

October 28, 2010

Re:

Raleigh, NC 27617

Dear Mr. and Mrs.:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on October 27, 2010. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

#### **REPORT SUMMARY**

**This summary is not the entire report. The complete report may include additional information of interest or concern to the client. It is strongly recommended that you [the client] 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.**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

#### **WALLS AND TRIM:**

1. The exterior surfaces were observed while walking around the exterior of the home. The siding was found to be in adequate condition except as noted below:

Around Home: Weep holes at the brick veneer wall do not extend fully to back side of wall cavity. The cavity behind the brick is ventilated by the induction of air up and through the weep hole. Proper ventilation is an important element in moisture control between the brick and wall frame. Recommend consulting with brick mason regarding weep holes and what corrective

measures are needed.

Caulking needed around windows adjacent to brick to prevent water entry, gaps observed.

Front Elevation: Caulking needed between the metal threshold at the front door and the brick ledge under the door to prevent water entry. Moisture darkened fascia board observed behind and above gutter above the master bedroom window. Area viewed from master window with inspection mirror on pole. See photo. Probe areas for moisture damage and repair as needed. Patched cracks in brick veneer observed above the master bedroom window and to right of the front porch along the brick wall.

Right Elevation: Crack in brick veneer below the master bedroom window. Crack travels to the top of the dining bay window. Horizontal crack in brick veneer to by the master toilet window. The cracks are an indication of movement in the brick veneer. The movement can progress and change over the life of the home. A licensed general contractor should be consulted to evaluate the home and determine the cause of the crack and if what corrective measures are needed. Caulking needed at the wood trim at top of the bay window adjacent to brick in areas to prevent water entry. Rotted wood trim at the top of the dining bay window. Rotted area is above the large fixed window. Repair/ replace wood as needed. Weep hole to right of hose faucet has been sealed- repair weep hole as needed to function as intended. Patched cracks in brick veneer noted above master bedroom window.

Back Elevation: Caulking needed at the vertical trim board adjacent to brick at the left corner area above the second floor cantilever. Evidence of wood destroying insects observed at the fascia board left side of sunroom. Bored hole observed. Consult with pest specialist regarding evidence of pest and what corrective measures are needed. Rotted wood trim and window sills at the sunroom windows. Aprox. 3 windows along the back side of the sunroom have rotted wood and or sills. Evidence of previous patch or repair noted in area. Evidence indicates improper repairs were made. Not all of the rotted wood was removed and the wood filler or patch was not able to cure as intended. Rotted wood is still present. All rotted wood should be completely removed. Consult with specialist regarding damaged areas and repair as needed. Caulking needed around the deck light adjacent to wall to prevent water entry. Caulking needed at the metal threshold adjacent to wood trim at the exterior door per manufacture installation guidelines. Rotted wood trim in several areas around the oval window at the rear stair landing. Repair/ replace rotted wood as needed. Crack in brick veneer foundation wall below foundation vent at right side of sunroom as facing rear of home. Evidence indicates settling and movement at the foundation wall. Recommend consulting with licensed general contractor regarding crack and what corrective measures are needed. Rotted fascia at the rear of the false gable of the garage roof. Area is the lower end of the false gable to left of garage service door. See photo. Repair/ replace damaged wood as needed. Caulking needed at the vertical wood trim adjacent to brick at the far right corner. Hole/ void observed at the fascia below the bonus gutter. Area is adjacent to the transition area of the two roof lines. Area was viewed while standing on rear porch using inspection mirror on pole to view area. Area can also be viewed while leaning out of the bonus room window

looking back at the eave and transition roof line area. See photo. Exposed roof decking is visible. Seal hole/ flash as needed to prevent wind driven rain entry.

Left Elevation: Rotted wood around the garage service door. Evidence of improper patch or repair. Rotted wood is still present. All rotted wood should be removed for proper repairs. Caulking needed around garage carriage lights adjacent to wall to prevent water entry. Gaps noted. Missing weep hole at garage right wing wall. Add weep hole as intended.

This list is only to be meant as a general guideline to help pinpoint areas repair. It is not meant to be every area of damage. A qualified repair contractor should survey the entire structure and repair/replace as needed.

#### FIREPLACE AND CHIMNEY:

2. Improper clearance to combustibles observed at flue pipe in attic. Manufacture label on vent pipe indicates a minimum 1" clearance from combustibles and building materials. There is insulation in contact with the flue, there are electrical wires in contact with flue, the roof decking is closer than 1" at the roof, The shingles are touching the flue. Clear combustibles away from vent pipe as needed for fire safety. Consult with contractor for corrective measures.

#### BASEMENT/CRAWL SPACE:

3. Fallen insulation and or missing insulation noted throughout, Recommend consulting with insulation specialist regarding fallen/missing insulation and what corrective measures are needed.

Wet/ saturated subfloor under the powder bathroom. Area is to right of the toilet and by the bath vent duct. See powder room below in report for evidence of leak in the wall.

Moisture damaged, rotted subfloor observed by the rear deck door. Evidence indicates water entry has occurred. Recommend consulting with licensed contractor regarding evidence of leaking and damaged subfloor and what corrective measures are needed.

Joist:Hangers are not fully nailed off per manufacture guidelines. Standard building practices and per manufacture guidelines are to fully nail off hangers and provide equal number of nails in hangers for even weight distribution. Recommend consulting with licensed general contractor regarding hangers and what corrective measures are needed.

4. Foundation walls: Staining was observed: Evidence of present water penetration is noted- Seen at front porch and foundation wall to right of front porch. Evidence indicates poor grade and or water entry at the front porch between the home and porch. Recommend consulting with grading specialist and/or water proofing specialist regarding water entry and what corrective measures are needed.

5. Girders: Wood, Poor end bearing is found:

A. Poor bearing at girders in crawl space. Wood blocking was slid out from under girders. Evidence indicates full weight of girder is not bearing on pier. See photo. Area is approx. the 3 pier from the rear elevation wall from the sunroom- area is near kitchen.

B. Poor end bearing at the 4th pier from rear sunroom- near kitchen. Not all of girder is bearing on wood blocking. All sections of girder should be fully bearing in order to evenly distribute weight to pier and footing. Poor bearing at the same girder at the front of the foundation wall.

C. A pilaster is missing against the side of the foundation for the girder to bear. The girder is suspended without bearing. Attempted repair was made using a screw jack to provide support. The screw jack was improperly installed and was easily moved. Evidence indicates full weight bearing was not achieved. Evidence indicates a structural deficiency in the floor/ foundation system. A professional structural engineer should be consulted regarding the missing pier and provide corrective measures. A North Carolina licensed general contractor should perform the work necessary for repairs according to the engineers specifications.

