CERTIFIED INSPECTORS OF NORTH CAROLINA LLC
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RESIDENTIAL REPORT

1234 Main St.
Raeford NC 28376

Buyer Name
11/26/2018 9:00AM

Inspector
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Agent
Agent Name
555-555-5555
agent@spectora.com

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Orientation
For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

Overview
Certified Inspectors of North Carolina LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of North Carolina North Carolina Standards of Practice. As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. Once again, the statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the State of North Carolina Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection is a tool to assist you in your buying decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Notice to Third Parties

Notice to Third Parties: This report is the property of Certified Inspectors of North Carolina LLC and the Client named herein and is **non-transferrable** to any and all third-parties or subsequent buyers. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or

other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Comment Key - Definitions
This report divides deficiencies into three categories; Significant Defects or conditions related to Safety **(in red)**, Recommendations **(in orange)**, and Maintenance Items/FYI/Minor Defects **(colored in blue)**. Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

Significant Defects/Safety - Items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a ***Qualified Contractor***.
Recommendations - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a ***Handyman*** or ***Qualified Contractor*** and are not considered routine maintenance or DIY repairs.
Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a ***Homeowner*** or ***Handyman***. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is

paramount, not it's categorical placement.

SUMMARY

74	5	27	3
ITEMS INSPECTED	MAINTENANCE ITEMS/FYI/MINOR DEFECTS	RECOMMENDATION	SAFETY HAZARD

- 2.1.1 Roof - Coverings: Shingles Missing
- 2.1.2 Roof - Coverings: Nail Pops-Roof
- 2.3.1 Roof - Flashings: Boot Flashing / Nail Sealant
- 3.1.1 Exterior - Siding, Flashing & Trim: Chimney Siding/Trim-Water Damage
- 3.1.2 Exterior - Siding, Flashing & Trim: Wood Trim-Rotted
- 3.1.3 Exterior - Siding, Flashing & Trim: Siding Loose
- 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Front Porch Slab Movement
- 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Stairs Differential Movement
- 3.5.1 Exterior - Eaves, Soffits & Fascia: Rake Trim Rotted
- 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Yard-Large Void/Hole
- 4.1.1 Doors, Windows & Interior - Interior Doors: Door Handle Worn
- 4.2.1 Doors, Windows & Interior - Windows: Windows-Exterior Failed Caulking
- 4.2.2 Doors, Windows & Interior - Windows: Window-Broken Balast
- 4.2.3 Doors, Windows & Interior - Windows: Window Sill Moisture Damage
- 4.4.1 Doors, Windows & Interior - Walls: Shower Surround-Wall Caulking
- 5.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Drain Stop-Missing
- 5.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Hose Bibb- Loose attachment
- 5.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- 5.4.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: No Expansion Tank
- 5.4.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater Electrical-Unprotected
- 6.1.1 Built-in Appliances - Dishwasher: Excessive Debris in Drain Pipe
- 6.4.1 Built-in Appliances - Garbage Disposal: Disposal-Inoperative
- 7.1.1 Cooling - Cooling Equipment: Condensate Tube Damaged
- 7.1.2 Cooling - Cooling Equipment: Condensate Drain-Too Close
- 7.1.3 Cooling - Cooling Equipment: HVAC Suction Line Not Fully Insulated
- 7.1.4 Cooling - Cooling Equipment: Condensate Drain Leaking at Air Handler
- 7.3.1 Cooling - Distribution System: Rust Stains on Supply Vent

- 9.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: HVAC Disconnect-Loose
- 9.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Tapped Neutrals
- 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet-Damaged
- 9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Interior Outlet Loose
- 10.4.1 Attic, Insulation & Ventilation - Attic Entry: Access Door Not Insulated
- 12.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- 12.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Efflorecence on Foundation Wall

1: INSPECTION DETAILS

Information

In Attendance
Inspector Only

Occupancy
Vacant

Type of Building
Single Family

Style
Ranch

Weather Conditions
Clear, Cloudy, Cool

Temperature (approximate)
62 Fahrenheit (F)

Square Footage
1657

Year Built
2001

2: ROOF

Information

Roof Type/Style
Gable

Inspection Method
Ladder, Mobile device camera, From the eaves

Coverings: Material
Asphalt 3 Tab

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Observations

2.1.1 Coverings

Recommendation

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. These areas are subject to water penetration to the wood roof sheathing as the roof covering material should overlap the previous course. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.

