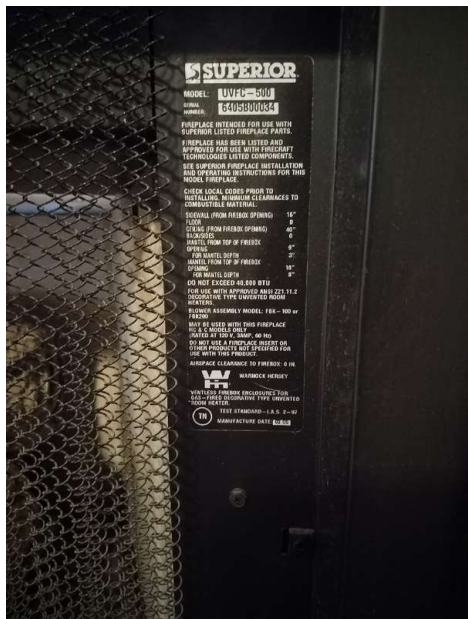
Type

Gas, Non-vented

Ventless Fireplace

Living Room

House has a ventless fireplace installed. Recommend following all manufacturer instructions for safe operation of ventless fireplace. Also ensure all carbon monoxide detectors remain operational to alarm occupants in the event of unsafe conditions.



Limitations

Fireplaces, Stoves & Inserts

LIMITED EVALUATION

LIVING ROOM

Fire place evaluation was limited due to no fuel or fuel being off. Recommend following manufacturer instructions and guidance prior to first use to ensure safety.



System is off

5: LAUNDRY ROOM

		IN	LI	NI	NP	O
5.1	General	X				
5.2	Washer Connections / Drain Pipe	X				
5.3	Dryer Exhaust/Venting	X				
5.4	Countertops & Cabinets				X	

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Information

General: Dryer Power Source
220 Electric

General: Dryer Vent
Metal

Dryer Exhaust/Venting: Dryer Exhaust
Through Floor

Washer Connections / Drain Pipe: Washer Connections - Satisfactory

Water input nozzles and drain pipe appeared functional at time of inspection. This does **not guarantee future use** as neither was tested. Recommend using hoses with seals and properly looped drain line from washer. **Always monitor both items for both leaks and proper draining when using a washer.**

6: INSULATION AND VENTILATION

		IN	LI	NI	NP	O
6.1	Attic Insulation	X				
6.2	Ventilation	X				
6.3	Exhaust Systems	X				

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Information

Flooring Insulation
Batt, Fiberglass

Attic Insulation: Insulation Type
Cellulose, Blown

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Exhaust Systems: Exhaust Fans
Fan Only

Ventilation: Vent maintenance

All exterior vent screens should be cleaned and monitored to ensure no blockages. Also, ensure screens are in good working order to keep birds/flying insects from entering and nesting.

7: GARAGE

		IN	LI	NI	NP	O
7.1	Walls, Ceilings, Floors	X				
7.2	Occupant Door (From garage to inside of home)	X				X
7.3	Vehicle Door	X				
7.4	Garage Door Opener	X				X

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Information

Walls, Ceilings, Floors: Floor Material
Garage
Concrete

Walls, Ceilings, Floors: Wall/Ceiling Material
Garage
Drywall

Walls, Ceilings, Floors: Attic Access
Garage
No

Vehicle Door: Type

Automatic

Vehicle Door: Material

Metal

Garage Door Opener: Number of Openers

One

Garage Door Opener: Opener**Brand**

Genie

**Vehicle Door: Overhead Garage Door**

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition; mounting brackets; automatic opener; automatic reverse; photo sensor; switch placement; track & rollers; manual disconnect.

Garage Door Opener: Photo Sensor Satisfactory

The photo-electric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

Observations

7.2.1 Occupant Door (From garage to inside of home)

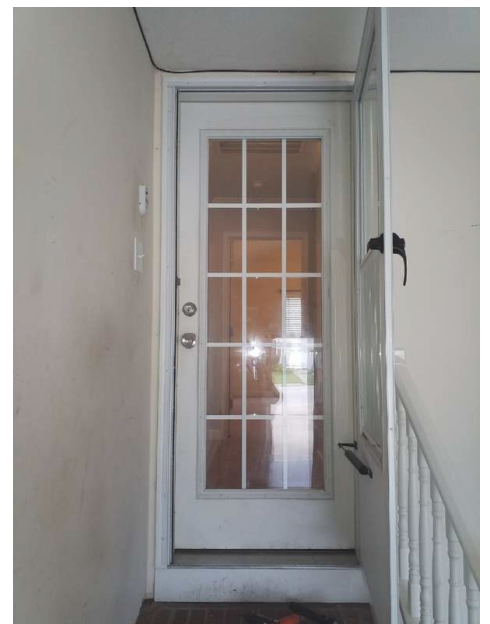
 Recommendation

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Safety Though not required at the time of building, the door separating the garage and home does not meet current safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel or solid core wood, or a 20-minute fire-rated door, and sealed to keep vehicle gases from home. Recommend correction by installing a fire separation approved door with proper weather seals to keep garage environment out of home.

