

SUMMARY

1234 Main St. Durham NC 27712

Buyer Name
05/28/2018 9:00AM

Blue Harriss
NC Licensed Home Inspector (license #
2703)

Hilltop Home Inspections
919-201-2387

blue@hilltophomeinspectionsnc.com



2.1.1 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

REAR OF HOUSE BESIDE BAY WINDOW

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.



2.2.1 Exterior Doors

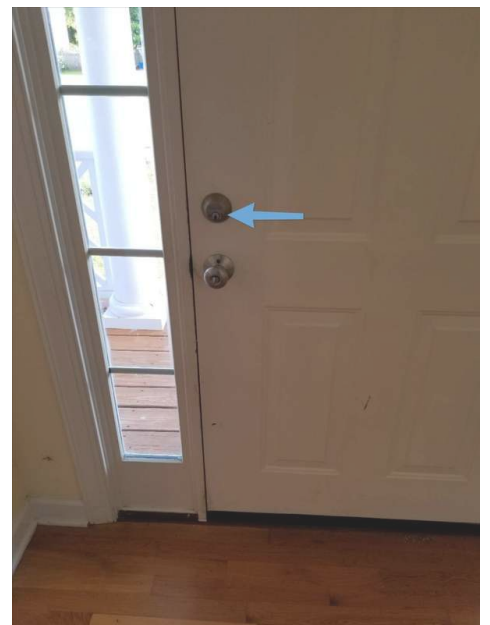
KEYED DEADBOLT

FRONT DOOR

The locking mechanism on the front door is operated from the inside with a key. This should be operable with an easily accessible handle. This is important in case of an emergent need to escape the premises. A competent handyman or Locksmith should be able to install an proper deadbolt.

Recommendation

Contact a handyman or DIY project



2.4.1 Decks, Balconies, Porches & Steps

RAILING UNSAFE

FRONT PORCH GATE



Safety Hazard

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.



2.5.1 Eaves, Soffits & Fascia **PAINT/FINISH FAILING**

FRONT CORNER - WEST

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.



5.3.1 Distribution System **NO AIR FROM DUCTS**

LIBRARY ROOM AND OUTSIDE WALL OF THE DEN

There is no airflow coming from several ducts when the HVAC fan is on. This will cause discomfort in the home due to uneven conditioned air. An HVAC technician should be consulted to evaluate and repair.

Recommendation

Contact a qualified heating and cooling contractor

6.5.1 Plumbing vent roof penetrations **VENT BOOT LEAKING**

ABOVE REAR PORCH



The plumbing vent for the washing machine is leaking in to the porch flood light. This is a safety concern as it could cause a fire or shock hazard. The vent boot should be properly sealed to prevent any water from leaking in to the ceiling structure and the exterior light fixture.

Recommendation

Contact a qualified roofing professional.



7.3.1 Water Supply, Distribution Systems & Fixtures

WATER FILTER CROSS CONTAMINATION

While I do not inspect water filtration systems I did note an instance of cross contamination with the reverse osmosis system at the kitchen sink. Cross contamination is when waste water is allowed to be in contact with fresh potable water. This occurred when I ran the disposal while draining water from the sink. Waste water was observed backing up and escaping through the vent orifice on the spout.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures

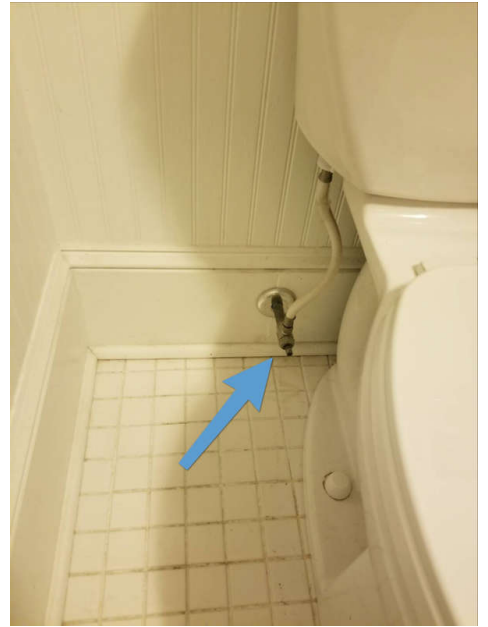
SHUTOFF VALVE HANDLE MISSING

HALL BATH

The shutoff valve handle is missing. This prevents the valve from functioning. In the event of an overflowing fixture, the water would not be able to be turned off in a timely fashion.