2.1.2 Coverings

Recommendation

NAIL POPS-ROOF

Roof surface shows evidence of nail pops in several areas around the roof plane. Nails that are lifting and eventually popping through the shingle roof covering can cause small leaks in several different areas and lead to rotted roof sheathing and even damaged roof framing overtime if they are not repaired. Recommend a licensed roofing contractor do a full evaluation of the roof system and covering and make repair recommendations.

Recommendation

Contact a qualified roofing professional.

2.3.1 Flashings

Recommendation

BOOT FLASHING / NAIL SEALANT

The nails at the bottom of the plumbing boot flashing and vents are not sealed. Nail/screw heads should be sealed to prevent water intrusion to the roof structure from around the nail head. Recommend a qualified contractor seal the nail heads with silicone roof sealant.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Fiber Cement

Exterior Doors: Exterior Entry Door
Steel

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Walkway Material
Concrete

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch, Deck with Steps

Decks, Balconies, Porches & Steps: Material
Concrete, Wood

Eaves, Soffits & Fascia: Fascia Material
Wood

Eaves, Soffits & Fascia: Soffit Material
Wood

Vegetation, Grading, Drainage & Retaining Walls: Site Grading
Sloped away from structure

Vegetation, Grading, Drainage & Retaining Walls: Vegetation
Not growing against structure

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material
None

Observations

3.1.1 Siding, Flashing & Trim

Recommendation

CHIMNEY SIDING/TRIM-WATER DAMAGE

Siding and trim In several areas have observed indications of water damage around the chimney. Recommend replacement by a licensed contractor.

Recommendation

Contact a qualified siding specialist.

3.1.2 Siding, Flashing & Trim

Recommendation

WOOD TRIM-ROTTED

CORNERS OF BUILDING

The wood trim in several areas around the home have observed indications of wood rot. If this condition is not corrected water damage may spread to adjacent materials and cause further damage. Inspector recommends a full evaluation of all wood trim and siding materials and repair as needed. All work should be done by a licensed general contractor.

Recommendation

Contact a qualified siding specialist.

Engineered wood coming apart at ends

3.1.3 Siding, Flashing & Trim

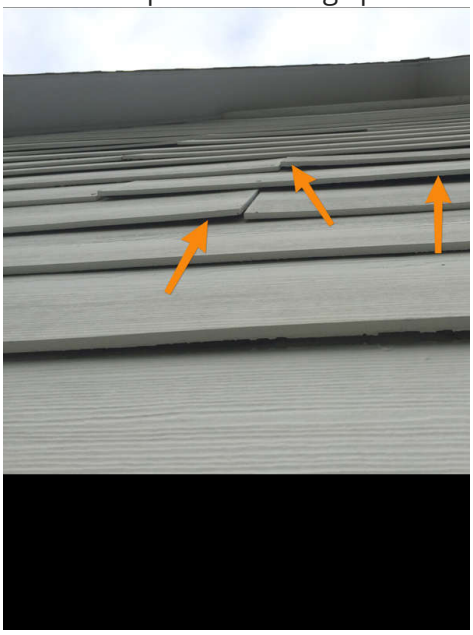
Recommendation

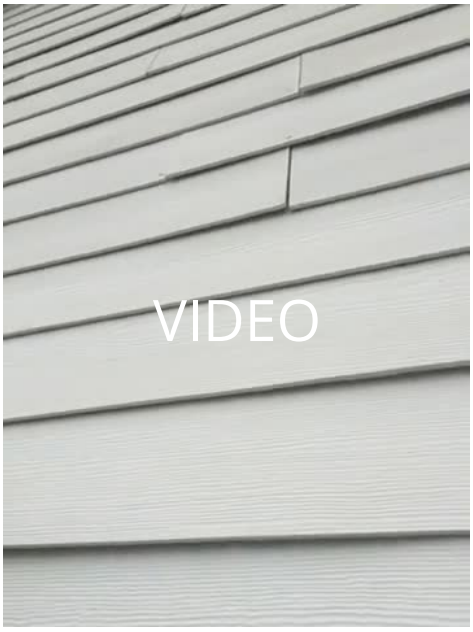
SIDING LOOSE

The siding is loose on areas of the structure. This condition my allow a blow off of the siding from strong winds and subjects the exterior wall to the elements. Recommend further evaluation for damage and verify proper installation per manufacturer instructions and correct as needed by a licensed contractor.