Recommendation

Contact a qualified door repair/installation contractor.



7.2.2 Occupant Door (From garage to inside of home)

 Recommendation

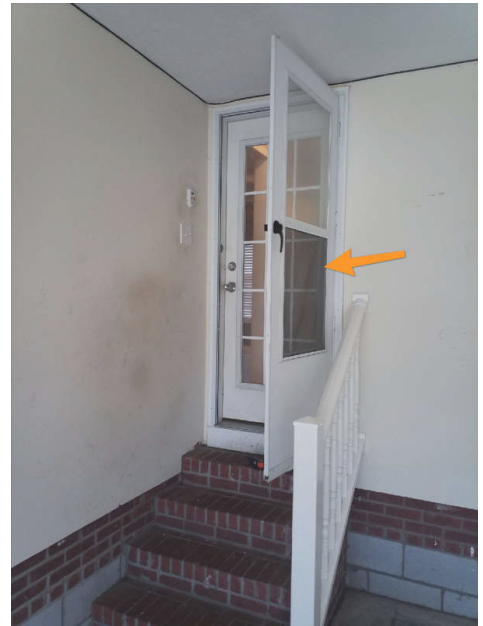
DOOR SWINGS OUTWARD

GARAGE

Outward swinging door with no landing was noted at the garage steps leading to the home. This could pose a penitential safety hazard if the door is opened while someone is on the steps. Recommend removing outward screen door as a minimum and or have steps reconstructed to add appropriate landing to enhance safety.

Recommendation

Contact a qualified general contractor.



Outward swinging door

7.4.1 Garage Door Opener

 Immediate Concern/Safety Hazard

PRESSURE TEST FAILED

Saftey Modern automatic garage door openers are installed with a pressure sensitive function which will reverse garage door if an object obstructs the path. Door failed to auto-reverse or too much pressure was needed to reverse which can result in harm to pets or persons. Recommend pressure sensitivity is adjusted.

Recommendation

Contact a handyman or DIY project

8: ELECTRICAL

		IN	LI	NI	NP	O
8.1	Service Entrance Conductors	X				
8.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X				X
8.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X				
8.4	Connected Devices and Fixtures	X				
8.5	Polarity and Grounding of Receptacles	X				
8.6	GFCI & AFCI	X				
8.7	Smoke Detectors	X				
8.8	Carbon Monoxide Detectors	X				

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Information

Wiring Method

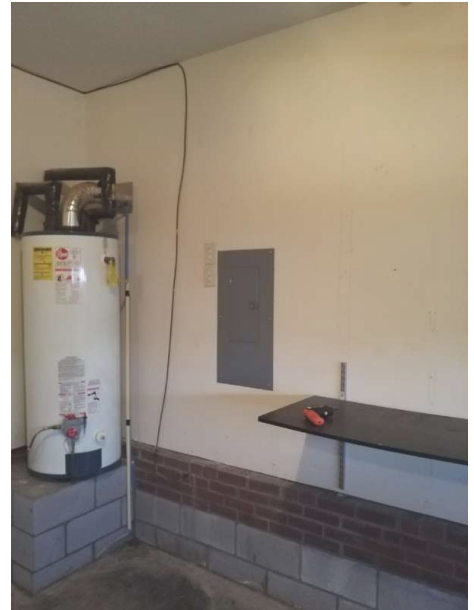
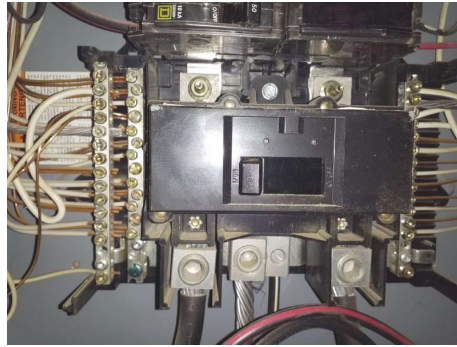
Romex

