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**The
Intelligent
Report**

Since 1986

Home Inspection Report



Inspection Property Address:	2814 Amberleigh, Fayetteville, NC
Client Name(s):	Jill & Daniel Martin
Date of Inspection:	August 13, 2010
Inspector's Name:	Gerald W. Canipe
Inspector's License #:	0237
Inspector's Signature:	<i>Gerald W. Canipe</i>
Associate Inspector's Name:	N/A
Associate's Inspector's License #:	N/A
Associate's Inspector's Signature #:	N/A
Real Estate Agent's Name:	Ella Mandrin

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Jill & Daniel Martin

2814 Amberleigh, Fayetteville, NC

This report was prepared for the sole, confidential, and exclusive use and possession of the Client. Inspector is not liable for prohibited misuse, misinterpretation or reliance on such by any third party.

Home Inspection Summary Section

Client Name(s)	Inspection Property Address	Date
Jill & Daniel Martin	2814 Amberleigh, Fayetteville, NC	August 13, 2010

PLEASE READ THE ENTIRE REPORT CAREFULLY

Per North Carolina General Statute 143-151.58 effective October 1, 2009

“Summary Page. - A written report provided for a pre-purchase home inspection of three or more systems must include a summary page that contains the following:

“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 summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.”

- **Repair:** a system or component that is not functioning as intended and is in need of repair or replacement.
- **Investigate Further or Requires Subsequent Observation:** a system or component that needs additional investigation by a specialist to determine if repairs are needed or requires subsequent observation.

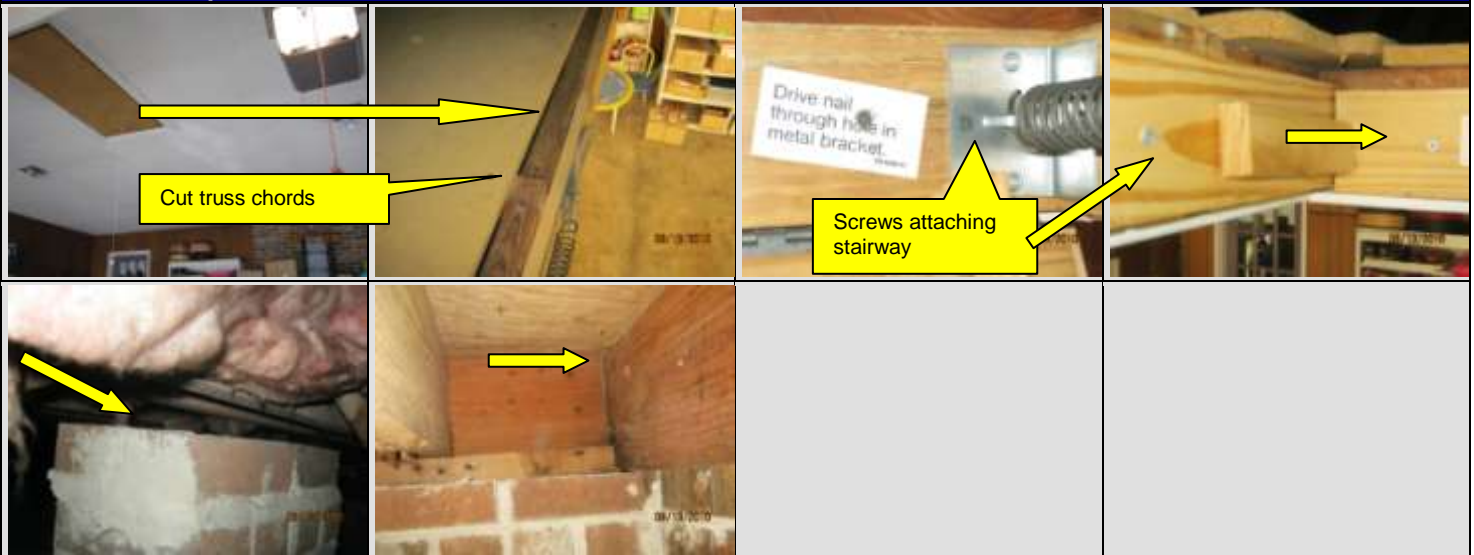
Repair Recommendations

When a home is being sold or rented and repairs are cited that involve a component of the electrical, plumbing, or heating/air conditioning system, those repairs should be performed by a licensed trade contractor (i.e., Licensed Plumbing Contractor, Licensed Electrical Contractor, or Licensed Heating Contractor). In addition, permits may be required.