Recommendation

Contact a qualified siding specialist.





3.4.1 Decks, Balconies, Porches & Steps

Recommendation

FRONT PORCH SLAB MOVEMENT

FRONT PORCH

The front porch slab has sunken several inches from the surrounding brick. In the majority of cases this is due to poor water drainage, but it can also be the result of ground movement, subsidence or poor construction. These problems can be repaired. Recommend a full evaluation by a licensed contractor to determine the cause and make recommendations for correction.

Recommendation

Contact a qualified general contractor.




3.4.2 Decks, Balconies, Porches & Steps

Recommendation

STAIRS DIFFERENTIAL MOVEMENT

FRONT PORCH

The stairs had observed indications of movement. This could be caused by excessive water intrusion, soil instability or un-compacted soils, or other external factors. This condition may worsen if not corrected. A licensed general contractor should be consulted to determine the cause and take necessary corrective action.

Recommendation

Contact a qualified general contractor.


3.5.1 Eaves, Soffits & Fascia

Recommendation

RAKE TRIM ROTTED

WEST SIDE OF HOME. ROOF

The wood rake board is rotted and touching the roof surface. Wood will wick moisture from roof run off and rot, exposing adjacent materials to moisture damage. Recommend replacement of the roof rake trim board allowing a minimum of 1/2inch from roof surface. Repairs should be made by a qualified contractor.

Recommendation

Contact a qualified general contractor.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

WEST AND EAST SIDE OF HOME, REAR OF A/C UNIT

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or grading company regrade so water flows away from home. Some areas may easily be filled with fill dirt and sloped.

Here is a helpful article discussing negative grading.

Rear of a/c unit

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

Safety Hazard

YARD-LARGE VOID/HOLE

SOUTH EAST OF BACK YARD

There is a large hole in the walking surface of the yard. This condition may allow someone to step into the hole and cause personal injury and/or fall. This condition may be remedied by filling the hole with fill dirt, then compacting.

Recommendation

Contact a handyman or DIY project

4: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type
Single-hung, Double Pane

Windows: Window Material
Vinyl

Limitations

General

CEILING STRUCTURE-NOT OBSERVED

The ceiling structure could not be observed in all places due to installed finished materials. The inspector can only comment on visual defective conditions or recommend further evaluation of a condition that appears that a defective condition may exist, such as bowing, bending, cracking, displacement etc

General

WALL STRUCTURE-NOT OBSERVED

The wall structure could not be observed due to installed finished materials. The inspector can only comment on visual defective conditions or recommend further evaluation of a condition that appears that a defective condition may exist, such as bowing, bending, cracking, displacement etc.

Observations

4.1.1 Interior Doors

Maintenance Items/FYI/Minor Defects

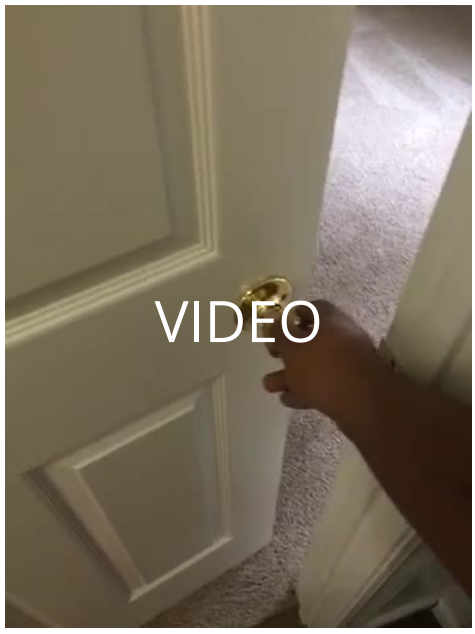
DOOR HANDLE WORN

SECOND BEDROOM, MASTER BEDROOM

The doorhandle opens the door when turned to the left but will not open the door when turn to the right. This condition may be an inconvenience to the homeowner. Inspector recommends repair or replacement of the door handle if of concern to the client. Work could be done by the homeowner or a qualified home maintenance company

Recommendation

Contact a handyman or DIY project



4.2.1 Windows

Maintenance Items/FYI/Minor Defects

WINDOWS-EXTERIOR FAILED CAULKING

EXTERIOR TOP OF DINING WINDOW

The caulking on the sides of the window frame is deteriorated. This condition will allow for water intrusion between the siding and window frame. Recommend that these areas be cleaned by removing the old caulk and re-caulking. Work may be performed by the homeowner or home maintenance company.