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity

200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

Garage



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer

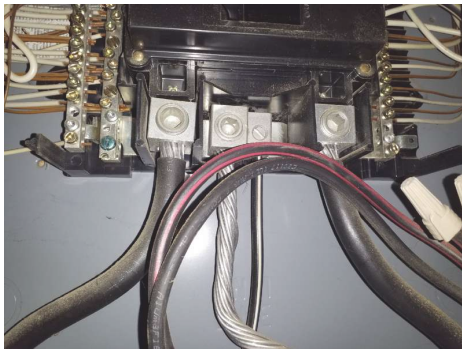
Square D

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Branch Wire 15 and 20 AMP

Copper

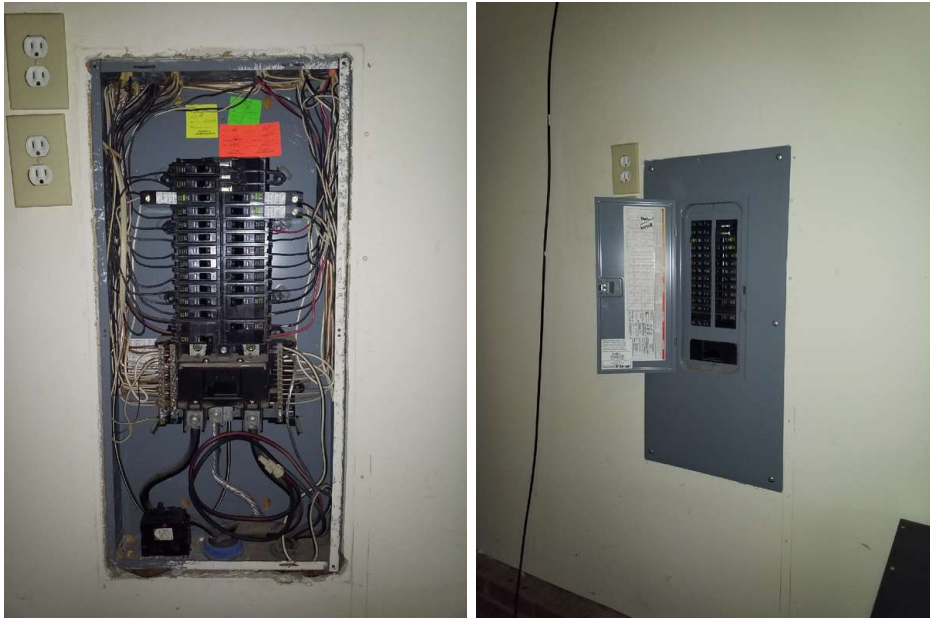
Service Entrance Conductors: Electrical Service Conductors

Below Ground, 240 Volts, Aluminum



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit Breaker



Connected Devices and Fixtures: Inactive power supply

Breaker box on rear exterior of the home was noted as inactive at the time of the inspection. This box appears to have been used for a previously installed hot tub/Spa.



Observations

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



Immediate Concern/Safety Hazard

KNOCK COVER MISSING

Knockout cover on main panel is missing exposing the interior parts of the electrical panel. This poses a serious potential shock hazard to anyone working in or around the electrical panel. Recommend qualified electrician for repair as required.

Recommendation

Contact a qualified electrical contractor.



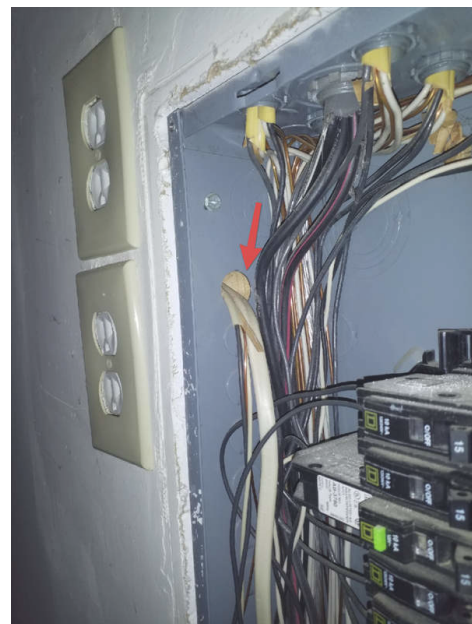
8.2.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

! Immediate Concern/Safety Hazard

MISSING BUSHINGS

One or more bushings within the panel were noted as missing at the time of the inspection. These bushings are installed to protect conductors from being damaged as they pass through the metal panel. If left in the current condition could pose a shock hazard if conductors are damaged. This also exposes combustible material with in the wall to sparks if components were to malfunction. Recommend qualified electrician install appropriate bushing to ensure safety and increase protection.

Recommendation
Contact a qualified electrical contractor.



Missing bushing

9: HEATING & COOLING

		IN	LI	NI	NP	O
9.1	General	X				
9.2	Normal Operating Controls	X				
9.3	Air Conditioning Equipment	X				X
9.4	Furnace Equipment	X				
9.5	Heating & Cooling Source	X				
9.6	Distribution System	X				

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Information

Normal Operating Controls:

Thermostat Brand

Nest



Air Conditioning Equipment:

Energy Source/Type

Electric

Furnace Equipment: Estimated

Furnace / Air Handler Age

12-13 yrs old

Furnace Equipment: Energy Source/Type

Natural Gas

Furnace Equipment: Furnace Photos



Heating & Cooling Source:

Heating/Cooling Source

Ceiling Vent

Distribution System: Configuration

Central, Insulated

General: HVAC Split System - A/C & Furnace

This home employs an air conditioner unit to cool the home and a furnace (electric or gas fired) to heat the home. It's a split system that utilizes an outdoor condenser unit and inside furnace/air handler/evaporator unit.

