Home Inspection Report

Conducted on: 1/29/2016 from 9:00AM to 6:30PM

for:

Jen and Pete Smith

562 Main Street
Hendsonville, NC 28789

Cashiers Home Inspectors

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HomeInspectionReportZ™

NC Licensed Home Inspector:
Rand Soellner, Lic.# 3112

Signature:_____
(person supervising and conducting the inspection)

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General Home Information

Date of data gathering: 1/29/2016
year: **2016**
Date of Field Investigation: 1/29/2016

Time of field inspect start: 9:00AM

Time of field inspect leave: 6:30PM

Client Name: Jen and Pete Smith

Address of property to be inspected:
562 Main Street
Hendsonville, NC 28789

Home Inspectors Report #: **1-29-2016-1**

Real Estate Professional: Jeff Jones
Office: Jenkins RE
Hendersonville, NC

Client present: yes
Real Estate Agent Present: yes
Buyer Present: yes (Client)

Weather: cold, clear
snow on ground
Rain in last 3 days: no (snow)

Temperature: 32-37* F

Water quality test: by others

Radon test: by others

Termite/WDI test: by other

Main Photos of House Exterior:

Front

Left Side

Rear

Right Side

Date home built: **1999** (from best source of information, which may or may not be the exact year)

Date present roofing installed: 1999 (information from others, not researched) (2005 for addition)

Year last electrical work done: **2005** as reported/assumed from others

Year interior finishes were totally gutted and renovated, if this occurred:----------> no <- to be "no" if none or if not known

Number of usable floors: 2.5
(including finished basements)

Number of Bedrooms: 4
Number of Bathrooms: 4
Heated Square Feet: 2250
Gross Square Feet: 3500 guess
Basement HSF: 300 guess
(Main) 1st Floor HSF: 1815 (County)
2nd Floor HSF: 135 guess
3rd Floor HSF:
Garage: none

Heat type
gas (LP or Natural)
elec elec
wood
oil

Note: square footages and other data on this General Data form obtained from real estate agent or County, or present owner or others, or is guessed at, where no source of information exists. Inspector is relying on the accuracy of this information. Buyer should not. Buyer should determine size from his/her own resources. Inspector's responsibilities do not include accurate square footage measuring or calculations.

Summary

State **This summary page(s) 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.**

State 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.

The Summary may also indicate systems or components that may adversely affect the habitability of the home. No part of this Summary, nor other part of this Report indicate any recommendations for maintenance of any system(s), materials or components, nor suggestions for maintaining correct operation or longevity.

KEY TO COMMENTS IN THIS SUMMARY (also see Appendix for further definitions and other references used in this report):

R/R **The Red box to the left with white bold "R/R" (needs attention now/ Repair/Replace="R/R") and red bold following text are the items in this report that fall into the above category.**

State **Items required or recommended by the State Home Inspector Licensure Board ("State") are in Violet/purple bold text.**

Inv *Italicised Brown items needing further Investigation (preceded with "Inv").*

By State requirements, only "R/R," "Inv" and "State" items are required to appear in the Summary.
If your copy of the report is in black and white, simply look for bold text as your cue that these are important issues that this inspector and the State believes should be addressed as soon as possible.

For your convenience, these Red and/or Violet Bold items and brown Investigate items have been copied and consolidated immediately below, to provide you with this report's summary. Photos associated with these items are Not included in the Summary, nor are more verbose comments. The Summary is merely an abbreviated list. See the Report Body for the photos and more information. Watch/Warning and General Comments are NOT included in the Summary.

"X"= concerned condition exists

REPAIR/ REPLACE, INVESTIGATE, STATE SUMMARY ITEMS:

		SECTION 1 SUMMARY	
R/R	1.1	**FOUNDATION : CONCRETE BLOCK HAS NO EXTERIOR WATER-RESISTIVE COATING**	X
R/R	1.2	**FLOOR STRUCTURE : PROBLEM: LACK OF BLOCKING.**	X
Inv	*1.2*	*FLOOR STRUCTURE : NO DIAGONAL BRACING UNDER DECKS.*	X
		SECTION 2 SUMMARY	
State	2.1.1	**ARTIFICIAL STONE VENEER SIDING**	X
R/R	2.1.1	**WALL CLADDING: PROBLEM: CRACKS/HOLES/GAPS IN SIDING MATERIAL**	X
R/R	2.1.1	**WALL CLADDING: GRADE LEVEL TOO CLOSE TO WOOD SIDING/LEVEL OF INTERIOR**	X
R/R	2.1.1	**WALL CLADDING: PROBLEM: LOOSE WALL CLADDING MATERIALS**	X
R/R	2.1.1	**WALL CLADDING: PROBLEM: PAINT/STAIN/EXTERIOR COATING IS WORN/IN DISREPAIR**	X
R/R	2.1.2	**EXTERIOR COMPONENTS: WALL FLASHINGS: MISSING OVER WINDOW AND/OR DOOR HEADS**	X
R/R	2.1.2	**EXTERIOR: FLASHINGS MISSING ALONG WALL SIDING TRIM CHANGES/JOINTS**	X
R/R	2.1.2	**EXTERIOR: FLASHINGS: DO NOT HAVE ADEQUATE HEIGHT TO MAKE A FUNCTIONAL DRIP**	X
R/R	2.1.3	**EXTERIOR COMPONENTS: TRIM: SOME TRIM IS ROTTING.**	X
R/R	2.1.3	**EXTERIOR COMPONENTS: TRIM: SOME TRIM IS SEPARATING &/OR FALLING OFF THE HOUSE**	X
R/R	2.1.3	**EXTERIOR COMPONENTS: TRIM: COATING (PAINT OR OTHER) IS IN DISREPAIR & WORN**	X
R/R	2.2.1	**EXTERIOR: DOORS: SOME EXTERIOR DOORS ARE WARPED AND NOT SEATING PROPERLY**	X
Inv	*2.2.1*	*EXTERIOR COMPONENTS: DOORS: SOME EXTERIOR DOORS OPERATING SOMEWHAT "STICKY"*	X
R/R	*2.2.1*	*EXTERIOR COMPONENTS: DOORS: SOME GLASS DOOR LITES FOGGED*	X
R/R	2.2.2	**EXTERIOR COMPONENTS: WINDOWS/WINDOW FRAMES: ROTTING OR CORROSION**	X
R/R	2.2.2	**EXTERIOR COMPONENTS: WINDOW HARDWARE NOT OPERATING PROPERLY, BREAKING**	X
R/R	2.4	**EXTERIOR HANDRAILS AT STEPS, STAIRS ARE NOT GRASPABLE BY HANDS (handrail too large).**	X
R/R	2.4	**RAILINGS ARE TOO WEAK.**	X
R/R	2.4	**RAILINGS PICKETS ARE TOO FAR APART AT DECKS.**	X
R/R	2.6	**DRIVEWAY(s) ANGLED TOWARD HOUSE, DIRECTING SURFACE WATER TO HOUSE**	X
R/R	2.7	**SITE GRADING IS DIRECTING SURFACE RAIN WATER TOWARD THE HOUSE/STRUCTURE(s)**	X
R/R	2.7	**MULCH, GRASS, BEDDING TOO HIGH AT HOUSE WALLS, CONTACTING WOOD SURFACES**	X
		SECTION 3 SUMMARY	
Inv	*3.1*	*ROOF COVERINGS: ROOF SHINGLE THIN FIBERGLASS CORES POSSIBLE:*	X
Inv	*3.1*	*ROOF COVERINGS: ROOF SLOPE IS LESS THAN 3 IN 12 AT SHINGLES*	X
Inv	*3.1*	*ROOF COVERINGS: DEBRIS ON ROOF: LIMBS, LEAVES, SHINGLES, OTHER*	X
R/R	3.2	**DOWNSPOUTS &/or GUTTERS DENTED SUBSTANTIALLY IN SOME LOCATION(s)**	X
R/R	3.3	**FLASHINGS (at Roof) : PROBLEM: FLASHINGS MISSING ALONG ROOF EDGES**	X
R/R	3.3	**FLASHINGS (at Roof) : PROBLEM: FLASHINGS/RAKE CLOSURE MISSING ALONG ROOF EDGES**	X

R/R	3.3	NO KICKOUT FLASHING AT SLOPING ROOF PARALLEL TO TALLER WALL &	X
R/R	3.4	CHIMNEY SETTLING, LEANING, LEAKING, CRACKED, DETERIORATION	X
Inv	*3.4*	*Suspect LACK OF CRICKET BEHIND CHIMNEY AT ROOF SLOPE*	X
R/R	3.4	CHIMNEY CAP RUSTED:	X
		SECTION 4 SUMMARY	
R/R	4.1	POTABLE INCOMING WATER LINE DOES NOT HAVE DUAL CHECK VALVE:	X
R/R	4.1	POTABLE INCOMING WATER LINE DOES NOT HAVE BACKFLOW PREVENTER:	X
R/R	4.1	1" AIR GAP MISSING AT HVAC CONDENSATE DRAINS:	X
R/R	4.1	OVERFLOW FEATURES NOT KEEPING PACE WITH INCOMING WATER	X
R/R	4.1	DRAIN STOPPER IN SOME SINK(s) NOT ATTACHED/MISSNG:	X
R/R	4.1	ONE OR MORE SHOWERS LEAK	X
R/R	4.1	PIPING TO SHOWER HEAD OR FAUCET LOOSE	X
R/R	4.2	DOWNWARD BEND MISSING @ DISHWASH WASTE LINE, ODD DW WASTE LINE	X
Inv	*4.2*	*VENT PIPING: MAY BE TOO SHORT ABOVE ROOF (and/or pipe diameter<3").*	X
R/R	4.3	HWH DRAINPAN &/OR DRAINLINE ISSUES:	X
R/R	4.3	HWH DOES NOT APPEAR TO BE WORKING: NO HOT WATER	X
Inv	*4.3*	*HWH MAY HAVE TEMPERATURE SET TOO HIGH THAT CAN SCALD PEOPLE*	X
		SECTION 5 SUMMARY	
Inv	*5.2.1*	*ALUMINUM CONDUCTORS PRESENT: SHOULD BE CHECKED & TIGHTENED:*	X
R/R	5.2.3	SEALANT REQUIRED AT WIRE PASSAGE THROUGH EXTERIOR WALLS:	X
R/R	5.2.3	SOME PANELBOARD BREAKERS NOT LABELED/missing labels: on panel index.	X
R/R	5.2.4	SUBPANEL: NO SINGLE MAIN BREAKER and more than 6 moves to turn off all.	X
Inv	*5.5.2*	*LIGHT FIXTURE(s)/SWITCH(es) NOT WORKING:*	X
Inv	*5.5.2*	*LIGHTS NOT GOING ON*	X
R/R	5.5.3	NON-FUNCTIONAL RECEPTACLES:	X
R/R	5.5.3	LOOSE-FITTING RECEPTACLES IN SOME LOCATIONS:	X
R/R	5.5.3	NO COVER PLATE RECEPTACLES IN SOME LOCATIONS:	X
R/R	5.5.3	BROKEN RECEPTACLES IN SOME LOCATIONS:	X
R/R	5.5.3	RECEPTACLE(s) NOT FLUSH TO FACE OF COVER PLATE:	X
Inv	*5.5.5*	*EXTERIOR WALL/ SWITCH(es)/ LIGHT(s)/ RECEPTACLE(s) NOT WORKING:*	X
Inv	*5.5.5*	*THERE ARE NO WORKING LIGHTS IN THE CRAWLSPACE*	X
R/R	5.7	SOME OR ALL GFCI(s) NOT PRESENT OR NOT WORKING AT BATHROOM(s):	X
R/R	5.7	SOME/ALL GFCI(s) NOT there/NOT work: EXTERIOR WALLS, exterior locations:	X
R/R	5.7	AFCI (Arc Fault Circuit Interrupters) NOT AT BEDRM LIGHTS/ RECEPTACLES	X
Inv	*5.7*	*AFCI (Arc Fault Circuit Interrupters) NOT AT ALL OTHER HOUSE RECEPTACLES*	X
R/R	5.7	GFCIs not visible at CRAWLSPACES & SUMP PUMPS (if any).	X
R/R	5.7	GFCIs not visible at OUTDOOR EXTERIOR RECEPTACLES.	X
R/R	5.7	GFCIs not visible at BATHROOM RECEPTACLES OVER COUNTERS.	X
R/R	5.8	CO Detectors not working, not present, or not in the correct locations.	X
R/R	5.8	NO SMOKE DETECTORS PRESENT ANYWHERE	X
R/R	5.85	CO DETECTORS MISSING IN SOME OR ALL LOCATIONS	X
		SECTION 6 SUMMARY	
R/R	6.5.1	FIREPLACE: SUBSTANTIAL SOOT COATING SEEN ON FIREBOX/FLUE	X
R/R	6.6.3	HEAT DISTRIBUTION: DUCTWORK: GAPS IN DUCTS OR DUCT INSULATION:	X
R/R	6.6.8	HEAT DISTRIBUTION: AIR FILTERS: DIRTY OR MISSING OR WRONG SIZE/TYPE:	X
R/R	6.6.8	HEAT DISTRIBUTION: FURNACE MAIN FILTER NEEDS CLEANING/REPLACEMENT	X
Inv	*6.6.8*	*HEAT DIST.: FILTERs AT AHUs PROBABLY NEED CLEANING/REPLACEMENT*	X
R/R	6.7	PRESENCE OR ABSENCE OF AN INSTALLED HEAT SOURCE: NO HEAT SOURCE:	X
		SECTION 7 SUMMARY	
R/R	7.1	MOISTURE CONDENSING ON AHU(s)/FURNACE; AT DUCTWORK CONNECTIONS TO AHU. POSSIBLE ORGANIC GROWTH	X
R/R	7.1	NO WATER SENSOR SWITCH IN CONDENSATE PAN BELOW AHU/FURNACE:	X
R/R	7.1	NO SECONDARY DRAIN PAN UNDER AHU/COIL (with wood bldg material below).	X
R/R	7.1	THERE IS NO SECOND SEPARATE OVERFLOW CONDENSATE DRAINLINE	X
R/R	7.1	OUTSIDE HEATPUMP/ COMP./COND. HAS LEAVES/ DEBRIS CLOGGING Equip.	X
Inv	*7.2*	*COULD NOT OPERATE A/C EQUIP.SAFELY DUE TO WEATHER TEMPERATURE:*	X
R/R	7.3.6	REFRIGERANT PIPING INSULATION DETERIORATING/PEELING AT EXTERIOR:	X
R/R	7.3.6	COOLING DISTRIBUTION : CONDENSATE DRAIN TRAP AT AHU (Air Handler Unit):	X
R/R	7.3.6	CONDENSATE DRAIN LINE AT EXTERIOR NOT AT LEAST 12" TO 18" FROM EXTERIOR FACE OF WALL:	X
R/R	7.3.10	COOLING DIST.: AIR FILTERS: DIRTY OR MISSING OR WRONG SIZE OR TYPE:	X
		SECTION 8 SUMMARY	
R/R	8.4.2	INTERIORS: STAIRWAYS:HANDRAIL TOO LOW OR HIGH.	X
R/R	8.4.2	INTERIOR STAIRS: SPACING BETWEEN PICKETS IN GUARDRAIL TOO WIDE.	X
R/R	8.4.2	INTERIORS: STAIRWAYS: RISERS AND/OR TREADS ARE NOT ALL EQUAL:	X
R/R	8.4.2	INTERIORS: STAIRWAYS : HANDRAILS NOT GRASPABLE	X
R/R	8.4.2	INTERIOR STAIRS: HANDRAILS NOT CONTINUOUS FROM TOP TO BOTTOM.	X
R/R	8.4.5	INT.RAILINGS: SPACING BETWEEN PICKETS IN GUARDRAIL TOO WIDE.	X
R/R	8.6	INTERIORS: DOORS: DOOR MAIN LATCHES NOT ENGAGING:	X
R/R	8.6	INTERIORS: DOORS: DOORS HARDWARE DAMAGED	X
R/R	8.6	INTERIORS: DOORS: DOOR MAIN LOCKSET(S) NOT ENGAGING:	X

	SECTION 9 SUMMARY	
R/R	9.1.2 INSULATION IN CRAWLSPACE CEILING: HOLE/CRACKING PENETRATION INTO EARTH at stoops, porches or other	X
R/R	9.1.2 INSULATION:CRAWLSPACE CEILING: NOT CONTINUOUS THERMAL BARRIER	X
R/R	9.1.3 VAPOR BARRIER IN CRAWLSPACE ceiling: SOME VAPOR BARRIER GAPS	X
R/R	9.1.4 ATTIC - CEILING: INSULATION NOT A CONTINUOUS THERMAL BARRIER	X
R/R	9.1.5 VAPOR BARRIER at ATTIC - OVER CEILING(s): NO VAPOR BARRIER.	X
R/R	9.2.2 VAPOR BARRIER DISTURBED/ CUT/ INCOMPLETE OVER CRAWLSPACE EARTH.	X
R/R	9.2.2 FOUNDATION AREAS: SIGNS OF ADVERSE GROWTH, HIGH HUMIDITY LEVEL	X
R/R	9.3.2 BATHROOM VENTING: IMPROPER EXHAUST TERMINATIONS.	X
R/R	9.3.2 BATHROOM VENTING: IMPROPER EXHAUST TERMINATIONS: wall caps.	X
R/R	9.3.3 LAUNDRY VENTING SYSTEMS: PROBLEM: DRYER VENTING improper termination.	X
	SECTION 10 SUMMARY (no issues)	

Report Body

(detailed line item observations) Front=Front of House as you approach it. Left=Left Side of House. Right=Right Side of House. Rear=back.

1. Structural Components

DESCRIPTIONS (Category Header)

1.1a FOUNDATON:	X	Cast Concrete.	X	(assumed).		Other.		Other.		Other.
1.1b FOUNDATION WALLS:	X	ConcreteBlock(CMU).		Cast Concrete.		Wood.		Other.		Other.
1.2a FLOOR STRUCTURE:	X	Wood joists.	X	TJIs.	X	LVLs.		Other.		Other.
1.2b SUBFLOORING:	X	Plywood or OSB.		Flat sheath'g boards		Not visible.		Other.		Other.
1.3 WALL STRUCTURE:	X	Wood stud frame.		Concrete block (CMU		Concrete.		Steel studs.		Other.
1.4 COLUMNS,POSTS,PIER:	X	CMU.	X	Wood posts.		Wood walls		Concrete.		Other.
1.5 CEILING STRUCTURE:		Wood joists.		TJIs.		LVLs.	X	Wood truss		Other.
1.6a ROOF STRUCTURE:		Wood joists.		TJIs.		LVLs.	X	Wood truss		Other.
1.6b ROOF SHEATHING:	X	Plywood or OSB.		(assumed).		Other.		Not visible.		Other.

BLOCKED ACCESS:

X Everything was Not examined.

No access found.

METHOD USED TO OBSERVE CRAWLSPACE:

X Walking in crawlspace.

METHODS USED TO OBSERVE ATTIC:

X Observed Attic with flashlight/other light from entry with binoculars.

attic ceiling level filled with fiber insulation X

some ceiling-roof attic areas not accessible X

Attic did not have floor boards down: did not enter. X

CATEGORY DETAIL (Line Items Below): "X"= concerned condition exists

1.1a FOUNDATON:

1.1b FOUNDATION WALLS:

"C"=Crawlspace, "B"=Basement, "1"=1st Floor, etc., "Fr."=Front, "Lft."=Left, "Rt."=Right, "Bk."=Back.

C	B	1	2	3	Fr.	Lf.	Rt	Bk
								X

R/R 1.1 FOUNDATION : CONCRETE BLOCK HAS NO EXTERIOR WATER-RESISTIVE COATING

Location: Efflorescence all along crawlspace CMU wall front side. foundation wall

The wall is concrete block, and concrete is a porous material. You have to coat it with special exterior water-resistive paint (such elastomeric) to be able to inhibit the entry of water into wall. It is assumed there is no coating (or it has failed) due to discoloration.

Repair/Replace Recommend having State licensedCaulking/Coating contractor inspect and coordinate corrective repair & replace actions with a State licensed General Contractor.

ALL exterior CMU (Concrete Masonry Units: "Concrete Block" should be sealed, where there is interior space on the other side of the wall. This sealing may be in the form of below-ground water proofing, or above ground, in the form of special water-resistive paints & coatings. However, the chalking at the joint lines is evidence of moisture leaking through.

1.2a FLOOR STRUCTURE:

C	B	1	2	3	Fn	Lft.	Rt	Bk
								X

R/R 1.2 FLOOR STRUCTURE : PROBLEM: LACK OF BLOCKING.

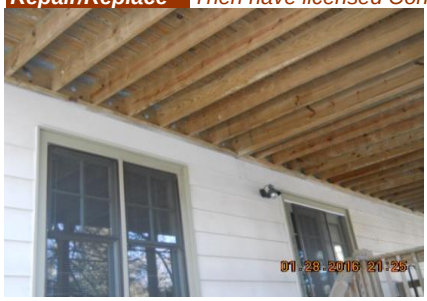
Location: all floor framing Decks & interior floors.

This can be dangerous, as wood joists could rotate. Adding blocking, which is normal practice in stick built construction, per a structural engineer's guidance, can help contain rotation, if properly located and connected.

Repair/Replace Recommend having licensed Structural Engineer indicate structural solution, then have General Contractor repair & replace per the engineered solution.


C B 1 2 3 FnLft. Rt Bk
[ ][ ][ ][ ][ ][ ][ ][X][X][X]

Inv *1.2 FLOOR STRUCTURE : NO DIAGONAL BRACING UNDER DECKS.*
Location: Right side deck, rear porch deck under decks.
This might be dangerous, if not repaired. This braces the porch deck structure against high mountain winds and seismic movement. It is a common practice, in the western North Carolina mountains, to install a flatways p.t. 2x4 or 2x6, each attached to each deck joist, with the brace at about a 45 angle in plan view. The idea is to link together all the deck joists and the post tops in high mountain winds, to engage the entire structure to resist imposed horizontal movement.*
Investigate/ Repair/Replace *Recommend having licensed Structural Engineer examine this and see if this would be prudent to add. Then have licensed Contractor install, if required.*



1.2b SUBFLOORING: no seen issues.