#### 6. Floor Joist, Wood:

A. Area near rear elevation by the suction line and condensate lines where they pass through the subfloor: Cut joist at double floor joist observed. Standard building practices are to double floor joist under walls to support weight of wall. Floor joist are intended to be doubled and continuous directly under the load point of wall. Lack of support observed under floor and improper or no repairs made to cut floor joist. Recommend consulting with licensed general contractor regarding regarding cut floor joist and what corrective measures are needed.

B. Cut floor joist observed by the powder bathroom. Repairs have been made to cut floor joist. Repairs made are not a typical field repair to cut joist around plumbing pipes. Standard practices are to frame a header and attached all sections of joist together with joist hangers. Consult with licensed contractor regarding repairs made and repair areas as needed.

#### ATTIC AND INSULATION:

7. A. Missing roof decking and lack of support at the front right corner of the home. Aprox. 5-6" of shingle tabs area exposed from the attic and lack of support is provided under the singles. Without proper support or nailing, the shingles can move allowing wind driven rain entry. See photo. Add roof decking as needed and intended in area to provide proper support.

B. Hanger at header above the bonus dormer: Hangers are not fully nailed off per manufacture guidelines. Standard building practices and per manufacture guidelines are to fully nail off hangers and provide equal number of nails in hangers for even weight distribution. Recommend consulting with licensed general contractor regarding hangers and what corrective measures are needed.

C. Daylight observed at the 4" plumbing boot behind the air handler. The roof decking was over cut and the center nail supporting boot flashing is not inserted into any wood. The exterior areas

were observed. Potential for wind driven rain entry. Consult with licensed roof contractor regarding corrective measures.

D. Attic ventilation: Rear elevation at the slope of the master bathroom roof line: Blocked baffles/missing baffles observed throughout the attic area. Blocked baffles can lead to restricted air flow and lack of attic ventilation. Recommend consulting with licensed contractor regarding baffles and what corrective measures are needed.

8. Attic, Fiberglass batts, Crawl, Batts, Attic, Improperly installed Batt insulation observed in areas. Insulation is not making direct contact with the sheet rock and exposed sheet rock was observed. The insulation must provide a proper air break and be fully touching the sheet rock to function as intended. Repair insulation as needed. Exposed sheet rock observed in numerous areas throughout. Improperly installed insulation near the front gable. Insulation installed is R-13 in area. Insulation should be R-30. Missing insulation at the top of the master bathroom ceiling. Area was viewed with inspection mirror on pole to inspect top of ceiling. Numerous areas of fallen/ missing insulation at the knee walls of the master bathroom. Repair insulation as needed. Exposed sheet rock over the bonus ceiling/laundry area. Exposed sheet rock/ missing insulation at the stair well ceiling of the bonus. See section of thermal imaging. Crawl, Fallen insulation noted, Recommend consulting with insulation specialist regarding fallen/missing insulation and what corrective measures are needed.

#### ROOF:

9. Loose shingle tab, shingle tab has slid down: Left side of hip roof. See photo for location. Secure shingle as needed. Hole/ void observed at shingles at end of water table where shingles meet rake board trim. See photo of area. Potential for water entry. Recommend sealing areas as needed to prevent water entry. Recommend consulting with licensed roofer for corrective measures. Torn shingles noted at the bay window at the dining room. Exposed roof decking observed at edge of bay roof at dining room. Area was viewed from master window with mirror on inspection pole. See photo. Repair areas as needed to prevent water entry at exposed roof decking. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

#### EXPOSED FLASHINGS:

10. Metal, The potential for water entry is present: Raised flashing observed by dormer window of bonus right side. See photo. Secure flashing as needed to prevent wind driven rain entry. Gap at flashing above front door adjacent to wall at right side. Seal flashing as needed to prevent water entry. Right elevation: Gaps at head wall flashing/ counter flashing above the dining bay window. Numerous areas observed. Moisture stain observed in dining room under bay. Evidence indicates periodic moisture entry. Repair flashing as needed to prevent water entry. Raised flashing at the bay window above the dining room. See photo. Secure flashing as needed.

Rear elevation: metal vent stacks: No roof cement has been added or missing cement over nail heads at flashing. Nail heads can loosen, back out, cause flashing to raise, and conditions

conducive to water entry. Standard building practices are to seal nail heads with roof cement to secure nails in place. Repair areas as needed. Rear sunroom: improperly installed flashing at the ridge of the sunroom adjacent to the side of the home. Flashing does not overlap as intended. Exposed wall sheathing observed. See photo. Flash area as needed to prevent water entry. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

#### GUTTERS & DOWNSPOUTS:

11. Around home: Gutters are full of debris in areas. Gutters should be kept clean to dispose of water properly, in order to function as intended. Right elevation: Down spout pulling away. Loose downspout observed. Wind can dislodge the downspout and cause to fall. Secure downspout to the home as intended.

#### SUPPLY LINES:

12. Evidence of plumbing leak at the wall in powder room to right of toilet. A infrared thermal imaging camera was used to scan walls. A large area was observed at the bottom right corner of the wall to right of the toilet. The thermal image was consistent with moisture/ water. A moisture meter was then placed on the wall to confirm that high moisture is present inside the wall. See photo. Blue tape was positioned to outline the wet area. See thermal image. Wet subfloor was observed in the crawl space. Recommend licensed plumber repair leaking pipes and survey all pipes and fittings for further leakage.

#### WATER HEATER:

13. Recommend attaching (screwing) water heater flue break to top of water heater for safety to prevent the flue break from lifting off of water heater top. Missing foam insulation around the water lines. Fit pipe insulation over the incoming cold water line and the hot water line. Make sure that the insulation is against the top cover of the heater. Secure all insulation using tape

#### PATIO/PORCH COVER:

14. Front porch rail loose- secure for safety. Sections of porch rail are broken and loose. See photo. Repair front porch rails as needed. Evidence of water entry between the porch and foundation wall. See above in crawl.

#### HEATING SYSTEM CONDITION:

15. Crawl: Air leaks detected around plenum. Air leaks observed at the bottom of the unit. Recommend taping and sealing areas that are leaking to prevent conditioned air loss. No trap was installed at the auxiliary condensate line. Recommend adding trap as needed.

16. Attic: 1" Clearance from combustibles required around vent stack for fire safety. Electrical wire is touching the flue. Move wire as needed for safety.