Recommendation

Contact a handyman or DIY project

This area is excessively caulked. May be an indication of past water intrusion.

4.2.2 Windows

Recommendation

WINDOW-BROKEN BALAST

LIVING ROOM, MASTER BEDROOM

The window ballast was not properly adjusted or broken. A window ballast helps to support the weight of the sash. Windows may fall in their tracks if not working properly. Recommend a window installation company for repair.

Recommendation

Contact a qualified window repair/installation contractor.

4.2.3 Windows

Recommendation

WINDOW SILL MOISTURE DAMAGE

BONUS ROOM

The window seal on the interior of the window has indications of moisture damage. This is an indication of water intrusion and should be corrected by a licensed general contractor soon as possible. If correction is not made water may enter the wall assembly.

Recommendation

Contact a qualified general contractor.



4.4.1 Walls

Maintenance Items/FYI/Minor Defects

SHOWER SURROUND-WALL CAULKING

MASTER BATHROOM

The wall adjacent to the shower surround is missing caulking between the wall and the top of the surround. Inspector recommends caulking this area and perform continued maintenance to keep water out of the wall assembly or from entering the separation. Correction can be made by home maintenance company or the homeowner.

Recommendation

Contact a handyman or DIY project

5: PLUMBING

Information

Water Source
Public

Main Water Shut-off Device: Location
Living Room coat closet

Drain, Waste, & Vent Systems: Drain Material
PVC

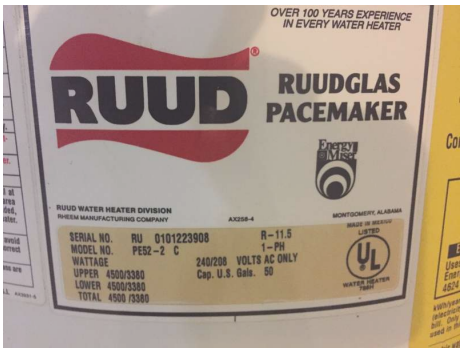
Drain, Waste, & Vent Systems: Vent Material
PVC

Drain, Waste, & Vent Systems: Waste Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Pex

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons



Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Sump Pump: Location
Exterior in Yard

Hot Water Systems, Controls, Flues & Vents: **Manufacturer**

Ruud

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Observations

5.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

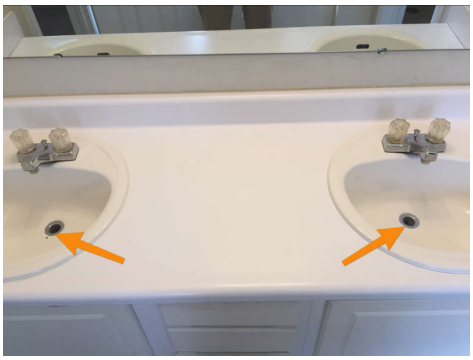
DRAIN STOP-MISSING

HALLWAY BATHROOM, MASTER BEDROOM

Drain stop is missing from the drain. A drain stop is a method to restrict or protect the waste outlet from an object or objects from entering and stopping up the drainage system (fixture arm, branch, drain, etc.) Recommend a licensed plumber repair or replace per standard building practices.

Recommendation

Contact a qualified plumbing contractor.



5.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

HOSE BIBB- LOOSE ATTACHMENT

REAR

The hose bib is not securely attached to the home. This condition may cause undue stress on the piping material and brackets. Recommend a licensed plumbing contractor secure the exterior Fossett to the building using standard building practices.

Recommendation

Contact a qualified plumbing contractor.

5.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future. The average lifespan for a water heater is 10-12 years.

Click here for more information about water heaters.

5.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

5.4.3 Hot Water Systems, Controls, Flues & Vents

Recommendation

WATER HEATER ELECTRICAL-UNPROTECTED

The power cable to the water heater is not protected. Water heater power cables are not required to be in conduit, however, it is important that the power cable be protected primarily when in an area of the home where the cable may be subject to damage. Recommend a licensed plumber or electrical contractor make repairs as recommended.