1.3 WALL STRUCTURE (the main house, not the foundation wall): no seen issues.

1.4 COLUMNS/POSTS AND/OR PIERS:

C B 1 2 3 FnLft. Rt Bk
[ ][ ][ ][ ][ ][X][ ][X][X][X]

W/W *1.4 COLUMNS/POSTS/PIERS STRUCTURE: PROBLEM: WOODEN POSTS CONTACTING EARTH*
Location: front, right, back.
Posts DO appear to be pressure-treated (green tint color noticed but no legible P.T. certification stamps were seen as being suitable for Ground Contact). If this wood is not For Ground Contact, it can be susceptible to wood destroying organisms, especially when contacting the ground. Termites, carpenter ants and other organisms can eat the wood, making it unstable, causing eventual structural collapse. However, these posts Might be For Ground Contact. No softness was noticed and they have been here on the main house for 17 years and the addition for 11 years. It is common practice in this area of NC that For Ground Contact wooden posts are used to allow for easier (and less costly) post to foundation connections.
Watch/Warning possible Repair/Replace *Recommend monitoring for any softness periodically and contacting a State Licensed Contractor at the first sign of any problems.*


1.5 CEILING STRUCTURE, 1.6a ROOF STRUCTURE: no issues.

1.6b ROOF SHEATHING:

C B 1 2 3 FnLft. Rt Bk
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

GC 1.5 COULD NOT GAIN ACCESS INTO CERTAIN AREAS
1.6 We were able to access the attic at the main house.
Locations: some of main house, new addition.
The State of NC does Not require Home Inspectors to access areas which are blocked by such features as nailed or screwed-shut accessways or where there is no access (or no attic access panels) or dimensional access less than determined acceptable to the inspector.
General Comment Recommend that new buyer consider having a licensed Contractor access all areas to see what is inside them and make comments about anything that may or may not need to be accomplished regarding plumbing, structure, insulation or ventilation that they can see once opened.
We were unable to see the roof structure over the new addition.

2. Exterior Components

DESCRIPTIONS (Category Header)

2.1.1 WALL CLADDING:

	MASONRY/CONCRETE		PAINT/COATINGS:		SIDING:		**PROBLEM ITEMS:**
X	Concrete block walls.	X	Paint or Stain over cladding.		Wood shingles		Rubber/plastic siding.
	Concrete walls.	X	Paint/Stain.	X	Wood Siding.	X	Cultured stone veneer.

2.1.2 WALL FLASHINGS:	X	Metal.				Ineffective.	X
		Other.				None.	
2.1.3 TRIM:	X	Wood.		Other.		None.	
2.2.1 EXTERIOR DOORS:		Solid.		Metal.		Hollow.	X
	X	Wood.		Glass with solid wood frames			
		Insulated.					

2.2.2 WINDOWS:

X	Wood.		Aluminum.	X	DoublePane glass:	Single Pane glass:	
	Vinyl.		Other.				

Bedrm windows: at least 20"wide and 24" tall & 5.0 SF clear area egress (if sill less than 72" to ground/deck) or 5.7SF (if sill more than 72" to ground/deck).----------> Yes(ok). X No (PROBLEM: egress).

2.3 GARAGE DOORS: No garage.

2.4 DECKS, BALCONIES, PORCHES

DECKS	X	P.T. wood.		Trex/plas.		Other.		Other.				
RAILINGS	X	P.T. wood.		Metal.		Vinyl/Plas.		Other.				
STOOPS		P.T. wood.		Concrete.		Asphalt.		Brick.		Stone.		Other.
STEPS	X	P.T. wood.		Concrete.		Asphalt.		Brick.	X	Stone.		Other.
AREAWAYS	X	None.		Metal.		Plastic.		Other.				

2.5 EAVES, SOFFITS:

FASCIAS:	X	Wood.		Vinyl.		Alum./Mtl.		Other.				
2.6 DRIVEWAYS:	X	Asphalt.		Brick		Pavers.		Concrete.		Gravel.		Other.
PATIOS:	X	None.		Brick		Pavers.		Concrete.		Gravel.		Other.
WALKWAYS:		None.		Brick		Pavers.		Concrete.		Gravel.		Other.
RETAINING walls:	X	Stone.		Wood.		CMU		Concrete.				Other.

2.7 VEGETATION Vegetation too close to house: X

GRADING & DRAINAGE: Graded toward house in some areas: X

CATEGORY DETAIL (Line Items Below): **"X"= concerned condition exists**

2.1.1 WALL CLADDING: "C"=Crawlspace, "B"=Basement, "1"=1st Floor, etc., "Fr."=Front, "Lft."=Left, "Rt."=Right, "Bk."=Back.

C	B	1	2	3	Fn	Lft.	Rt	Bk
		X					X	X

Right side porch fireplace

State Inv **2.1.1 ARTIFICIAL STONE VENEER SIDING**

Location(s): Enter here

Investigate Repair/Replace

NCHILB 2/26/2010

Background: State of NC recommended wording for Artificial Stone Veneer Siding:

In recent years artificial stone has been used with increased frequency on the exteriors of buildings. In many cases the installation has been found to be improper and not in compliance with the installation instructions of the stone manufacturers. Incorrect installation can result in water penetration, structural damage, and mold growth. The following language is recommended for use by home inspectors (by the NCHILB) with regard to incorrectly installed artificial stone siding.

Manufactured stone veneer has been installed on the following areas of this house: (see above).

An inspection of the visible components has revealed that the stone veneer has not been installed in (complete) compliance with installation guidelines provided by the Masonry Veneer Manufacturer's Association (MVMA). A PDF copy of the installation guidelines is available at: http://www.masonryveneer.org/

Specific issues noted with the visible components MAY include, but may not be limited to:

- Weep screeds are missing at the base of the wood frame walls. (this is usually a plastic perforated strip at the bottom of stone veneer that allows any water penetrating the veneer to drain out at the bottom, which means that having no where else to go, any moisture in the wall could leak into the interior, into structural locations which can cause rot, and can assist mold growth inside the wall cavity).
- Weep screeds are missing at the tops of window and door openings.
- There is no caulk between other materials and the masonry veneer at windows, doors, and adjacent trim.
- The masonry veneer is in contact with the ground.
- The masonry veneer is in contact with paved surfaces.
- The masonry veneer is in contact with roofing materials.

Flashings are missing where roof eaves meet the masonry veneer.
Metal lath is visible between stones, indicating that the proper base coats of mortar were not applied prior to installation of the stone.
(veneer stone manufacturers indicate that a mortar coat be applied to the entire lath prior to installing the stone veneer).
The lack of proper detailing and flashing may result in water penetration behind the siding,
and possible insect access,
resulting in structural damage. The installation of the manufactured stone veneer should be evaluated, compared to the specific installation requirements of the stone manufacturer and the MVMA, and repaired or replaced as deemed necessary by a licensed general contractor or masonry contractor experienced with installation requirements for manufactured stone veneer.

Please note that because the water resistive barrier , metal lath, and base coat(s) of cement stucco are completely concealed behind the manufactured stone veneer, they cannot be evaluated by a visual inspection.

Therefore: it is recommended that the homeowner contact the manufacturer of the artificial stone veneer siding and ask them for a technical evaluation and recommendation as what should be done, if anything.

NOTE: the State of NC mandates (requires) that home inspectors include the above language when there is cultured stone on the exterior of a house. The reason: there have been many instances of problems regarding the use of this material outside a house. However, the location of this culutued stone on this house (under cover on a large side porch) probably means that it likely will not have serious issues with it (although those are possible).

C B 1 2 3 FnLft. Rt Bk
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R **2.1.1 WALL CLADDING: PROBLEM: CRACKS/HOLES/GAPS IN SIDING MATERIAL**

Location: around house at changes in horizontal trim. Also Left side tall wood wall

Gaps and cracks in the siding can allow water, wind, snow, ice, and pests to enter the walls. This can lead to rotting of the wall structure, moisture penetration (which can lead to mold growth) and degradation of the supporting walls. This is not a healthy condition structurally or otherwise and can lead to eventual structural issues & infestation.

Repair/Replace Recommend owner contact a licensed General Contractor to examine causes of cracking and gaps, fix that problem and repair and/or replace siding material.

C B 1 2 3 FnLft. Rt Bk
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

W/W *2.1.1 WALL CLADDING: PROBLEM: MINOR CRACKS/HOLES/GAPS IN SIDING MATERIAL*

Location: around house at changes in horizontal trim. Also Left side tall wood wall

Gaps and cracks in the siding can allow water, wind, snow, ice, and pests to enter the walls. This can lead to rotting of the wall structure, moisture penetration (which can lead to mold growth) and degradation of the supporting walls. What was seen during the inspection appeared minor at this point.

Watch/Warning possible Repair/Replace *Recommend owner have a contractor seal the existing minor gaps and continue to monitor this situation and if gaps become larger or conditions degrade, contact a licensed General Contractor to examine causes of cracking and gaps, fix that problem and repair and/or replace siding material.*

C B 1 2 3 FnLft. Rt Bk
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R **2.1.1 WALL CLADDING: GRADE LEVEL TOO CLOSE TO WOOD SIDING/LEVEL OF INTERIOR**

Location: around house.

If this continues, this can lead to rotting of the wall siding, water penetration and WDI infestation. It is best to have 6" to 8" (minimum) between the ground and the lowest point of wood/siding.

Repair/Replace Recommend owner have licensed Contractor immediately cut the earth level here, making sure that rain water flows down and away from the house at all locations. Also suggest that Owner have NC licensed pest control company come and examine to determine if there has already been WDI infestation along this area.




C B 1 2 3 FnLft. Rt Bk

R/R **2.1.1 WALL CLADDING: PROBLEM: LOOSE WALL CLADDING MATERIALS** [X]

Location: This is mainly a duplicate of the item above illustrating the wall materials twisting and falling off the tall wood left side wall.

Some siding material(s) are loose and/or falling down. This is non-functional and will end up exposing the wall interior to the weather, which will lead to water penetration, eventual organic substance growth, rotting of wall interior, possible structural issues & infestation.

Repair/Replace Recommend owner contact a licensed General Contractor to repair and/or replace siding material and any affected substrate.

C B 1 2 3 FnLft. Rt Bk

R/R **2.1.1 WALL CLADDING: PROBLEM: PAINT/STAIN/EXTERIOR COATING IS WORN/IN DISREPAIR** [X]

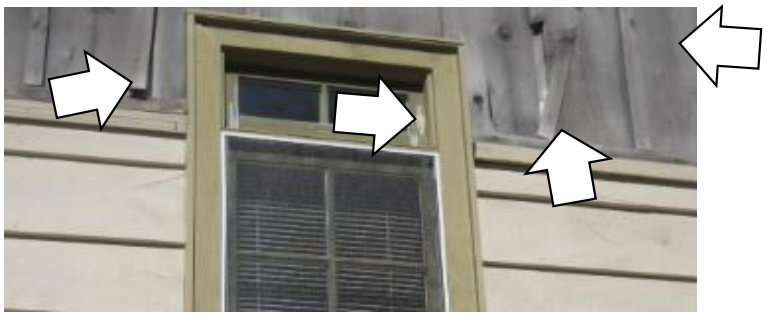
Location: All exterior wood on the upper level, and exteriors of wood windows and trim.

The State of NC indicates that home inspectors not make declarations regarding paint. However, the paint/stain exterior coating on this particular house is worn/in disrepair and this should be mentioned (particularly the upper wall exteriors).

Existing protective coating on the wall cladding is worn/in disrepair and does not appear to be protecting much of anything. This could lead to water penetration, rotting of siding, organic substance growth, rotting of wall exterior and interior (in the case of wood framing).

Repair/Replace Recommend State licensed Painting contractor repair/replace/recoat siding.





2.1.2 FLASHINGS (Wall (not roof)):

C B 1 2 3 FnLft. Rt Bk

R/R **2.1.2 EXTERIOR COMPONENTS: WALL FLASHINGS: MISSING OVER WINDOW AND/OR DOOR HEADS** [X]

Locations: over door and window heads around the house.

There are no flashings visible above most windows and/or doors . This could allow water to enter the walls and rot the components.

Repair/Replace Recommend having State licensed General Contractor investigate and repair and replace as required to keep out water.

NOTE 1: IT IS ABOUT IMPOSSIBLE to install flashings over and under doors & windows, once the house is built. The typical contractor suggestion is to install sealant at the door & window heads, and to maintain this over the life of the home.

NOTE 2: Not providing head flashing over doors and windows where protected under a roof overhang is common practice in the Cashiers, Glenville, Sapphire, Highland and Lake Toxaway area. And while it is true, that rain is less less likely to penetrate those joints when there is a roof overhang immediately above them, does not mean that this will not happen, as is the case with wind-driven rain. Best design and construction practice is to provide head flashing over all exterior windows & doors. Once the home is built, however, adding these flashing becomes problematic and so then most repair contractors resort to implementing NOTE 1 (above).

Here, the industrious carpenter did install what appears to be Z flashing on this one piece of trim above the window (even though it is open to the weather on the ends). Unfortunately, this is several inches above the actual window head (below).

However, note that just above the window head itself, here, there is no Z flashing, which is mainly the case around the house (with a few exceptions). If the head trim would have thicker than the window and the window head sealed to the head trim, this would have a different result. But that is not what has been installed.

C B 1 2 3 FnLft. Rt Bk

W/W *2.1.2 EXTERIOR COMPONENTS: FLASHINGS: NO WINDOW SILL FLASHING SEEN.* [X]

Locations: all window sills.

There are no flashings visible at window sills . Implications: When and if window seals fail, particularly along the window sills, this could allow water to enter the walls and rot the components. The reason this is listed as a Watch/Warning item is that at this time, no evidence was seen that the windows are not functioning as intended, at least in this regard. This could possibly occur at some point in the future. Owner should monitor this situation and take corrective action when and if it occurs. It should be noted that probably 99% of homes in this region do NOT have window sill flashing. This just happens to be a pet peeve of this inspector. Also: It is Impossible to install window sill flashing after the windows have been installed. The windows would have to be first removed, which would be a large portion of the cost of replacing the windows themselves, so it is Not suggested that this be attempted at this time. This report is supposed to note things of this nature, however, so that is why this comment is here.

Watch/ Warning *Recommend monitoring conditions.*

Also note that wood sills are looking worn, and with nail pops.

C B 1 2 3 FnLft. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

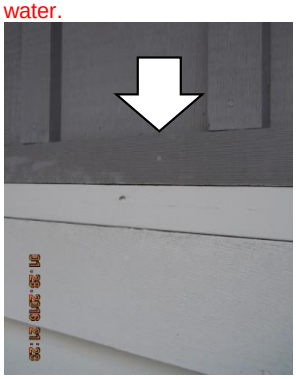
R/R 2.1.2 EXTERIOR: FLASHINGS MISSING ALONG WALL SIDING TRIM CHANGES/JOINTS

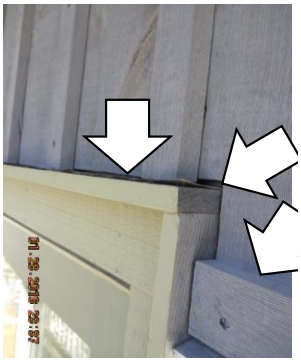
Locations: all around house.

There are not many flashings visible above wall siding changes/trim/joints, typically, at least in one or more locations. This will allow water to enter the walls and rot the components.

Repair/Replace Recommend having State licensed Architect investigate and create repair/replace details, then have State licensed General Contractor make the repairs per the details as required to keep out water.

no horizontal "Z" flashing at horizontal changes in wall trim/ material.
Corners and edges like these are exposed around the house.





Substantial gaps near upper exterior wall around the back of house, main level as viewed from deck. Wasp nest visible.

C B 1 2 3 FnLft. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R 2.1.2 EXTERIOR: FLASHINGS: DO NOT HAVE ADEQUATE HEIGHT TO MAKE A FUNCTIONAL DRIP

Locations: all around the house.

Vertical flashing leg at outside is not of adequate vertical length to make a functional drip. Water can adhere to the underside of the flashing and capillary action will take the water back into the underside of the joint that is supposed to be protected. This will allow water to enter the walls and rot the components.

Repair/Replace Recommend having State licensed Architect investigate and create repair/replace details, then have State licensed General Contractor make the repairs per the details as required to keep out water.

vertical flashing legs (where they exist, which isn't in many locations) have perhaos a skimpy 3/8"+/- vertical leg, which isn't much. 1" would have been far better to establish a positive drip.

Note: it becomes just about impossible to change these out once the siding is on.

2.1.3 TRIM: (At: Exterior walls, doors, windows, siding.)

C B 1 2 3 FnLft. Rt Bk

							X			X

R/R **2.1.3 EXTERIOR COMPONENTS: TRIM: SOME TRIM IS ROTTING.**

Locations:

typically near the bottom of vertical trims, or the bottom edge of the bottom piece of horizontal siding.

This will allow water to enter the structure and rot the components.

Repair/Replace Recommend having licensed Contractor repair/replace with pressure treated wood or cement siding products.

Window sills, in particular, appear to be wearing, with separations of material and pits, through which water, snow and ice can enter. Even though it is obvious that some recent paint has attempted to fill in these gaps.

C B 1 2 3 FnLft. Rt Bk

							X			X

R/R **2.1.3 EXTERIOR COMPONENTS: TRIM: SOME TRIM IS SEPARATING &/OR FALLING OFF THE HOUSE**

Locations: Mainly tall left exterior wall. However all upper walls starving for an exterior coating should be examined.

This will allow water to enter the structure and rot the components.

Repair/Replace Recommend having licensed painting contractor repair/replace/recoat with quality exterior coating to help wood become more durable and resistant to the environment.

C B 1 2 3 FnLft. Rt Bk

							X			X

R/R **2.1.3 EXTERIOR COMPONENTS: TRIM: COATING (PAINT OR OTHER) IS IN DISREPAIR & WORN**

Locations: see items above.

This will could allow water to enter the structure and rot the components.

Repair/Replace Recommend having State licensed General Contractor and repair and replace as required to keep out water and protect the trim material.

2.2.1 DOORS (exterior)

C B 1 2 3 FnLft. Rt Bk

		X			X			X		X

R/R **2.2.1 EXTERIOR: DOORS: SOME EXTERIOR DOORS ARE WARPED AND NOT SEATING PROPERLY**

Locations: Front door to main house Foyer.

This will allow infiltration (unwanted air from outside) to enter the home, making it less energy efficient. This also could impair the ability of the door hardware to properly engage, making the locks less secure.

Repair/Replace Recommend having State licensed General Contractor and repair and replace as required to keep out infiltration and secure hardware.

Front door.

<---Rear SGD.

C B 1 2 3 FnLft. Rt Bk

Inv *2.2.1 EXTERIOR COMPONENTS: DOORS: SOME EXTERIOR DOORS OPERATING SOMEWHAT "STICKY"* | | | X | | | X | | | X | X

Locations: Front door, Dining rear sliding door, right side addition middle porch door

Non-functional. This makes them harder to operate. They do function, however.

Investigate *Recommend having State licensed investigatge and repair and replace if required to improve movement.*

See photo above, left.

C B 1 2 3 FnLft. Rt Bk

R/R *2.2.1 EXTERIOR COMPONENTS: DOORS: SOME GLASS DOOR LITES FOGGED* | | | X | | | | | | X | X

Locations: *Door to rear deck*

This is non-functional. It is difficult to see through fogged glass and this means that there is a breach into the insulated glass interior space. Ideally, fogged glass panels should be replaced.

Watch/ Warning *While this is nothing affecting the Health, Safety or Welfare of the occupants, Recommend having State licensed*

Repair/Replace *Glass Company repair and replace.*

C B 1 2 3 FnLft. Rt Bk

GC 2.2.1 EXTERIOR: WORN/IMPROPER FITTING WEATHERSTRIPPING ON DOOR JAMBS/ HEAD/ THRESHOLD | | | X | | | X | | | | X

Locations: Front door to house: threshold weatherstripping is torn and in sections.

This is Not a Health, Safety or Welfare item. However, lack of weatherstripping can allow unwanted outdoor air (infiltration) to enter the home. This will waste energy. The implication is that this is not as energy efficient than if there was proper weatherstripping.

General Comment Recommend that new buyer consider having a door hardware subcontractor provide and install proper weatherstripping around doors where it is missing or not properly fitting.

C B 1 2 3 FnLft. Rt Bk

GC 2.2.1 EXTERIOR COMPONENTS: DOOR(s) IS/ ARE HOLLOW | X | | | | | | | | X | X

Locations: It is believed that the door to the crawlspace may be hollow.

This is Not a Health, Safety and Welfare issue. However, this is a significant energy shunt. This inspector cannot remember when this may have been allowed. It allows a great deal of heat transfer to occur, wasting energy and increasing utility bills.

General Comment consider Repair/Replace Recommend having State licensed General Contractor verify and then if this door is found to be hollow, repair and replace at some point with insulated exterior doors.

2.2.2 WINDOWS

C B 1 2 3 FnLft. Rt Bk

R/R **2.2.2 EXTERIOR COMPONENTS: WINDOWS/WINDOW FRAMES: ROTTING OR CORROSION** | | | | | | | X | | | X

Locations: Not actually bonafide rot: but the exterior faces of the wood windows are showing wear.

Exterior windows and/or window frames are rotting or have rotted areas. This is non-functional. This is insecure, can allow easier forced entry, and entrance of unwanted air, rain and pests.

Repair/Replace Recommend having State licensed General Contractor and repair and replace when desired.

C B 1 2 3 FnLft. Rt Bk

GC 2.2.2 EXTERIOR COMPONENTS: WINDOWS: WORN/IMPROPER FITTING WEATHERSTRIPPING | | X | | | | X | | X | | X

Locations: Window in Basement facing front of house has large gap: Client stuck a piece of carpet into it.

This is Not a Health, Safety or Welfare item. However, lack of weatherstripping/ improper fit can allow unwanted outdoor air (infiltration) to enter the home. The implication is that this is not as energy efficient than if there was proper weatherstripping.

General Comment Recommend that new buyer consider having a window subcontractor provide and install weatherstripping around windows where it is missing or not properly fitting, or replace windows.

C B 1 2 3 FnLft. Rt Bk

R/R **2.2.2 EXTERIOR COMPONENTS: WINDOW HARDWARE NOT OPERATING PROPERLY, BREAKING** | | | X | | | | X | | | X

Locations: BR2 left back counter weight failure
Window hardware will not properly operate window sashes or become disconnected, or break.
This is non-functional. The windows need to be able to functional open and close.
Repair/Replace Recommend having State licensed Window Contractor repair and replace.

Note: inspector remembers one additional window (in addition bedroom?) where this also happened. This counterweight problem should be fixed wherever it exists to avoid breaking windows and possibly harming someone. The window comes down swiftly and with force.

2.3 GARAGE DOORS & OPERATORS

NONE

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES & RAILINGS

C B 1 2 3 FnLft. Rt Bk

R/R 2.4 EXTERIOR HANDRAILS AT STEPS, STAIRS ARE NOT GRASPABLE BY HANDS (handrail too large). | | | X | | | X | | | | X |

Locations: exterior handrails, front middle and right side lower porch.
This is dangerous. When people trip, going down or up the steps, they will not be able to grab the handrail to prevent a fall.
Repair/Replace Recommend having State licensed Architect detail repairs, then have State licensed General Contractor repair and replace.

C B 1 2 3 FnLft. Rt Bk

R/R 2.4 RAILINGS ARE TOO WEAK. | | | X | | | | | | X | X |

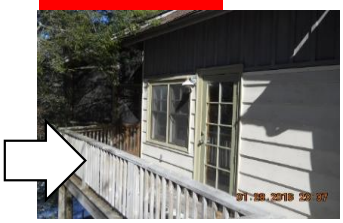
Locations: center splice rear railing deck, middle.
This is dangerous. Railing could break when normal pressure loads are placed on them (200 pound point load at any where along railing top, 50 pounds pressure on infill). People could fall through them and be hurt or killed.
Repair/Replace Recommend State licensed Architect design proper details, then have State licensed General Contractor repair/ replace.