When repairs involve the **structure, exterior, roofing, interiors, insulation/ventilation, and built-in appliances**, those repairs can often be performed by a non-licensed trade contractor (home improvement companies, general contracting carpenters, handyman type service providers, and others). Permits may be required.

When the total cost of all repairs equals or exceeds \$30,000 a Licensed General Contractor should be engaged to manage, oversee, and coordinate all repairs. Typically, the Licensed General Contractor will obtain the permits.

Structural Components



Structural Items to Repair:

1. The bottom chords of several trusses have been cut in the attic over the garage to accommodate the pull down stairway access. Trusses should not be cut as it affects the structural integrity of the roofing system. Recommend further investigation by a truss designer or NC Licensed Structural Engineer to specify the repair and repair as required by a NC Licensed General Contractor or truss manufacturer. Recommend a copy of the repair specifications/certification by the truss designer or structural engineer be provided to the buyer for future reference as will likely be needed.

Additionally, the pulldown stairway has been installed using screws instead of nails. Screws are not rated for shear strength and are susceptible to failure. The manufacturer instructions on the stairway also states to "drive nail through hole in metal bracket" however a wood screw was used. This poses a structural and safety hazard.

2. Three support piers under the front portion near the hall bath are not in contact with the joists above and therefore are not providing the intended support. One pier also noted toward the rear of the home also not in contact with the joists. This can lead to settlement over time resulting in unlevel floors, etc.

3. Suspected evidence of wood destroying insect activity observed at the floor system exterior band in the corner of the home adjacent the crawl space access door. Recommend further investigation by a NC Licensed Pest Control Operator and a NC Licensed General Contractor to determine if repairs are required.

4. Recommend further investigation of the area under the rear exit door from the kitchen nook area, joists/band/ledger strip, and subflooring and repair as required by a NC Licensed General Contractor.

Structural Items to Investigate Further or Requires Subsequent Observation:

None

Exterior



Exterior Items to Repair:

1. Damaged siding noted left of the rear door. Damage will likely continue and can lead to additional damage if not repaired.

2. No flashing noted behind the rear steps and the exterior band is visible. Water can enter between the steps and the wet the exterior band in this area. Flashing should be behind the siding and the steps to prevent water damage to the exterior band.

3. The electronic beams of the garage doors safety reversing feature are mounted approximately 15 inches above finished floor level. Garage door manufacturers installation instructions typically require the sensors be placed no more than 6 inches above finish floor level. The resistance reversing feature did not reverse the doors when the doors encountered reasonable resistance. This is considered a safety hazard.

Exterior Items to Investigate Further or Requires Subsequent Observation:

None

Roofing



Roofing Items to Repair:

1. The gutters are full of straw preventing proper drainage. This can lead to overflow and damage to the fascia boards behind the gutters.
2. Wood molding has been used over the garage roof where it meets the siding of the main structure. The wood molding appears in contact with the shingles and against the lap siding. This is not a typical construction detail. Typically, the siding should stop short of the shingles approximately 1/2 inch and the flashing is visible between the siding and the roof. Wood in direct with the shingles is susceptible to rot/decay. Recommend further investigation to ensure this area is properly flashed and repair as may be required.
3. Standing water noted on the ground in the crawl space under the air conditioning coils due to no condensate drainage. The crawl space was damp at other areas sporadically. Elevated moisture in the crawl space is an undesirable condition that can lead to mold growth, decay, etc. Recommend the installation of the vapor retarder to cover the ground and prevent moisture migration from the ground to the wood framing members.

Roofing Items to Investigate Further or Requires Subsequent Observation:

None

Plumbing

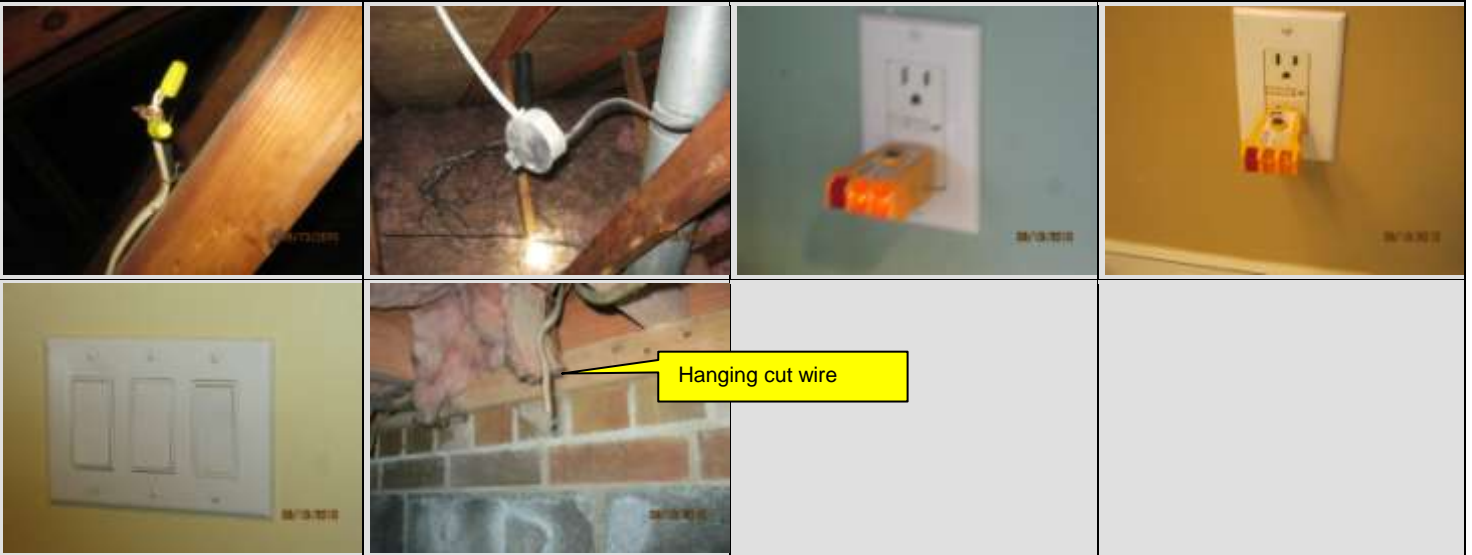
Plumbing Items to Repair:

See item below under "Interiors" reference stain on ceiling in hall bath.

Plumbing Items to Investigate Further or Requires Subsequent Observation:

None

Electrical



Electrical Items to Repair:

1. Exposed splice noted in the attic over the garage access stairs.
2. The junction box for the attic vent fan is not mounted in the attic and is hanging unsupported.
3. Ground fault outlets in the kitchen and the master bath did not shut the power off when a ground fault was simulated or the test button operated.
4. Unable to determine what two of the three switches operates at the top of the stair landing. The seller may be able to provide further insight. Further investigation by a NC Licensed Electrical Contractor may be desired.
5. A cut wire was noted in the crawl space along the front foundation wall. It is not known what this served or if it has been properly de-energized. Recommend further investigation by a NC Licensed Electrical Contractor.
6. Open junction box observed in the crawl space under the hall bath area with no cover plate poses a safety hazard.

Electrical Items to Investigate Further or Requires Subsequent Observation:

None

Heating

Heating Items to Repair:

The heating system is aged and near term replacement should be expected.

Heating Items to Investigate Further or Requires Subsequent Observation:

None

Air Conditioning



Dust buildup inside return air

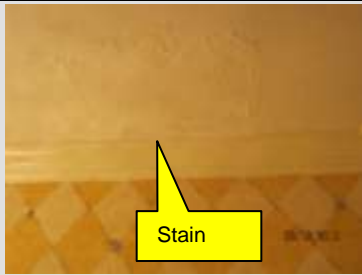
Air Conditioning Items to Repair:

Considerable rust and corrosion was observed of the air conditioning evaporator coils in the crawl space. Standing water was noted on the ground under the unit due to no or improper drainage of the condensate and likely failure of the condensate drainage due to rust/corrosion. A temperature drop across the coils was measured at 12 degrees and a range of 15-22 should be expected indicating inadequate cooling. Considerable dust was noted inside the return grill downstairs suggesting the coils of the air handler are likely partially clogged. The ducts are the original and the insulation is coming loose in several areas allowing heat loss/gain. The system is aged beyond it's normal life expectancy and based on the current condition replacement is recommended. Near term failure can be expected.

Air Conditioning Items to Investigate Further or Requires Subsequent Observation:

None

Interiors



Stain



Delaminated siding

Interior Items to Repair:

1. Evidence of repair to the ceiling in the downstairs hall bath just over the entry. A stain has occurred since the repair indicating leakage is still occurring. The area was checked with an electronic moisture and tested positive for high moisture. This is directly under the upstairs bathtub. Recommend further investigation/repair as required.
2. Delamination of the paneling observed in the garage along the front wall nearest the street. Recommend further investigation to determine if any hidden damage may be present inside the wall cavity.