Recommendation

Contact a qualified plumbing contractor.

6: BUILT-IN APPLIANCES

Information

Dishwasher: **Brand and Information**
Whirlpool

Range/Oven/Cooktop: **Exhaust Hood Type**
Vented

Range/Oven/Cooktop: **Range/Oven Energy Source**
Electric

Observations

6.1.1 Dishwasher

Recommendation

EXCESSIVE DEBRIS IN DRAIN PIPE

There are observed indications of excessive debris or build up in the dishwasher drain hose. This may stop or slow down the flow of drain water to the waste pipe. It is recommended that the dishwasher drain be cleaned or replaced as needed by a licensed plumbing contractor

Recommendation

Contact a qualified plumbing contractor.

6.4.1 Garbage Disposal

Recommendation

DISPOSAL-INOPERATIVE

The garbage disposal in the kitchen does not turn on when operated by the wall switch. This may be an inconvenience for the homeowner as it cannot be used when needed. If this is of concern to the client, the inspector recommends further evaluation and repair or replacement of the garbage disposal.

Recommendation

Contact a qualified plumbing contractor.

7: COOLING

Information

Cooling Equipment: Energy Source/Type
Electric, Heat Pump

Cooling Equipment: Location
Exterior West

Distribution System: Configuration
Split

Observations

7.1.1 Cooling Equipment

Recommendation

CONDENSATE TUBE DAMAGED

Condensate tube was damaged, which limits safe discharge of condensation produced by evaporator coils. The discharge water may also run to unwanted places. Recommend a qualified HVAC technician repair.

7.1.2 Cooling Equipment

Recommendation

CONDENSATE DRAIN-TOO CLOSE

A/C condensate drain line is too close to the foundation. The A/C drain water is usually routed just an inch or two from the edge of your foundation. Water pools there and seeps under your foundation. The hotter the weather, the harder the A/C unit works, the more condensation is created. An A/C unit can generate between 5 and 20 gallons of water per day. It is recommended that the condensate drain line be no less than 12 inches away from the foundation. Recommend that a Licensed HVAC Contractor make any necessary repairs.

Recommendation

Contact a qualified heating and cooling contractor

7.1.3 Cooling Equipment

Recommendation

HVAC SUCTION LINE NOT FULLY INSULATED

The AC suction line is not fully insulated. This line is normally cold while the unit is in operation. When the line comes into contact with warm air, the line will condensate and leak water, possibly damaging nearby building components depending on the location. Inspector recommends that this line be fully insulated from the air handler to the condenser unit. This repair should be made by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

7.1.4 Cooling Equipment

Recommendation

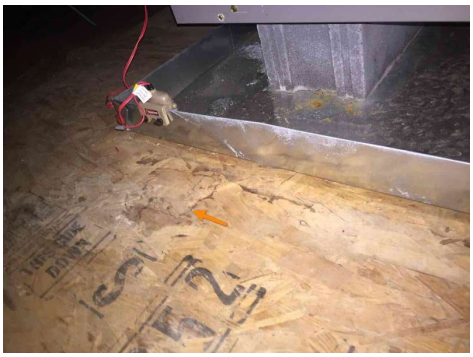
CONDENSATE DRAIN LEAKING AT AIR HANDLER

ATTIC

The condensate drain at the trap of the air handler was leaking water onto the attic flooring. This will cause water damage and rotting of the attic floor space over time. Water may also damage adjacent components. Recommend further evaluation by a licensed hvac contractor and correct the condition as necessary.

Recommendation

Contact a qualified heating and cooling contractor

7.3.1 Distribution System

Maintenance Items/FYI/Minor Defects

RUST STAINS ON SUPPLY VENT

There were rust stains on the supply vent as indicated by observed indications of condensation. This condition is typical in a bathroom were cold air exits the supply vent during a hot shower and the warm air condenses on a cold surface. This comment is for informational purposes only to describe the condition if of concern to the client.