This is where there is a top guardrail splice Not over a post. The pickets underneath the splice aren't strong enough to contain horizontal forces at this splice.
Inspector could fairly easily push and the railing deflected quite a bit.

C B 1 2 3 FnLft. Rt Bk

R/R 2.4 RAILINGS PICKETS ARE TOO FAR APART AT DECKS. | | | X | | | | | | X | X |

Locations: most railings.
This is dangerous. An infant or toddler could stick their heads between the pickets and possibly fall, injuring themselves.
Common best practice is for pickets to be spaced LESS than 4" between them.
Repair/Replace Recommend State licensed Architect design proper details, then have State licensed General Contractor repair/ replace.



Note: also recommend that all exterior wood decks and railing be coated with an exterior formulated coating to seal and preserve them safely and effectively.

2.5 EAVES, SOFFITS & FASCIAS

2.6 DRIVEWAYS, PATIOS, WALKWAYS & RETAINING WALLS

C B 1 2 3 FnLft. Rt Bk

R/R 2.6 DRIVEWAY(s) ANGLED TOWARD HOUSE, DIRECTING SURFACE WATER TO HOUSE | | | | | | X | | | | X |

Locations: main upper drive.
This can cause problems, including but not limited to: differential settlement of the house foundations, water penetration into the foundation

walls and space inside, organic substance growth (such as mold), deterioration of wood materials.

Repair/Replace Recommend having State licensed Paving Contractor repair and replace, resloping driveway and surrounding grade down and away from the house. They will need to take care not to disturb house footings, subsurface utilities and other existing features.

2.7 VEGETATION, GRADING & DRAINAGE

only with respect to their effect on the condition of the building

C B 1 2 3 FnLft. Rt Bk

						X				X

R/R **2.7 SITE GRADING IS DIRECTING SURFACE RAIN WATER TOWARD THE HOUSE/STRUCTURE(s)**

Locations: See above.

This can cause problems, including but not limited to: differential settlement of the house foundations, water penetration into the foundation walls and space inside, organic substance growth (such as mold), deterioration of wood materials.

Repair/Replace Recommend having State licensed Grading Contractor repair and replace, resloping earth and surrounding grade down and away from the house. They will need to take care not to disturb house footings, subsurface utilities and other existing features.

C B 1 2 3 FnLft. Rt Bk

						X				X

W/W *2.7 VEGETATION, GRADING & DRAINAGE: PROBLEM: TREES ARE TOO CLOSE TO THE HOUSE*

Locations: mainly front

This is Warning item, but should be dealt with at some point by someone. Concerns/Implications: First: overhanging or nearby branches can possibly break and fall on the house, which could cause damage to the roof and people inside. Second: pests like chipmunks and squirrels can gain easy access to the house from the nearby branches and they could end up inhabiting the attic and other structural spaces, which is unhealthy in terms of their waste and fleas and other pests that could be transferred into your home and possibly to you.

NOTE: Some neighborhoods have landscaping requirements which may require you to obtain permission from the HOA (HomeOwners Association) or other community entity prior to removing or pruning existiing landscaping and you should coordinate your efforts with any jurisdictional authorities unless an eminent threat to life and/or property exists as deemed appropriate by the arborist.

Watch/Warning Adjust *Recommend that someone eventually removes trees that are too close to the house and trims off all overhanging branches by licensed arborist. Care should be taken to avoid dropping limbs and other tree parts onto the house while removing part or all of nearby trees.*

C B 1 2 3 FnLft. Rt Bk

						X				X

W/W *2.7 VEGETATION, GRADING & DRAINAGE: PROBLEM: BUSHES, VEGETATION TOO CLOSE TO HOUSE*

Locations: see above.

This is Warning item, but should be dealt with at some point by someone. WDI (Wood Destroying Insects) pests can gain easy access to the house from the nearby branches and height of vegetation facilitates their easy access to the surfaces of the house. WDI could end up inhabiting structural spaces, where they could eat the wood of the house, causing severe structural damage, possibly leading to structural problems at some point.

NOTE: Some neighborhoods have landscaping requirements which may require you to obtain permission from the HOA (HomeOwners Association) or other community entity prior to removing or pruning existiing landscaping and you should coordinate your efforts with any jurisdictional authorities unless an eminent threat to life and/or property exists as deemed appropriate by the arborist.

Watch/Warning Adjust *Recommend that someone eventually remove or trim shrubbery that is touching the house and other vegetation that is too close to the house.*

C B 1 2 3 FnLft. Rt Bk

		X			X					X

R/R **2.7 MULCH, GRASS, BEDDING TOO HIGH AT HOUSE WALLS, CONTACTING WOOD SURFACES**

Locations: see 2.1.1 similar item.

WDI pests can gain easy access to the house from the mulch/bedding/grass material and height of bedding facilitates their easy access to the surfaces of the house. For instance, termite tunnels could be concealed within this material, giving direct access to the house's wood surfaces. WDI could end up (and may already be) inhabiting structural spaces, where they could eat the wood of the house, causing structural damage, possibly leading to structural collapse at some point. Recommend that licensed landscaping contractor lower the exterior surfaces that are touching the wood of the house to at least 6" below the wood surfaces and below interior floor heights.

NOTE 1: Some neighborhoods have landscaping requirements which may require you to obtain permission from the HOA (HomeOwners Association) or other community entity prior to removing or pruning or changing existiing landscaping and you should coordinate your efforts with any jurisdictional authorities unless an eminent threat to life and/or property exists as deemed appropriate by the arborist.

Repair/Replace Recommend having State licensed General Contractor supervise operation in case there are related issues unknown to a landscaper.

3. Roofing

DESCRIPTIONS (Category Header)

3.1 ROOF COVERINGS:

Roof age est yrs: 17

- [X] Asphaltic fiberglass.
- [X] Metal.
- [ ] Wood shingles.
- [X] Addition in 2005 (age: 11 years)

Inspected by: ROOF SHAPE(S):

- [X] Gable.
- [X] Intersecting geometries.
- [X] Slopes more than 3/12.
- [X] Shed.
- [X] Inspected with binoculars from ground.
- [X] Front porch metal----------> Slopes less than 3/12. [X]

3.2 ROOF DRAINAGE SYSTEM

DOWNSPOUTS (DS):

- [X] Plastic (brown) — Not total coverage. [X]

GUTTERS:

- [X] Plastic (brown) — Not total coverage. [X]
- [X] DS discharge below grade.
- [X] Connected sections. — DS discharge above grade. [X]
- above occurs at right portch [X]

U.G. DRAINAGE PIPING:

- [X] Corrugated black plastic. — Not total coverage. [X]
- None. [ ]

3.3 FLASHINGS (at roof)

- [X] Metal. — Not total coverage. [X]
- None. [X]
- (in some isolated locations)

3.4 ROOF PENETRATIONS

SKYLIGHTS: None.

CHIMNEYS:

- [X] Metal Flashing.
- [X] Flashing visible. (some: on center chimney).
- [X] Wood. — Flashing not visible. [X] (could not see on right porch)

OTHER ROOF PENETRATIONS (other than plumbing): none seen

3.5 SIGNS OF LEAKS OR ABNORMAL CONDENSATION ON BUILDING COMPONENTS:

- [X] None noticed.

CATEGORY DETAIL (Line Items Below): "X"= concerned condition exists

3.1 ROOF COVERINGS:

"C"=Crawlspace, "B"=Basement, "1"=1st Floor, etc., "Fr."=Front, "Lft."=Left, "Rt."=Right, "Bk."=Back.

C B 1 2 3 Fr. Lf. Rt Bk.

W/W POSSIBILITY RISK CALCULATION FOR THINNER FIBERGLASS SHINGLE CORE AGE DATA FOR ARTIFICIAL INTELLIGENCE FORMULAS

Date present roofing installed: 1999

Risk years of THINNER (weaker) FIBERGLASS CORE IN ROOF SHINGLES:

1985 through 1999

Thinner fiberglass core in roof shingles possible: roofing installed After 1985 thin fiberglass core was in usage

Thinner fiberglass shingle cores Not likely: roofing installed before 1985 or after 1999 main usage of thinner fiberglass shingle core

Note: above risk calculators not applicable if home has had roof shingles replaced after 1999. However, it is now: 2016, and even if the fiberglass roof shingles were replaced or originally installed between 1985 through 1999, that would make them about 17 years old,

and if they are standard weight/type of asphaltic fiberglass roof shingles, they may be nearing the end of their effective service life anyway.

Watch/Warning *Recommend considering re-roofing as soon as possible, after first removing existing roof shingles, using a State licensed roofing contractor.*

C B 1 2 3 Fr. Lf. Rt Bk.

Inv *3.1 ROOF COVERINGS: ROOF SHINGLE THIN FIBERGLASS CORES POSSIBLE:* [X]

Location: original roofing on main house (not addition).

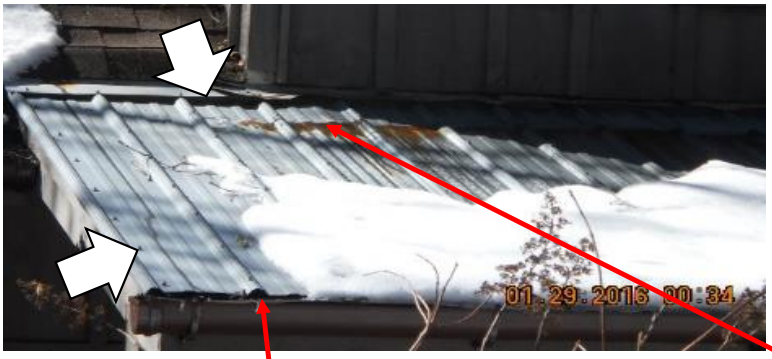
In the asphaltic fiberglass roofing industry, during the era of approximately 1985 through 1999 +/-, there was a practice of using thin fiberglass cores in asphaltic fiberglass roof shingles. Unfortunately, this practice lead to weaker shingles that led to possible cracking of the roof shingle, due to the inability of these weaker roof shingles to resist normal thermal movement of the deck to which they were attached. Due to the particular era in which it was believed these roof shingles were installed, it may be that this home may possibly have this type of weaker fiberglass core in the composition of its roof shingles. This is impossible to know, in the context of a normal home inspection. This home could or could Not have this weaker type of roof shingle, based on the estimated date of last roofing installation.

Investigate *Recommend having a state licensed roofer or licensed roofing testing laboratory take a sample of the existing roofing, test*

it and report results with recommendations to tear off and replace, or to leave in place until the end of existing roof's useful service life.

C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][X][ ][ ][ ][X]

Inv *3.1 ROOF COVERINGS: ROOF SLOPE IS LESS THAN 3 IN 12 .*
Location(s): front porch
Note: this is a metal roof, which means that it should be able to handle a lower slope. However: there are exposed fasteners (nails or screws) directly puncturing the top surface of this metal roof. You can see the nails. This is not a best practice (puncturing the surface of the roof).
Investigate/ Watch/Warning *Suggest monitoring for signs of leaking over time. If leaking is noticed, then: Recommend eventually having a state licensed roofer tear off existing roof and any underlayment waterproofing membrane then reinstall type of metal roof with concealed clip system with No exposed fasteners.*



Unfortunately: the fasteners were not installed along the high points at the ribs, but instead were installed along the lower places (where the water runs), greatly increasing the chances of a future fastener leak.

And while we could not get into a position to clearly examine what's under the upper flashing, we tend to doubt that there is a "Z" closure there, sealing off the metal pans, which should be done if this is ever replaced in the future, to keep wind-blown rain out of the system.
Also: there is no gutter along the upper dormer above this roof, so more water is dumped here, adding wear to this roof. We can't tell if this is corrosion or some sort of growth along this brown line, where the upper water comes down on this metal roof. If this is rust; that's the beginning of the end for this front porch roof.

Also: we didn't notice end inserts into the raised metal flutes between panels. This means that wind blown rain and insects can get into these joints.
We also didn't see edge drip flashings around this roof.

C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

Inv *3.1 ROOF COVERINGS: DEBRIS ON ROOF: LIMBS, LEAVES, SHINGLES, OTHER*
Location(s): at gutters
Debris that remains on a roof can lead to organic growth like mold and mildew, which will lead to eventual failure of the roofing.
Investigate/ Watch/Warning *Recommend having an experienced licensed tradesperson/company remove debris.*

Debris and snow and ice has moved the gutter guard off the building in several places.

3.2 ROOF DRAINAGE SYSTEM

C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

W/W *3.2 SHOULD BE MORE DOWNSPOUTS (DS) AT LONG GUTTER SECTION(s)*
Location(s): around house.
Most of the gutters have only a single DS on the far outside end. The implications are that water may be overflowing, throwing water over an unflashed door & window heads below, over a wood wall (without proper Z flashing), and on down to other conditions below.
Watch/Warning Add *Recommend having a state licensed roofing/gutter & downspout company/Contractor add DownSpouts around the house. Underground drainage piping should be connected to the downspout ends to convey the rainwater down and away from your home.*

Note: this is quite common in this region. In this inspector's opinion, most gutter/downspout companies install about half of the amount of downspouts that they should be providing. After all: what good are gutters if the water in them can't get channeled to enough downspouts? They will overflow.

C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][ ][ ][X][ ][X]

W/W *3.2 ROOF DRAINAGE SYSTEM: DOWNSPOUTS SPILL OUT NEXT TO THE HOME*
Location(s): right porch

This is almost as bad as having a driveway or earth slopes angled down toward your house. Implications: water being dumped in large quantities immediately around your home can result in settling or undermining of foundations, erosion of soil, water penetration into any subgrade walls (such as basements), mold growth (which can have health-related issues and rot building materials), and flooding of main floor levels and walls, if the water quantity and height is sufficient.

Watch/Warning Add *Recommend having a state licensed gutter company/Contractor Repair/Replace as required. Underground drainage piping should be connected to the downspout ends to convey the rainwater down and away from your home.*

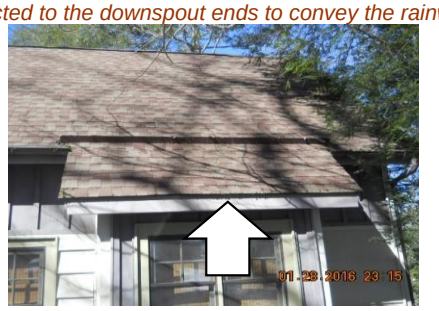
C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][X][ ][X][ ][X]

W/W *3.2 ROOF DRAINAGE SYSTEM: NO GUTTERS &/OR NO DOWNSPOUTS*

Location(s): at window seat, Front dormer

Without gutters, rain pours off your roof in uncontrolled sheets of water, exactly like a waterfall, all around your house, wherever a down-sloping roof terminates with an eave. This results in huge amounts of water being dumped very close to the perimeter of your house. Implications: water being dumped in large quantities immediately around your home can result in settling or undermining of foundations, erosion of soil, water penetration into any subgrade walls (such as basements), mold growth (which can have health-related issues and rot building materials), and flooding of main floor levels and walls, if the water quantity and height is sufficient. Having gutters, but no downspouts is almost as bad as not having gutters. The gutters will fill up and then overflow, or water will pour out any open ends, which will still be close to the house.

Watch/Warning Add *Recommend having a state licensed gutter company/Contractor install gutters & downspouts as required. Underground drainage piping should be connected to the downspout ends to convey the rainwater down and away from your home.*



C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

GC 3.2 SOME GUTTER GUARD PROTECTION FOR GUTTERS MISSING OR PUSHED OFF

Location(s): Has pushed off around house

Some gutter guards were missing. This is not a requirement by any entity. It is, however, an aide to keeping your gutters clean and properly functioning, and in preventing your downspouts from becoming clogged with leaves, twigs and other debris sliding off your roof and into your gutters. Note: the flimsy expanded metal type of gutter guards on this house are almost always pushed off by snow & ice each winter.

General Comment Suggestion: At some point, you may wish to consider having a more permanent type of gutter guards installed by a State licensed contractor.

C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

W/W *3.2 NO ICE & SNOW DAMS ARE PRESENT ALONG THE EAVE DRIP EDGES*

Location(s): around house all roof edges

Implications: lack of ice & snow dams (which will hold the ice & snow in place until the sun can melt them) can contribute to heavy slides of snow & ice that can literally rip the gutters off your house. There is no requirement for this, but in this snow climate, it is highly advisable.

Watch/Warning *Recommend having a state licensed roofing Contractor add as required. No fasteners should be installed directly through the exposed face of roofing.* See above item photos.

C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][ ][ ][ ][X][X]

R/R **3.2 DOWNSPOUTS &/or GUTTERS DENTED SUBSTANTIALLY IN SOME LOCATION(s)**

Location(s): rear, in one location.

Implications: this could impair the ability of the gutters & downspouts to conduct the water down and away from your house. Water could be dumped immediately around your home, which can result in settling or undermining of foundations, erosion of soil, water penetration into any subgrade walls (such as basements), mold growth (which can have health-related issues and rot building materials), and flooding of main floor levels and walls, if the water quantity and height is sufficient.

Repair/Replace Recommend having a state licensed gutter company/Contractor Repair/Replace as required.

C B 1 2 3 Fr. Lf. Rt Bk.
[ ][ ][ ][ ][ ][X][X][ ][ ][X]

GC 3.2 HOMEMADE REPAIR TO ONE SECTION OF DOWNSPOUT

Location(s): Left front of house.

There is one section of angled downspout with some blue painter's tape and plastic on it. We do not know why this is here.

General Comment New buyer might want to inquire if perhaps this is leaking or what?
Or possibly this was masking off the downspout when some recent repainting was underway?

R/R **3.2 DOWNSPOUTS SECTION SEPARATED**

						X		X		X

Location(s): Right front.

Implications: water could flow out of this separated joint and erode the ground by the wall and under the footing, causing both water penetration into the crawlspace and potential structural issues.

Repair/Replace Recommend having a state licensed gutter company/Contractor Repair/Replace as required.

3.3 FLASHINGS (at roof)

C B 1 2 3 Fr. Lf. Rt Bk.

R/R **3.3 FLASHINGS (at Roof) : FLASHINGS MISSING ALONG ROOF EDGES**

						X				X

Location(s): *Front porch.*

This lack of water-resistive metal at roof edges forces your roof sheathing (typically plywood or OSB) to try to function as the roof drip edge. The implication is that continue exposure to water, particularly along lower roof edges, contribute to wood rot, which can result in leaking and eventually structural failure, as well as WDI infestation where the water enters. Also, lack of flashing exposes critical joints that need to be weathertight (such as along roof edges). Some builders/roofers may try to force the roof shingles to act as the drip edge, but even if that works for a while, the joint at the roof sheathing is still open to the weather, which can result in water penetration of the roof deck and structure.

Repair/Replace Recommend having a state licensed roofing company/Contractor Repair/Replace as required.
See images above under other sections.

C B 1 2 3 Fr. Lf. Rt Bk.

R/R **3.3 FLASHINGS (at Roof) : FLASHINGS/RAKE CLOSURE MISSING AT ROOF EDGES**

						X				X

Location(s): Front porch. rakes (gables ends).

The roof pans are simply placed on top of the sheathing. The implication
is that continued exposure to water, particularly wind-blown rain, can easily breech this gap. Water can and is likely entering along the rake joint lines, possibly coming in over the roof sheathing. It is unknown what (if any) water resistive underlayment membrane is or is not on top of the roof sheathing. Hopefully there is something. These membranes are never perfect and most are riddled with hundreds of nail and screw penetrations. The implication is that water coming in along the rakes could find its way through those countless holes and rot the OSB sheathing. Ideally, the roofing pans should engage with the rake edge flashings and thereby seal the rake roof edges.

Repair/Replace Recommend having a state licensed roofing company/Contractor Repair/Replace as required.
See images above under other sections.

C B 1 2 3 Fr. Lf. Rt Bk.

R/R **3.3 NO KICKOUT FLASHING AT SLOPING ROOF PARALLEL TO TALLER WALL &**

										X

Location(s): Wherever they occur.

This means that water can and will get behind the wall cladding where the roofing abuts it and ends. The flashing needs to "kickout" at an angle, directing the water running down the roof to the gutter. The implication is that as water penetrates walls and other surfaces due to ineffective flashings, the water can rot the wood inside the walls and other structural areas, growing organic substances such as mold and leading to the eventual collapse of certain affected components. This inspector has seen the damage this sitation can cause and suggests this correction be done immediately.

Repair/Replace Recommend immediate correction of condition, using a state licensed roofing company/Contractor

C B 1 2 3 Fr. Lf. Rt Bk.

GC 3.3 ROOF SHINGLES POSSIBLY USED IN LIEU OF FLASHING, @ CHANGES IN ROOF SLOPE/ DIRECTION [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

Location(s): Can't see under shingles, so can't verify.

Metal Flashing might be under the interlaced roof shingles, but no metal valley flashing is visible.

This is entered as a General Comment, because it is not known if the valley flashing is there or not. Metal flashing should be used to cover roofing joints. Interlacing asphaltic roof shingles is actually a good practice, as it gives another water resistive layer of protection over a valley joint. However, no valley metal flashing can be seen, therefore it is not know if there is any. One would think that metal valley flashing would logically extend beyond the drip corner of the roof eave, but it is Not visible there, or anywhere else, which makes this installation suspicious.

When using asphaltic shingles to cover a joint, such as along a roof valley, there will be movement along the joint from wind induced motion and thermal expansion and contraction.

The result and implications are: that the brittle asphalt will eventually crack and fail, some year. The joints will fail. When this occurs, these joints will leak (unless there is metal valley flashing or some sort of elastic synthetic valley flashing), which will result in unwanted water intrusion to the structure, possible organic substance growth (like mold), rotting of structure and possible collapse of components in this area.

General Comment Recommend monitoring this, and having a state licensed roofing company/Contractor Repair/Replace as required, when this joint and the roof begin to fail.

3.4 ROOF PENETRATIONS: SKYLIGHTS, CHIMNEYS, ROOF PENETRATIONS

CHIMNEYS (for fireplaces only)

C B 1 2 3 Fr. Lf. Rt Bk.

R/R **3.4 CHIMNEY SETTLING, LEANING, LEAKING, CRACKED, DETERIORATION** [ ][ ][ ][ ][ ][ ][ ][X][ ][X]

Location: Frontmost spark arrestor tilting over rt. Porch chimney.

This is a sign that continued degradation is apparent or an initial questionable installation.

Repair/Replace Recommend consulting State-licensed contractor specializing in chimney work to examine and if necessary, correct the problem.

C B 1 2 3 Fr. Lf. Rt Bk.

Inv *3.4 Suspect LACK OF CRICKET BEHIND CHIMNEY AT ROOF SLOPE* [ ][ ][ ][ ][ ][ ][ ][X][ ][X]

Location: Can't see to verify.