Air leaks detected around plenum. Recommend taping and sealing areas that are leaking to prevent conditioned air loss. See photo. Have licensed HVAC mechanical contractor evaluate the

heating system and give recommendations as to corrective measures.

#### DUCTWORK:

17. Ductwork is loose or disconnected, Air leaks at distribution box in attic over the bonus room. Attach and seal areas as needed to prevent loss of conditioned air. A licensed mechanical contractor should be called to make further analysis of the ductwork system.

#### SWITCHES, OUTLETS,LIGHTS:

18. Exterior: Loose weather stripping/seal around exterior outlet, Crawl: Exposed wires observed in crawl at rear elevation. Missing wire nuts observed. Add wire nuts around wires for safety. Interior: Lights are not operational in some areas, bonus dormer window area. Have licensed electrician evaluate electrical systems and make necessary repairs.

#### DOORS:

19. Main Entry Door: Binds at jamb. Adjustments needed to door. Light gap noted at bottom of door between sweep and saddle. Loss of conditioned air noted. Adjustments needed to saddle to make contact with sweep to prevent air loss. Recommend consulting with contractor regarding corrective measures. Light gap observed at bottom of door. Add corner pad as needed. Gaps can cause loss of conditioned air. Adjust as needed.

20. Rear deck door, Missing 2 1/2" set screws at door hinge. Manufacture installation instructions call for set screws to be installed. Consult with contractor regarding missing screws at door hinges and what corrective measures are needed. Light gap noted at bottom of door between sweep and saddle. Loss of conditioned air noted. Adjustments needed to saddle to make contact with sweep to prevent air loss. Recommend consulting with contractor regarding corrective measures. Missing corner pad at door. Add corner pad as needed to prevent loss of conditioned air. Door binds at jamb. Adjustments needed to door.

Garage service door, Broken glass seal at door. Recommend consulting with professional glass manufacture regarding doors with broken seals and what corrective measures are needed.

Garage utility closet: door binds. Adjust as needed.

#### WINDOWS:

21. Rotted window frame at the top sash at the bonus dormer. See photo. Replace/ repair window as needed. Windows difficult to open or not open at all. Repair as needed to function as intended.

#### INTERIOR WALLS:

22. Drywall, Cracks above cased opening at foyer to family room. Evidence indicates a load stress has occurred. Recommend consulting with a licensed general contractor regarding the stress crack and what corrective measures are needed. Cracks noted under windows throughout the home.

#### CEILINGS:

23. Drywall, Stains noted, Stain noted at ceiling in laundry room, investigate area further. Stain noted at ceiling at bay window in dining room. See photo. Evidence indicates water entry from the flashing or from above at the master bathroom. Investigate and repair areas as needed.

#### STAIRS & HANDRAILS:

24. Improvement needed to handrail at bottom right of steps. Loose handrail noted.

#### GARAGE DOOR(S):

25. The auto reverse feature and the applied force sensor of the garage door were not operational when meeting resistance. A 2x4 was placed on the garage floor directly below the garage door, with the 4" wide side of the board resting flat on the floor. The door either did not reverse within 2 seconds of contact or not at all. This is a safety hazard. Recommend consulting with door specialist regarding door operation and repair as needed.

#### MASTER BATHROOM AREA:

26. Right sink: Broken trip rod/stopper assembly. Replace/Repair as needed. A licensed plumber should be called to make further evaluation and repairs as needed.

27. The following problems were noted at the toilet: water level near or flowing over top of fill tube assembly, adjust as needed, in order to prevent the toilet from continuously running. Have a licensed plumber make proper repairs as needed.

28. Tub: Hot and cold water valves are reversed, repair for safety. Recommend licensed plumber evaluate and make necessary repairs.

29. Caulking and/or re-grouting is needed to prevent water intrusion at the shower. Leaks noted around shower glass enclosure. Repair as needed to prevent water from exiting the shower. Secure floor screen at drain pipe to prevent debris from entering and clogging drain.

#### HALL BATHROOM AREA:

30. Leak around shower head fittings, Recommend licensed plumber evaluate and make necessary repairs.

#### POWDER BATHROOM AREA:

31. The following problems were noted at the toilet: Leak around shut off valve. Repair as needed. Have a licensed plumber make proper repairs as needed.

32. Torn/ damaged bath vent fan duct observed in crawl. Repair duct as needed to allow fan to vent to exterior as intended.



Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

A handwritten signature in black ink that reads "Scott Fuller". The signature is written in a cursive, flowing style.

SCOTT FULLER  
Chief Inspector  
NCHILB Lic # 1972  
919-524-5987  
enclosure

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# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

**DATE OF INSPECTION:** October 27, 2010.  
**TIME OF INSPECTION:** 9:00 A.M.  
**CLIENT PHONE #:**  
**CLIENT FAX #:**  
**INSPECTION SITE CITY/STATE/ZIP:** Raleigh, NC 27617.

## CLIMATIC CONDITIONS:

**WEATHER:** Clear.  
**SOIL CONDITIONS:** Damp.  
**APPROXIMATE OUTSIDE TEMPERATURE in F:** 80-90.

## BUILDING CHARACTERISTICS:

**ESTIMATED AGE OF HOUSE:** 11 Years.  
**BUILDING TYPE:** 1 family.  
**STORIES:** 2  
**SPACE BELOW GRADE:** Crawl space.

## UTILITY SERVICES:

**WATER SOURCE:** Community Well.  
**SEWAGE DISPOSAL:** Private, Septic.  
**UTILITIES STATUS:** All utilities on.

## OTHER INFORMATION:

**HOUSE OCCUPIED?** No.  
**CLIENT PRESENT:** Yes.  
**PEOPLE PRESENT:** Selling agent, Purchaser.  
**COMMENTS:** Security system is beyond the scope of the home inspection and was not inspected.

**PAYMENT INFORMATION:**

**PAID BY:**

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### WALLS AND TRIM:

**MATERIAL:**

Brick, Fiber Cement Siding.

**CONDITION:**

The exterior surfaces were observed while walking around the exterior of the home. The siding was found to be in adequate condition except as noted below: Around Home: Weep holes at the brick veneer wall do not extend fully to back side of wall cavity. The cavity behind the brick is ventilated by the induction of air up and through the weep hole. Proper ventilation is an important element in moisture control between the brick and wall frame.