Interior Items to Investigate Further or Requires Subsequent Observation:

None

Insulation and Ventilation



Insulation and Ventilation Items to Repair:

1. Mold/staining noted on the underside of the roof decking in the rear right corner and one small area in the approximate middle near the edge of the rear roof. This is typically due to inadequate ventilation and is allowing condensation to occur on the underside of the roof decking in this area. This can lead to additional damage over time if not corrected. The roof covering appears to have recently been replaced and a ridge vent added for ventilation. However, there are no vents under the soffit to allow for proper ventilation to occur. Also ensure bathroom vent fans are exhausted to the daylight and not the attic. Recommend soffit vents be added and ensure they are not blocked by insulation when installed. Subsequent monitoring is also recommended to ensure measures taken are effective.
2. Unable to obtain power for the attic ventilation fan. The switches at the top of the stair landing were operated to no avail. It is not recommended the ventilation fan be used since a ridge vent has been installed on the roof. Using the ventilation fan will likely interrupt the air flow and simply draw air from the ridge vent as the path of least resistance thereby not providing cross ventilation to all areas.
3. Area of missing insulation noted over the upstairs hall bath and under the downstairs half-bath is allowing heat loss/gain.

Insulation and Ventilation Items to Investigate Further or Requires Subsequent Observation:

None

Built-In Kitchen Appliances

Kitchen Appliance Items to Repair:

None

Kitchen Appliance Items to Investigate Further or Requires Subsequent Observation:

None

END OF SUMMARY SECTION

Thank You for Your Business!

Home Inspection Report

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Client Name		Inspection Address	
Jill & Daniel Martin		2814 Amberleigh, Fayetteville, NC	

General Information							
Type Inspection	Style	Garage Carport	Orientation	Weather	Occupied?	Time	Est. Age
Whole House	Two Story	Dbl Garage	South	Clear	Yes	PM	41-50
Main Roof Style	Main Roof Pitch		Main Floor System		Slope of Lot		
Gable	Intermediate Pitch		Crawl Space		Generally Level		

Areas of Limited Access and/or Visibility							
Check those that apply (additional limitations may be noted in each section of this report):							
<input checked="" type="checkbox"/> Attic due to heating/cooling equipment, storage items, flooring, rafters/trusses, insulation, or space constraints, etc.							
<input checked="" type="checkbox"/> Interiors due to furniture and/or other personal property, etc.							
<input checked="" type="checkbox"/> Exterior due to vegetation, storage, personal property, etc.							
<input checked="" type="checkbox"/> Roof due to height, pitch, condition of shingles and/or debris such as pine straw, leaves, etc.							
<input checked="" type="checkbox"/> Garage due to storage items and/or vehicles, etc..							
<input checked="" type="checkbox"/> Under-floor crawlspace due to heating/cooling equipment, insulation, low clearance, storage items, or debris/trash, etc.							
<input type="checkbox"/> Basement due to furniture, heating/cooling equipment, storage items, flooring, or insulation.							

[Reprinted from the NC Home Inspector Licensure Board Administrative Code Title 11-Department of Insurance, Chapter 8, Engineering and Building Codes, Section .1100 NC Home Inspector Standards of Practice](#)

Section: .1103 PURPOSE & SCOPE: Home Inspectors Shall Inspect Readily Visible And Readily Accessible Installed Systems And Components Listed In This Section.

Section: .1101 DEFINITIONS: Readily Visible means seen by using natural or artificial light without the use of equipment or tools other than a flashlight. Readily Accessible means approachable or enterable for visual inspection without the risk of damage to any property or alteration of the accessible space, equipment, or opening. Other definitions also apply.