This is a sign that there is likely now a leak or will be.

Investigate *Recommend consulting State-licensed roofing contractor investigate, and if required, fix.*

Can't see behind chimney to determine if there is a cricket there or not.

Crickets redirect rain, snow and ice down and away from chimneys.

They are considered a "best practice." When Contractor is investigating the above item, he/she could also check on this.

C B 1 2 3 Fr. Lf. Rt Bk.

R/R **3.4 CHIMNEY CAP RUSTED:** [ ][ ][ ][ ][ ][ ][ ][X][ ][X]

Location: Right porch chimney cap rusty on corner. See above image.

This will continue to deteriorate if corrective action is not taken, which will end up leaking, if it isn't now.

Repair/Replace Recommend consulting State-licensed contractor specializing in chimney work to correct the problem.

OTHER ROOF PENETRATIONS NONE

3.5 SIGNS OF LEAKS OR ABNORMAL CONDENSATION ON BUILDING COMPONENTS. no

4. Plumbing

DESCRIPTIONS (Category Header) | Inspect only | INSPECT (visually)

4.1 Potable Water Plumbing:

Water Source (if known):
- [X] Source not verified; based on hearsay comments of others.
- [X] Neighborhood/community system, possible community well.
- [ ] Other.

Service Piping to Home:
- [X] Unknown-can't see.

Main Water Valve location outside:
- [ ] Valve box in ground near house.
- [ ] Valve box near street.
- [X] Could not find.
- [ ] Valve box in ground in yard.
- [ ] Other.
- [ ] Brass valve. — Leaks seen.
- [ ] Plastic valve. — Other.
- [ ] Metal gate valve.
- [X] Unknown.

Main Water Valve inside:
- [X] Crawlspace. (ASSUMED)
- [ ] Basement.
- [X] Could not find.
- [ ] Other.
- [X] a foot of snow on ground.
- [ ] Brass valve. — Leaks seen.
- [ ] Plastic valve. — Other.
- [ ] Metal gate valve.
- [ ] Unknown.

Cross Connections: Location: could not find.
- NO DUAL BACKFLOW PREVENTER seen between house & water source. [X]
- NO BACKFLOW PREVENTER seen between house & source of water. [X]

Interior Potable Supply Piping:
- [X] No leaks seen.
- [ ] Other.
- [X] Copper.
- [X] Plastic. White color.
- [X] May be minor amounts of other piping.

Supports for Potable Water Piping: **Spacing:** Varies: 30"
- [ ] Nylon.
- [ ] Metal.
- [X] Plastic.
- [ ] Other.
- 30" apart in some areas.
- [ ] Spaced too far apart.
- [ ] None.
- [ ] RustyNails.
- [ ] Cloth.
- Some corroded copper prongs seen in main crawlspace. [X]

Pipe Insulation at Potable Piping:
- [ ] Functional.
- [ ] Plastic ins.
- [ ] Fiberglass ins.
- [ ] All on HW piping.
- [ ] All on CW piping.
- [ ] Rigid foam ins.
- [X] Crawlspace.
- [ ] Attic.
- [ ] Basement.
- [X] grey pipe insulation on CW & HW near HWH.
- [ ] Deteriorating.
- [ ] Non-functional.
- [ ] None on CW piping.
- [ ] None on HW piping.
- [X] Some on CW piping.
- [X] Some on HW piping.

Fixture Inspection: **INSPECT (visually)** [X] **TEST** [X]
Fixtures, faucets, functional flow: **watched test-->** **by operating faucets and drains**
Water pressure (if known): adequate psi **Pressure appeared functional.**
^ enter pressure if known

Vacuum Breakers at Hose Bibbs:
- [X] Yes.
- Note: did Not operate hose bibbs: it was freezing much of the day.
- [ ] No.
- [ ] Some.
- [ ] Leaks seen.

Homeowners are advised to pull up on the plastic collar of these vacuum breakers to drain the vacuum slots just before cold weather arrives, to prevent freezing. Current homeowner must advise the home inspector about any problems with any of the hose bibbs. Home inspector is not responsible for possible flooding due to an existing or future ruptured hose bibb feed line that leaks when the hose bibb is turned on.

4.2 Waste System Type:
- [ ] Septic.
- [X] Community/Public Sewer.
- [X] Not verified; hearsay info. of others.

Interior Drain, Waste & Vent Piping:

POSITIVE OR NEUTRAL ITEMS	NEGATIVE ITEMS
[X] No leaks seen.	Leaks seen. [ ]
[X] Plastic.	Corrosion seen on old metal waste piping. [ ]

Supports for Waste,Drain, Vent Piping: **Spacing:** Varies: 30"
- [X] Nylon.
- [X] Plastic.
- **48"** apart in some areas.
- [ ] Spaced too far apart.
- [ ] None.
- [ ] Cloth.

Pipe Insulation at Waste/Drain/Vent Piping:
- [ ] Plastic ins.
- [ ] Rigid foam ins.
- [ ] Attic.
- [ ] Other.
- [ ] Deteriorating.
- [X] None on Vent piping.
- [X] None-Waste/Drains.

4.3 HWH (Potable Hot Water Heaters):

POSITIVE OR NEUTRAL ITEMS					NEGATIVE ITEMS
[X] No leaks seen.		Manf.Date		HWH	Leaks seen. [ ]

X	Pressure relief valve(s) seen.			(if seen)	Gallons:	age:	Location	NO pressure relief valves seen.	
	Drain pans & outside relief pipes.	1	HWH #1	2004	80	12	Crawl 1	<--non functional.	Rusty HWHs. X
X	Electric.	1	HWH #2	1999	tankless	17	Crawl 2	<--non functional.	No drain pans. X
	Gas.								No drainpipes. X
	Solar.								Other.
	Other.	2	<--# HWHs	Note: age is from best guess: not verified.					

4.4 Fuel Storage & Distribution: NONE SEEN.

4.5 Sump Pumps: X None. There is/are a sump pump(s). **Location:** Enter here

CATEGORY DETAIL (Line Items Below): "X"= concerned condition exists

4.1 INTERIOR (POTABLE) WATER & DISTRIBUTION SYSTEM

"C"=Crawlspace, "B"=Basement, "1"=1st Floor, etc., "Fr."=Front, "Lft."=Left, "Rt."=Right, "Bk."=Back.

C B 1 2 3 Fr. Lf. Rt Bk

W/W *4.1 PIPING NOT SLOPING DOWN TO DRAINAGE POINT:* X X

Locations: Crawlspace.

This is one of those BEST PRACTICES that is rarely followed and therefore, many may regard this as a questionable call. In general, it is best if water in all piping slopes down to a drainable point. In this regard, it appears that there will be one or more locations where water will remain in some potable water supply piping, even after system drainage, due to low points in some location(s) observed. There is no legal requirement for this. It is just prudent practice. This could result in possible pipe freezing and bursting, if the house was winterized, the heating source turned off, and these low point(s) are exposed to unheated air during winter.

Watch/Warning *Suggest the plumber investigate / inspect and if required, correct.*

C B 1 2 3 Fr. Lf. Rt Bk

W/W *4.1 PIPING INSULATION: NONE, SOME OR DETERIORATING SEEN ON Hot Water and/or Cold Water pipes:* X X

Locations: Crawlspace Main HWH area.

Some may consider this to be a questionable call, especially because not many homes have any water piping insulation whatsoever. However, there are several issues that can and do occur because of the lack of insulation of plumbing piping: such as:

A. condensation on cold water piping during warm weather, which can result in humid moist air condensing on the piping inside walls and then that moisture contributing to the growth of organic substances like mold.

B. Energy loss from lack of insulation on HW piping during cold weather.

Recommend that you watch how your exposed pipes perform and eventually consider engaging a licensed Plumber correct by adding quality synthetic pipe insulation around piping as he and you deem appropriate.

C. Possible freezing of piping in uninsulated spaces.

Watch/Warning possible Repair/Replace *Suggest monitoring and possible future upgrade to insulate pipes more completely.*

C B 1 2 3 Fr. Lf. Rt Bk

R/R **4.1 POTABLE INCOMING WATER LINE DOES NOT HAVE DUAL CHECK VALVE:** X X

Locations: We could not find this.

Incoming main water line DOES NOT have an easily visible dual-check valve (a backflow preventer) that prevents the water in the house from flowing back into the well or commercial water main. ("Dual Check" is normally printed on the valve). if not, this will be noted as an area of concern for PLUMBING CROSS CONNECTION(S). Contaminated water could enter the house water system from this source.

Note: IF there are any backflow check valves, we could not find them. And if there is only a single check valve; there should be two.

Repair/Replace Recommend inspection and if necessary, repair and replace corrections by a state-licensed qualified plumber.

C B 1 2 3 Fr. Lf. Rt Bk

R/R **4.1 POTABLE INCOMING WATER LINE DOES NOT HAVE BACKFLOW PREVENTER:** X X

Locations: We could not find this.

Incoming main water line DOES NOT have an easily visible check valve (a backflow preventer) that prevents the water in the house from flowing back into the well or commercial water main. ("Check" is normally printed on the valve). if not, this will be noted as an area of concern for PLUMBING CROSS CONNECTION(S). Contaminated water could enter the house water system from this source.

Note: IF there are any backflow check valves, we could not find them. And if there is only a single check valve; there should be two.

Repair/Replace Recommend inspection and if necessary, repair and replace corrections by a state-licensed qualified plumber.

C B 1 2 3 Fr. Lf. Rt Bk

R/R **4.1 1" AIR GAP MISSING AT HVAC CONDENSATE DRAINS:** X X X

Locations: Tthere probably needs to be air gap at the Crawlspace AHU condensate drainline.

HVAC condensate drainline(s) do not have at least 1" air gaps between themselves and the overflow top of the drain sewer line into which they drip. If not seen, this will be noted as an area of concern for PLUMBING CROSS CONNECTION(S). Sewer line backups could end up being suctioned right up into the condensate tray, which would mean that raw sewage could end up here under the AHU (Air Handling Unit) that pumps air around the ducts into the house, which would be unsanitary.

Repair/Replace Recommend inspection and if necessary, repair and replace corrections by a state-licensed qualified plumber.

Note: we do Not know where this condensate drain line goes or to where it drains. If it connects to another sewer drainline, it should have the 1" air gap installed.

No air gap here.

Note: the other condensate drainline for the Lennox AHU in the Basement closet goes directly to a dedicated outside drain, which does Not require an air gap.

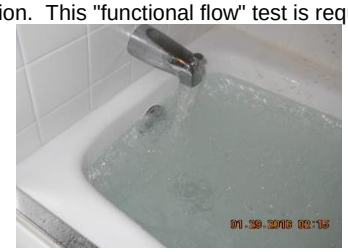
C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

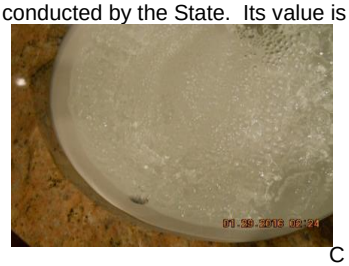
R/R 4.1 OVERFLOW FEATURES NOT KEEPING PACE WITH INCOMING WATER

Locations: all of the plumbing fixtures.

This is non-functional and can possibly result in flooding of the house (which is what home inspectors are required by State law to say). *(IF someone were actually to leave the sink stopper in position and leave the faucets running on full blast). (however, this inspector's opinion is* that rarely do people actually fill a sink all the way to use to wash their faces or brush their teeth these days, so this really is not an issue for many homebuyers. Also, there is really not much a plumber can do to make an overflow device improve its function).

Repair/Replace Recommend examination and possible repairs (if any) by plumber.
Although: there is really not much that can be done about this and most people do not seem to feel it is anything significant, but that is your decision. This "functional flow" test is required to be conducted by the State. Its value is up to you.





C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][X][ ][ ][ ][ ][ ][ ][X]

R/R 4.1 DRAIN STOPPER IN SOME SINK(s) NOT ATTACHED/MISSNG:

Locations: Bath 2 middle of 1st floor right of dining.

This is non-functional.

Repair/Replace Recommend repairs by plumber.

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][X][ ][ ][ ][ ][ ][ ][X]

R/R 4.1 ONE OR MORE SHOWERS LEAK

Locations: BATH 2 showerhead leaks/flows when tub valve is on. The shower does NOT leak out into the room. This is a minor issue

This is non-functional, wastes water, may damage adjacent surfaces, attracts pests and can help grow organic substances.

Repair/Replace Recommend repairs by plumber.

C B 1 2 3 Fr. Lf. Rt Bk [ ][X][ ][ ][ ][ ][ ][ ][ ][X]

GC 4.1 PIPING TO SHOWER HEAD OR FAUCET LOOSE

Locations: Basement showerhead fitting leaks when on. The shower does NOT leak out into the room. This is a minor issue

This really does not appear to be a significant issue. It simply should not be doing this. It makes the shower a little less efficient.

General Comment Recommend repairs by plumber.

4.2 INTERIOR DRAIN, WASTE & VENT SYSTEM

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R 4.2 DOWNWARD BEND MISSING @ DISHWASH WASTE LINE, ODD DW WASTE LINE

Locations: No downward bend as is normal at DW line. Kitchen sink base cabinet.

Dishwasher waste lines are supposed to have a slight downward bend to act as a sort of trap for the dishwasher. A real trap is not desirable for a dishwasher, as the dishwasher normally uses the adjacent sink trap for that function.

Repair/Replace Recommend licensed Plumber correct.

C B 1 2 3 Fr. Lf. Rt Bk

										X

W/W *4.2 PIPING INSULATION: NONE, SOME OR DAMAGED @ DRAIN,WASTE,VENT PIPES*

Locations: Pipe insulation near HWH, then not so much. throughout house

Some may consider this to be a questionable call, especially because not many homes have any pipe insulation whatsoever. However, there are several issues that can and do occur because of the lack of insulation of plumbing piping: such as:

A. condensation on cold condensate drain lines (coming from HVAC AHUs) during warm weather, which can result in humid moist air condensing on the piping, then dripping in crawl spaces, unfinished basements, inside walls, and other locations that are not air-conditioned, and then that moisture contributing to the growth of organic substances like mold. This inspector has actually experienced this in his own home, which was brand new at the time.

B. Condensation on Vent & Waste piping and drain piping during warm weather, when the home's interior is air-conditioned. This condensation can do the same negative things as indicated in reason "A." above.

C. Energy loss from lack of insulation on vent and waste piping, as this can and will act as an energy transfer "sink".

Watch/Warning possible Repair/Replace *Recommend that you watch how your exposed pipes perform and eventually consider engaging a licensed Plumber correct by adding quality synthetic pipe insulation around piping as he and you deem appropriate.*

C B 1 2 3 Fr. Lf. Rt Bk

		X				X		X	X	

Inv *4.2 VENT PIPING: pipe diameter<3".*

Locations: Distance OK. But dia. looks smaller than 3". Back left side roof VTR (Vent Through Roof).

In cold climates, a vent smaller than 3" diamerter can sometimes freeze closed due to moisture condensing and turning to ice inside the VTR, so best plumbing practices functionality may require a 3" diameter VTR to reduce the chances of this happening, even though building department requirements may not call for this.

Investigate/ possible Repair/Replace *Recommend having State licensed plumber examine and if necessary, analyze & expand pipe diameter for best functionality.*

Let's be clear about this: we're not going to say that this VTR isn't proper per the prevailing regulations at the time it was installed, or even now.
All we're saying is that there is a "inspector best functional practices" across the USA and some inspectors believe that a 3"+ VTR is less likely to become clogged with ice than smaller ones.

4.3 HOT WATER SYSTEMS Inspect only

C B 1 2 3 Fr. Lf. Rt Bk

										X

R/R **4.3 HWH DRAINPAN &/OR DRAINLINE ISSUES:**

Crawlspace. Location: crawlspace

X										X
X										X

X No drain pan seen under HWH.

X No drain line seen from drainpan.

No gap seen from drainline & another drainline into which it drains.

No drainline seen from popoff valve going down to a drainage point

Any of these conditions can lead to a water flooding problem if and when a HWH pressure relief valve ever trips.

1. Without the drainpan, the water simply will gush out and flood the surrounding area.
2. Without the drainline, the water running into the drainpan will soon overwhelm it and flood over this small pan, which does not have adequate volume to hold all the water that could come out of the HWH.
3. Without the gap between the HWH drainline and the pipe into which it feeds, the HWH could end up sucking (backflow) from this sewage line, thereby introducing sewage into a potable HWH, meant for human consumption, which can make you sick or die.

Repair/Replace Recommend having State licensed plumber inspect and if necessary, repair and replace.

PRV (Pressure Relief Valve).

Vertical drainline. (unfortunately, this doesn't connect to anything to conduct the water away and out of the house).

No drain pan and therefore, no drainline to run any water out of the house.

It is troubling that the earth under the HWH is damp. This could be due to the blow-off failure of the HWH, or due to water seeping into the crawlspace from other locations.

C B 1 2 3 Fr. Lf. Rt Bk

X								X	X	

R/R **4.3 HWH DOES NOT APPEAR TO BE WORKING: NO HOT WATER**

Location: Crawlspace

We could not obtain any hot water in the house. Real estate broker went around turning on breakers, but his efforts did not result in there being any hot water inside the home.
This is non-functional. Neither the main conventional white tank HWH seems to be working, nor does the rusty, corroded older tankless HWH in the main crawlspace. We do not know why they are not working. However, the tankless HWH appears to have evidence of severe leaking in the past, as evidenced by discolored streaks down the CMU wall under it and associated nearby piping. Also, there is old fiberglass insulation in this vicinity that appears to have at one time been saturared with water, and there is a confusion of piping in this area that may be the result of repairs.

Repair/Replace Recommend having State licensed plumber inspect and if necessary, repair and replace the HWH(s) for this home.

Corroded old tankless HWH in main crawlspace.

Streaks on block wall: likely from leaks from tankless HWH.

This confused piping says one thing to this inspector: trouble with the hot water heater system.

Lack of proper support of water lines.

Bag of parts

Confusing piping of various colors above old tankless HWH, hanging bag of parts, streaks of probable leaks on wall.

There has obviously been trouble with the old tankless HWH. As there is no hot water in the house, this deficiency, if at one time solved by the white conventional HWH in the adjacent crawlspace appears to still have problems, because there is no hot water at the present time. Whether or not the conventional HWH can be activated by a breaker not seen by the broker, is not known. It is highly recommended that the Buyers engage a State Licensed Plumber to examine this situation and make recommendations for future improvements.

Insulation appears to have been, at one time, saturated with fluid (like water). Also, substantial stains on block wall, on piping. Corroded metal fittings.

There is very damp earth in a footing trench under this wall: that moisture could be from the outside world and/or a leak coming from this piping above.

C B 1 2 3 Fr. Lf. Rt Bk

											X

Inv *4.3 HWH MAY HAVE TEMPERATURE SET TOO HIGH THAT CAN SCALD PEOPLE*

Location: We could not see setpoint temp. (in the conventional HWH).

This could be a dangerous situation, that can burn people in the house.

Investigate *Recommend having temperature checked and adjusted by State Licensed Plumber to no more than 120 degree F.*

Note: HWH was not on and no external thermostat was seen. This should be checked.

4.4 FUEL STORAGE and Distribution systems

(no exterior systems) Inspect only (no description req.) NONE

4.5 SUMP PUMPS

Inspect only None seen.

5. Electrical

DESCRIPTIONS (Category Header)

5.1 SERVICE ENTRANCE CONDUCTORS:

AND CONDUCTOR AMPACITY: Size:

Amps	Material:	(gauge)	in "	conduit size:
200	aluminum	(assumed: could not see)		3-1/2"

SERVICE ENTRANCE IS:	Overhead.	X Underground.

5.2.1 Meter:

X	Meter appears to be functioning.							
	Volts	Amps	Conductors		Size:	in "	Phase	# Wire
METER RATING:	120/240	200	Alum.	(assumed)	could not see		single	3
MAIN PANEL (MDP)RATING	120/240	200	Alum.	(assumed)	could not see		single	3
MAIN BREAKER/FUSE RATING:	120/240	200	Alum.	(assumed)	could not see		single	3

5.2.2 GROUNDING:

GOOD & INFORMATIONAL COMMENTS	PROBLEM & QUESTION COMMENTS
X Ground rod(s) SEEN outside.	Ground ROD(s) NOT SEEN outside.
X Galvanized STEEL ground rod.	Could NOT SEE ground rod(s).
X Grounding conductor wire SEEN attached to grounding rod(s)/wire(s)	attached to grounding rod(s).
X Grounding conductor wire SEEN entering home.	Grounding conductor wire NOT SEEN ENTERING home.

1st INSTANCE OF EARTH GROUNDING:	
X Main Disconnect near Meter.	Guess.
MDP (Main Distribution Panel).	Can't tell.
Other.	Subpanel.
	Unknown.

5.2.3 MDP (Main Distribution Panel):

LOCATION:

X Outside. | Garage | Basement. | Crawlspace. | Kitchen.

GOOD & INFORMATIONAL COMMENTS	PROBLEM & QUESTION COMMENTS		YES	Can't tell.	NO
X If MDP is 1st earth ground, is a ground wire attached to MDP GROUND bus THAT GOES TO EARTH?		very likely.		X	
If the MDP is 1st ground to earth, are the MDP GROUND & NEUTRAL busses connected together?		very likely.		X	
If MDP is NOT 1st ground to earth and it is assumed that Main Disconnect is 1st ground,					
X are there 4 MAIN CONDUCTOR WIRES feeding the MDP (from the Main Disconnect)?	assumed	very likely.		X	
X MDP has a SINGLE LARGE BREAKER shutting down the entire panel/size? (or takes less	than 6 moves)				
X 200a					
X Is panel OTHER than a FEDERAL PACIFIC Stab-Loc? (Federal Stab-Loc = problem/question)					
X Are ALL breakers in the panel OTHER than ZINSCO? (Zinsco = problem/question).					

5.2.4 SUB-PANELS:

LOCATION:

Outside.	Garage	X Basement.	Crawlspace.	Kitchen.	
X Inside.	Carport	Main Level.	Utility Rm.	Closet.	
Other.	Other.	Upper Level.	Laundry.	X Hallway.	

GOOD & INFORMATIONAL COMMENTS	PROBLEM & QUESTION COMMENTS	YES	NO
X Subpanels need a 4-wire cable to take the Ground back to the MDP. Do subpanels have 4 WIRE MAIN CONDUCTORS?			
X Does the 4th main green or bare ground conductor at subpanel CONNECT to GROUND bus in SUBPANEL? (it should)			
NEUTRAL & GROUND busses are to be ONLY CONNECTED at MDP or Main Disconnect, whichever is the first Grounding.			
X Therefore: are neutral & grounding busses at SUBpanel(s) NOT connected? ("YES"=Not connected. "NO"=connected): (Neutral and grounding busses at Subpanels should NOT be connected).			
Subpanel(s) has a SINGLE LARGE BREAKER shutting down the entire panel (or takes less than 6 moves to shut off)?			X
X Is panel OTHER than a FEDERAL PACIFIC Stab-Loc? (Federal Stab-Loc = problem/question)(NO= Federal Stab-Loc).			
X Are ALL breakers in the panel OTHER than ZINSCO ? (Zinsco = problem/question)(NO= Zinsco).			