Recommend consulting with brick mason regarding weep holes and what corrective measures are needed. Caulking needed around windows adjacent to brick to prevent water entry, gaps observed. Front Elevation: Caulking needed between the metal threshold at the front door and the brick ledge under the door to prevent water entry. Moisture darkened fascia board observed behind and above gutter above the master bedroom window. Area viewed from master bedroom window with inspection mirror on pole. See photo. Probe areas for moisture damage and repair as needed. Patched cracks in brick veneer observed above the master bedroom window and to right of the front porch along the brick wall. Right Elevation: Crack in brick veneer below the master bedroom window. Crack travels to the top of the dining bay window. Horizontal crack in brick veneer to by the master toilet window. The cracks are an indication of movement in the brick veneer. The movement can progress and change over the life of the home. A licensed general contractor should be consulted to evaluate the home and determine the cause of the crack and if what corrective measures are needed. Caulking needed at the wood trim at top of the bay window adjacent to brick in areas to prevent water entry. Rotted wood trim at the top of the dining bay window. Rotted area is above the large fixed window. Repair/ replace wood as needed. Weep hole to right of hose faucet has been sealed- repair weep hole as needed to function as intended. Patched cracks in brick veneer noted above master bedroom window. Back Elevation: Caulking needed at the vertical trim board adjacent to brick at the left corner area above the second floor cantilever. Evidence of wood destroying insects observed at the fascia board left side of sunroom. Bored hole observed. Consult with pest specialist regarding evidence of pest and what corrective measures are needed. Rotted wood trim and window sills at the sunroom windows. Aprox. 3 windows along the back side of the sunroom have rotted wood and or sills. Evidence of previous patch or repair noted in area. Evidence indicates improper repairs were made. Not all of the rotted wood was removed and the wood filler or patch was not able to cure as intended. Rotted wood is still present. All rotted wood should be completely removed. Consult with specialist regarding damaged areas and repair as needed. Caulking needed around the deck light adjacent to wall to prevent water entry. Caulking needed at the metal threshold adjacent to wood trim at the exterior door per manufacture installation guidelines. Rotted wood trim in several areas around the oval window at the rear stair landing.

## Scott Fuller Home Inspection Services

Repair/ replace rotted wood as needed. Crack in brick veneer foundation wall below foundation vent at right side of sunroom as facing rear of home. Evidence indicates settling and movement at the foundation wall. Recommend consulting with licensed general contractor regarding crack and what corrective measures are needed. Rotted fascia at the rear of the false gable of the garage roof. Area is the lower end of the false gable to left of garage service door. See photo. Repair/ replace damaged wood as needed. Caulking needed at the vertical wood trim adjacent to brick at the far right corner. Hole/ void observed at the fascia below the bonus gutter. Area is adjacent to the transition area of the two roof lines. Area was viewed while standing on rear porch using inspection mirror on pole to view area. Area can also be viewed while leaning out of the bonus room window looking back at the eave and transition roof line area. See photo. Exposed roof decking is visible. Seal hole/ flash as needed to prevent wind driven rain entry. Left Elevation: Rotted wood around the garage service door. Evidence of improper patch or repair. Rotted wood is still present. All rotted wood should be removed for proper repairs. Caulking needed around garage carriage lights adjacent to wall to prevent water entry. Gaps noted. Missing weep hole at garage right wing wall. Add weep hole as intended. This list is only to be meant as a general guideline to help pinpoint areas repair. It is not meant to be every area of damage. A qualified repair contractor should survey the entire structure and repair/replace as needed.





Several rotted areas/sunroom wind.



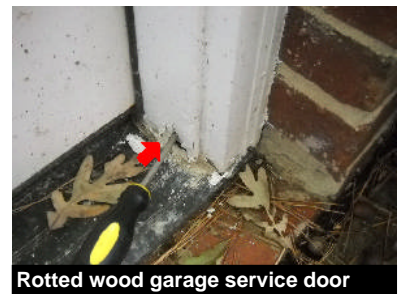
Rotted areas oval window at rear



Rotted fascia at false gable/garage



Hole at roof transition



Rotted wood garage service door

## FOUNDATION VENTS:

Functioning as intended.

## FIREPLACE AND CHIMNEY:

### MATERIAL:

pre-fabricated fireplace, metal flue, Gas Logs.

### CONDITION:

Improper clearance to combustibles observed at flue pipe in attic. Manufacture label on vent pipe indicates a minimum 1" clearance from combustibles and building materials. There is insulation in contact with the flue, there are electrical wires in contact with flue, the roof decking is closer than 1" at the roof, The shingles are touching the flue. Clear combustibles away from vent pipe as needed for fire safety. Consult with contractor for corrective measures.



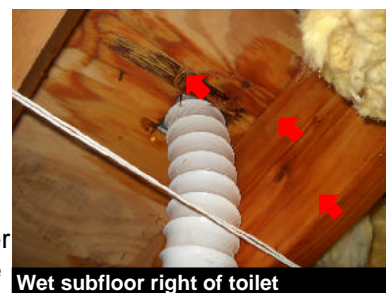
## BASEMENT/CRAWL SPACE:

### ACCESSIBILITY:

Crawl space is fully accessible, The crawl space was entered through the provided access door. The crawl space was observed using a standard flashlight and a screw driver was used to probe areas. The crawl space viewing was restricted or limited by framing members, insulation, and duct work.

### CRAWL SPACE CONDITION:

Remove wood debris and trash from the crawl space area, Fallen insulation and or missing insulation noted throughout, Recommend consulting with insulation specialist regarding fallen/missing insulation and what corrective measures are needed. Wet/ saturated subfloor under the powder bathroom. Area is to right of the toilet and by the bath vent duct. See powder room below in report for evidence of leak in the wall. Moisture damaged, rotted subfloor observed by the rear deck door. Evidence indicates water entry has occurred. Recommend consulting with licensed contractor regarding evidence of leaking and damaged subfloor and what corrective measures are needed. Joist:Hangers are not fully nailed off per manufacture guidelines. Standard building practices and per manufacture guidelines are to fully nail off hangers and provide equal number of nails in hangers for even weight distribution. Recommend consulting with licensed general contractor regarding hangers and what corrective measures are needed.

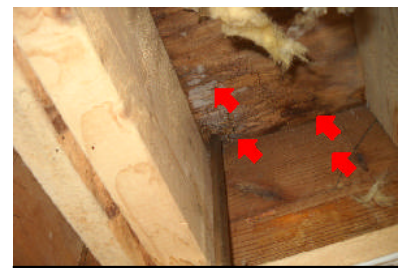




**CRAWLSPACE  
WALLS - TYPE:  
CONDITION:**

Concrete block, Brick.