Section: .1105 GENERAL EXCLUSIONS: Home Inspectors are not required to report on: (1) Life expectancy of any component or system; (2) The causes of the need for a repair; (3) The methods, materials, and costs of corrections; (4) The suitability of the property or its marketability; (5) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; (6) The market value of the property or its marketability; (7) The advisability or inadvisability of purchase of the property; (8) Any component or system that was not inspected; (9) The presence or absence of pests such as wood damaging organisms, rodents, or insects; or (10) Cosmetic damage, underground items, or items not permanently installed. Home Inspectors are not required to: (1) Offer warranties or guarantees of any kind; (2) Calculate the strength, adequacy, or efficiency of any system or component; (3) Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons; (4) Operate any system or component that is shut down or otherwise inoperable; (5) Operate any system or component that does not respond to normal operating controls; (6) Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; (7) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise, contaminants in the building, soil, water, and air; (8) Determine the effectiveness of any system installed to control or remove suspected hazardous substances; (9) Predict future condition, including but not limited to failure of components; (10) Project operating costs of components; (11) Evaluate acoustical characteristics of any system or component; (12) Inspect any special equipment or accessories that are not listed as components to be inspected in this Section; or (13) Disturb insulation, except as required in Rule .114 of this Section.

Enhancing the Client's Understanding

Pictures may be included with this report to provide a better understanding of the Inspection Findings. The pictures are not fully annotated and must be viewed in conjunction with a reading of the related Findings in the body of the report. Pictures are not provided for every Finding noted in this report.

Repair suggestions, considerations, or recommendations contained herein are not guaranteed solutions. Instead, they simply create a broader understanding regarding the likely scope of needed repairs, thereby enhancing one's understanding.

Structural Section

Structural Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility
Walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility
Columns or Piers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility
Roofs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility

Structural Items "Described"								
Type						Crawl Space	Observation Methods	
Foundation	Floor Structure	Wall Structure	Columns or Piers	Ceiling Structure	Roof Structure	Condition	Under Floor	Attic
Block/Brick	Wood Joists	Wood Stud	Block/Brick	Wood Truss	Wood Truss	Standing Water	Ltd Crawl	Ltd Walk
Were Accessible Structural Components Probed Where Deterioration is Suspected?			Signs of Abnormal or Harmful Water Penetration into the Building or Signs of Abnormal or Harmful Condensation on Building Components?					
Yes			Yes-Described Below					

Structural Findings

As required by the North Carolina Administrative Code this section includes: Any systems or components so inspected that do not function as intended, allowing for normal wear and tear, or adversely affects the habitability of the dwelling, and will state whether the condition reported requires repair or subsequent observation, or warrants further investigation by a specialist. The statements shall describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the recipient to a specialist.

Items to Repair:

- The bottom chords of several trusses have been cut in the attic over the garage to accommodate the pull down stairway access. Trusses should not be cut as it affects the structural integrity of the roofing system. Recommend further investigation by a truss designer or NC Licensed Structural Engineer to specify the repair and repair as required by a NC Licensed General Contractor or truss manufacturer. Recommend a copy of the repair specifications/certification by the truss designer or structural engineer be provided to the buyer for future reference as will likely be needed.

 Additionally, the pulldown stairway has been installed using screws instead of nails. Screws are not rated for shear strength and are susceptible to failure. The manufacturer instructions on the stairway also states to "drive nail through hole in metal bracket" however a wood screw was used. This poses a structural and safety hazard.
- Three support piers under the front portion near the hall bath are not in contact with the joists above and therefore are not providing the intended support. One pier also noted toward the rear of the home also not in contact with the joists. This can lead to settlement over time resulting in unlevel floors, etc.
- Suspected evidence of wood destroying insect activity observed at the floor system exterior band in the corner of the home adjacent the crawl space access door. Recommend further investigation by a NC Licensed Pest Control Operator and a NC Licensed General Contractor to determine if repairs are required.
- Recommend further investigation of the area under the rear exit door from the kitchen nook area, joists/band/ledger strip, and subflooring and repair as required by a NC Licensed General Contractor.

Items to Investigate Further or Requires Subsequent Observation:
 None

Other Information

Crawl space inspection was limited due to ducts and low clearance. The area could not be fully inspected and some areas were viewed from a distance using a flashlight. Occupant furnishings in attics also precluded full viewing.