5.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES, COMPATIBILITY OF AMPACITIES:

Branch Wiring insulation:	Overcurrent protective devices:	Branch Circuit wiring material:	Good.	Problem
X Plastic/ PVC by wire manufacturer.	X Circuit breakers.			
Other.	Other.		X Copper.	Aluminum.

Ampacities: Read further in report for comments (if any) relating to wire size and related overcurrent protective device rating.

GOOD & INFORMATIONAL COMMENTS	PROBLEM & QUESTION COMMENTS	NO
X	At least TWO 20A KITCHEN COUNTER CIRCUITS SEEN for Kitchen small appliances.	
X	Dedicated 20 to 30 amp/240v LAUNDRY DRYER CIRCUIT SEEN in elec panel.	
X	LAUNDRY DRYER receptacle SECURED to wall	
X	Dedicated 40 to 50 amp RANGE-OVEN CIRCUIT SEEN in electric panel.	
X	RANGE-OVEN receptacle SECURED to wall	

X	Dedicated 30 amp electric HWH CIRCUIT(s) SEEN in electric panel.	
X	Dedicated 20 to 60 amp 240V elec. HEAT PUMP or A/C Compressor CIRCUIT SEEN in elec. panel.	
	EXPOSED ACCESSIBLE BRANCH CIRCUIT wiring seen.	
	INCORRECT, EXPOSED SPLICES @ branch circuit wiring seen?	
	DETERIORATED branch circuit wiring seen.	

5.5.1 CEILING FAN(S)/SWITCHES OPERATION:	DID TEST		Some did NOT work:
	X	Tested representative number of ceiling fans (if any) using wall switches.	
5.5.2	X	Tested representative number of light fixtures using wall switches.	X
5.5.3 RECEPTACLES	X	Representative number tested with elec. tester tool.	X

5.5.4 GARAGE LIGHTS/SWITCHES/RECEPTACLES:		Tested representative number of:	Some did NOT work:
	No garage	Wall Switches	
		Representative number of receptacles tested with elec. tester tool.	

5.5.5 EXTERIOR WALL SWITCHES/RECEPTACLES:	DID TEST	Tested representative number of:	Some did NOT work:
	X	Wall Switches	X
	X	Representative number of receptacles tested with elec. tester tool.	X

5.6 POLARITY & GROUNDING TESTED: with voltage/polarity/grounding testing tool:

DID TEST		Some did NOT work:
X	of all receptacles within 6' of INTERIOR PLUMBING FIXTURES (easily accessible)	
	all receptacles in the GARAGE OR GARPORT (that are reasonably accessible)	
X	on the EXTERIOR of inspected structures (that are easily accessible)	X
X	of convenience 120v KITCHEN receptacles within easily accessible reach.	
X	of convenience 120v BATHROOM receptacles within easily accessible reach.	X

5.7 OPERATION OF GFCIs Tripped and reset of convenience 120v receptacles within easily accessible reach with testing tool.

DID TEST	Some did NOT work or did NOT have GFCI:	
X	Kitchen.	
X	Bathrooms.	X
none	Garage.	
X	Exterior walls.	X
	Laundry.	
none seen	Crawlspaces.	
none	Unfinished Basements.	
none	Sump Pumps.	

5.8 SMOKE & CO DETECTORS: presence/absence of DETECTORS, OPERATE test function if accessible, except in central systems.

GOOD & INFORMATIONAL COMMENTS		PROBLEM & QUESTION COMMENTS	
	Smoke detectors(SD) Seen in ALL BEDROOMs	Some did NOT work when tested.	
		NO Functional SD ANYWHERE.	X
	Smoke detectors (SD) SEEN NEARBY outside of ALL Bedrooms (BR).	NO SD in ANY BRs.	
		Smoke detectors seen in SOME Bedrooms.	
		Smoke detectors NOT seen nearby outside of SOME Bedrooms.	
	Other.	NO SD seen outside nearby of ANY BRs.	
		Not sure if SD or CO detector.	
X	Note: the SD situation in this house is obviously one in which they do not work or the batteries are all out of power.	Could not reach some.	
		On Central alarm.	
		SD system was in complete disarray.	X

5.85 CO DETECTORS (Carbon Monoxide) Presence or absence (Carbon Monoxide) OPERATE their test function, if accessible, except if in central system (applies to homes with fuel fired appliances or attached garages)
(note these may be combined with the smoke detectors (and are recommended to be, above).

GOOD & INFORMATIONAL COMMENTS		PROBLEM & QUESTION COMMENTS	
	saw CO detectors	Could not distinguish CO from SD	
	Tested	Could not reach	
	Worked	Did not work	
	Other.	CO detectors missing in some or all locattions.	X
		Did not see any active CO.	X

CATEGORY DETAIL (Line Items Below): "X"= concerned condition exists

5.2.1 ELECTRIC METER PHOTO OF METER BASE

C B 1 2 3 Fr. Lf. Rt Bk

							X			X

Inv *5.2.1 ALUMINUM CONDUCTORS PRESENT: SHOULD BE CHECKED & TIGHTENED:*

Location: Main disconnect. Meter Base.

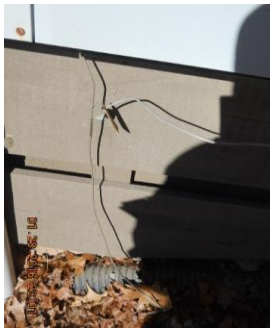
(note: this is assumed: we did not open Duke Energy equipment to find out).

Aluminum has a greater coefficient of expansion than copper. This expansion & contraction over time can loosen connectors. However, multi-strand aluminum has been used successfully in main service entrance conductors with sufficient clamping force to maintain the connection, and in fact is the primary material used for service entrance conductors these days.

Investigate & if required, adjust *Where aluminum conductors are present, their terminations at all service equipment should be cleaned with an oxide inhibitor and tightened by an electrician or replaced with equal capacity copper conductors.*

5.2.2 Grounding Equipment:

PHOTO OF GROUNDING CONNECTION AT GRADE:



5.2.3 MDP (Main Distribution Panel):

PHOTO(s) OF MAIN PANEL:

appears to be 150a breaker for subpanel in house.

appears to be main 200a breaker.

X							X			X

R/R **5.2.3 SEALANT REQUIRED AT WIRE PASSAGE THROUGH EXTERIOR WALLS:**

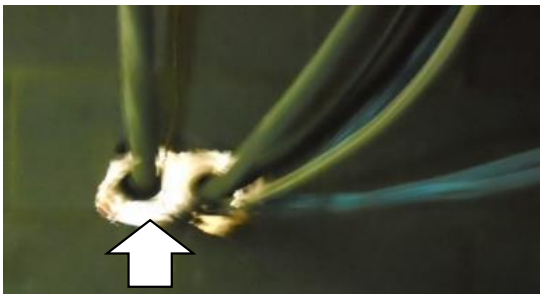
Location:

Behind MDP (Main Dist. Panel - through-wall conductors/behind exterior Main Disconnect from Exterior side)

Electrical conductors connecting through the wall to the electrical panel do not appear to have any sealant protecting this penetration. This could result in water/rain penetration into the wall and possibly into contact with the conductor wires and possibly into the electrical panel. This could cause an electrical short, possible dangerous arcing, which could cause a fire, and/or interrupt electrical service.

Repair/Replace Recommend having a NC State licensed general contractor and electrician together inspect and seal penetration. with quality durable exterior grade waterproof sealant (not just interior "caulk").

In the crawlspace, you can see daylight to where we believe the power cables are coming into it from behind the MDP on the outside left wall.



The fact that we can see daylight around these main electrical power cables coming through the interior crawlspace foundation wall tell us that there cannot be any sealant (or not enough) protecting the annular space around these cables and the CMU (Concrete Masonry Unit = "block") wall.

C B 1 2 3 Fr. Lf. Rt Bk

									X

R/R **5.2.3 SOME PANELBOARD BREAKERS NOT LABELED/missing labels: on panel index.**

Location: MDP (Main Dist. Panel). Sub-panel(s).

Repair by identifying circuits on index. This is inconvenient and dangerous as people are going to be guessing as to what circuits to shut off to work on any particular circuit. Someone could guess wrong and get electrocuted.

Repair/Replace Have circuits identified and professionally labeled in a permanent manner by a State-licensed electrician.

These breaker labels at the MDP are illegible.

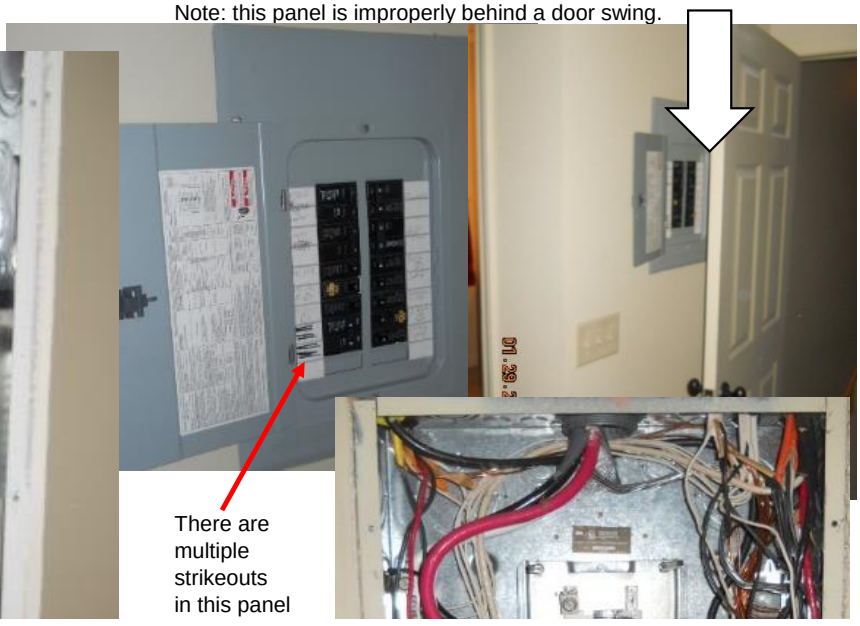
5.2.4 Sub Panel(s): Note, many of the same issues for 5.2.4 subpanels has been addressed in the 5.2.3 MDP issues above.

5.2.4 Sub Panel(s): PHOTOS OF SUBPANELS:

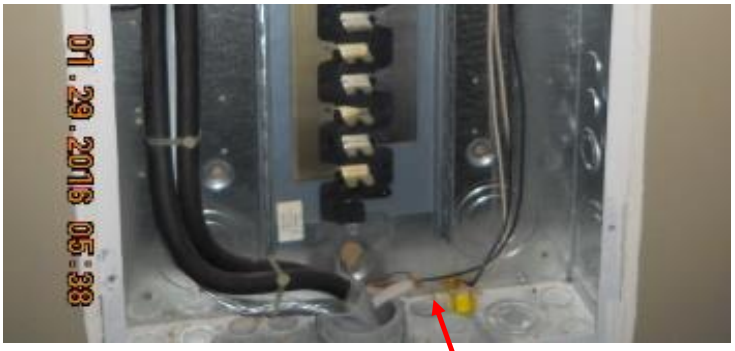
SubPanel 2
Location: 1st floor hallway off Foyer

SubPanel 3
Location: Basement addition bedroom by Basement stair.

Note: this panel is improperly behind a door swing.



There are multiple strikeouts in this panel



that make it hard to understand what's what. The breakers should be reidentified professionally.

C B 1 2 3 Fr. Lf. Rt Bk
X X X X X

R/R **5.2.4 SUBPANEL: NO SINGLE MAIN BREAKER and more than 6 moves to turn off all.**
Location: None of the subpanels appears to have a single main breaker to allow it to be turned off at once. Conditions and regulations may have been different when this home was built and this home is 'grandfathered-in" as is and nothing needs to be done. However, in the interests of safety and today's best practices & safety, it would be better if there was a single large breaker that could shut down this subpanel at this subpanel. Implications: safety: there could be an electrical emergency requiring swift action and it will take longer to turn off all the power.
Repair/Replace Recommend having a NC State licensed Electrician inspect and decide what to do.

5.4 Branch Circuit Conductors, Overcurrent Devices (breakers), Compatibility of Ampacities

5.5.1 Ceiling Fan(s)/Switch(es) Operation: OK mainly (except for 1 exterior fan on right side porch front).

5.5.2 Light Fixture(s)/Switch(es) Operation:

C B 1 2 3 Fr. Lf. Rt Bk
X X X X

Inv *5.5.2 LIGHT FIXTURE(s)/SWITCH(es) NOT WORKING:*
Location(s): Right side outdoor porch ceiling lights front end. Some few others.
This is non-functional. However, light bulbs may simply be burned out.
Investigate/ possible Repair/Replace *Recommend having State-licensed Electrician investigate, repair or replace.*

Right porch front end ceiling lights/ fan not working.

Some of these outdoor lights not working. Probably burned out lightbulbs, however, ALL of these fixtures are rusty. This could mean that they were not outdoor-rated and may have failed and need replacing.

C B 1 2 3 Fr. Lf. Rt Bk
X X X X

Inv *5.5.2 LIGHTS NOT GOING ON*
Location(s): as above.
Non-functional. These should work. However, a light bulb may simply be burned out.
Investigate/ possible Repair/Replace *Recommend having State-licensed Electrician investigate, repair or replace.*

5.5.3 Receptacles Testing (inside):

C B 1 2 3 Fr. Lf. Rt Bk
X

R/R **5.5.3 NON-FUNCTIONAL RECEPTACLES:**
Location(s): All exterior & right ext. porches. Except for right of rear SGD: but not GFCI.
Some receptacles not working: no voltage indicated.
Repair/Replace Recommend having inspected and repaired or replaced by a State-licensed electrician.

C B 1 2 3 Fr. Lf. Rt Bk
X X

R/R **5.5.3 LOOSE-FITTING RECEPTACLES IN SOME LOCATIONS:**
Location(s): Bath 2 left of sink, & Addition bath 1st flr right of sink at multiple outlet.
This is dangerous and can lead to arcing and a possible electrical fire.
Repair/Replace Recommend having inspected and repaired or replaced by a State-licensed electrician.

C B 1 2 3 Fr. Lf. Rt Bk
[ ][ ][X][ ][ ][ ][X][ ][ ][X]

R/R **5.5.3 NO COVER PLATE RECEPTACLES IN SOME LOCATIONS:**

Location(s): BR1 Left front side of house: behind head of beds on wall.

This is dangerous. Children, pets and others can gain access to lethal electricity in the exposed wires.

Repair/Replace Recommend having inspected and repaired or replaced by a State-licensed electrician.

C B 1 2 3 Fr. Lf. Rt Bk
[ ][ ][X][ ][ ][ ][ ][X][ ][X]

R/R **5.5.3 BROKEN RECEPTACLES IN SOME LOCATIONS:**

Location(s): New addition 1st flr Bedroom outlets to sides of bed have something blocking ground socket at receptacles. Non-functional.

Repair/Replace Recommend having inspected and repaired or replaced by a State-licensed electrician.

C B 1 2 3 Fr. Lf. Rt Bk
[ ][ ][X][ ][ ][ ][ ][ ][ ][X]

R/R **5.5.3 RECEPTACLE(s) NOT FLUSH TO FACE OF COVER PLATE:**

Location(s): Bath 2 left of sink.

This can be dangerous. Children, pets and others can gain access to lethal electricity through the gaps. This also may signify an improperly mounted receptacle.

Repair/Replace Recommend having inspected and repaired or replaced by a State-licensed electrician.

5.5.4 Garage Lights/switches/receptacles: None

5.5.5 Exterior wall switches/receptacles:

C B 1 2 3 Fr. Lf. Rt Bk
[ ][ ][X][ ][ ][ ][ ][X][ ][X]

Inv *5.5.5 EXTERIOR WALL/ SWITCH(es)/ LIGHT(s)/ RECEPTACLE(s) NOT WORKING:*

Locations: Exterior: left of Front Porch.

This is non-functional. However lightbulbs may simply be burned out.

Investigate/ Repair/Replace *Recommend Investigation/ possible Repair/ Replacement by State licensed Electrician. See Section 5.5.2 above.*

C B 1 2 3 Fr. Lf. Rt Bk
[X][ ][ ][ ][ ][ ][ ][ ][ ][X]

Inv *5.5.5 THERE ARE NO WORKING LIGHTS IN THE CRAWLSPACE*

Locations: Crawlspace. *Note: actually there is ONE dim light in the main crawlspace: all the others are out. There are no lights in the first crawlspace where the large tank white HWH is. There are no lights in the attic. No lights in the short crawlspace under the newer addition Basement.*

Non-functional. In crawlspace, it would be a convenience to have some working lights come on from the entry door wall switch. Perhaps they are just burned out. In any event, right now, only an open door and a flashlight will illuminate this space.

Investigate/ Repair/Replace *Recommend Investigation/ possible Repair/ Replacement by State licensed Electrician.*

Crawlspace under Basement

Attic

Main crawlspace

5.6 Polarity & Grounding tested:

(see Open Neutral above & other Grounding items above, typically with the "Receptacles" section).

5.7 Operation of GFCIs

C B 1 2 3 Fr. Lf. Rt Bk

R/R **5.7 SOME OR ALL GFCI(s) NOT PRESENT OR NOT WORKING AT BATHROOM(s):** X

Location(s): Bath 1(left side of house) right of sink, some others.

Since 1993, all bathroom receptacles were to have GFCI receptacles. Home may have been built before this date, which means it was "grandfathered" in that older homes are typically not required to be upgraded when local regulations for new construction went into effect. While this is not a legal requirement, this is still an unsafe condition and for that reason, appears on this report. This is not safe, as this location is dangerous in terms of water, potential grounding through people, which could result in electrocution.

Repair/Replace Recommend having non-GFCI outlets here replaced by a State-licensed electrician.
Suggest electrician test all outlets within 6' of all sinks.

C B 1 2 3 Fr. Lf. Rt Bk

R/R **5.7 SOME/ALL GFCI(s) NOT there/NOT work: EXTERIOR WALLS, exterior locations:** X X X X X

Location(s): No GFCI on any exterior plugs. Many exterior outlets not working.

Since 1993, all exterior outlets were to have GFCI receptacles. Home may have been built before this date, which means it was "grandfathered" in that older homes are typically not required to be upgraded when local regulations for new construction went into effect. While this is not a legal requirement, this is still an unsafe condition and for that reason, appears on this report. This is not safe, as this location is dangerous in terms of water, potential grounding through people, which could result in electrocution.

Repair/Replace Recommend having non-GFCI outlets here replaced by a State-licensed electrician.

GFCI & ARC-FAULT RECEPTACLES AND CIRCUIT BREAKER DATA FOR ARTIFICIAL INTELLIGENCE FORMULAS

Date home built: 1999 Year last electrical work done: 2005

Risk years of various GFCI missing: 1970 through 2005 and pre 2005

Issue: Likelihood of missing GFCIs, based on date of original construction.

Risk Factor:

AFCIs required in:	ARC fault circuits for all Bedroom lights & receptacles	since:	2002
GFCIs required in:	unfinished basements & sump pumps	since:	2005
AFCIs required in:	ARC fault circuits for all Bedroom lights & receptacles, and receptacles in: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar areas. NEC 210.12	since:	2008

Automated Computerized Inspection Intelligence formulas of probability of risk for certain features based on original date home was built (assumes this item was Not upgraded since then, which could be incorrect assumption: need to field verify). These probability formulas provide items of suspected deficiencies to provide inspector list of some items to watch for in the field.

5.7 AFCI Likely MISSING at famrm, dining, living, library, den, sunrm, rec rm, closets, halls, as home was built BEFORE 2008 AFCI req. there

5.7 GFCI Likely MISSING at Unfinished basements & sump pumps, as home was built 2005 BEFORE GFCI requirement there

5.7 ARC fault circuits Likely MISSING at Bedroom lights & receptacles, as home was built BEFORE 2002 ARC fault requirement there

Field verification & results of the above items are immediately below:

C B 1 2 3 Fr. Lf. Rt Bk

GC 5.7 GFCI RESET NOT FOUND FOR CERTAIN RECEPTACLES X X X

Locations: 1st flr right side bath.

General Comment These tested fine for GFCI. However, could not find the GFCI reset for these outlets. Somone should locate these and reset.

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R 5.7 AFCI (Arc Fault Circuit Interrupters) NOT AT BEDRM LIGHTS/ RECEPTACLES
(did NOT see ARC-fault breakers for these circuits in the panel box(es), or as AFCI special receptacles in the bedroom(s).

Locations: None of the Bedrm outlets have AFCI. All Bedrooms.

Since 2002, all Bedroom outlets were to have AFCI receptacles. Home may have been built before this date, which means it was "grandfathered" in that older homes are typically not required to be upgraded when local regulations for new construction went into effect. While this is not a legal requirement, this is still an unsafe condition and for that reason, appears on this report. This is not safe, as this location is deemed susceptible to potential arc-faults, which could result in electrocution.

Repair/Replace Recommend having non-ARC-fault lighting and receptacle circuit breakers for Bedrooms in panel box(es) replaced with ARC-fault breakers by a State-licensed electrician.

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

Inv R/R 5.7 AFCI (Arc Fault Circuit Interrupters) NOT AT ALL OTHER HOUSE RECEPTACLES
(did not see ARC-fault breakers for these circuits in the panel box(es), or as AFCI special receptacles in house outlets/circuit breakers.

Locations: None of the other outlets have AFCI.
family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar areas.

Since 2008, nearly all other home interior outlets not otherwise to be GFCI are to have AFCI receptacles. Home may have been built before this date, which means it was "grandfathered" in that older homes are typically not required to be upgraded when local regulations for new construction went into effect. While this is not a legal requirement in older homes, this is still a potentially\ unsafe condition and for that reason, appears on this report. This is not safe, as this location is deemed susceptible to potential arc-faults, which could result in electrocution.

Investigate/ possible Repair/Replace *Recommend having non-ARC-fault lreceptacle circuit breakers for Family Rooms, dining rooms, living rooms, parlors, libraries, dens, Bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms and areas in panel box(es) replaced with ARC-fault breakers by a State-licensed electrician.*

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R 5.7 GFCIs not visible at CRAWLSPACES

Locations: No outlets seen in crawl. Crawlspace(s).

Since 1990, all Crawlspace and Sump Pump receptacles were to be GFCI receptacles. Home may have been built before this date, which means it was "grandfathered" in that older homes are typically not required to be upgraded when local regulations for new construction went into effect. While this is not a legal requirement, this is still an unsafe condition and for that reason, appears on this report. This is not safe, as this location is dangerous in terms of moisture & potential grounding through people, which could result in electrocution.