General: Filter Advice

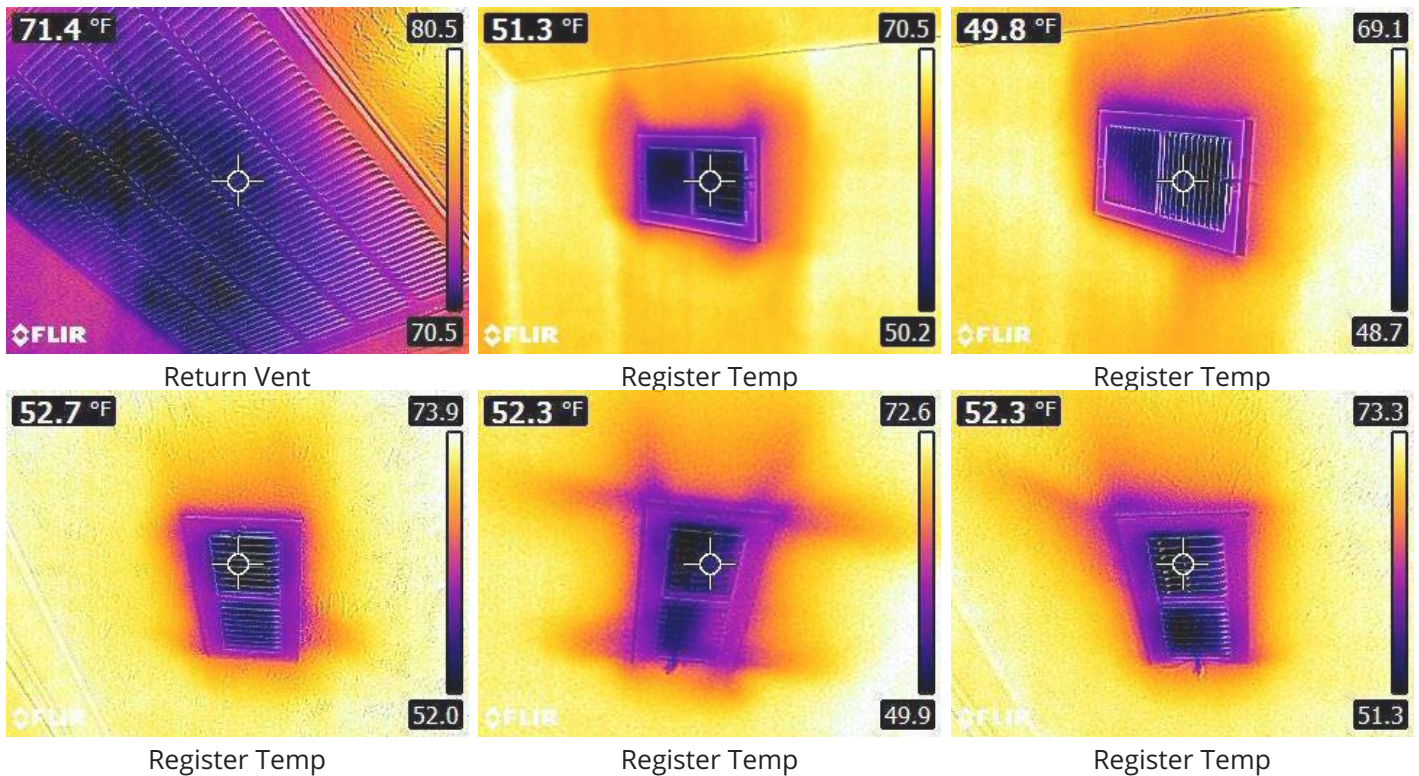
Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

General: Evaluation

HVAC unit operated as normal during the inspection. However, due to age and un-verified service records recommend having a qualified HVAC Tech do a full evaluation and service of system to ensure proper working order. Once evaluation is complete, retain all documents of work completed.

Normal Operating Controls: Cooling Temperature - Satisfactory

The temperature was taken from noted source using an IR thermometer; both register and ambient temps are measured. Temps differentials are within norms. Temps from register should be within 14-22 degrees from ambient room temps. Also measured is the condensation on the refrigerant line, heat transfer emitting from the condenser, and condensation moisture from the line. All factors are used to determine operating efficiency.



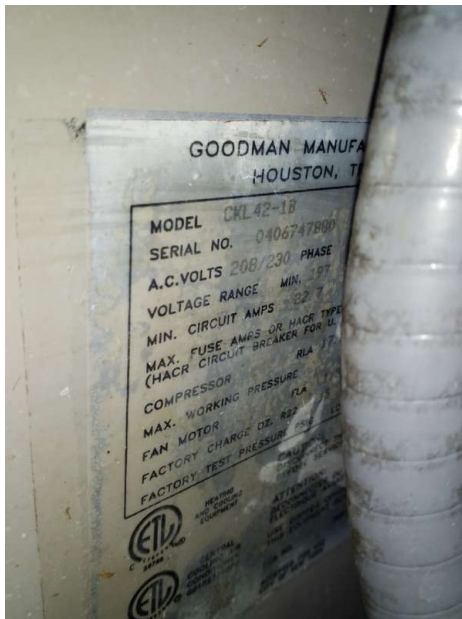
Air Conditioning Equipment: Estimated Condenser Age

12-13 yrs old

Condenser unit was built in 2013. Unit is early service lifespan of a standard industry recognized 12-15 years lifespan.

