

**RALEIGH
INSPECTION
SERVICE****PROPERTY INSPECTION REPORT**

Prepared For: Joe Homebuyer
Concerning: 123 John Street
Chapel Hill NC 27516
Inspected By: Raleigh Inspection Service
Jonathan Goad NCHILB License #2570
Inspection Date: 10/18/2010
Real Estate Agent:

The inspection of the property listed above was conducted in accordance with the North Carolina Home Inspector Licensure Board guidelines. The inspection reports on conditions that are present and visible at the time of the inspection. All of the equipment is operated in normal modes only. The inspector will indicate which items are in need of repair or are not functioning as intended. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification. Raleigh Inspection Service recommends that you obtain as much history as is available concerning the subject property. This historical information may include relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property. Property conditions change with time and use. This report is provided for the specific benefit of the client(s). Please take into consideration that this report is only a representation of the conditions existing at the subject property on the date the inspection was performed, which is provided above.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Note Regarding the condition of damaged thermal window seals- The inspector will only note damaged thermal seals when moisture is physically observed in between the window panes. The client should understand that moisture evidence in between the window panes may not be present on the day of inspection. **Outdoor weather conditions can effect moisture levels in between the thermal panes if seals are damaged. The client should understand that dirty windows can present a major limitation on the inspectors ability to identify moisture in between glass panes.** If damaged thermal seals are a major concern, the inspector recommends having all windows washed and reviewed by a window contractor.

Styles & Materials

Siding Style:

Lap

Siding Material:

Wood

Appurtenance:

Deck with steps

Items

1.0 VEGETATION


Comments: Satisfactory

1.1 DRIVEWAYS AND WALKWAYS

Comments: Satisfactory

1.2 GRADING AND DRAINAGE

Comments: Investigate


 **Investigate-** *[location: left rear corner at screen porch]* Grade around most of the house is correct, which does enable water to drain away from the homes foundation. **However, negative grade slopes or flat grade slopes were noted at the specified location identified above. It appears a drainage system has been installed. Consulting with current owner is recommended.**



1.2 Picture 1

1.3 GUTTERS

Comments: Repair or Maintenance Item


 **Repair-** The gutters installed on the home are equipped with gutter leaf guards. Gutter leaf guards are designed to prevent unwanted debris from clogging gutter lines and downspouts. The inspector noted two sections of gutter leaf guards that are not securely installed. A qualified contractor should review at leaf guards and repair where necessary.

1.4 DOWNSPOUTS

Comments: Satisfactory

1.5 WALL CLADDING

Comments: Repair or Maintenance Item

 **Repair-** Evidence of pest activity exists above the main entry door. It is beyond the scope of this inspection to determine if the infestation is active or not. Sometimes pests can cause damage to a home and its components. Nest removal is recommended.

1.6 TRIM

Comments: Satisfactory

1.7 DOORS and DOOR TRIM (Exterior)


Comments: Satisfactory

1.8 WINDOWS

Comments: Satisfactory

1.9 EAVES, SOFFITS, FASCIAS, & DORMERS

Comments: Repair or Maintenance Item

 **Repair-** *[location: front left corner, rear left corner, and right rear corner]* Evidence of moisture present at the bottom lip of the fascia board at the specified location. If these type of issues are not repaired, it could lead to deterioration. A qualified contractor should determine cause and repair. It could be necessary to repair leaky roofing or gutter guards above this location.



1.9 Picture 1



1.9 Picture 2



1.9 Picture 3

1.10 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, & PATIO/COVER

Comments: Satisfactory

1.11 RAILINGS, POST, PILLARS, and RAILING SPINDLES

Comments: Satisfactory

1.12 RETAINING WALLS

Comments: Not Present

1.13 GARAGE DOOR & TRIM

Comments: Satisfactory

1.14 OTHER ITEMS

Comments: Satisfactory

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note regarding MOLD: This inspection report is not a mold inspection. The inspector will not comment on the presence of mold. Mold exposure effects every human being differently. Although rare, some humans are extremely sensitive to various types of mold. If the client is aware (or suspects) they could react adversely to mold exposure, then a complete mold inspection is strongly recommended. A mold inspection report will provide a detailed list of mold spores found. Mold inspection reports generally provide known health risks associated with various types of mold.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace or Basement: Walked	Previous Structural Repairs: None Noted
Wall Structure: Wood	Roof Structure: Stick-built	Roof-Type: Hip
Method used to observe attic: Walked Partially Inaccessible	Attic info: Scuttle hole	


Items

2.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Satisfactory

2.1 EVIDENCE OF MOISTURE INTRUSION IN CRAWLSPACES OR BASEMENTS

Comments: Investigate

 **Investigate-** One section of the home is below grade (often considered basement square footage). The inspector is unable to determine the condition of the waterproof coating that is on the exterior side of the below grade foundation wall. This waterproof coating can deteriorate over time and allow moisture to intrude the living space. The inspector recommends consulting with the current owner to determine if chronic moisture intrusion has been a problem at the below grade living space.