Repair/Replace Recommend having non-GFCI outlets here replaced by a State-licensed electrician.

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R 5.7 GFCIs problem at OUTDOOR EXTERIOR RECEPTACLES.

Locations: There, but most not working. exterior receptacles.

Since 1993, all Bathrooms, Wet Bars, Kitchen Counters and Outdoor receptacles were to be GFCI receptacles. Home may have been built before this date, which means it was "grandfathered" in that older homes are typically not required to be upgraded when local regulations for new construction went into effect. While this is not a legal requirement, this is still an unsafe condition and for that reason, appears on this report. This is not safe, as this location is dangerous in terms of moisture & potential grounding through people, which could result in electrocution.

Repair/Replace Recommend having non-GFCI outlets & circuits here replaced by a State-licensed electrician.

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R 5.7 GFCIs at BATHROOM RECEPTACLES OVER COUNTERS.

Locations: Some not working.

Since 1971, all Bathroom receptacles over counters were to be GFCI receptacles. Home may have been built before this date, which means it was "grandfathered" in that older homes are typically not required to be upgraded when local regulations for new construction went into effect. While this is not a legal requirement, this is still an unsafe condition and for that reason, appears on this report. This is not safe, as this location is dangerous in terms of moisture & potential grounding through people, which could result in electrocution.

Repair/Replace Recommend having non-GFCI outlets & circuits here replaced by a State-licensed electrician.

5.8 Presence or absence of CO & SMOKE DETECTORS

OPERATE their test function, if accessible, except if in central system

Note: this inspector has added checking for CO detectors. Note: it is sometimes difficult to distinguish between a SD and a CO detector.

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R 5.8 CO Detectors not working, not present, or not in the correct locations.

Locations: Did not see any functional CO detectors. Verify with your electrician:

(applies to homes with fuel-fired appliances or attached garages and in general makes good sense)

Suggested locations: inside all bedrooms, AND just outside bedrooms and some distance from fuel-burning furnances or other devices (in location suggested by your Electrician), at least one of each floor level, and suggested just inside the house from garage.

This is not safe. A smokey fire with CO could kill people while they sleep and carbon monoxide could cause other fatalities problems. Also, having notice of smoke allows people more time to put out the fire and/or notify local fire departments. This saves lives and property. Also CO from garage could cause health problems or fatalities if not adequately separated.

Repair/Replace Recommend having new C0 detectors installed by a State-licensed electrician.

C B 1 2 3 Fr. Lf. Rt Bk [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

R/R 5.8 NO SMOKE DETECTORS PRESENT ANYWHERE

Locations: This house's SD system is in disrepair. Verify with your electrician:
Suggested locations: inside all bedrooms,AND just outside bedrooms, within 10' of the Kitchen, and at least one of each floor level and in the Attic, and other locations per electrician.
This is not safe. A smokey fire could kill people while they sleep. Also, having notice of smoke allows people more time to put out the fire and/or notify local fire departments. This saves lives and property.
Repair/Replace Recommend having smoke detectors installed by a State-licensed electrician.

5.85 CO DETECTORS

Presence or absence (Carbon Monoxide) OPERATE their test function, if accessible, except if in central system (note these may be combined with the smoke detectors (and are recommended to be, above).

C	B	1	2	3	Fr.	Lf.	Rt	Bk
								X

R/R **5.85 CO DETECTORS MISSING IN SOME OR ALL LOCATIONS**
Locations: Did not see any functional CO detectors.
This is non-functional and puts occupants at risk to CO fumes.
Repair/Replace Recommend having CO detectors installed by a State-licensed electrician.

6. Heating

DESCRIPTIONS (Category Header)

6.1 Heating Equipment

inspect describe open panels do Not inspect Heat Exchangers or Humidifiers

BTU based on model #s. Year est. based on serial #s or on date on manf. tag on eq. (yr could be off).

Heat System # (excluding fireplaces)	Type of Heat: Heat pump	Heat strips	Furnace	Boiler	Wall or ceiling Fan coil units	Energy Source: Electricity	LP or Natural Gas	Oil	Geotherm	Other information: Fuel Location/ BTU Cap.	Conditio	Est. Equi. Date	Manf.
Heat Syst 1 Location:	X crawl + rea		X			X	X			Elec 36000	ok <-guess	1999 (gues	Tappan
Heat Syst 2 Location:	X crawl + rea		X			X	X			Elec 18000	ok	2003	Lennox

6.2 Normal Operating Controls (For Heat)

inspect operate **Inspected and operated thermostat(s).**

POSITIVE OR NEUTRAL ITEMS — **NEGATIVE ITEMS**

[X] HEAT DID come on.

Inspector's laser thermometer detected: 68 *F at one Supply register (heat was set at 68*F); 53 *F at one Return Air grille after approximately 60 seconds

[ ] Could NOT OPERATE HEAT safely due to weather temperature (could damage equipment).

6.3 Automatic Safety Controls

for Space Heating Systems (NOT for potable HWH) inspect do Not operate

[ ] There IS a space heating HW system. There is NO space heating HW system [X]

POSITIVE OR NEUTRAL ITEMS — **NEGATIVE ITEMS**

[X] **AUTOMATIC SAFETY CONTROLS** seen not operated.

[X] **CIRCUIT BREAKER** in Elec. panel is automatic safety control, which turns off heating equipment in event of elec. problem.

[X] **ELECTRICAL ON-OFF SWITCH** seen outside of the heating equipment room (allows turning off heating equipment in an emergency)

[X] **DISCONNECT PANEL WITH BREAKER** for heating equipment seen in vicinity of heating equipment.

6.4 Chimneys, flues, vents

inspect do Not inspect interior of flues

CHIMNEYS: For main house chimneys, see 3.4 above. There ARE flues/vents/chimneys other than for fireplaces. [X] Bathrms

FLUES & VENTS: For main house chimney flues, see 3.4 above. There NO flues/vents/chimneys other than for fireplaces. [X]

OTHER FLUES AND VENTS FOR HEATING SYSTEMS **(THESE ARE NOT FOR FIREPLACES)**

POSITIVE OR NEUTRAL ITEMS NONE. **NEGATIVE ITEMS**

6.5.1 Wood burning fireplaces & 6.5.2 LP Gas/Natural Gas Fireplaces

(and dampers) inspect do Not operate do Not inspect fireplace insert-flue connections

NONE. [ ]

POSITIVE OR NEUTRAL ITEMS — **NEGATIVE ITEMS**

DAMPER(s):

[X] Damper works. (for fireplaces)

NO damper found. [ ]

Damper does NOT work. [ ]

FUEL TYPE:

[X] Wood burning.

FIREPLACE TYPE:

[X] Prefab metal insert fireplace.

[ ] Other type.

CONDITION:

Corrosion seen on metal firebox. [ ]

Refractory lining of firebox has cracked/ deteriorated. [ ]

Soot caked on firebox &/or Flue. [X]

Other [ ]

6.6 Heat Distribution Systems

inspect describe operate open panels

POSITIVE OR NEUTRAL ITEMS — **NEGATIVE ITEMS**

[X] Fans operated when thermostats adjusted.

Tried to operate Fans by adjusting thermostats, but FANS DID NOT COME ON. [ ]

[X] Fans inside furnace AHUs (Air Handling Units).

Other. [ ]

[X] No normal homeowner easily accessible panels for fan.

6.6.1 Fans: (do NOT need to inspect heat exchangers)

POSITIVE OR NEUTRAL ITEMS			NEGATIVE ITEMS	
X	Fans function.		Fans Not functioning.	
	No fans seen.		Fans weak and NOT moving much air.	

6.6.2 Pumps:

POSITIVE OR NEUTRAL ITEMS			NEGATIVE ITEMS	
	Pumps appear functional.		Distribution pumps do NOT appear to be working.	
X	No pumps seen.			

6.6.3 Ducts:

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	Rigid insulation fiberboard.	INSULATION INSIDE of ducts.	
X	Round flexible.	NO DUCT INSULATION.	
	Rectangular rigid.	GAPS seen between ductwork sections.	X
X	Metal ductwork.	Above was only seen at filter section of main AHU in main Crawl.	X

6.6.4 Duct Supports:

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	Duct supports seen.	DUCTS BENDING between supports.	
X	Nylon straps.	NOT ENOUGH duct supports.	
X	Metal strips.	Duct tape.	

6.6.5 Piping: (this is for SPACE HEATING; nothing else)

Heating distribution piping for water or steam (as SPACE HEATING, NOT HWH):

There is NO HWH Space Heating: X
There IS HWH Space Heating:

6.6.6 Piping supports (for space heating):

There is NO HWH Space Heating: X

6.6.7 Insulation: (for heat distribution systems)

See items above before 6.6.7 dealing with this subject

6.6.8 Air Filters: (do Not inspect Electronic air filters).

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	Air filters seen.	NO AIR FILTER provisions seen.	
X	Paper or fiberglass throw away.	Air filters DIRTY or MISSING.	X
	Plastic washable.	WRONG SIZE of filter.	
		Very loose fit at main AHU in crawlspace.	X

6.6.9 Registers:

NOTE: REGISTERS FOR A/C ARE LIKELY THE SAME AS FOR HEATING.
Do NOT need to inspect or confirm the uniformity or adequacy of heat supply to the various rooms

X Metal.
X In-floor.

6.6.10 Fan Coil Units:

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	At AHUs (Air Handling Units).		

6.6.11 Convectors: (radiator-like heat devices)

NONE

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	No convectors seen.	NOT CORRECT SEASON for testing heat in the piping.	

6.7 Presence or absence of an installed heat source

inspect in each inhabitable space

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	Installed heat source exists in ALL habitable spaces.	Installed heat source Missing in SOME habitable spaces.	X
		Installed heat source MISSING in All habitable spaces.	X

CATEGORY DETAIL (Line Items Below): "X"= concerned condition exists

6.1 Heating Equipment

no issues.4

6.2 Normal Operating Controls (For Heat)

"Temp."=Temperature. "EQ."=Equipment. no issues.

6.3 Automatic Safety Controls

for Space Heating Systems inspect do Not operate (This is Not for HWH)

no issues.

6.4 Chimneys, flues, vents (other than fireplaces)

CHIMNEYS: Note: see Section 3.4 above for fireplace chimney inspection
FLUES & VENTS: For fireplace chimney flues, see section 3.4 above.
OTHER FLUES AND VENTS FOR HEATING SYSTEMS (OTHER THAN FIREPLACES):

6.5.1 Wood burning fireplaces & 6.5.2 LP Gas/Natural Gas Fireplaces

(and dampers) inspect do Not operate do Not inspect fireplace insert-flue connections

C B 1 2 3 Fr.Lf. Rt Bk

R/R **6.5.1 FIREPLACE: SUBSTANTIAL SOOT COATING SEEN ON FIREBOX/FLUE** X

Locations: Main FP in foyer-dining and in far right addition bedroom.

This can cause a jet-like roaring flue fire, with temperatures rising so high that they could possibly crack portions of the fireproof layers,

exposing the house to dangerous temperatures that could allow the fire to burn the house.

Clean/ Repair/Replace Recommend having State licensed contractor (chimney sweep) specializing in gas and fireplace work to inspect, CLEAN, repair and/or replace as required.

6.6 Heat Distribution Systems

6.6.1 Fans: no issues.

6.6.2 Pumps: no issues.

6.6.3 Ducts:

C B 1 2 3 Fr. Lf. Rt Bk

X X

R/R **6.6.3 HEAT DISTRIBUTION: DUCTWORK: GAPS IN DUCTS OR DUCT INSULATION:**

Locations: very loose air filter section at main AHU in main crawlspace.

This is non-functional and not energy efficient and will waste the homeowner's money. It will also lead to corrosion or other deterioration of the ductwork due to condensation, which could also lead to unhealthy organic growth like mold.

Repair/Replace Recommend State licensed Mechanical contractor inspect, repair and/or replace as required.

C B 1 2 3 Fr. Lf. Rt Bk

X

GC 6.6.3 HEAT DISTRIBUTION : DUCTWORK: DUCT INTERIORS MIGHT NEED A CLEANING

Locations: It's been 17 years. throughout house.

This is a General Comment only. After more than a decade, the interior of the ducts could probably use a cleaning and anti-microbial spray, Especially at any ductboard. Organic substances can grow in dusty and contaminated ductwork, that can make people sick and contribute to COPD.

General Comment Recommend State licensed Duct Cleaning contractor inspect & clean as required.

6.6.4 Duct Supports: no issues.

6.6.5 Piping: Heating distribution piping for Space Heating water or steam: (NOT for HWH): none

6.6.6 Piping supports (for space heating water piping only): Not Applicable: no HW Space Heating pipes.

None.

6.6.7 Insulation: (for heat distribution systems) See items above before 6.6.7 dealing with this subject

6.6.8 Air Filters:

C B 1 2 3 Fr. Lf. Rt Bk

X X

R/R **6.6.8 HEAT DISTRIBUTION: AIR FILTERS: DIRTY OR MISSING OR WRONG SIZE/TYPE:**

Locations: At main AHU in main crawlspace, & at AHU on right side Basement closet.

This is unhealthy and non-functional. Ducts will become clogged with dust, debris and will be a place for bacteria and mold to grow.

Repair/Replace Recommend installing new, clean air filters of proper size and type.

C B 1 2 3 Fr. Lf. Rt Bk

X

R/R **6.6.8 HEAT DISTRIBUTION: FURNACE MAIN FILTER NEEDS CLEANING/REPLACEMENT**

Locations: All AHUs.

This is unhealthy and non-functional. Ducts will become clogged with dust, debris and will be a place for bacteria and mold to grow.

Repair/Replace Recommend installing new, clean air filters of proper size and type.

replace these filters

C B 1 2 3 Fr. Lf. Rt Bk

Inv *6.6.8 HEAT DIST.: FILTERs AT AHUs PROBABLY NEED CLEANING/REPLACEMENT* [ ][ ][ ][ ][ ][ ][ ][X][ ][X]

Locations: Probably need to change filter at AHU in Basement right side of house.
This can be unhealthy and non-functional. Ducts will become clogged with dust, debris and will be a place for bacteria and mold to grow.

Investigate *Recommend installing new, clean air filters of proper size and type.*

This is a duplication of the above.

C B 1 2 3 Fr. Lf. Rt Bk

W/W 6.6.8 HEAT DISTRIBUTION PROBLEM: AIR FILTERS: DIFFICULT TO ACCESS FILTERS [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

Locations: Filters are not easy to replace: one is in the main crawlspace AHU, the other in the Basement AHU.
Non-functional. If it is too hard, people will not change them. This home presently requires that screws be removed around the RA (Return Air) filters (see the one in the 1st Floor Hallway). This is unhealthy. Ducts will become clogged with dust, debris and bacteria will grow there. The old style of screw connectors should be changed out with the new simpler finger-push and tilt-out filter covers.

Watch/Warning possible future Repair/Replace *Recommend State licensed Mechanical contractor inspect, repair and/or replace as required.*

presently you have to enter the crawlspace or the Basement closet and then unscrew screws with tools.
this is not convenient but that's the way this system was set up.

6.6.9 Registers: no issues.

6.6.10 Fan Coil Units: no issues.

6.6.11 Convectors: (radiator-like heat devices) None.

6.7 Presence or absence of an installed heat source

C B 1 2 3 Fr. Lf. Rt Bk

R/R **6.7 PRESENCE OR ABSENCE OF AN INSTALLED HEAT SOURCE: NO HEAT SOURCE:** [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

Locations: Only in the addition Basement right side of house: bathroom and AHU closet.
Certain rooms (above) are missing an installed heat source.
This is non-functional.

Repair/Replace or Provide Recommend State licensed Mechanical contractor inspect, repair and/or replace or Provide as required.

7. Central Air Conditioning

DESCRIPTIONS (Category Header)

7.1 Central A/C Equipment

& through the wall installed cooling equip. inspect describe operate open panels

Cooling & Air Handling Equip

Equipment seen and looked at.

BTU based on serial #.
Year est. based on serial #s or on date on manf. tag on eq. or guess

It is Not required to check for uniformity, balancing or adequacy of cooling throughout home.

	Cooling equipment Type						Energy Source			Other information			
Cooling System # (excluding window units)	Heat pump	DX Compressor or Condenser	Split System	(combined comp+ahu) Package Unit	Through the wall	Central system	Electricity	LP or Natural Gas	Geotherm	Tons/ BTU Cap.	Conditio	Est. Equi. Date	Manf.
A/C Syst 1 Location:	X crawl		X			X	X			3 36000	ok <-guess	1999 (gues	Tappan
A/C Syst 2 Location:	X crawl		X			X	X			1.5 18000	ok	2003	Lennox

INSIDE EQUIPMENT AHU (Air Handling Unit)

POSITIVE OR NEUTRAL ITEMS

- [X] COULD NOT SAFELY RUN A/C: weather too cold, & had just run heat.
- [X] NO ACCESS PANEL seen.
- [X] Access panel NOT IN EASILY ACCESSIBLE location, so not opened.
- [ ] Note: Heat Pumps operate in reverse to run cooling. The fact that the heat cycle worked is likely that the cooling will also.

NEGATIVE ITEMS

- [ ]
- [ ]
- [ ]
- [X] There is NO SECONDARY DRAIN PAN under the AHU/coil, which is required where the possible overflow of the internal AHU drainpan might damage surrounding building materials (such as where the AHU is over wood framing).
- [X] NO WATER SENSOR SWITCH in the drain pan.
- [X] Damp stains on wood flr under Basement AHU condensate drain.

THROUGH-WALL PACKAGE UNITS: None. [ ]

OUTSIDE EQUIPMENT (HEAT PUMP/ COMPRESSOR/ CONDENSER)

POSITIVE OR NEUTRAL ITEMS

- [X] NO EASY ACCESS panel seen.
- [X] Could not see how any access panels could be easily opened, so DID NOT OPEN.
- [X] Could NOT SAFELY RUN A/C as temperature was too cold, and had just run heat.

NEGATIVE ITEMS

- [ ]
- [ ]
- [X] Outside equipment seen WITH LEAVES/DEBRIS. Unit should be cleaned and serviced.
- [X] The Lennox outside unit has some leaves around its base which should be removed.
- [ ] Other.

7.2 (A/C) Normal Operating Controls (for Cooling)

inspect using normal controls operate

POSITIVE OR NEUTRAL ITEMS

[ ]

NEGATIVE ITEMS

- [X] DID NOT TRY TO OPERATE equipment as temperature of the environment could result in damage to the cooling equipment.

7.3 A/C Distribution Systems

inspect describe operate open panels

7.3.1 **Fans:** (see also 7.1 above)

POSITIVE OR NEUTRAL ITEMS

- [X] Fans are inside AHUs (Air Handling Units)/furnace unit(s).
- [X] No easy access panels for fans seen.

NEGATIVE ITEMS

- [ ]

7.3.2 **Pumps (refers to Heat Pumps, compressors/condensors pumping refrigerant to the AHUs):** (also see 7.1 above).

- [X] HeatPumps appear functional.
- [ ] Distribution Heatpumps do NOT appear to be working.

7.3.4 **Ducts: for A/C system:** SAME DUCTWORK FOR A/C AS FOR HEATING: [X] <-this will almost always be the case.

POSITIVE OR NEUTRAL ITEMS

- [X] Rigid insulation fiberboard.
- [X] Round flexible.
- [X] Metal ductwork.

NEGATIVE ITEMS

- [ ]
- [ ]
- [ ]

7.3.5 **Duct Supports:** SAME DUCTWORK SUPPORTS FOR A/C AS FOR HEATING. [X]

POSITIVE OR NEUTRAL ITEMS

NEGATIVE ITEMS

	Other.	Should be the identical comments as for the ductwork for heating.	Other.

7.3.6 **Piping (for AC refrigerant):** **Cooling distribution piping for refrigerant piping:**

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	Copper.		
		DETERIORATING INSULATION on piping.	X
		Outside piping insulation near heat pumps needs to be replaced.	X
		No INSULATION seen for either condensate drainline from either AHU.	X

7.3.7 **Piping supports (for A/C refrigerant):**

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	supports seen.		
X	Nylon straps.		

7.3.8 **Dampers:** SAME DAMPERS/DUCTS AS FOR HEATING: X

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	Dampers seen at supply air diffusers and/or registers.		

7.3.9 **Insulation: (for A/C dist.sys items) (see items above)**

7.3.10 **Air Filters:** SAME AIR FILTERS AS FOR HEATING: X <-this will almost always be true.

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	Air filters seen.		
X	Paper or fiberglass throw away.	Air filters DIRTY or MISSING.	X
		Very loose air filter section at main AHU in crawlspace.	X

7.3.11 **Registers (for central A/C):** NOTE: REGISTERS FOR A/C ARE LIKELY THE SAME AS FOR HEATING.
Do NOT need to inspect or confirm the uniformity or adequacy of heat supply to the various rooms

X	Metal.
X	In-floor.

7.3.12 **Fan Coil Units (central A/C):** SAME FAN COIL UNITS AS FOR HEATING: X <-this will almost always be true.

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
X	At AHUs (Air Handling Units).		

7.4 Presence or absence of an installed A/C source (Air-Conditioning) inspect in each inhabitable space

POSITIVE OR NEUTRAL ITEMS		NEGATIVE ITEMS	
	Installed A/C source exists in ALL habitable spaces.	Installed heat source Missing in SOME habitable spaces.	X
		Registers missing in 2005 addition Basment right side bathroom and AHU closet.	X

CATEGORY DETAIL (Line Items Below): "X"= concerned condition exists

7.1 Central A/C Equipment

"AHU"=Air Handler Unit. "AC", "A/C", A-C"=Air-Conditioning. "Ext."=Exterior. "Comp."=Compressor.
"Cond."=Condenser. "DN"=Down. "EQ.", "Equip."=Equipment. "Temp."=Temperature.
"C"=Crawlspace, "B"=Basement, "1"=1st Floor, etc., "Fr."=Front, "Lft."=Left, "Rt."=Right, "Bk."=Back.

AHU (Air Handling Unit)

C B 1 2 3 Fr. Lf. Rt Bk
X X X

R/R 7.1 **MOISTURE CONDENSING @ AHU/FURNACE/DUCT CONNECTIONS. POSSIBLE ORGANIC GROWTH**

Location: condensate drainlines for both AHU need to be insulated.

This is a sign of a too-humid space where the AHU is located. If allowed to continue, this will lead to corrosion, deterioration and mold growth, which is unsanitary. Dehumidification is required to correct this problem.

Repair/Replace Recommend having this checked by a State licensed mechanical contractor, repair and/or replace, correct.

Note: ALL condensate drainlines need to be insulated or they will sweat. These are not insulated and need to be.
Why: because the condensate comes off a super-cooled refrigeration coil, which makes the condensate very cold. This cold transfers to the condensate drainline. Any humidity in the room around the drainline condenses on the drainline, then drips onto the floor.
Therefore: insulating the condensate drainline should prevent it from sweating.