Exterior Section

Exterior Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Wall Cladding/Flashings/Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Entryway Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Representative Number of Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some blocked by occupant furnishings.
Garage Door Operators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stoops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Steps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Areaways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Porches/Applicable Railings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eaves/Soffits/Fascias	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vegetation/Grading/Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Driveways/Patios/Walkways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Exterior Items "Described"					
Type Wall Cladding	Garage Door Auto Reverse Operational			Were Accessible Exterior Wood Components Probed Where Deterioration is Suspected?	
Hardboard Lap Siding	No			Yes	
Exterior "Findings"					
<p>As required by the North Carolina Administrative Code this section includes: Any systems or components so inspected that do not function as intended, allowing for normal wear and tear, or adversely affects the habitability of the dwelling, and will state whether the condition reported requires repair or subsequent observation, or warrants further investigation by a specialist. The statements shall describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the recipient to a specialist.</p>					
<p>Items to Repair:</p> <ol style="list-style-type: none"> Damaged siding noted left of the rear door. Damage will likely continue and can lead to additional damage if not repaired. No flashing noted behind the rear steps and the exterior band is visible. Water can enter between the steps and the wet the exterior band in this area. Flashing should be behind the siding and the steps to prevent water damage to the exterior band. The electronic beams of the garage doors safety reversing feature are mounted approximately 15 inches above finished floor level. Garage door manufacturers installation instructions typically require the sensors be placed no more than 6 inches above finish floor level. The resistance reversing feature did not reverse the doors when the doors encountered reasonable resistance. This is considered a safety hazard. 					
<p>Items to Investigate Further or Requires Subsequent Observation: None</p>					
Other Information					
None					

Roofing Section

Roofing Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Roof Coverings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof Drainage Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Flashings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Skylights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Chimneys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof Penetrations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signs of Roof Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofing Items "Described"					
Type Roof Covering Materials				Observation Methods	
Fiberglass/Ashpalt Shingles				Camera Enlargement	
Roofing "Findings"					
<p>As required by the North Carolina Administrative Code this section includes: Any systems or components so inspected that do not function as intended, allowing for normal wear and tear, or adversely affects the habitability of the dwelling, and will state whether the condition reported requires repair or subsequent observation, or warrants further investigation by a specialist. The statements shall describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the recipient to a specialist.</p>					
<p>Items to Repair:</p> <ol style="list-style-type: none"> The gutters are full of straw preventing proper drainage. This can lead to overflow and damage to the fascia boards behind the gutters. Wood molding has been used over the garage roof where it meets the siding of the main structure. The wood molding appears in contact with the shingles and against the lap siding. This is not a typical construction detail. Typically, the siding should stop short of the shingles approximately 1/2 inch and the flashing is visible between the siding and the roof. Wood in direct with the shingles is susceptible to rot/decay. Recommend further investigation to ensure this area is properly flashed and repair as may be required. Standing water noted on the ground in the crawl space under the air conditioning coils due to no condensate drainage. The crawl space was damp at other areas sporadically. Elevated moisture in the crawl space is an undesirable condition that can lead to mold growth, decay, etc. Recommend the installation of the vapor retarder to cover the ground and prevent moisture migration from the ground to the wood framing members. 					
<p>Items to Investigate Further or Requires Subsequent Observation: None</p>					
Other Information					
None					

Plumbing Section

Plumbing Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Interior Water Supply/Distribution					
Piping Materials/Supports/Insulation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility
Fixtures/Faucets/ Functional Flow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Leaks/Cross Connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior Drain/Waste/Vents					
Traps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drain/Waste/Vent Piping	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility
Piping Supports/Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Functional Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hot Water Systems					
Water Heating Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Normal Operating Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Automatic Safety Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chimneys/Flues/Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fuel Storage/Distribution System					
Interior Fuel Storage Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Supply Piping/Venting/Supports/Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sump Pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Plumbing Items "Described"					
Type Supply	Type Distribution	Type Drain	Type Waste	Type Vent	
Copper	Copper	ABS/Galvanized	Cast Iron	Galvanized	
Water Heating Equipment			Main Water Supply Shutoff Device		
Type/Capacity		Location		Location	
Unit #1 Electric 50 Gal Unit #2: None Unit #3: None		Unit #1: Laundry Rm Unit #2: N/A Unit #3: N/A		Foyer Closet	
Plumbing "Findings"					
<p>As required by the North Carolina Administrative Code this section includes: Any systems or components so inspected that do not function as intended, allowing for normal wear and tear, or adversely affects the habitability of the dwelling, and will state whether the condition reported requires repair or subsequent observation, or warrants further investigation by a specialist. The statements shall describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the recipient to a specialist.</p>					
<p>Items to Repair: See item below under "Interiors" reference stain on ceiling in hall bath.</p>					
<p>Items to Investigate Further or Requires Subsequent Observation: or Requires Subsequent Observation: None</p>					
Other Information					
None					