Air Conditioning Equipment: Condenser Unit Brand

Goodman



Furnace Equipment: Furnace / Air Handler Brand

Goodman



Distribution System: Return Air Filter

Return air filters trap larger particle, dust and debris from moving within your air system. Recommend changing air filters monthly during heavy use months and every three months during lower usage periods.

Observations

9.3.1 Air Conditioning Equipment

INSULATION MISSING OR DAMAGED

 Maintenance Item

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacement of line insulation.



Damaged/ Deteriorated Insulation

10: EXTERIOR

		IN	LI	NI	NP	O
10.1	Siding, Flashing & Trim	X				X
10.2	Exterior Doors	X				
10.3	Decks, Balconies, Porches & Steps	X				
10.4	Eaves, Soffits & Fascia	X				
10.5	Vegetation, Grading, Drainage & Retaining Walls	X				X
10.6	Walkways, Patios & Driveways	X				

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Information

Siding, Flashing & Trim: Siding Material

Brick Veneer, Vinyl

Exterior Doors: Exterior Entry Door

Wood

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Covered Porch

Decks, Balconies, Porches & Steps: Material

Concrete

Walkways, Patios & Driveways: Driveway Material

Concrete

Observations

10.1.1 Siding, Flashing & Trim

DAMAGED SIDING/TRIM (MINOR)

 Maintenance Item

One or more areas of damage noted on siding/trim around the home. If these areas are left uncorrected further damage and deterioration may occur due to water being allowed behind coverings. Recommend qualified contractor for repair/seal as required.

Recommendation

Contact a handyman or DIY project



10.5.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

CRAWLSPACE VENTS BELOW GRADE

It was noted that one or more crawlspace vents were located below grade. Crawlspace vents located below grade will be susceptible to water intrusion during wet weather. This will allow water to collect within the crawl space creating higher-than-normal moisture levels. Recommend a qualified contractor for further evaluation and set appropriate course of action to alleviate any further issues

Recommendation

Contact a qualified general contractor.



11: ROOFING

		IN	LI	NI	NP	O
11.1	Coverings	X				X
11.2	Roof Drainage Systems	X				
11.3	Flashings	X				
11.4	Skylights & Roof Penetrations	X				X

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Information

Inspection Method

Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

None

Flashings: Material

Aluminum

Roof Drainage Systems: No Gutters installed

No gutter are installed on the home. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor add gutters and adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Observations

11.1.1 Coverings



Maintenance Item

EXPOSED/UNDER DRIVEN NAILS

Under-driven or exposed nails were found in one or more roof coverings. If left uncorrected could potentially allow moisture intrusion overtime causing further damage to Interior wooden structure of the roof system. Recommend a qualified roofer or handy man evaluate and correct.

Recommendation

Contact a handyman or DIY project



Exposed nail heads

11.4.1 Skylights & Roof Penetrations



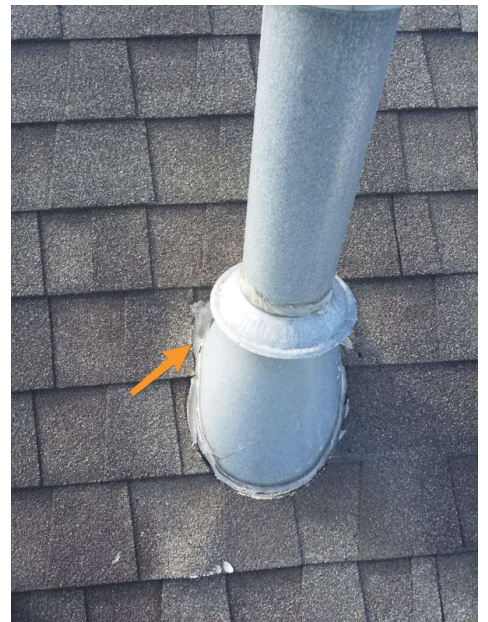
Recommendation

ROOF PENETRATION SEALANT

Deteriorated sealant around penetration flashing. If left in the current condition water will be allowed to run into the interior roof structure causing damage to interior structure. Recommend consulting with qualified roofer for further evaluation and repair as required.

Recommendation

Contact a handyman or DIY project



Deteriorated sealant

11.4.2 Skylights & Roof Penetrations



Maintenance Item

NO SEALANT ON VENT BOOT NAILS

Vent boot flashing was missing sealant over exposed nail heads. The sealant is designed to stop water penetration around exposed nail heads and without it moisture penetration could occur over time due to lack of protection. Recommend sealing all exposed nail heads to alleviate possible moisture penetration.