AHU in Crawlspace

AHU in Basement closet

C B 1 2 3 Fr. Lf. Rt Bk
X X X

R/R 7.1 **NO WATER SENSOR SWITCH IN CONDENSATE PAN BELOW AHU/FURNACE:**

Location: This AHU is sitting on a wood floor. Basement.
Standing water here can lead to corrosion of unit, drain pan, possible leaking, growth of bacteria, mold and automatic shutoff of the unit. A functioning water sensor switch will alert homeowner to problem here.
Repair/Replace Recommend having this checked by a State licensed mechanical contractor, repair and/or replace.

note stain on wood floor from sweating of condensate line (which obviously occurs during warm weather.

When an AHU sits on material that can rot, like a wood floor with wood framing (as this one does), it is supposed to have a secondary drain pan under the AHU and a drainline to the outside from that drainpan, and a water sensor switch with an alarm and unit shutoff switch to prevent flooding.

C B 1 2 3 Fr. Lf. Rt Bk
[ ][X][ ][ ][ ][ ][ ][X][ ][X]

R/R 7.1 NO SECONDARY DRAIN PAN UNDER AHU/COIL (with wood bldg material below).
Location: This AHU is sitting on a wood floor. Basement.
This is required where the possible overflow of the internal AHU drainpan might damage surrounding building materials (such as where the AHU is over wood framing). And where required, to be 1-1/2" deep min. and 3" larger than AHU or coil and of corrosion resistant material.
Implications: Overflowing water coming from a clogged or malfunctioning primary internal drainpan above can lead to damage of the wood structure and insulation and corrosion of fasteners below, growth of undesirable environmental elements and possible rot.
Repair/Replace Recommend having this checked by a State licensed mechanical contractor, repair and/or replace.
See photo above for this item.

C B 1 2 3 Fr. Lf. Rt Bk
[ ][X][ ][ ][ ][ ][ ][X][ ][X]

R/R 7.1 THERE IS NO SECOND SEPARATE OVERFLOW CONDENSATE DRAINLINE
Location: This AHU is sitting on a wood floor. Basement.
(which is supposed to be slightly higher than the main condensate drainline) at the AHU internal main condensate drain area. Implications: if the main condensate drainline become clogged ot otherwise non-functional, condensate water could possibly build up in the drainpan, then overflow, causing water damage below the AHU. Also, unhealthy environmental conditions could result from having uncontrolled water in this area, which is where air will be recirculated through the home.
Repair/Replace Recommend having this checked by a State licensed mechanical contractor, repair and/or replace.
See photo above for this item.

OUTSIDE EQUIPMENT
HEAT PUMP/ COMPRESSOR/ CONDENSER "Ext."= Exterior. "Comp."= Compressor. "Cond."= Condenser.

C B 1 2 3 Fr. Lf. Rt Bk
[ ][ ][ ][ ][ ][ ][ ][ ][X][X]

R/R 7.1 OUTSIDE HEATPUMP/ COMP./COND. HAS LEAVES/ DEBRIS at Equip.
Location: Need to remove leaves from around Lennox unit.
This can lead to corrosion, binding, deterioration and binding of the exterior refrigeration equipment.
Service &/or Repair/Replace Recommend having this checked by a State licensed mechanical contractor, cleaned, repaired and serviced.

In this case, this is actually nothing significant, but the bottom of these units should be kept clean and clear.

7.2 (A/C) Normal Operating Controls (for Cooling)
"DN"= Down. "Ext."= Exterior. "Comp."= Compressor.

C B 1 2 3 Fr. Lf. Rt Bk
[ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

Inv *7.2 COULD NOT OPERATE A/C EQUIP.SAFELY DUE TO WEATHER TEMPERATURE:*
Location:
(this could damage equipment, which is why this was not forced into operation) A/C manufacturers recommend that their cooling equipment NOT be run when outdoor temperatures have been below 65 degrees F in 24 hour period, as damage could result to equipment. Therefore, it is Not known if the Cooling equipment works properly or not. Although: A/C is only the reverse operation of heating with a heat pump.
Investigate *Recommend having this rechecked by a State licensed mechanical contractor, when outdoor temperatures permit.*

7.3 A/C Distribution Systems

7.3.1 Fans:

7.3.2 Pumps: (heat pumps) Refers to heat pump(s), compressor/condenser(s) pumping refrigerant to the AHU(s):

7.3.4 Ducts: for A/C system SAME DUCTWORK FOR A/C AS FOR HEATING: [X] See Section 6 for similar Comments.

7.3.5	Duct Supports:	SAME DUCTWORK SUPPORTS FOR A/C AS FOR HEATING.	X	See Section 6 for similar Comments.
7.3.6	Piping (for AC refrigerant):	"Dist."= Distribution.		

C B 1 2 3 Fr. Lf. Rt Bk

R/R **7.3.6 REFRIGERANT PIPING INSULATION DETERIORATING/PEELING AT EXTERIOR:** X X

Location: Need to replace exterior refrigerant piping insulation. Exterior HVAC equipment locations.

Piping for Refrigerant for Building Cooling at exterior is separating or deteriorating (where visible) Implication: energy will be wasted.

Repair/Replace Recommend State licensed Plumbing & Mechanical contractor inspect, repair &/or replace as required.

C B 1 2 3 Fr. Lf. Rt Bk

W/W 7.3.6 COOLING DIST.: NO INSULATION ON CONDENSATE DRAIN LINE FOR COOLING: X

Locations: Both condensate drainlines need to have insulation. See other photos of this item.

Some people may say this is a questionable call. But this inspector feels it is important, at least as a Watch/Warning. The condensate line IS FUNCTIONING AS INTENDED, in that it IS draining condensate. Howvever when moisture from the atmosphere condenses on this pipe, it drips onto surfaces below it, contributing to bacterial growth like mold and other undersirable substances and can stain surfaces as well. So, this watch/warning item is included to help you understand that this home would be Improved if this line were to be insulated with synthetic insulation so that condensation would no longer condense on it.

Piping for Condensate Drain line for Building Cooling does not have insulation (where visible) This can have moisture from the ambient atmosphere around it condensing on it, creating water dripping into the surrounding area, which is not healthy: it is like having an open leak in this area. Usually, providing some plastic piping insulation around this line will take care of the problem.

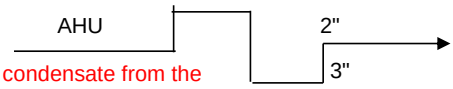
Watch/Warning *Recommend State licensed Plumbing & Mechanical contractor inspect, repair &/or replace as required.*

C B 1 2 3 Fr. Lf. Rt Bk

R/R **7.3.6 COOLING DISTRIBUTION : CONDENSATE DRAIN TRAP AT AHU (Air Handler Unit):** X

Final outflow line top should be about 2" down from top of AHU initial drain line, and bottom of trap should be about 3" below top of final outgoing outflow drainline top

Locations: Both condensate drainlnes need proper traps per sketch below.



The dimensions indicated above are what the State of NC has found yields a reasonable flow of condensate from the AHU to a drainline. If these dimensions are not adhered to, there may be problems. The implication is that the condensate may or may not drain properly and that a water seal may not be achieved in the trap (as it presently exists) and that air from the outside or whatever outpour the condensate line connects to could be drawn into the AHU and this could result in either sewer gases or raw outside air being drawn into the AHU and passed into the house through the ductwork, which could potentially cause undesirable environmental growth and excessive humidity and unwanted condensation in the HVAC system components.

Repair/Replace Recommend State licensed Plumbing & Mechanical contractor inspect, repair &/or replace as required.

Neither AHU has a proper trap arrangement. They both need to be changed to the sketch above.

There is no trap here at all. Air can freely come into the unit from outside (along with bugs & mice).

This is not the proper trap type/dimensions.
Also: this drain destination is unknown.
It needs to be determined what this connects to before reconfiguring the trap.

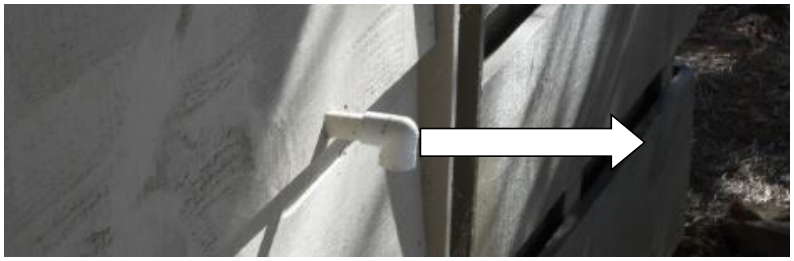
C B 1 2 3 Fr. Lf. Rt Bk

R/R **7.3.6 CONDENSATE DRAIN LINE AT EXTERIOR NOT AT LEAST 12" TO 18" FROM EXTERIOR FACE OF WALL:** X

Locations: Exterior wall condensate outpour:

The State of NC has informed home inspectors that condensate drainlines may drain 1-1/2 gallons of water an hour. The implication is that if this nearly continuous source of draining water is not further away from foundation footing locations, that this water could, over time, result in solid soil and gravel particles being drained away from around and possibly under the footing under it, resulting in possible air voids under the footing in this area, weakening the footing here. This could result in undesirable structural consequences.

Repair/Replace Recommend having State licensed contractor specializing in Plumbing & Mechanical work to inspect, repair and extend drainline away from home and foundation vicinity as required.



Also: keep in mind that we do Not know where the condensate drains from the main crawlspace AHU.

7.3.7	Piping supports (for A/C refrigerant):	no issues.		
7.3.8	Dampers:	SAME DAMPERS/DUCTS AS FOR HEATING:	X	See Section 6 for similar Comments.
7.3.9	Insulation: (for A/C dist.sys items)	See items above.		
7.3.10	Air Filters:	SAME AIR FILTERS AS FOR HEATING:	X	See Section 6 for similar Comments.

C B 1 2 3 Fr. Lf. Rt Bk

R/R **7.3.10 COOLING DIST.: AIR FILTERS: DIRTY OR MISSING OR WRONG SIZE OR TYPE:** X X X

Location: At both AHUs

This is unhealthy and non-functional. Ducts will become clogged with dust, debris and will be a place for bacteria and mold to grow.

Repair/Replace Recommend installing new, clean air filters of proper size and type.

7.3.11	Registers (for central A/C):	SAME AS FOR HEATING. SEE ABOVE.
7.3.12	Fan Coil Units (for central A/C):	SAME AS FOR HEATING. SEE ABOVE.

7.4 Presence or absence of an installed A/C source

C B 1 2 3 Fr. Lf. Rt Bk

GC 7.4 PRESENCE/ ABSENCE OF INSTALLED COOLING SOURCE: NO COOLING SOURCE: X X X

Locations: Right side Basement Bathroom and AHU closet have no register.

A/C cooling is Not a requirement, although it certainly is nice to have. Certain rooms (above) are missing an installed A/C source. This is non-functional.

General Comment. Recommend having State licensed contractor specializing in Mechanical work to inspect, repair and/or replace or Provide as required, if desired.

8. Interiors

DESCRIPTIONS (Category Header)

INSPECT INTERIORS (interior walls are being inspected in this section)

Inspect/Report signs: water penetration into the building & signs of abnormal/harmful condensation on building components

8.1	**Walls**	X	Gypsum board.			Wood boards.		Thin wd paneling.		Tile.		Plaster.		
	X	NO: No signs of Water Penetration				Possible		YES: signs of WATER PENETRATION-->						
8.2	**Ceilings**	X	Gypsum board.		X	Wood boards.		Thin wd paneling.		Tile.		Plaster.		
	X	NO: No signs of Water Penetration				Possible		YES: signs of WATER PENETRATION-->						
8.3	**Floors**	X	Wood Flooring.		X	Tile.		Vinyl (sheet or tile).				Paint.		
					X	Carpet.		Laminate (Pergo).						
	X	NO: No signs of Water Penetration				Possible		YES: signs of WATER PENETRATION-->						
8.4.1	**Steps (interior)**				NONE.		X	Carpet.		Other.				
8.4.2	**Stairways (interior)**			X	Wood.			Stone.		Tile.		Concrete.		Metal.

See section 8.4.2 below for comments/ concerns.	**Risers and/or treads are not all equal.**	**Handrails not 34"-38" height.**	**Rail pickets too far apart.**	**Guardrail not 36"+**
SubBsmnt:				
Basement:	X	X		
1stFlr:				
2ndFlr:	X		X	

8.4.3	**Balconies (interior)**				NONE.		X	Carpet.		Other.				
See section 8.4.3 below for more comments.					Wood.			Stone.		Tile.		Concrete.		Metal.
8.4.5	**Railings (interiors only)**				NONE.			Metal (steel, aluminum).		Plastic.		Railings too flexible.		
				X	Wood.					Other.		Railing pickets too far apart.	X	
	Locations:	X	2ndFlr.		X	Stairs.								
			enter here			enter here								

8.5.1	**Counters**		Granite.	X	Plastic Laminate.			Melamin	X	Cultured resin.		Other.		
(see 8.5.1 below for more detail)			Tile.		Wood.			(thin composite).		Metal.		Other.		
										Concrete.		Other.		
		X	Appears functional.									Has some damage.		
8.5.2	**Built-in Cabinets**							Plastic laminate.				Melamine		Other.
(representative number)			Wood (painted).					Plastic.				(thin composite).		Other.
		X	Wood (stained/finished).											Other.
								Has some minor evidence from leaking and staining from items stored inside.					X	
		X	Appears functional.									Has some damage.	X	

8.6	**Doors (interior)**							Solid core.		Plastic.				
inspect, operate		X	Wood.		X			Hollow core.	X	MDF.		Some door lock(s) not engaging.	X	
(representative number)			Other.					Metal.		Other.		Some door latches not engaging.	X	
(see further down below for more information about specific doors)									X	Mainly functional.				

8.7 Windows NO interior windows here. See Section 2.2.2 of this report for exterior windows & interior side of exterior windows.
(representative number) (Note: this is for INTERIOR windows only, which would be a very unusual situation).

CATEGORY DETAIL (Line Items Below): "X"= concerned condition exists

8.1 Walls

"C"=Crawlspace, "B"=Basement, "1"=1st Floor, etc., "Fr."=Front, "Lft."=Left, "Rt."=Right, "Bk."=Back.

	C	B	1	2	3	Fr.	Lf.	Rt	Bk
			X				X		X

GC 8.1 GENERAL COMMENT: WALLS: Cosmetic damage seen on wall(s):
Location(s): Dining upper drywall at rear wall: hairline crack.
State of NC does Not require Home Inspectors to comment on cosmetics. This inspector felt some things could benefit from general comments.
General Comment Suggest having State licensed General Contractor repair when desired.

8.2 Ceilings no issues.

8.3 Floors no issues.

8.4.1 Steps (interior)
8.4.2 Stairways (interior)

	C	B	1	2	3	Fr.	Lf.	Rt	Bk
		X		X					X

R/R 8.4.2 INTERIORS: STAIRWAYS:HANDRAIL TOO LOW OR HIGH.
Locations: Handrail too low at Basement stair. No HANDrail for 2nd flr stair.
Handails at stairs are supposed to be between 34" to 38" to the top of the handrail from the leading edge of the stair nosing below. Here, we

have less than that. Implication: not having handrail at an ergonomically comfortable height could result in someone tripping & falling and not being able to catch themselves.

Repair/Replace Recommend having State licensed Architect prepare corrective detail, then have State licensed General Contractor repair or replace per Architect's detail.

Handrails are the part of most stairs that people can grab to help prevent tripping while navigating a stair.

C B 1 2 3 Fr. Lf. Rt Bk

			X						X

R/R 8.4.2 INTERIOR STAIRS: SPACING BETWEEN PICKETS IN GUARDRAIL TOO WIDE.

Locations: Guardrails at 2nd flr stair/balcony. Guardrail at stair

Guardails pickets are to functionally prevent infants, and toddlers from being able to crawl through them and falling. The dimension accepted as accomplishing this is 3-7/8" maximum (so that a 4" sphere may not pass between).

Repair/Replace Recommend having State licensed Architect prepare corrective detail, then have State licensed General Contractor repair or replace per Architect's detail.

Dimension between pickets is larger than 3-7/8".

C B 1 2 3 Fr. Lf. Rt Bk

									X

R/R 8.4.2 INTERIORS: STAIRWAYS: RISERS AND/OR TREADS ARE NOT ALL EQUAL:

Locations: Both interior stairs have steps that are not all equal.

This is a trip hazard. In a given run of steps, all risers should be the same height. All treads should be the same depth. There are minimal tolerances to this.

Note: most people live with situations like this their whole lives, without mishap, however, it is the job of a home inspector to find instances like this and report on them.

Repair/Replace Recommend having State licensed General Contractor investigate, determine corrective action, the suggest repair or replace.

Also: winder stairs these days functionally need to have a minimum tread depth of 4". These winder treads go to 0". The implication is that your foot can fall more than 1 riser if you get too close to the interior side of the steps.

C B 1 2 3 Fr. Lf. Rt Bk

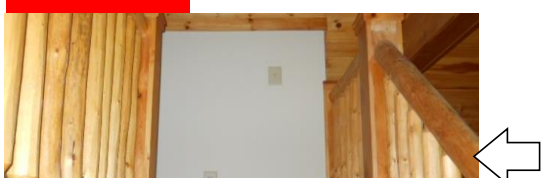
			X				X		X

R/R 8.4.2 INTERIORS: STAIRWAYS : HANDRAILS NOT GRASPABLE

Locations: 2nd flr guardrail is not a HANDrail: the top member is much larger than a graspable size.

Handrails are supposed to be graspable, meaning: being able to wrap your hand around them, to catch yourself if you need to hold onto it to pull yourself along, as well as to catch yourself if you fall. Not being able to entirely grab the handrail means that you may be less likely to use it for support if you fall. You could seriously hurt yourself. To be graspable there needs to be a handrail of 1-1/4" to 2-3/4" in grasping surface.

Repair/Replace Recommend a State licensed General Architect detail a proper handrail and have a licensed Contractor repair & replace.



C B 1 2 3 Fr. Lf. Rt Bk

R/R **8.4.2 INTERIOR STAIRS: HANDRAILS NOT CONTINUOUS FROM TOP TO BOTTOM.** X X X

Locations: 2nd flr stair does Not have a HANDrail and there is no rail of any kind for the last several steps.

Non-functional and unsafe. Railings should be present on a stair to hold yourself stable, in case you trip, so that you do not fall. Handrails are supposed to be continuous during a flight of stairs, from top to bottom. You could hurt yourself falling and having no railing to catch yourself.

Repair/Replace Recommend a State licensed Architect detail a proper handrail and have a licensed Contractor repair & replace.

8.4.3 Balconies (interior)

see issues above.

8.4.4 Not Used

8.4.5 Railings (interiors only)

"Int."= Interior.

C B 1 2 3 Fr. Lf. Rt Bk

R/R **8.4.5 INT.RAILINGS: SPACING BETWEEN PICKETS IN GUARDRAIL TOO WIDE.** X

Locations: pickets in some cases exceed 4"+

Guardails pickets are to functionally prevent infants, and toddlers from being able to crawl through them and falling.

The dimension accepted as accomplishing this is 3-7/8" maximum (so that a 4" sphere may not pass between).

Repair/Replace Recommend having State licensed Architect prepare corrective detail, then have State licensed General Contractor repair or replace per Architect's detail.

NOTE: people live their entire lives with situations like this without mishap, but it a Home Inspector's job to point out these issues, whether anyone does anything about it or not.

8.5.1 Counters

no issues

8.5.2 Built-in Cabinets

There is some minor staining from some minor previous leaks, but units are functional.
Sinks were tested and no current leaks were seen. This does not mean there can't be future leaks.

8.6 Doors (interior)

representative number

C B 1 2 3 Fr. Lf. Rt Bk

R/R **8.6 INTERIORS: DOOR MAIN LATCHES NOT ENGAGING:** X X

Locations: several interior doors do not latch: see right side addition.

Non-functional.

Repair/Replace Recommend having door hardware subcontractor repair and replace as required.

C B 1 2 3 Fr. Lf. Rt Bk

R/R **8.6 INTERIORS: DOORS HARDWARE DAMAGED** X X

Locations: Bi-fold door hardware upper pins drop out of upper track at Laundry.

Non-functional.

Repair/Replace Recommend having door hardware specialist repair and replace as required.

C B 1 2 3 Fr. Lf. Rt Bk

R/R **8.6 INTERIORS: DOOR MAIN LOCKSET(S) NOT ENGAGING:** X X

Locations: Several interior doors do not latch: see right side addition.

Non-functional.

Repair/Replace Recommend having door hardware subcontractor repair and replace as required.

8.7 Windows

NO interior windows present See Section 2.2.2 of this report for exterior windows, including interior side of exterior windows. (interior windows only)

9. Insulation &Ventilation

DESCRIPTIONS (Category Header)

9.1 Insulation and vapor retarders in unfinished spaces. inspect & describe (below)

9.1.2 FLOOR INSULATION IN CRAWLSPACE CEILING inspect & describe (where there is safe access per the Inspector).

Move insulation at problem evidence, at plumbing floor drains at floors & next to earth-filled stoops, porches, under exterior doors.

Condition & Type:

	POSITIVE OR NEUTRAL ITEMS	NEGATIVE ITEMS	
X	Appears FUNCTIONAL.	PARTIALLY MISSING, disrupted, or hanging.	
X	FIBERGLASS BATTS.	GAPS.	X
9	**Thickness in inches**	Other.	
30	**Rvalue**		

9.1.3 VAPOR BARRIER IN CRAWLSPACE CEILING:

Type:

	POSITIVE OR NEUTRAL ITEMS	inspect & describe	NEGATIVE ITEMS
X	KRAFT PAPER Integral to batt insulation.	(assumed: could not see)	

Orientation:

	POSITIVE OR NEUTRAL ITEMS	NEGATIVE ITEMS
X	UP Vapor barrier is facing UP, which is CORRECT for most climates.	

Condition:

X	Appears FUNCTIONAL.		
	Other.	GAPS.	X

9.1.4 INSULATION IN ATTIC/CEILING:

Condition: inspect & describe Move insulation at problem evidence.

	POSITIVE OR NEUTRAL ITEMS	NEGATIVE ITEMS	
X	Appears FUNCTIONAL.		
	FIBERGLASS BATTS.		
X	SPRAY IN FIBERS.		
	Other	Clumps.	X
15	**Thickness in inches**	Open over bathroom recessed ceiling light.	X
30	**Rvalue**		

9.1.5 VAPOR BARRIER IN ATTIC/CEILING

Type:

POSITIVE OR NEUTRAL ITEMS	inspect & describe	NEGATIVE ITEMS	
		Could not see any.	X

Condition:

NONE.	X	
Could not see any.	X	

9.2.1 VENTILATION OF ATTICS inspect & operate (if powered).

POSITIVE OR NEUTRAL ITEMS	NEGATIVE ITEMS
Upper (Outlet) Gravity Vents:	
X RIDGE VENT, continuous along most of roof ridge.	
X CAN SEE SCREENS or other filter material to prevent pest entry.	
X Appears FUNCTIONAL.	
Lower (Intake) Gravity Venting: (Typically Soffit Vents)	
X Vents ARE SCREENED or have perforations to control pests	
X Appears FUNCTIONAL.	
X Custom round holes bored into side of upper walls with screen.	
End Wall Louvers/Venting:	
NONE.	X
Other.	
Mechanical Venting:	
NONE.	X

9.2.2 Ventilation of foundation areas. (CRAWLSPACE VENTILATION/ AIR TREATMENT) inspect

CRAWLSPACE VENTING/ EARTH VAPOR BARRIERS & CONDITIONS

	POSITIVE OR NEUTRAL ITEMS	NEGATIVE ITEMS	
X	SIDE WALL VENTS (passive) set into foundation walls.		
X	VAPOR BARRIER over earth.	INCOMPLETE VAPOR BARRIER,	X

Torn, or otherwise Damaged or disrupted and there is exposed soil.