Staining was observed: Evidence of present water penetration is noted- Seen at front porch and foundation wall to right of front porch. Evidence indicates poor grade and or water entry at the front porch between the home and porch. Recommend consulting with grading specialist and/or water proofing specialist regarding water entry and what corrective measures are needed.



Damaged subfloor by rear deck door



Wet walls at front by porch



Wet walls corner right of porch

**BEAMS:**

Girders: Wood, Poor end bearing is found: Poor bearing at girders in crawl space. Wood blocking was slid out from under girders. Evidence indicates full weight of girder is not bearing on pier. See photo. Area is aprox. the 3 pier from the rear elevation wall from the sunroom- area is near kitchen. Poor end bearing at the 4th pier from rear sunroom- near kitchen. Not all of girder is bearing on wood blocking. All sections of girder should be fully bearing in order to evenly distribute weight to pier and footing. Poor bearing at the same girder at the front of the foundation wall. A pilaster is missing against the side of the foundation for the girder to bear. The girder is suspended without bearing. Attempted repair was made using a screw jack to provide support. The screw jack was improperly installed and was easily moved. Evidence indicates full weight bearing was not achieved. Evidence indicates a structural deficiency in the floor/ foundation system. A professional structural engineer should be consulted regarding the missing pier and provide corrective measures. A North Carolina licensed general contractor should perform the work necessary for repairs according to the engineers specifications.

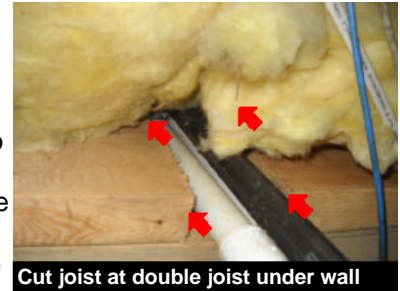


Poor bearing 3rd pier from rear



**FLOOR JOISTS:**

Floor Joist, Wood: Area near rear elevation by the suction line and condensate lines where they pass through the subfloor: Cut joist at double floor joist observed. Standard building practices are to double floor joist under walls to support weight of wall. Floor joist are intended to be doubled and continuous directly under the load point of wall. Lack of support observed under floor and improper or no repairs made to cut floor joist. Recommend consulting with licensed general contractor regarding regarding cut floor joist and what corrective measures are needed. Cut floor joist observed by the powder bathroom. Repairs have been made to cut floor joist. Repairs made are not a typical field repair to cut joist around plumbing pipes. Standard practices are to frame a header and attached all sections of joist together with joist hangers. Consult with licensed contractor regarding repairs made and repair areas as needed.



# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## ATTIC AND INSULATION:

### ACCESSIBILITY AND CONDITION:

Conventional framing, Accessible, Walk up attic, Viewing was limited, to walk boards, The attic was inspected using a standard flashlight. Viewing was limited or restricted by framing members, duct work, insulation, and plumbing or mechanical systems. Missing roof decking and lack of support at the front right corner of the home. Aprox. 5-6" of shingle tabs area exposed from the attic and lack of support is provided under the singles. Without proper support or nailing, the shingles can move allowing wind driven rain entry. See photo. Add roof decking as needed and intended in area to provide proper support. Hanger at header above the bonus dormer: Hangers are not fully nailed off per manufacture guidelines. Standard building practices and per manufacture guidelines are to fully nail off hangers and provide equal number of nails in hangers for even weight distribution. Recommend consulting with licensed general contractor regarding hangers and what corrective measures are needed. Daylight observed at the 4" plumbing boot behind the air handler. The roof decking was over cut and the center nail supporting boot flashing is not inserted into any wood. The exterior areas were observed. Potential for wind driven rain entry. Consult with licensed roof contractor regarding corrective measures. Attic ventilation: Rear elevation at the slope of the master bathroom roof line: Blocked baffles/missing baffles observed throughout the attic area. Blocked baffles can lead to restricted air flow and lack of attic ventilation. Recommend consulting with licensed contractor regarding baffles and what corrective measures are needed.



**INSULATION  
TYPE AND  
CONDITION:**

Attic, Fiberglass batts, Crawl, Batts, Attic, Improperly installed Batt insulation observed in areas. Insulation is not making direct contact with the sheet rock and exposed sheet rock was observed. The insulation must provide a proper air break and be fully touching the sheet rock to function as intended. Repair insulation as needed. Exposed sheet rock observed in numerous areas throughout. Improperly installed insulation near the front gable.

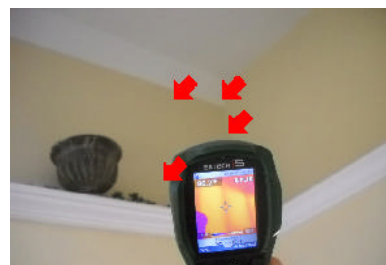


**Missing insulation top of master bath**

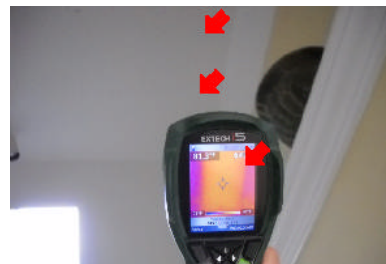
Insulation installed is R-13 in area. Insulation should be R-30. Missing insulation at the top of the master bathroom ceiling. Area was viewed with inspection mirror on pole to inspect top of ceiling. Numerous areas of fallen/ missing insulation at the knee walls of the master bathroom. Repair insulation as needed. Exposed sheet rock over the bonus ceiling/laundry area. Exposed sheet rock/ missing insulation at the stair well ceiling of the bonus. See section of thermal imaging. Crawl, Fallen insulation noted, Recommend consulting with insulation specialist regarding fallen/missing insulation and what corrective measures are needed.



**Missing/fallen around master bath**

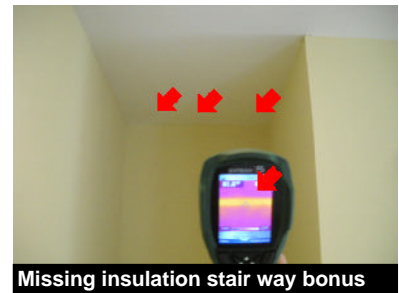


**Missing insulation master bath walls**



**Missing insulation master bath ceiling**





Missing insulation stair way bonus

**ROOF:**

**STYLE:** Hip.  
**TYPE:** Asphalt Composition Shingles.  
**ROOF ACCESS:** Viewed from ground with binoculars, Viewed from window with inspection mirror on pole, Walked on roof, Rear porch.