2.2 EVIDENCE OF MOISTURE INTRUSION IN ATTIC SPACE

Comments: Satisfactory

2.3 WALLS (Structural)

Comments: Satisfactory

2.4 PIERS, PILASTERS, COLUMNS, and POSTS

Comments: Satisfactory

2.5 FLOORS (Structural)

Comments: Satisfactory

2.6 GIRDERS (structural)

Comments: Satisfactory

2.7 JOISTS (structural)

Comments: Satisfactory

2.8 CEILINGS (structural)

Comments: Satisfactory

2.9 ROOF STRUCTURE AND ATTIC

Comments: Satisfactory

2.10 ATTIC FLOORING

Comments: Satisfactory

2.11 ATTIC STAIRS, LADDER, or ATTIC ACCESS POINTS

Comments: Satisfactory

2.12 ACCESSIBILITY TO ALL CRAWLSPACE, BASEMENT, and ATTIC AREAS

Comments: Satisfactory

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural
Asphalt/Fiberglass

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Wood

Items

3.0 ROOF COVERINGS (General Observations)

Comments: Satisfactory

General Observation- [*location: entire roof*] Several indicators suggest the roof covering is currently in satisfactory condition. Most architectural style asphalt shingled roof systems that are properly maintained typically will yield 20 years on average. The inspector can not predict, with certainty, the remaining useful life expectancy of the current roof system. If the inspector identified any items in section 2.2, the client should carefully review and investigate. The client should take into consideration that roof systems usually require routine maintenance over time.

3.1 ROOF SHINGLES


Comments: Satisfactory

3.2 ROOF FLASHINGS

Comments: Satisfactory

3.3 CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Maintenance Item

 **Repair-** A section of wall cladding is not securely attached at the back side of the chimney. This section needs to be repaired and sealed.



3.3 Picture 1

3.4 SKYLIGHTS

Comments: Not Present

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Note regarding the condition of underground main plumbing waste line- The inspector did not use a scope or camera to observe the condition inside the underground main waste pipe. **The underground main waste pipe is not visible without digging up the yard.** Older properties have an increased frequency of main waste line failure due to tree roots growing into the main waste pipe. The inspector will only comment on the condition of the main waste pipe if a back up occurs during the inspection. The client should ask the current occupant if any known underground main waste line defects are present.

Note regarding galvanized and cast iron plumbing waste pipes- If the inspector identified the plumbing waste system as galvanized steel or cast iron, the client should understand that this pipe material is very old. The inspector will identify any current leaks on the day of inspection. The client should budget for future plumbing repairs and periodically monitor these pipes for leakage in the future.

Styles & Materials

Plumbing Water Supply (into home): Pex	Plumbing Water Distribution (inside home): PEX	Washer Drain: WAS NOT INSPECTED
Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)
Water Heater Manufacturer (1): STATE	Age of Water Heater (1): Manufactured in 2004	Water Heater Manufacturer (2): STATE
Age of Water Heater (2): Manufactured in 2003	Location of Main Water Shut Off Valve: Front Basement Wall	Location of Main Fuel Shut Off Valve: At the propane tank Basement


Items


4.0 PLUMBING DRAIN AND WASTE SYSTEMS BELOW THE FLOOR

Comments: Satisfactory

4.1 PLUMBING DRAIN AND WASTE SYSTEMS ABOVE THE FLOOR

Comments: Repair or Maintenance Item

 (1) **Repair-** *[location: master bathroom]* A drain stopper was activated, but did not maintain a constant water level for at least two minutes. Specifically, the left sink drain stopper does not function as intended in the specified location.

 (2) **Repair-** *[location: master bathroom]* A drain stopper was activated, but did not maintain a constant water level for at least two minutes. Specifically, the tub drain stopper does not function as intended in the specified location.

4.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Satisfactory

4.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Satisfactory

General Observation- *[location: basement]* The water heating device utilizes natural gas and electric coils to heat the water supplied to the home. Detailed system and manufacturers information is provided above in the "styles and materials" section. On average, this type of system will operate for 12-14 years if properly maintained. The client should carefully review the date the system was manufactured to determine the estimated remaining useful life. The inspector recommends reading the manufacturer's operator manual to determine annual maintenance procedures and schedules.