Electrical Section

Electrical Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Service Entrance Conductors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility
Service Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grounding Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Main Overcurrent Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Main/Distribution Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Amperage/Voltage Ratings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Branch Ckt Conductors Overcurrent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Operations of Fans/Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Operation of Switches/Receptacles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Receptacle Polarity/Grounding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Operation of GFCIs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Operation of Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Electrical Items "Described"						
Service Amperage	Service Voltage	Service Entry		Main Panel Location	Distr. Panel Location(s)	Readily Accessible Single Strand Aluminum Branch Circuit Wiring Present?
		Conductor Material	Service Type			
200	120/240	Alum	Underground	Laundry	N/A	None Found

Electrical "Findings"

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- Items to Repair:**
1. Exposed splice noted in the attic over the garage access stairs.
 2. The junction box for the attic vent fan is not mounted in the attic and is hanging unsupported.
 3. Ground fault outlets in the kitchen and the master bath did not shut the power off when a ground fault was simulated or the test button operated.
 4. Unable to determine what two of the three switches operates at the top of the stair landing. The seller may be able to provide further insight. Further investigation by a NC Licensed Electrical Contractor may be desired.
 5. A cut wire was noted in the crawl space along the front foundation wall. It is not known what this served or if it has been properly de-energized. Recommend further investigation by a NC Licensed Electrical Contractor.
 6. Open junction box observed in the crawl space under the hall bath area with no cover plate poses a safety hazard.

Items to Investigate Further or Requires Subsequent Observation: or Requires Subsequent Observation:
 None

Other Information

None

Heating Section

Heating Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Heating Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Normal Operating Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Automatic Safety Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Chimneys/Flues/Vents Readily Visible	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility
Solid Fuel Heating Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Installed Heat Source in Each Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heating Items "Described"					
Energy Source/Type Equipment	Type/Method of Heat Distribution				
Unit 1: Gas Heat Unit 2: N/A Unit 3: N/A Unit 4: N/A	Unit 1: Fan with Ducts Unit 2: N/A Unit 3: N/A Unit 4: N/A				
Heating System Function					
Item	Heating System				
Outside Air Temperature: 96 Deg	Unit #1	Unit #2	Unit #3	Unit #4	
Estimated Age: (Years)	16 yrs				
Return Air Temperature	73 Deg				
Supply Air Temperature	105 Deg				
Emer. Heat Temp. (Heat Pumps Only)	-				
Temperature Differentials	32 Deg				
Heating "Findings"					
<p>As required by the North Carolina Administrative Code this section includes: Any systems or components so inspected that do not function as intended, allowing for normal wear and tear, or adversely affects the habitability of the dwelling, and will state whether the condition reported requires repair or subsequent observation, or warrants further investigation by a specialist. The statements shall describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the recipient to a specialist.</p>					
<p>Items to Repair: The heating system is aged and near term replacement should be expected.</p>					
<p>Items to Investigate Further or Requires Subsequent Observation: or Requires Subsequent Observation: None</p>					
Other Information					
<p>A carbon monoxide test and combustible gas detector test were conducted with negative results. Recommend a carbon monoxide detector be installed since a gas fireplace and gas heating system are in place.</p>					

Air Conditioning Section

Air Conditioning Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Central/Thru-the-Wall A/Conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cooling and Air Handling Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Normal Operating Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cooling Distribution System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Installed Cooling Source in Each Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air Conditioning Items "Described"					
Energy Source/Type Equipment			Type/Method of Distribution		
Unit 1: Electric Central Air Unit 2: N/A Unit 3: N/A Unit 4: N/A			Unit 1: Fan with Ducts Unit 2: N/A Unit 3: N/A Unit 4: N/A		
Air Conditioning System Function					
Item	Air Conditioning				
Outside Air Temperature: 96 Deg	Unit #1	Unit #2	Unit #3	Unit #4	
Estimated Age: (Years)	25 yrs				
Return Air Temperature	73 Deg				
Supply Air Temperature	61 Deg				
Temperature Differentials	12 Deg				
Air Conditioning "Findings"					
As required by the North Carolina Administrative Code this section includes:					
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Items to Repair:					
Considerable rust and corrosion was observed of the air conditioning evaporator coils in the crawl space. Standing water was noted on the ground under the unit due to no or improper drainage of the condensate and likely failure of the condensate drainage due to rust/corrosion. A temperature drop across the coils was measured at 12 degrees and a range of 15-22 should be expected indicating inadequate cooling. Considerable dust was noted inside the return grill downstairs suggesting the coils of the air handler are likely partially clogged. The ducts are the original and the insulation is coming loose in several areas allowing heat loss/gain. The system is aged beyond it's normal life expectancy and based on the current condition replacement is recommended. Near term failure can be expected.					
Items to Investigate Further or Requires Subsequent Observation: or Requires Subsequent Observation:					
None					
Other Information					
None					