8: HEATING

Information

Equipment: Energy Source
Electric

Equipment: Heat Type
Heat Pump

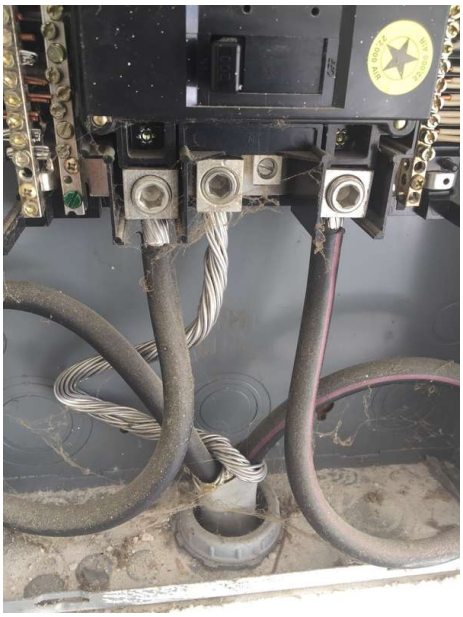
Distribution Systems: Ductwork
Insulated

Solid Fuel Heating Device (Fireplace, Woodstove): Type
Wood

9: ELECTRICAL

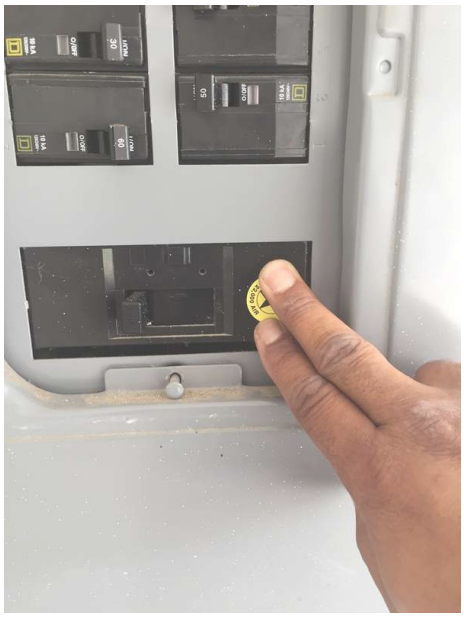
Information

Service Entrance Conductors: **Electrical Service Conductors**
Below Ground, 240 Volts, Aluminum

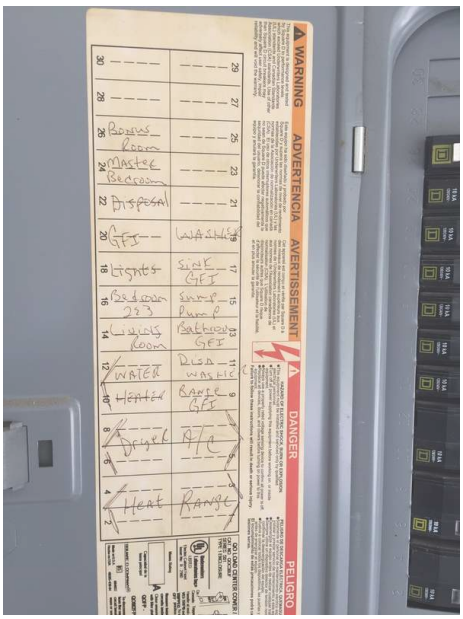


Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Main Panel Location**
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Panel Capacity**
200 AMP



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



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Sub Panel Location**
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Observations

9.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

HVAC DISCONNECT-LOOSE

The electrical disconnect for the AC condensing unit is not securely attached to the home. The attachment is only going through the siding and not through to the sheathing. All electrical connections and boxes should be secure to prevent damage from wiring, conduit, or related components. Inspector recommends correction by a licensed HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor

9.3.2 Branch Wiring Circuits, Breakers & Fuses

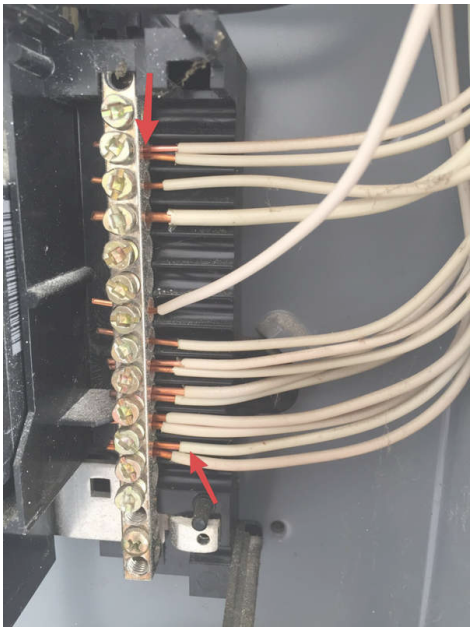
Safety Hazard

DOUBLE TAPPED NEUTRALS

The electrical panel board has several double tap neutral wires. A panel with double tap wires have circuits that should not be worked on because the circuits are not isolated. Also, to neutral wires underneath one lug can come loose overtime due to current vibrations. Circuit ground may be double tapped but neutrals should not. Correction should be made by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Lighting Fixtures, Switches & Receptacles