4.4 BATHROOM FIXTURES

Comments: Satisfactory

4.5 KITCHEN FIXTURES

Comments: Satisfactory

4.6 TOILETS

Comments: Satisfactory

4.7 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Satisfactory

4.8 GAS METER

Comments: Not Present

4.9 SUMP PUMP

Comments: Not Present

4.10 EXTERIOR HOSE BIBS


Comments: Satisfactory

4.11 TUBS, SHOWERS, SINKS, and INTERIOR JETTED TUBS

Comments: Satisfactory

4.12 PLUMBING EXCLUSIONS or LIMITATIONS

Comments: Not Inspected or Inspection Very Limited

 **Not Inspected-** Well, Septic systems, sewer lines, and water treatment equipment were not inspected. These items are considered beyond the scope of a standard home inspection. If a private well is present, the inspector recommends testing the well water with local health officials before drinking.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

- **GENERAL NOTE:** Well, Septic systems, sewer lines, and water treatment equipment were not inspected. If a well is present, the inspector recommends testing the well water with local health officials.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Note Regarding Electrical Panel Capacity: Any panel identified as having less than 200 amp capacity might need to be upgraded if additional electrical loads are added. **Clients should understand that the home inspector is not performing an electrical load calculation.** Any upgrade or addition to the house, since the time it was built, could impact the electrical systems performance. Older properties that have experienced numerous upgrades are more likely to have electrical load defects.

Styles & Materials

Main Panel Service Conductor:

Below ground

Sub Panel Service Conductor:

Copper

Panel capacity:

(2) 200 AMP service panel

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Location of Main Panel:

Garage

Location of Sub Panel (s):

Garage

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Satisfactory

5.1 DISTRIBUTION SERVICE CONDUCTOR

Comments: Satisfactory

5.2 MAIN PANELS, GROUNDING EQUIPMENT, MAIN OVERCURRENT PROTECTIVE DEVICE

Comments: Satisfactory

5.3 DISTRIBUTION PANELS (SUB ELECTRICAL PANELS)

Comments: Satisfactory

5.4 BRANCH CIRCUIT CONDUCTORS

Comments: Satisfactory

5.5 OVERCURRENT PROTECTIVE DEVICES (circuit breakers & fuses)


Comments: Satisfactory

5.6 ELECTRICAL FIXTURES

Comments: Satisfactory

5.7 SWITCHES AND OTHER CONNECTED DEVICES

Comments: Repair or Maintenance Item

 **Repair-** *[location: hallway at master bedroom]* The inspector tested all switches in the specified location. However, he is unable to verify that all switches energized the attached fixture or outlet. Often, a non functional light bulb is the cause. All switches in the specified location should be rechecked and repaired as necessary.

5.8 OPERATION OF RECEPTACLES (Interior and Exterior)

Comments: Satisfactory

5.9 OPERATION OF GFCI TYPE RECEPTACLES (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Satisfactory

5.10 SMOKE DETECTORS**Comments: Satisfactory**

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; Heating equipment; Distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note regarding the condition of HEAT EXCHANGERS inside gas forced air furnaces- The inspection of the heating equipment supplying the home is not intended to be technically exhausting. The home inspector does not disassemble or remove any component of the furnace system except those access panels provided by the manufacturer. One of the main components of a forced air heating system is a heat exchanger. This section of the furnace is where combustion occurs. It is at the heat exchanger where the separation of warm house air and the products of combustion (toxic gases) are separated. Because of limited access to the heat exchanger, the home inspector is unable to determine if cracks or holes are present in the heat exchanger and therefore cannot guarantee if unsafe conditions exist. The home inspector will make every effort to determine if the presence of carbon monoxide leakage is occurring at the furnace using different inspection techniques. Annual gas forced air furnace safety checks are strongly recommended on an annual basis to insure furnace systems are operating safely.