**ROOF COVERING STATUS:**

Loose shingle tab, shingle tab has slid down: Left side of hip roof. See photo for location. Secure shingle as needed. Hole/ void observed at shingles at end of water table where shingles meet rake board trim. See photo of area. Potential for water entry. Recommend sealing areas as needed to prevent water entry. Recommend consulting with licensed roofer for corrective measures. Torn shingles noted at the bay window at the dining room. Exposed roof decking observed at edge of bay roof at dining room. Area was viewed from master window with mirror on inspection pole. See photo. Repair areas as needed to prevent water entry at exposed roof decking. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



Loose shingle tab left side of hip



Exposed roof deck dining bay edge

**EXPOSED FLASHINGS:**

**TYPE AND CONDITION:**

Metal, The potential for water entry is present: Raised flashing observed by dormer window of bonus right side. See photo. Secure flashing as needed to prevent wind driven rain entry. Gap at flashing above front door adjacent to wall at right side. Seal flashing as needed to prevent water entry. Right elevation: Gaps at head wall flashing/ counter flashing above the dining bay window. Numerous areas observed. Moisture stain observed in dining room under bay.



Gaps at counter flash bay window

Evidence indicates periodic moisture entry. Repair flashing as needed to prevent water entry. Raised flashing at the bay window above the dining room. See photo. Secure flashing as needed. Rear elevation: metal vent stacks: No

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roof cement has been added or missing cement over nail heads at flashing. Nail heads can loosen, back out, cause flashing to raise, and conditions conducive to water entry. Standard building practices are to seal nail heads with roof cement to secure nails in place. Repair areas as needed. Rear sunroom: improperly installed flashing at the ridge of the sunroom adjacent to the side of the home. Flashing does not overlap as intended. Exposed wall sheathing observed. See photo. Flash area as needed to prevent water entry. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



Raised flashing dining bay



Exposed wall sunroom roof at wall

## GUTTERS & DOWNSPOUTS:

### TYPE:

Aluminum Gutters are present around the roof perimeter.

### CONDITION:

Around home: Gutters are full of debris in areas. Gutters should be kept clean to dispose of water properly, in order to function as intended. Right elevation: Down spout pulling away. Loose downspout observed. Wind can dislodge the downspout and cause to fall. Secure downspout to the home as intended.

# PLUMBING

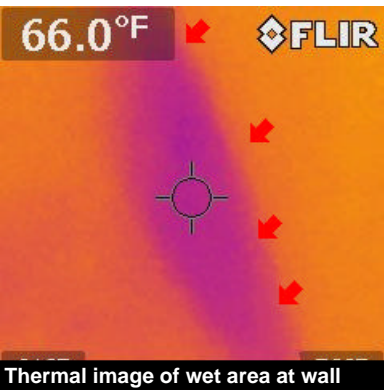
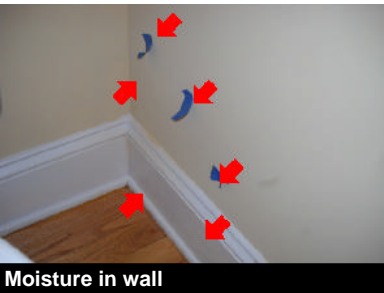
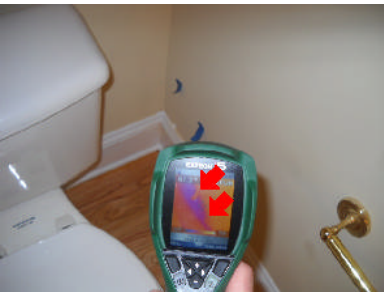
Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## MAIN LINE:

- MATERIAL:** Polybutylene piping.
- CONDITION:** Functioning as intended.
- WATER SHUT OFF LOCATION:** Pantry.

## SUPPLY LINES:

- MATERIAL:** Readily visible piping is, CPVC.
- CONDITION:** Evidence of plumbing leak at the wall in powder room to right of toilet. A infrared thermal imaging camera was used to scan walls. A large area was observed at the bottom right corner of the wall to right of the toilet. The image was consistent with moisture/ water. A moisture meter was then placed on the wall to confirm that high moisture is present inside the wall. See photo. Blue tape was positioned to outline the wet area. See thermal image. Wet subfloor was observed in the crawl space. Recommend licensed plumber repair leaking pipes and survey all pipes and fittings for further leakage.





**WASTE LINES:**

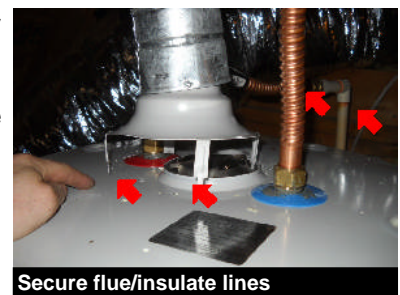
**MATERIAL:** PVC white plastic.  
**CONDITION:** Functioning as intended.

**HOSE FAUCETS:**

**OPERATION:** Functioning as intended.

**WATER HEATER:**

**TYPE:** Gas.  
**SIZE:** 50 Gallons.  
**LOCATION:** Attic.  
**CONDITION:** Recommend attaching (screwing) water heater flue break to top of water heater for safety to prevent the flue break from lifting off of water heater top. Missing foam insulation around the water lines and T&P valve. Fit pipe insulation over the incoming cold water line and the hot water line. Make sure that the insulation is against the top cover of the heater. Fit T & P valve insulation over valve. Make sure that the insulation does not interfere with the lever of the T & P valve. Secure all insulation using tape



**FUEL SYSTEM:**

**METER/TANK LOCATION-CONDITION:** Meter located at exterior, Functioning as intended.



**SEPTIC SYSTEM:**

**SEPTIC TANK**

**LOCATION:**

Unknown. Inquire with seller as to location.

**DRAIN FIELD**

**LOCATION:**

Unknown.

**SYSTEM**

**CONDITION:**

Due to the inaccessibility of the on-site waste disposal system, evaluation of this system is not part of this home inspection and is excluded. The system is mostly underground and is not readily visible, therefore, an accurate evaluation can not be made. We recommend contacting an on-site waste system specialist for a comprehensive evaluation.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## DRIVEWAY:

**CONDITION:** Concrete, Functioning as intended. Cracks observed. Cracks in concrete can allow water to enter, freeze and cause further cracking or spalling. Recommend contractor repairing/sealing cracks as needed.