Recommendation

Contact a handyman or DIY project



12: STRUCTURAL/FOUNDATION COMPONENTS

		IN	LI	NI	NP	O
12.1	Roof Structure & Attic	X				
12.2	Foundation, Basement & Crawlspace	X				X
12.3	Floor Structure		X			
12.4	Wall Structure		X			
12.5	Ceiling Structure		X			

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Information

Inspection Method

Attic Access, Crawlspace Access

Roof Structure & Attic: Material

Truss, Rafter, OSB

Roof Structure & Attic: Type

Gable

Foundation, Basement & Crawlspace: Material

Masonry Block, Columns

Floor Structure: Basement/Crawlspace Floor

Dirt

Floor Structure: Material

Wood joists, Beams

Floor Structure: Sub-floor

OSB

Wall Structure: Material

Wood

Ceiling Structure: Material

Wood

Foundation, Basement & Crawlspace: Vapor Barrier - Plastic

A plastic vapor barrier was installed in crawlspace. It is important to maintain the vapor barrier in order to reduce moisture in the crawlspace. Improperly installed or damaged vapor barrier can increase moisture levels and increase of fungal growth on wood structure. Also, increased moisture will lead to deterioration of wood components over time if left uncorrected.

Limitations

Floor Structure

LIMITED VISIBILITY

Majority of floor system was inaccessible at the time of the inspection due to insulated covering. Only visible spots where covering had been cut to install HVAC duct and plumbing were evaluated.

Wall Structure

FINISHED COVERING

Due to home being finished wall structure was not visible and only exposed areas could be viewed.

Ceiling Structure

LIMITED VISIBILITY

Due to installed insulation the ceiling structure was mostly covered and not visible. Only visible areas were evaluated.

Observations

12.2.1 Foundation, Basement & Crawlspace



WATER INTRUSION

CRAWLSPACE

Water intrusion was evident on the surface of the crawlspace. It appears water is entering through vents and pooling around the perimeter of the crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage if left un-corrected as well as create an environment conducive to fungal growth. Recommend a qualified contractor to identify the source of moisture and remedy as required.

Recommendation

Contact a qualified general contractor.





12.2.2 Foundation, Basement & Crawlspaces

Recommendation

INSULATION FALLING

Insulation was noted falling from joists in various locations in crawlspace. left in the current condition it will reduce the the homes efficiency and expose wood components to moisture. This is sometimes attributed to higher than normal moisture levels and failure to correct that will result in reoccurring issue. Recommend installing appropriate vapor barrier/control moisture levels and reattach/replace affected insulation by qualified professional.

Recommendation

Contact a handyman or DIY project



13: PLUMBING

		IN	LI	NI	NP	O
13.1	General	X				
13.2	Fixtures / Faucets	X				X
13.3	Drain, Waste, & Vent Systems	X				X
13.4	Water Heater	X				
13.5	Sump Pumps / Sewage Ejectors				X	

IN = Inspected LI = Limited Inspection NI = Not Inspected NP = Not Present O = Observation

Information

General: Source

Public

General: Filters

None

General: Main Fuel Shut-Off

(Location)

Exterior



General: Main Water Shut-Off Device (Location)

Entry way closet

General: Material - Distribution

Pex

General: Material - Water Supply

Pex



Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Heater: Capacity

50 Gallons

Water Heater: Location

Garage

Water Heater: Power Source

Gas

Water Heater: Manufacturer

Rheem



Observations

13.2.1 Fixtures / Faucets

 Maintenance Item

KITCHEN SINK FIXTURE LOOSE

KITCHEN

Kitchen sink fixture was noted as being loose at the time of the inspection. If left in the current condition could induce unnecessary strain on plumbing below the sink leading to leaks. Recommend correcting attachment to ensure it is secure.