Safety Hazard

OUTLET-DAMAGED

DINETTE

Body of the electrical outlet is damaged. A damaged outlet may not be safe to use by the occupant risking electrical shock or arching. Inspector recommends replacement of the outlet by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Crack may get worse with use

9.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

INTERIOR OUTLET LOOSE

FIRST BEDROOM

The interior outlet is loose and needs to be secured properly. Wires can move around and come loose from the terminals causing them to overheat and potentially catch fire. Loose outlets can also cause damage to the outlets and face plates while in use. Recommend a licensed electrical contractor for evaluate all outlets and make any necessary repairs.

Recommendation

Contact a qualified electrical contractor.

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
240 Electric

Dryer Vent
Metal (Flex)

Flooring Insulation
Slab Foundation

Attic Insulation: Insulation Type
Blown, Loose-fill

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan Only

Roof Structure: Roof Deck Material
Oriented Strand Board

Observations

10.4.1 Attic Entry

Recommendation

ACCESS DOOR NOT INSULATED

BONUS ROOM

The attic access door is not insulated. Conditioned air from the living space will be lost into the attic. Attic access doors in living spaces should be insulated and sealed to prevent energy loss. Recommend a qualified general contractor or maintenance company insulate and seal the door.

Recommendation

Contact a qualified insulation contractor.

11: GARAGE

Information

Garage Door: Material
Steel, Insulated

Garage Door: Type
Automatic, Sectional

Garage Door Opener: Door-Safety Feature Type
Light Beam/Optical eye, Force Sensitive

Garage Door Opener: Type of Opener
Automatic Chain Drive

12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual, Mobile Device Camera, Flashlight

Foundation Type
Slab on Grade

Foundation: Material
Concrete, Masonry Block, Slab on Grade

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Concrete

Floor Structure: Sub-floor
No Sub-floor/Slab

Wall Structure: Wall Structure Materials
Wood Frame

Ceiling Structure: Ceiling Structure
Engineered Truss

Observations

12.1.1 Foundation

Maintenance Items/FYI/Minor Defects

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement over a long period of time.

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.

By deck stairs

12.1.2 Foundation

Recommendation

EFFLORECENCE ON FOUNDATION WALL

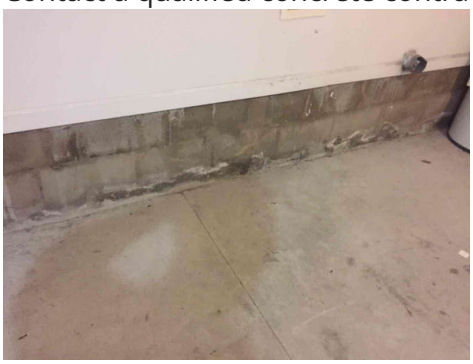
GARAGE

Efflorescence found on the foundation wall inside of the garage. Efflorescence happens when water or moisture is absorbed through masonry because masonry is a porous material, and that moisture carry's salt deposits from the masonry and can be seen on the surface. Efflorescence itself is not harmful but can be an indication of current or past moisture intrusion from heavy rains etc. Recommend further evaluation to determine the cause and make any corrections if needed.

For more information about efflorescence, go to: https://www.nachi.org/efflorescence.htm

Recommendation

Contact a qualified concrete contractor.

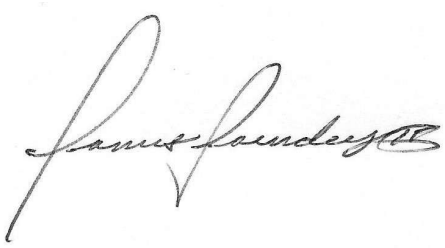


13: INSPECTOR SIGNATURE

Information

Inspector Signature

James Saunders, CPI NC License # 3728



STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe:

A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled;

and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.