## SIDEWALKS:

**TYPE:** Concrete.  
**CONDITION:** Functioning as intended. Cracks noted:

## LANDSCAPING:

**CONDITION:** 12" clearance is recommended around structure. Trim tree branches away from home, before they are over hanging or touching the structure, Trees planted close to structure. Removal may be needed, Trees are touching or overhanging the roof. Damage is possible. Dead tree observed at right side of home. Recommend removing tree to prevent damage to property.

## GRADING:

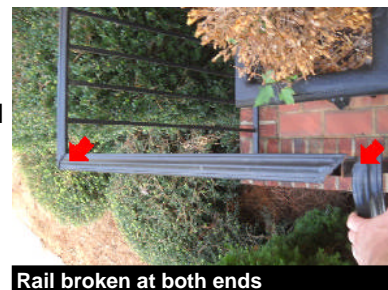
**SITE:** Gentle slope.

## DECKS:

**TYPE:** Wood.  
**CONDITION:** Functioning as intended.

## PATIO/PORCH COVER:

**TYPE:** Open design, Brick floor.  
**CONDITION:** Front porch rail loose- secure for safety. Sections of porch rail are broken and loose. See photo. Repair front porch rails as needed. Evidence of water entry between the porch and foundation wall. See above in crawl.



**EXTERIOR STAIRS/STOOPS:**

**TYPE:** Brick.

**CONDITION:** Functioning as intended. Cracks in mortar noted. Re-point cracks so as not to cause spalling during cold weather.

# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## HEATING SYSTEM DESCRIPTION:

<b>LOCATION OF PRIMARY UNIT:</b>	Crawl.
<b>SYSTEM TYPE:</b>	Forced Air, Split System.
<b>FUEL TYPE AND NOTES:</b>	Natural Gas.
<b>CAPACITY OF UNIT:</b>	2 1/2 ton capacity.
<b>APPROXIMATE AGE IN YEARS:</b>	original.
<b>SECONDARY HEATING SYSTEM:</b>	Attic, Forced Air, Split system, year 2008, Fuel type/ Gas, 3 ton capacity.

## HEATING SYSTEM CONDITION:

**PRIMARY UNIT:** Crawl: Comprehensive evaluation of the heat exchanger and combustion compartment are excluded from this inspection due to visibility and design limitations of the furnace. If you have concerns - recommend having licensed HVAC dealer conduct specialized testing in order to give comprehensive evaluation. Air leaks detected around plenum. Air leaks observed at the bottom of the unit. Recommend taping and sealing areas that are leaking to prevent conditioned air loss. No trap was installed at the auxiliary condensate line. Recommend adding trap as needed.



**SECONDARY UNIT:** Attic: Comprehensive evaluation of the heat exchanger and combustion compartment are excluded from this inspection due to visibility and design limitations of the furnace. If you have concerns - recommend having licensed HVAC dealer conduct specialized testing in order to give comprehensive evaluation. 1" Clearance from combustibles required around vent stack for fire safety. Electrical wire is touching the flue. Move wire as needed for safety. Air leaks detected around plenum. Recommend taping and sealing



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areas that are leaking to prevent conditioned air loss. See photo. Have licensed HVAC mechanical contractor evaluate the heating system and give recommendations as to corrective measures.



### **PUMP/BLOWER**

#### **FAN:**

Functioning as intended.

### **COMBUSTION**

#### **AIR:**

Functioning as intended.

#### **VENTING:**

Functioning as intended.

#### **AIR PLENUM:**

Air leaks noted- Sealing is recommended.

#### **AIR FILTERS:**

Missing/Damaged, Suggest cleaning/changing filter.

### **NORMAL**

#### **CONTROLS:**

Functioning as intended.

### **WARM AIR**

#### **TEMPERATURE:**

The outside ambient temperature was above 65 degrees. The manufacture recommends not testing a heating unit in the heat mode when outside temperatures are above 65 degrees.

## **AIR CONDITIONING:**

#### **TYPE:**

Central, Electric, Split system.

#### **POWER**

#### **SOURCE:**

Electrical disconnect present.

#### **COMPRESSOR**

#### **AGE IN YEARS:**

original first floor. Year 2008 second floor.

#### **CAPACITY OF**

#### **UNIT:**

2 1/2 Ton capacity, 3 Ton capacity.

### **AIR**

#### **TEMPERATURE**

#### **DROP:**

Functioning as intended.

### **SYSTEM**

#### **CONDITION:**

Functioning as intended.

#### **SUCTION LINE:**

Functioning as intended.

#### **CONDENSATE**

#### **LINE:**

Functioning as intended.

### **NORMAL**

#### **CONTROLS:**

Functioning as intended.

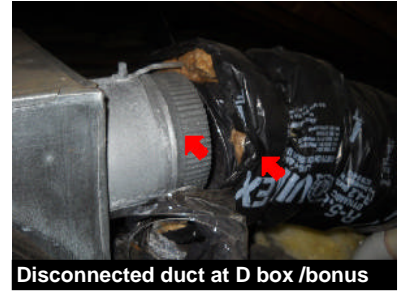
**DUCTWORK:**

**TYPE:** Flexible Round.

**DUCTS/AIR**

**SUPPLY:**

Ductwork is loose or disconnected, Air leaks at distribution box in attic over the bonus room. Attach and seal areas as needed to prevent loss of conditioned air. A licensed mechanical contractor should be called to make further analysis of the ductwork system.



Disconnected duct at D box /bonus

# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE:

### TYPE AND

### CONDITION:

Underground, Circuit breakers, 120/240. 200 Amp, Main disconnect for subpanel located at main panel at exterior.

## ELECTRICAL PANELS:

### MAIN PANEL

### LOCATION AND

### NOTES:

Exterior of house.

### Inspector Notes:

Circuit and wire sizing correct so far as visible.

### SUB PANEL

### NOTES:

Garage, Circuit and wire sizing correct so far as visible.

## CONDUCTORS:

### ENTRANCE

### CABLES:

Aluminum Bars.

### BRANCH

### WIRING:

Copper, Functioning as intended.

## SWITCHES, OUTLETS, LIGHTS:

### CONDITION:

Exterior: Loose weather stripping/seal around exterior outlet, Crawl: Exposed wires observed in crawl at rear elevation. Missing wire nuts observed. Add wire nuts around wires for safety. Interior: Lights are not operational in some areas, bonus dormer window area. Have licensed electrician evaluate electrical systems and make necessary repairs.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

### MAIN ENTRY DOOR:

Main Entry Door: Binds at jamb. Adjustments needed to door. Light gap noted at bottom of door between sweep and saddle. Loss of conditioned air noted. Adjustments needed to saddle to make contact with sweep to prevent air loss. Recommend consulting with contractor regarding corrective measures. Light gap observed at bottom of door. Add corner pad as needed. Gaps can cause loss of conditioned air. Adjust as needed.