Recommendation

Contact a handyman or DIY project



Fixture loose

13.2.2 Fixtures / Faucets



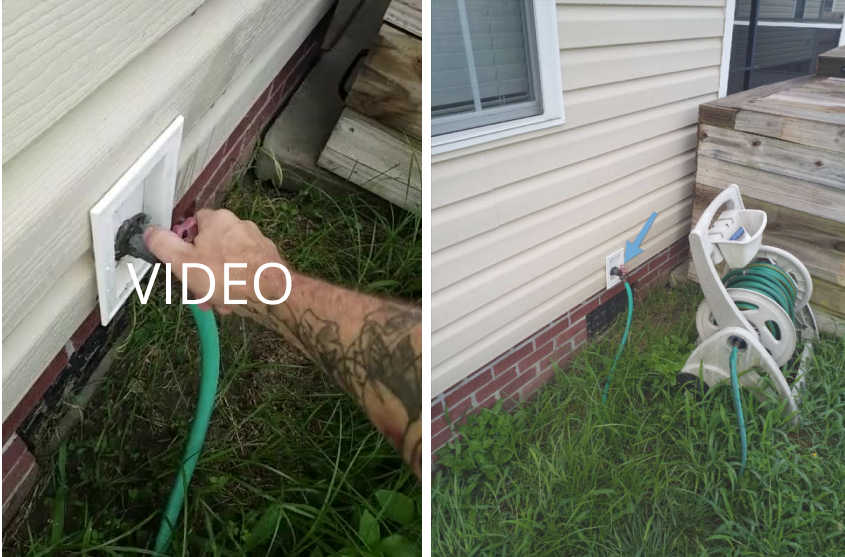
Maintenance Item

HOSE BIB LEAKS

Hose bib on side of the home was noted as leaking when turned on. If left in the current condition could cause unnecessary water consumption during use. Recommend qualified plumbing technician to repair as required.

Recommendation

Contact a qualified plumbing contractor.



13.3.1 Drain, Waste, & Vent Systems



Maintenance Item

POOR/SLOW DRAINAGE

HALLWAY BATHROOM

Poor/slow drainage was observed at time of inspection. This could be due to normal wear on the drain system. Recommend using household drain cleaner to try and clear the drain so that drainage improves. If this does not correct the drainage, recommend further evaluation by qualified plumber.

Recommendation

Contact a handyman or DIY project

STANDARDS OF PRACTICE

Interiors

NC .1113 **INTERIORS** (a) The home inspector shall inspect: (1) Walls, ceiling, and floors; (2) Steps, stairways, balconies, and railings; (3) Counters and a representative number of built-in cabinets; and (4) A representative number of doors and windows. (b) The home inspector shall: (1) Operate a representative number of windows and interior doors; and (2) Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (c) The home inspector is not required to inspect: (1) Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; (2) Carpeting; or (3) Draperies, blinds, or other window treatments; or (4) Coatings on and hermetic seals between panes of glass in windows and doors

Built-in Appliances

NC .1115 **BUILT-IN KITCHEN APPLIANCES** (a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances: (1) Installed dishwasher(s), through a complete cycle; (2) Range(s), cook top(s), and permanently installed oven(s); (3) Trash compactor(s); (4) Garbage disposal(s); (5) Ventilation equipment or range hood(s); and (6) Installed microwave oven(s). (b) The home inspector is not required to inspect: (1) Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; (2) Non built-in appliances; or (3) Refrigeration units. (c) The home inspector is not required to operate: (1) Appliances in use; or (2) Any appliance that is shut down or otherwise inoperable.

Fireplaces and Fuel-Burning Appliances

NC .1111 **HEATING** (a) The home inspector shall inspect permanently installed heating systems including: (1) Heating equipment; (2) Normal operating controls; (3) Automatic safety controls; (4) Chimneys, flues, and vents, where readily visible; (5) Solid fuel heating devices; (6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and (7) The presence or absence of an installed heat source for each habitable space. (b) The home inspector shall describe the: (1) Energy source; and (2) Heating equipment and distribution type. (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. (d) 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. (e) The home inspector is not required to: (1) Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection; (2) Operate automatic safety controls; (3) Ignite or extinguish solid fuel fires; or (4) Ignite a pilot light; or (5) Inspect: (A) The interior of flues; (B) Fireplace insert flue connections; (C) Heat exchanges; (D) Humidifiers;

Insulation and Ventilation

NC .1114 **INSULATION AND VENTILATION** (a) The home inspector shall inspect: (1) Insulation and vapor retarders in unfinished spaces; (2) Ventilation of attics and foundation areas; (3) Kitchen, bathroom, and laundry venting systems; and (4) The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. (b) The home inspector shall describe: (1) Insulation in unfinished spaces; and (2) The absence of insulation in unfinished space at conditioned surfaces. (c) The home inspector is not required to report on: (1) Concealed insulation and vapor retarders; or (2) Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice. (d) The home inspector shall: (1) Move insulation where readily visible evidence indicates a problem; and (2) Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

Garage

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways;

- proper firewall separation from living space;
- proper floor drainage

Electrical

NC .1110 **ELECTRICAL** (a) The home inspector shall inspect: (1) Electrical service entrance conductors; (2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported; (3) Amperage and voltage ratings of the electrical service; (4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; (5) 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; (6) 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; (7) The operation of ground fault circuit interrupters; and (8) Smoke detectors and installed carbon monoxide alarms. (b) The home inspector shall describe: (1) Electrical service amperage and voltage; (2) Electrical service entry conductor materials; (3) The electrical service type as being overhead or underground; and (4) The location of main and distribution panels. (c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring. (d) The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system. (e) The home inspector is not required to: (1) Insert any tool, probe, or testing device inside the panels; (2) Test or operate any overcurrent device except ground fault circuit interrupters; (3) Dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or (4) Inspect: (A) Low voltage systems; (B) Security systems and heat detectors; (C) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; (D) Built-in vacuum equipment; (E) Back up electrical generating equipment; (F) Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power; (G) Battery or electrical automotive charging systems; or (H) Electrical systems to swimming pools or spas, including bonding and grounding.

