



SUMMARY

1234 Main St. Raeford NC 28376

Buyer Name
06/12/2019 9:00AM

Jerry Brown
NC-4198/NACHI18110815
NEST Check Home Inspection
910-973-5660
jerry@nestcheckhomeinspection.com



This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

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 air borne 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 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.

2.7.1 Windows

BROKEN/CRACKED GLASS

LEFT EXTERIOR



Immediate Concern/Safety Hazard

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.



3.3.1 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.

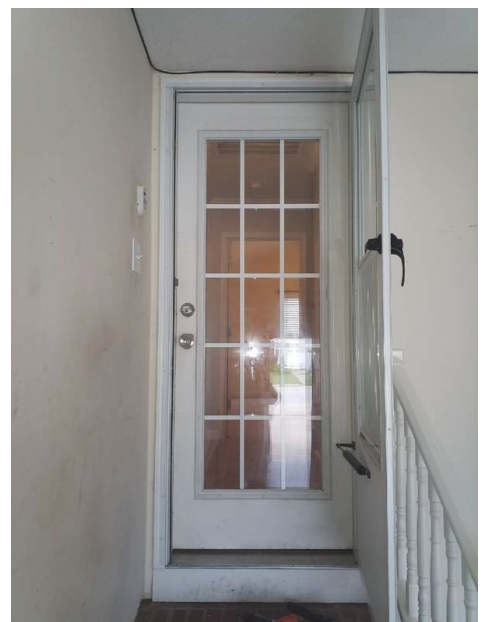
7.2.1 Occupant Door (From garage to inside of home)

 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

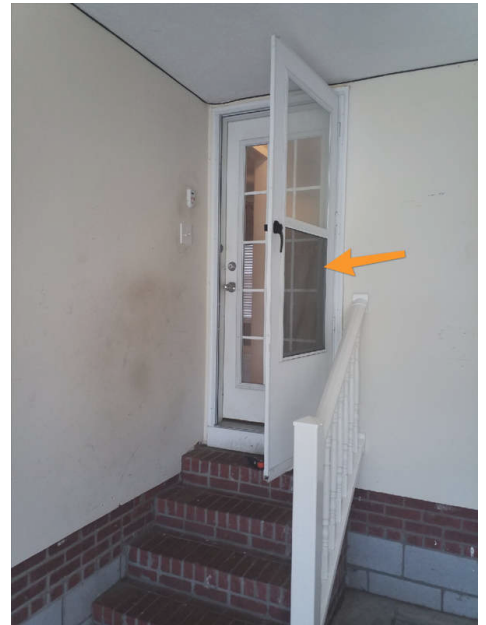
DOOR SWINGS OUTWARD

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

PRESSURE TEST FAILED

 Immediate Concern/Safety Hazard

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

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

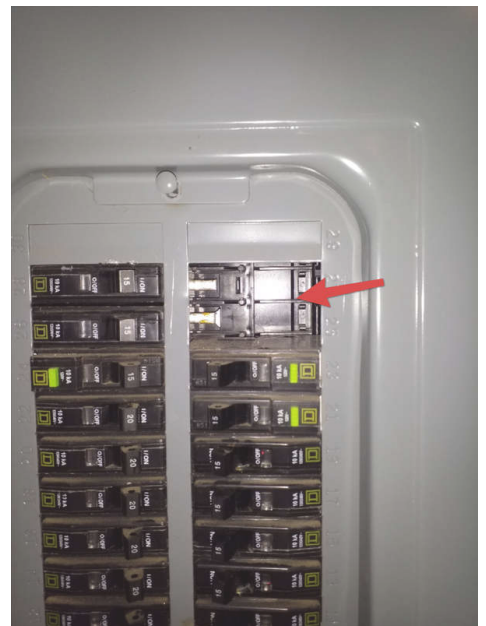
 Immediate Concern/Safety Hazard

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.



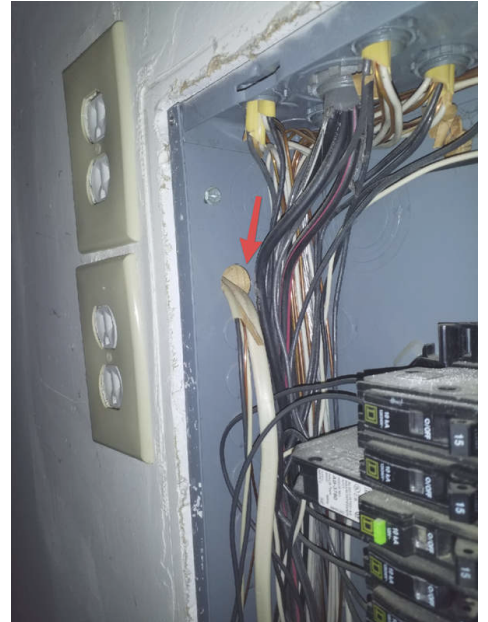
 Immediate Concern/Safety Hazard

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 within 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

 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 crawlspace 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.



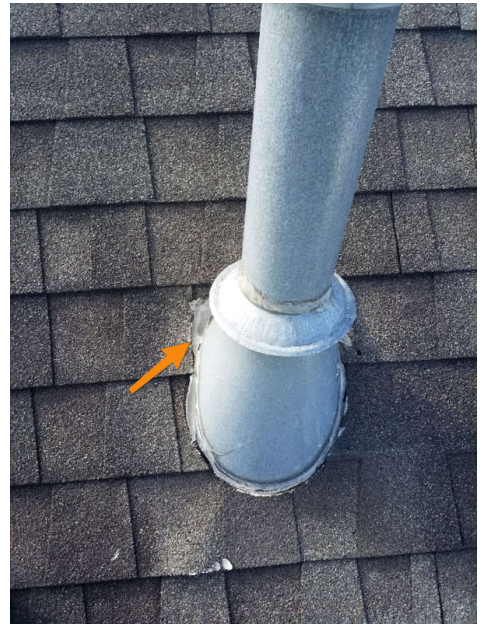
 Recommendation

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

12.2.1 Foundation, Basement & Crawspaces

WATER INTRUSION

CRAWLSPACE



Water intrusion was evident on the surface of the crawspace. It appears water is entering through vents and pooling around the perimeter of the crawspace. 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

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