Recommendation

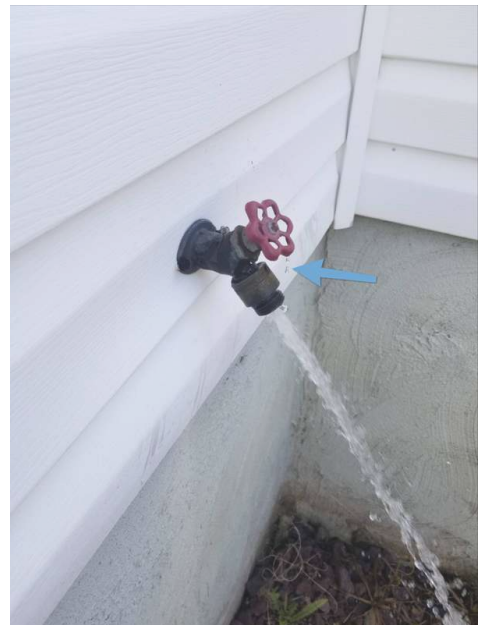
Contact a qualified plumbing contractor.



7.3.3 Water Supply, Distribution Systems & Fixtures

OUTSIDE SPIGOT LEAKING

The rear outside spigot is leaking at the handle when it is turned on. This causes water to spray on the siding making for a permanently moist surface which can lead to rot and pest intrusion. It also wastes water increasing the utility bill.



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

VEGETATION TOO CLOSE TO PANEL



There is a decorative tree planted near the panel. This tree has completely engulfed the panel which makes it very difficult to access. It needs to be trimmed so it is not making contact with the panel and to allow room for a person to operate the circuit breakers.

Recommendation
Recommended DIY Project



8.4.1 Lighting Fixtures, Switches & Receptacles

OPEN JUNCTION BOX



A junction box is where wires are spliced together for electrical circuits. It should have a cover on it to prevent pest or moisture intrusion and to prevent a person from touching exposed wires. Having exposed wires creates a shock or spark hazard. A cover should be installed on all junction boxes.

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



THROUGHOUT HOUSE

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations (bathrooms, outside, kitchen counters, and laundry room).

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

10.1.1 Attic Insulation

ATTIC INSULATION HAS COMPRESSED

ATTIC

The attic insulation has compressed over time. This will cause the insulation to lose its optimum R-Value which can increase utility bills for heating and cooling.

Recommendation

Contact a qualified insulation contractor.



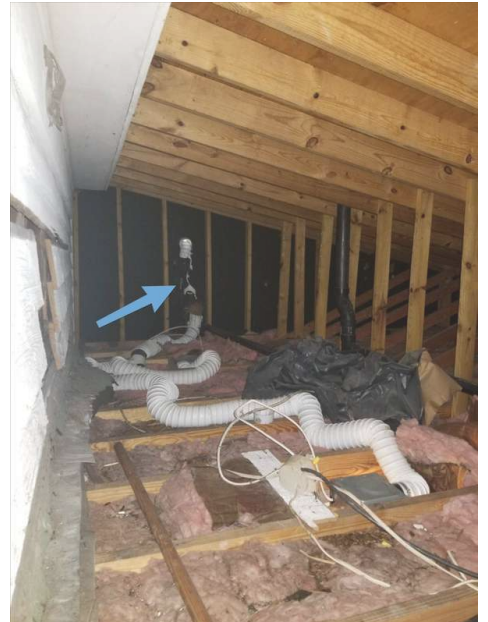
10.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. The fans are connected to ducts but the ducts have both disconnected at the exterior connection. This is likely due to pests making a nest in the open duct weighing them down and causing them to tear. This should be repaired and a Pest control contractor contacted to confirm no animals are making it in to the attic. Recommend a qualified property install exhaust fan to terminate to the exterior.

Recommendation

Contact a handyman or DIY project



11.1.1 Doors

DOOR DOESN'T LATCH

MASTER BEDROOM DOOR

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a handyman or DIY project



11.2.1 Windows

PAINTED SHUT

The majority of the windows are painted shut. This is typical of a home this age but it does pose a safety concern. Windows are considered a means of escape in the case of an emergency (such as a fire) when the exterior doors are inaccessible. When painted shut they are not operable and will not allow for a means of egress. Recommend windows be restored to functional use.

Recommendation

Contact a qualified window repair/installation contractor.

12.1.1 Dishwasher

IMPROPERLY INSTALLED DRAIN PIPE

UNDER SINK

Dishwasher drain pipe was installed improperly. The dishwasher drain should have high loop installed (achieved by attaching drain to counter top) Recommend a qualified plumber or handyman evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



12.3.1 Range/Oven/Cooktop

RANGE NOT FASTENED

KITCHEN



Range was not fastened to the floor. 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