Heating & Cooling

NC .1111 **HEATING** (a) The home inspector shall inspect permanently installed heating systems including: (1) Heating equipment; (2) Normal operating controls; (3) Automatic safety controls; (4) Chimneys, flues, and vents, where readily visible; (5) Solid fuel heating devices; (6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and (7) The presence or absence of an installed heat source for each habitable space. (b) The home inspector shall describe the: (1) Energy source; and (2) Heating equipment and distribution type. (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. (d) 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. (e) The home inspector is not required to: (1) Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection; (2) Operate automatic safety controls; (3) Ignite or extinguish solid fuel fires; or (4) Ignite a pilot light; or (5) Inspect: (A) The interior of flues; (B) Fireplace insert flue connections; (C) Heat exchanges; (D) Humidifiers; (E) Electronic air filters; (F) The uniformity or adequacy of heat supply to the various rooms; or (G) Solar space heating equipment.

NC .1112 **AIR CONDITIONING** (a) The home inspector shall inspect: (1) Central air conditioning and through-the-wall ductless installed cooling systems including: (A) Cooling and air handling equipment; and (B) Normal operating controls. (2) Cooling distribution systems including: (A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units; and (B) The presence or absence of an installed cooling source for each habitable space. (b) The home inspector shall describe the: (1) Energy sources; and (2) Cooling equipment type. (c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. (d) 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. (e) The home inspector is not required to: (1) Operate cooling systems when weather conditions or other circumstances may cause equipment damage; (2) Inspect window air conditioners; or (3) Inspect the uniformity or adequacy of cool-air supply to the various rooms.

Exterior

NC .1107 **EXTERIOR** (a) The home inspector shall inspect: (1) Wall cladding, flashings, and trim; (2) Entryway doors and a representative number of windows; (3) Garage door operators; (4) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings; (5) Eaves, soffits, and fascias; (6) Driveways, patios, walkways, and retaining walls; and (7) Vegetation, grading, and drainage with respect only to their effect on the condition of the building. (b) The home inspector shall: (1) Describe wall cladding materials; (2) Operate all entryway doors; (3) Operate garage doors manually or by using installed controls for any garage door operator; (4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and (5) Probe

exterior wood components where deterioration is suspected. (c) The home inspector is not required to inspect: (1) Storm windows, storm doors, screening, shutters, and awnings; (2) Fences; (3) For the presence of safety glazing in doors and windows; (4) Garage door operator remote control transmitters; (5) Geological conditions; (6) Soil conditions; (7) Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise required in 11 NCAC 8.1109(d)(5)(F); (8) Detached buildings or structures; or (9) For the presence or condition of buried fuel storage tanks.

Roofing

NC .1108 **ROOFING** (a) The home inspector shall inspect: (1) Roof coverings; (2) Roof drainage systems; (3) Flashings; (4) Skylights, chimneys, and roof penetrations; and (5) Signs of leaks or abnormal condensation on building components. (b) The home inspector shall: (1) Describe the type of roof covering materials; and (2) Report the methods used to inspect the roofing. (c) The home inspector is not required to: (1) Walk on the roofing; or (2) Inspect attached accessories including solar systems, antennae, and lightning arrestors.

Structural/Foundation Components

NC .1106 **STRUCTURAL COMPONENTS** (a) The home inspector shall inspect structural components including: (1) Foundation; (2) Floors; (3) Walls; (4) Columns or piers; (5) Ceilings; and (6) Roofs. (b) The home inspector shall describe the type of: (1) Foundation; (2) Floor structure; (3) Wall structure; (4) Columns or piers; (5) Ceiling structure; and (6) Roof structure. (c) The home inspector shall: (1) Probe structural components where deterioration is suspected; (2) 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; (3) Report the methods used to inspect under floor crawl spaces and attics; and (4) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Plumbing

NC .1109 **PLUMBING** (a) The home inspector shall inspect: (1) Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; (2) Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; (3) Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; (4) Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and (5) Sump pumps. (b) The home inspector shall describe: (1) Water supply and distribution piping materials; (2) Drain, waste, and vent piping materials; (3) Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and (4) The location of any main water supply shutoff device. (c) 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. (d) The home inspector is not required to: (1) State the requirement for or effectiveness of anti-siphon devices; (2) Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices; (3) Operate automatic safety controls; (4) Operate any valve except water closet flush valves, fixture faucets, and hose faucets; (5) Inspect: (A) Water conditioning systems; (B) Fire and lawn sprinkler systems; (C) On-site water supply quantity and quality; (D) On-site waste disposal systems; (E) Foundation irrigation systems; (F) Bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage; (G) Swimming pools; (H) Solar water heating equipment; or (I) Fixture overflow devices or shower pan liners; (6) Inspect the system for proper sizing, design, or use of materials. (7) Report on the absence or presence of thermal expansion tanks; or, (8) Report on the adequacy of the reported water heater capacity.