NO DEHUMIDIFIER. X
Crawlspace DAMP/ HUMID. X
Moist damp soil seen in a couple of trenches in crawlspace. X

9.3.1 Kitchen venting systems. inspect

POSITIVE OR NEUTRAL ITEMS

X VENT TURNED ON & WORKED; motor operated & appeared to functionally vent as an exhaust duct, or recirculating as intended by the device.

Manf. name: Kenmore
R/O, MW and Disposal.

NEGATIVE ITEMS

Filter is DIRTY. X

9.3.2 Bathroom venting systems. inspect

POSITIVE OR NEUTRAL ITEMS

X VENT TURNED ON & WORKED; motor operated & appeared to functionally vent as an exhaust duct, or recirculating as intended by the device.

NEGATIVE ITEMS

Filter is DIRTY. X
NO DAMPER AT EXHAUST TERMINATION. X

9.3.3 Laundry venting systems. inspect

POSITIVE OR NEUTRAL ITEMS

X Dryer operated and APPEARED TO FUNCTIONALLY VENT.

Other.

X Flexible metal duct.

NEGATIVE ITEMS

Vent DID NOT APPEAR TO WORK. X
Vent operation is QUESTIONABLE. X
Vent is in DISREPAIR. X
NO INSULATION ON VENT DUCT X
as it passes through un-heated space, nor on exhaust boot.
DRYER EXHAUST DUCT SMASHED (1 or more locations) X
Dryer duct may be smashed. Outside damper is damaged and falling down. X

CATEGORY DETAIL (Line Items Below):
Note: including 9.1 within sections below. **"X"= concerned condition exists**

"C"=Crawlspace, "B"=Basement, "1"=1st Floor, etc., "Fr."=Front, "Lft."=Left, "Rt."=Right, "Bk."=Back.

9.1.2 FLOOR INSULATION IN CRAWLSPACE CEILING: If No crawlspace: N/A.

C B 1 2 3 Fr. Lf. Rt Bk
X X

R/R **9.1.2 INSULATION:CRAWLSPACE CEILING:HOLE/CRACK TO EARTH at stoops, porches & other locations or Exterior on other side of Foundation Wall.** Crawlspace ceiling.

Locations: Can see daylight from crawlspace to outside at rear deck.
This has gaps in existing insulation and should be patched.
Repair/Replace Recommend State-licensed General Contractor fix cracking/hole, then have insulation contractor repair & replace insulation.

this is daylight visible in coming from the outside into the crawlspace, from under the rear porch. This should not be happening. There should be a strucutral rim board going around the crawlspace with full face insulation against that board.

C B 1 2 3 Fr. Lf. Rt Bk
X X

R/R **9.1.2 INSULATION:CRAWLSPACE CEILING: NOT CONTINUOUS THERMAL BARRIER**

Locations: All of the crawlspaces have gaps in above fiberglass insulation which should be repaired and tightened.
There is insulation here, however it is falling down, has been moved and not replaced, or it otherwise not continuously protecting the floor above as a thermal barrier.
Repair/Replace Recommend having experienced State-licensed insulation contractor inspect, repair, replace and/or add to as required.




There are numerous gaps in the insulation and vapor barrier in the crawlspace ceiling (in all crawlspaces).

9.1.3 VAPOR BARRIER IN CRAWLSPACE CEILING:

C B 1 2 3 Fr. Lf. Rt Bk

R/R **9.1.3 VAPOR BARRIER IN CRAWLSPACE ceiling: SOME VAPOR BARRIER GAPS** [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

Locations: All of the crawlspaces have gaps in above vapor barrier which should be overlapped.

The existing gaps in the vapor barrier make it non-functional in some locations. It is important to have a vapor barrier to resist against uncontrolled water vapor intrusion into the home. Intrusion in isolated areas could result in higher levels of humidity in the home in those areas, resulting in bacterial & mold growth in those areas, warping and/or rotting of wood materials, difficult conditions for A/C and heating systems and other adverse effects.

Repair/Replace Recommend having experienced State-licensed insulation contractor inspect, repair, replace and/or add to as required.
See above photos.

9.1.4 INSULATION IN ATTIC/CEILING:

C B 1 2 3 Fr. Lf. Rt Bk

R/R **9.1.4 ATTIC - CEILING: INSULATION NOT A CONTINUOUS THERMAL BARRIER** [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]
(torn, shredded, hanging or otherwise disrupted).

Locations: Recessed ceiling light should be insulated over (if ic certified). And insulation made more evenly the required thickness.

There is insulation here, however it has been moved, or it otherwise is Not continuously protecting the ceiling below as a thermal barrier. Near the eaves, the wind could have blown insulation up and back from the edges of the house.

Repair/Replace Recommend having experienced State-licensed insulation contractor inspect, repair, replace and/or add to as required.

9.1.5 VAPOR BARRIER IN ATTIC/CEILING

C B 1 2 3 Fr. Lf. Rt Bk

R/R **9.1.5 VAPOR BARRIER at ATTIC - OVER CEILING(s): NO VAPOR BARRIER.** [ ][ ][ ][ ][ ][ ][ ][ ][ ][X]

Locations: There probably is no vapor barrier in the attic under the blow-in insulation.

It is important to have a vapor barrier to resist against uncontrolled water vapor intrusion into the home. This wholesale intrusion could result in much higher levels of humidity in the home, resulting in bacterial & mold growth, warping and/or rotting of wood and other absorptive materials, difficult conditions for A/C and heating systems and other adverse effects.

Repair/Replace Recommend having experienced State-licensed insulation contractor inspect, repair, replace and/or add to as required.
Could not see a vapor barrier. We are guessing that there is none.

9.2.1 VENTILATION OF ATTICS

appears functional.

9.2.2 Ventilation of foundation areas.

(CRAWLSPACE VENTILATION/ AIR TREATMENT)

C B 1 2 3 Fr. Lf. Rt Bk

R/R **9.2.2 VAPOR BARRIER DISTURBED/ CUT/ INCOMPLETE OVER CRAWLSPACE EARTH.** [X][ ][ ][ ][ ][ ][ ][ ][ ][X]

Locations: The vapor barrier over the earth needs to be redone/patched, taped to form a complete barrier.

This is a situation where there is none, or inadequate vapor barrier over the earth to functionally ventilate this crawlspace area.

Repair/Replace Recommend having State licensed Architect prepare a Comprehensive Rainwater Management Plan (CRiMP) to correct moisture penetration issues and then have a State-licensed contractor repair/replace per professional documents.

Exposed gravel/dirt in most areas.

Wet earth in some foundation trenches.

C B 1 2 3 Fr. Lf. Rt Bk
X X

R/R **9.2.2 FOUNDATION AREAS: SIGNS OF HIGH HUMIDITY LEVEL**

Locations: In crawlspace, there are 2 deep trench areas with wet earth in them: under HWH and on side of main crawlspace.
indicating an unhealthy situation. The implication is that the ongoing presence of high humidity in the crawlspace can lead to wood rot, mold and bacterial growth and other adverse situations.

Repair/Replace Recommend having experienced State-licensed Architect prepare Rain Water Management Plan & Crawlspace treatment, then have contractor inspect, repair and replace as required to result in a dry foundation/crawlspace area.

See photos above. There is wet soil standing in some of the foundation trenches. This is a sign of recurring/continual water intrusion.

9.3.1 Kitchen venting systems.

This = MW oven recirculating fan, which is really not much, but it functions as intended.

9.3.2 Bathroom venting systems.

C B 1 2 3 Fr. Lf. Rt Bk
X

R/R **9.3.2 BATHROOM VENTING: IMPROPER EXHAUST TERMINATIONS.**

Locations: All bathroom exhausts.
They all do exhaust to the outside, however, none of them appear to have dampers at the walls.
Lack of dampers can allow outdoor weather into the ducts and into the house, along with insects and other things.
All bathroom exhaust fans should receive ducts to exterior side wall or soffit dampers.

Repair/Replace Recommend having experienced State-licensed contractor inspect, repair and replace as required.

C B 1 2 3 Fr. Lf. Rt Bk
X

R/R **9.3.2 BATHROOM VENTING: IMPROPER EXHAUST TERMINATIONS: wall caps.**

Locations: No damper seen at exterior wall caps. see above photo. exterior of house.
If all of these exhaust caps on the outside of the house are for the bathrooms, then there should be some adjustment made.
It appears that the vent caps are all nailed to the exterior surface of the wall siding. This is not proper. Wall vent caps are mainly self-flashing, which means that their top and sides are meant to be installed BEHIND the wall finish, with the bottom flashed to allow any water to drip down and outside of the wall. Also: these existing wall caps do not appear to have any dampers, just a plastic perforated grate. This means that the ducts are permanently open to the weather, which wastes energy.

Repair/Replace Recommend having experienced State-licensed contractor inspect, repair and replace as required.
Suggest changing the existing wall caps out for new ones with gravity operating dampers that open when the fan is on, and close when the fan is off.
Also suggest insulating the ducts when they go through the wall, and for their entire length.

9.3.3 Laundry venting systems.

C B 1 2 3 Fr. Lf. Rt Bk
X

R/R **9.3.3 LAUNDRY VENTING SYSTEMS: DRYER VENTING improper termination.**

Locations: Dryer dampers falling down: needs replacing. Porch on opposite exterior wall from Laundry.
Non-functional. Air, insects, and other pests will be able to move through this open end if the dampers are not repaired.

Repair/Replace Recommend having experienced State-licensed appliance/ mechanical contractor inspect, repair and replace as required.

C B 1 2 3 Fr. Lf. Rt Bk
X

W/W *9.3.3 LAUNDRY VENTING: MAINTENANCE: DRYER VENTING EXHAUST CLEANING*

Locations: Recommend cleaning dryer exhaust duct. Laundry Ext. wall damper.
Dryer vent outlet at the exterior is functioning, but has collected combustible lint fibers around it. Implication: this could become a fire hazard.

Watch/Warning *Recommend having this periodically cleaned to clear away combustible exhaust lint buildup as required.*

C B 1 2 3 Fr. Lf. Rt Bk
X

W/W *9.3.3 LAUNDRY VENTING: DRYER VENTING EXHAUST: LACK OF INSULATION*

Locations: Recommend insulating dryer exhaust duct. Laundry.

Dryer vent is functioning, but does Not have insulation around it. This can lead to energy loss, which cost you more to run your heating and cooling. Also, this un-insulated duct can have moisture in the air condensing on it, particularly in the winter, resulting in dripping of water onto your floors and inside your walls.

Watch/Warning *Recommend you consider having this insulated as required by a State licensed insulation or mechanical contractor.*

10. Built-In Kitchen Appliances

"C"=Crawlspace, "B"=Basement, "1"=1st Floor, etc., "Fr."=Front, "Lft."=Left, "Rt."=Right, "Bk."=Back.

no issues seen. Equipment functioned.

APPENDIX

Purpose & Scope

State of this report & inspection:

To provide the client with an understanding of the property conditions, as inspected at the time of the home inspection. This inspection provides a general overview of the home.

This report may be limited to certain systems and components, or may exclude certain systems and components, at the client's choice, to be determined prior to signing the contract between the client and the home inspector. There also may be other systems and components not inspected for various reasons, to be determined by the Inspector, such as, but not limited to: inadequate access, unsafe condition in the opinion of the inspector or other reasons (including certain utilities not being turned on by others).
If the inspector does not inspect certain systems or coomponents that are typically part of an inspection, the Inspector will state the reason(s) for not inspecting such systems and/or components.

This inspection can only be done After the client and home inspector sign the home inspector's agreement.

This report indicates systems and components that do not function as intended, allowing for normal wear and tear, or adversely affecting the habitability of the dwelling.
This report 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, explaining the consequences of the condition, and direct the client to a course of action with regard to the condition or refer the client to a specialist.

General Limitations

State Home inspections are visual and are Not technically exhaustive.
Home inspector will observe only readily accessible installed systems & components indicated in the contract between the Home Inspector & Client. Inspections apply to single family residences, buildings with fewer than 4 dwelling units, and individually owned residential units within multi-family buildings, and their attached garages or carports.
The home inspector may not observe certain items/systems for reasons cited in the report and the inspector will state those reasons.

General Exclusions

State

a. 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. (the home inspector does Not try to analyze or explain why something is not working, he simply reports what is not working).
   3. The methods, materials, and costs of correction. (this means that the home inspector does Not offer advice on How something should be fixed). (also, only the contractor performing the work for you will know how much he will charge.)
   4. The suitability of the property for any specialized use. (this includes specific devices and components. The home inspector does not comment on how well something you have is suited for a particular task.)
   5. Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions.
   6. The market value of the property or its marketability. (A home inspector is Not an appraiser).
   7. The advisability or inadvisability of purchase of the property. (only you can make this important decision).
   8. Any component or system that was not inspected.
   9. The presence of absence of pests such as wood damaging organisms, rodents or insects. (Only a state-licensed pest elimination company can make this assessment).
   10. Cosmetic damage, underground items, or items not permanently installed.
   11. Any items excluded from the inspection as agreed to be excluded in the contract between the home inspector and the client.

b. 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. (this is because the system(s) may have been shut down for a very good reason, and turning it back on without knowledge of why it was turned off could cause related problems. Contact the person(s) who shut your systems down and have them turn them back on at least 24 hours Before your home inspection).
   5. Operate any system or component that does not respond to normal operating controls. (for instance, anything beyond operating a thermostat temperature setting or an on-off switch)
   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 substances of any kind in the building, soil, water, air or in other materials.
   8. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.
   9. Predict future conditions, including failure of components.
   10. Project operating costs of equipment.

11. Evaluate acoustical characteristics of any system or component.
12. Inspect special equipment or accessories that are not listed as components to be inspected in this Section.
13. Disturb insulation, except as required in Rule .1114 of this section (per NC GS & Admin. Code).

c. Home inspectors shall NOT:

1. Offer to perform any act or service contrary to law.
2. Offer to perform engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license, in which case the home inspector shall inform the client that the home inspector is so licensed, and therefore qualified to go beyond this section and perform additional inspections beyond those within the scope of the home inspection Standards of Practice.

NOTE: this particular Home Inspector, Rand Soellner of Cashiers Home Inspectors, LLC, hereby discloses that he also happens to hold a license to practice Architecture and that he is a licensed Architect in the State of NC.

Other Exclusions

This Home Inspector CASHIERS HOME INSPECTORS, LLC, its agents, employees, consultants and associates) are NOT RESPONSIBLE FOR THE FOLLOWING:

1. Performance of any system or material.
2. Condition of any system or material.
3. Material types are only visual and there may be some materials not identified correctly, as those materials were only looked at during the course of a swift, walking review, and not tested to diagnose them scientifically. It is expressly understood and agreed to that the Home Inspector and the Home Inspection company has no liability for misunderstanding what material(s) are being observed, based on casual visual observation.
4. Indicating the presence of Asbestos, Radon Gas, Lead Paint, Toxic Mold or Mold or fungi of any type, Pests.
5. Structural performance of components or structural assessement: this swift is a visual observation, not a structural calculation.
6. Any area blocked, not accessible or not deemed safe to enter in the sole opinion of the inspector.
7. Any area with less than 4' of height inside it or in gaining access to it and less than 24" wide x 30"deep in any dimension will not be inspected.

Definitions & Abbreviations

A/C	Air-Conditioning.
ACT	Acoustical Ceiling Tile.
AHU	Air Handler Unit.
Avg	Average.
basebd	Base Board.
BR	Bedroom.
CRiMP	Comprehensive Rainwater Management Plan (as created by a State-Licensed Architect). This addresses all aspects of rain water movement on a site and how it can be controlled to minimize its intrusion into a home.
CMU	Concrete Masonry Unit (concrete block).
Described:	Text indicating what the materials are and their general arrangement as is readily and conveniently visible. The inspector may provide additional information for some items in the form of digital photographs as part of this report.
dr or Dr	Door.
drs or Drs	Doors.
EIFS:	Exterior Insulation Finish System.
elec	Electrical.
Est. or est	Estimated. Such as in: "estimated" date of equipment.
Ext.	Exterior.
FamRm	Family Room.
Flr	Floor.
Frnt	Front (as in: "Front Closet" or similar locational space or item).
GreatRm	Great Room.
gypbd	Gypsum Board (aka: "drywall).
Inspected:	Looked at, probe (if appropriate type of material).
Lft.	Left Side of House.
LVL:	Laminated Veneer Lumber. Normally used as a stronger girder than normal dimension lumber. Typically engineered and prefabricated by a truss plant, but this can be purchased with no particular engineering from a lumber yard for use by a builder.

Licensed Architect: a person who is legally an Architect and possesses a license to practice Architecture from the State of NC Board of Architecture.

Licensed Contractor, contractor, or tradesperson: a person or company who is licensed by the State of North Carolina, to practice their trade, and who has Workers Compensation, Liability and other appropriate insurance. You should always check the credentials and insurance coverage of anyone or any company, before you allow anyone to enter your property and do any work for you. Check with your attorney for guidance about what you need to do to protect yourself before allowing anyone to enter your property.

manf.	Manufacturer(s).
MDP	Main Distribution Panel (Electricial).
MstrBR	Master Bedroom. Mstr=Master.
Operated:	using convenient, normal controls like faucets, thermostats and door knobs.
OSB	Oriented Strand Board. Some people might think this is plywood. It is actually strands or chips of waste wood consolidated in a structural glue matrix. Its use is common practice for most homes being built so far in the 21st century.
Other terms:	If there are any other terms you do not understand, the Inspector will be happy to provide you with the definition.
RA	Return Air (as in Return Air grille that conducts air back to the AHU (Air Handler Unit).

Rm	Room.
Rt	Right Side of house.
SIPs	Structural Insulated Panels: these type of panels are typically made of OSB skins inside and outside, with foam interiors. There may or may not be studs helping with the support and it will be difficult, if not impossible to see anything inside these panels, as they are adhered together. Insulspan is one of the manufacturers that has been used in the WNC area in the past, but likely not the only manufacturer.
SGD	Sliding Glass Door(s).
WNC	Western North Carolina.
P.T.	Pressure Treated: as in pressure treated wood. The wood appears to have been treated with chemicals to preserve it. Wood which has a green tint to it will be considered to be P.T., especially if treatment markings can be seen on the wood face(s).
WDI	Wood Destroying Insect(s).
WF	Wide Flange: as it relates to a structural steel member, with top and bottom steel flanges.

VIOLET ITEMS ARE REQUIREMENTS PER THE STATE OF NC LIKE THE FOLLOWING:

State 8/3/2010

NC Standards of Practice Report Compliance Checklist.

Other items in other colors are additional items this inspector also checks, or are part of this inspector's condition status system, defined elsewhere in this report.

Contractual

State

	yes	no
NC .1103(b)(1)		
Is there a written contract?	X	
Signed by the client?	X	
If "no" to either questions above, the inspection CANNOT be performed.		
(A) Is "in accordance with the Standards of Practice of the NCHILB" included?	X	
If "no", the inspection Cannot be performed.		
NC .1103(b)(3)		
Is the report written and signed by the inspector?	X	
Is the inspector name and license number stated?	X	
NCGS 143-151.58 Is there a separate "Summary" section in the report?	X	
(a1) is the following statement included:	X	

"This summary 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 an item in this report under the real estate purchase contract, contact your NC real estate agent or an attorney."

NC .1105		
Are excluded items documented properly (in both the contract and the report)?	X	

Ethical Considerations & Disclosures

State

NC .1116

(a) Licensees shall discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all.

(b) Opinions expressed by licensees shall only be based on their education, experience, and honest convictions.

('c) A licensee shall not disclose any information about the results of an inspection without the approval of the client for whom the inspection was performed, or the client's designated representative. See Inspector disclosure after item g.

(d) No licensee shall accept compensation or any other consideration from more than one interested party for the same service without the consent of all interested parties. See Inspector disclosure after item g.

(e) No licensee shall accept or offer commissions or allowances, directly or indirectly, from other parties dealing with the client in connection with work for which the licensee is responsible. See Inspector disclosure after item g.

(f) No licensee shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property. See Inspector disclosure after item g.

(g) Before the execution of a contract to perform a home inspection, a licensee shall disclose to the client any interest in a business that may affect the client. No licensee shall allow his or her interest in any business to affect the quality or results of the inspection work that the licensee may be called upon to perform.

In this regard, Inspector hereby discloses that his wife is a real estate broker in the WNC area. Inspector has no financial interest in his wife's business matters, other than the fact that he is married to her. Inspector also hereby discloses that he happens to be a licensed Architect in addition to being a licensed home inspector. Inspector's architectural business will likely not have any involvement with any home inspection matters, however, per State law, having disclosed his Architectural license, Inspector will be able to perform Architectural services for anyone, possibly someone in some manner affiliated with the home being inspected. Inspector will not solicit for any business of any kind while performing his home inspections, other than home inspections. These matters in no way impact Inspector's conduct in preparing this report, nor in his findings.

(h) A licensee shall not solicit for repairs of systems or components found defective in the course of a home inspection performed by the licensee or that licensee's company. See Inspector disclosure after item g.

(i) Licensees shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.

(j) Licensees shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property. See Inspector disclosure after item g.

IT IS ALSO CALLED TO THE CLIENT'S ATTENTION THAT THIS HOME INSPECTOR IS ONLY SERVING IN THE CAPACITY OF A HOME INSPECTOR FOR THIS PARTICULAR ASSIGNMENT, AND SPECIFICALLY NOT AS AN ARCHITECT OR ANY OTHER PROFESSION.

State of NC Home Inspection Standards of Practice & Your Expectations

What you will receive as a report are contained in detail in the NC State Standards of Practice & Code of Ethics, and in your Contract with your Home Inspector. If your expectations include items other than these, you are likely expecting services and or report results Not required by State law or by the contract between you and your Home Inspector. You are encouraged to read and thoroughly familiarize yourself with the State requirements and your Contract so that your expectations are aligned with what your Home Inspector is required to provide by Contract and by State Law.

The NC Home Inspector Licensure Board provides the State Home Inspector reporting requirements online here:
http://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/HILB_Statutes_and_Rules/2014%2010%2001~Statutes%20and%20Rules%20%28Oct.%201,%202014%29_.pdf

END