### OTHER EXTERIOR DOORS:

Rear deck door, Missing 2 1/2" set screws at door hinge. Manufacture installation instructions call for set screws to be installed. Consult with contractor regarding missing screws at door hinges and what corrective measures are needed. Light gap noted at bottom of door between sweep and saddle. Loss of conditioned air noted. Adjustments needed to saddle to make contact with sweep to prevent air loss. Recommend consulting with contractor regarding corrective measures. Missing corner pad at door. Add corner pad as needed to prevent loss of conditioned air. Door binds at jamb. Adjustments needed to door. Garage service door, Broken glass seal at door. Recommend consulting with professional glass manufacture regarding doors with broken seals and what corrective measures are needed. Garage utility closet: door binds. Adjust as needed. Door to garage, Functioning as intended.

### INTERIOR DOORS:

Functioning as intended.

## WINDOWS:

### TYPE:

Wood, Double hung, Casement, Sky lights.

### CONDITION:

Rotted window frame at the top sash at the bonus dormer. See photo. Replace/ repair window as needed. Windows difficult to open or not open at all. Repair as needed to function as intended.





## INTERIOR WALLS:

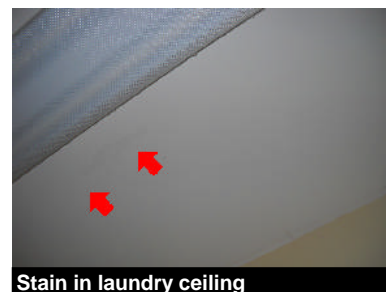
**MATERIAL &  
CONDITION:**

Drywall, Cracks above cased opening at foyer to family room. Evidence indicates a load stress has occurred. Recommend consulting with a licensed general contractor regarding the stress crack and what corrective measures are needed. Cracks noted under windows throughout the home.

## CEILINGS:

**TYPE &  
CONDITION:**

Drywall, Stains noted, Stain noted at ceiling in laundry room, investigate area further. Stain noted at ceiling at bay window in dining room. See photo. Evidence indicates water entry from the flashing or from above at the master bathroom. Investigate and repair areas as needed.



## FLOORS:

**TYPE &  
CONDITION:**

Carpet, Wood, Tile, Uneven areas noted: Kitchen by dishwasher, buckled floors noted powder room and by rear deck door, uneven floors noted by rear bedroom closet.

## STAIRS & HANDRAILS:

**CONDITION:**

Improvement needed to handrail at bottom right of steps. Loose handrail noted.

## SMOKE / FIRE DETECTOR:

**COMMENTS:**

Functioning as intended. We suggest additional smoke detectors be installed in appropriate locations, Recommend adding a carbon monoxide detector on all floors whenever gas appliances are in the home.

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## **TYPE:**

**LOCATION:** Attached, Two car, Limited view of garage walls and floor due to personal stored items.

## **FLOOR:**

**CONDITION:** Functioning as intended. Cracks noted.

## **GARAGE FIRE WALL:**

**CONDITION:** Functioning as intended.

## **GARAGE DOOR(S):**

**CONDITION:** The auto reverse feature and the applied force sensor of the garage door were not operational when meeting resistance. A 2x4 was placed on the garage floor directly below the garage door, with the 4" wide side of the board resting flat on the floor. The door either did not reverse within 2 seconds of contact or not at all. This is a safety hazard. Recommend consulting with door specialist regarding door operation and repair as needed.

## **MISCELLANEOUS:**

Laundry sink provided. Functioning as intended.

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

**TYPE AND  
CONDITION:** Stainless Steel, Functioning as intended.

**HOT WATER  
TEMPERATURE  
TEST:** Recommend between 120-125 for safety.

### RANGE/COOK TOP AND OVEN:

**TYPE/  
CONDITION:** Electric Oven, Separate cook top, Electric, Functioning as intended.

### VENTILATION:

**TYPE AND  
CONDITION:** Downdraft, Functioning as intended.

### REFRIGERATOR:

**TYPE AND  
CONDITION:** None.

### DISHWASHER:

**CONDITION:** Functioning as intended.

### GARBAGE DISPOSAL:

**CONDITION:** None installed.

### OTHER BUILT-INS:

**MICROWAVE:** Functioning as intended.

### INTERIOR COMPONENTS:

**COUNTERS AND  
CABINETS:** Cabinets and counter tops functioning as intended.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

### LAUNDRY:

**LOCATION:** 2nd. floor area.

**CONDITION:** Dryer venting is provided, Pan with drain line is provided under washer.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## MASTER BATHROOM AREA:

**CONDITION OF SINK:**

Right sink: Broken trip rod/stopper assembly. Replace/Repair as needed. A licensed plumber should be called to make further evaluation and repairs as needed.

**CONDITION OF TOILET:**

The following problems were noted at the toilet: water level near or flowing over top of fill tube assembly, adjust as needed, in order to prevent the toilet from continuously running. Have a licensed plumber make proper repairs as needed.

**TUB/SHOWER PLUMBING FIXTURES:**

Tub: Hot and cold water valves are reversed, repair for safety. Recommend licensed plumber evaluate and make necessary repairs.

**TUB/SHOWER AND WALLS:**

Caulking and/or re-grouting is needed to prevent water intrusion at the shower. Leaks noted around shower glass enclosure. Repair as needed to prevent water from exiting the shower. Secure floor screen at drain pipe to prevent debris from entering and clogging drain.

**BATH VENTILATION:**

Functioning as intended.

## HALL BATHROOM AREA:

**CONDITION OF SINK:**

Functioning as intended.

**CONDITION OF TOILET:**

Functioning as intended.

**TUB/SHOWER PLUMBING FIXTURES:**

Leak around shower head fittings, Recommend licensed plumber evaluate and make necessary repairs.

**TUB/SHOWER AND WALLS:**

Functioning as intended.

**BATH VENTILATION:**

Functioning as intended.

## POWDER BATHROOM AREA:

**CONDITION OF SINK:**

Functioning as intended.

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**CONDITION OF  
TOILET:**

The following problems were noted at the toilet:  
Leak around shut off valve. Repair as needed.  
Have a licensed plumber make proper repairs  
as needed.



**BATH  
VENTILATION:**

Torn/ damaged bath vent fan duct observed in crawl. Repair duct as needed to  
allow fan to vent to exterior as intended.