Interiors Section

Interior Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupant furnishings.
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited Accessibility and Visibility
Steps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Balconies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Railings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Counters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Built-In Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Representative Number of Doors/Windows Inspected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Representative Number of Windows and Interior Doors Operated			Signs of Water Penetration into the Building or Signs of Abnormal Condensation on Building Components?		
No			Yes-Described Below		
Interior "Findings"					
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<p>Items to Repair:</p> <p>1. Evidence of repair to the ceiling in the downstairs hall bath just over the entry. A stain has occurred since the repair indicating leakage is still occurring. The area was checked with an electronic moisture and tested positive for high moisture. This is directly under the upstairs bathtub. Recommend further investigation/repair as required.</p> <p>2. Delamination of the paneling observed in the garage along the front wall nearest the street. Recommend further investigation to determine if any hidden damage may be present inside the wall cavity.</p>					
<p>Items to Investigate Further or Requires Subsequent Observation: or Requires Subsequent Observation:</p> <p>None</p>					
Other Information					
None					

Insulation and Ventilation Section

Insulation/Ventilation Items "Inspected"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Insulation in Unfinished Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vapor Retarders in Unfinished Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation of Attics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation of Foundation Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen/Venting Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathroom Venting Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Laundry Venting Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Operation of Attic Ventilation Fans and Thermostatic Controls When Temperature Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Insulation/Ventilation Items "Described"					
Location	Floors-Type	Walls-Type	Ceilings/Attic-Type		
Insulation in Unfinished Spaces	Batt	Batt	Loose Fill		
Absence of Insulation in Unfinished Space at Conditioned Surfaces	See below.				
Insulation/Ventilation "Findings"					
<p>As required by the North Carolina Administrative Code this section includes: Any systems or components so inspected that do not function as intended, allowing for normal wear and tear, or adversely affects the habitability of the dwelling, and will state whether the condition reported requires repair or subsequent observation, or warrants further investigation by a specialist. The statements shall describe the component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the recipient to a specialist.</p>					
<p>Items to Repair:</p> <p>1. Mold/staining noted on the underside of the roof decking in the rear right corner and one small area in the approximate middle near the edge of the rear roof. This is typically due to inadequate ventilation and is allowing condensation to occur on the underside of the roof decking in this area. This can lead to additional damage over time if not corrected. The roof covering appears to have recently been replaced and a ridge vent added for ventilation. However, there are no vents under the soffit to allow for proper ventilation to occur. Also ensure bathroom vent fans are exhausted to the daylight and not the attic. Recommend soffit vents be added and ensure they are not blocked by insulation when installed. Subsequent monitoring is also recommended to ensure measures taken are effective.</p> <p>2. Unable to obtain power for the attic ventilation fan. The switches at the top of the stair landing were operated to no avail. It is not recommended the ventilation fan be used since a ridge vent has been installed on the roof. Using the ventilation fan will likely interrupt the air flow and simply draw air from the ridge vent as the path of least resistance thereby not providing cross ventilation to all areas.</p> <p>3. Area of missing insulation noted over the upstairs hall bath and under the downstairs half-bath is allowing heat loss/gain.</p>					
<p>Items to Investigate Further or Requires Subsequent Observation: or Requires Subsequent Observation: None</p>					
Other Information					
None					

Built-In Kitchen Appliances Section

Built-In Appliances "Inspected & Operated"					
Component	Inspected	Additional Limitations	Not Inspected	Not Present	Additional Limitation or Reason for Not Inspecting
Permanently Installed Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Built-In Range/Cook Top	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Built-In Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation/Range Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Permanently Installed Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Built-In Appliances "Findings"

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Items to Repair:
 None

Items to Investigate Further or Requires Subsequent Observation: or Requires Subsequent Observation:
 None

Other Information

None

END OF REPORT

STANDARDS of PRACTICE

This inspection was conducted in accordance with the Standards of Practice established by the North Carolina Home Inspector Licensure Board as authorized by Chapter 143, Article 9F of the NC General Statutes. This inspection was limited to a visual, non-destructive, not technically exhaustive examination of the readily accessible systems and components. For a detailed review of the Standards of Practice and additional limitations and exclusions that apply consult your inspector.

Thank You for Your Business!
 "Welcome to the Neighborhood"