Note regarding Gas Firelog Systems- The inspector strongly recommends installing carbon monoxide detectors in home settings that utilizes a gas firelog (Vented and Non Vented) systems. These detectors are designed to warn occupants of fatal levels of carbon monoxide contained inside the home.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Heat System Manufacturer: GOODMAN
Age of Heat System: Manufactured in 2004	Heat Type (2): Forced Air	Energy Source (2): Propane Gas
Heat System Manufacturer (2): GOODMAN	Age of Heat System (2): Manufactured in 2004	Number of Heat Systems (excluding wood): Two
Ductwork: Insulated	Filter Type: Disposable	Filter Size: 14x20
Types of Fireplaces: Non-vented gas logs	Operable Fireplaces: One	


Items

6.0 HEATING EQUIPMENT

Comments: Repair or Maintenance Item

(1) **General Observation-** *[location: unit located in basement]* The heat system component at the specified location is a gas furnace. Detailed system and manufacturers information is provided above in the "styles and materials" section. On average, this type of system will operate for 20 years if properly maintained. The client should carefully review the date the system was manufactured to determine the estimated remaining useful life. The inspector recommends consulting with the current owner to determine the service history of the unit. If the unit has not been serviced in the past year, then service and maintenance is recommended.

(2) **General Observation-** *[location: unit located in basement]* The heat system component at the specified location is a gas furnace serving upstairs. Detailed system and manufacturers information is provided above in the "styles and materials" section. On average, this type of system will operate for 20 years if properly maintained. The client should carefully review the date the system was manufactured to determine the estimated remaining useful life. The inspector recommends consulting with the current owner to determine the service history of the unit. If the unit has not been serviced in the past year, then service and maintenance is recommended.

 (3) **Repair-** The *basement* air handler serving the top floor was unusually noisy during operation. The inspector believes the inducer fan motor is causing this unusual noise. The inspector recommends consulting with a licensed HVAC contractor for service.

6.1 NORMAL OPERATING CONTROLS


Comments: Satisfactory

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Satisfactory

6.3 HEAT EXCHANGER or ELECTRIC HEATING COILS

Comments: Investigate

 **Investigate-** *[location: basement system]* Most manufacturers recommend a licensed HVAC contractor inspect the heat exchanger annually. Because the inspector does not disassemble the furnace to physically view the heat exchanger he can not confirm if cracks are present. A crack in the heat exchanger can cause carbon monoxide to leak into the living space. If the current owner has not had the heat exchanger inspected by a licensed HVAC contractor within the 12 months then consulting with licensed HVAC contractor is recommended.

6.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, radiators, fan coil units and convectors)

Comments: Satisfactory

6.5 AIR FILTERS

Comments: Satisfactory

6.6 RETURN GRILLES and SUPPLY VENT REGISTERS


Comments: Satisfactory

6.7 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Satisfactory

6.8 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Maintenance Item

 **Repair-** *[location: basement at]* At least one section of combustible material (insulation and insulation paper) is installed against a metal flue pipe. This condition causes an improper clearance between combustible material and the metal exhaust pipe. Current standards require a two inch clearance between the combustible material and the flue pipe. If possible, installing a metal sleeve allowing for proper clearances is recommended. Removal of combustible material is also acceptable.



6.8 Picture 1

6.9 FIREPLACES and/or GAS LOG SYSTEMS

Comments: Satisfactory

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Air Conditioning

Styles & Materials

Cooling Equipment Type:

Condensing Unit

Cooling Equipment Manufacturer:

GOODMAN

Age of Cooling Equipment:

Manufactured in 2004

Cooling Equipment Energy Source:

Electricity

Cooling Equipment Type (2):

Condensing Unit

Cooling Equipment Manufacturer (2):

GOODMAN

Age of Cooling Equipment (2):

Manufactured in 2004

Items

7.0 COOLING EQUIPMENT

Comments: Satisfactory

(1) **General Observation-** *[location: exterior unit serving the first level]* The air conditioning component at the specified location is a condensing unit. Detailed system and manufacturers information is provided above in the "styles and materials" section. On average, this type of system will operate for 14-16 years if properly maintained. The client should carefully review the date the system was manufactured to determine the estimated remaining useful life. The inspector recommends consulting with the current owner to determine the service history of the unit. If the unit has not been serviced in the past year, then service and maintenance is recommended.

The client should understand that the air conditioning inspection is a visual inspection only. The inspector does not use diagnostic equipment during the inspection. If a more thorough evaluation is desired, the client should consider consulting a licensed HVAC contractor. Although unlikely, air conditioning systems can fail the day after the home inspection is completed. All observations are only valid the day of the home inspection.

(2) **General Observation-** *[location: exterior unit serving the basement level]* The air conditioning component at the specified location is a condensing unit. Detailed system and manufacturers information is provided above in the "styles and materials" section. On average, this type of system will operate for 14-16 years if properly maintained. The client should carefully review the date the system was manufactured to determine the estimated remaining useful life. The inspector recommends consulting with the current owner to determine the service history of the unit. If the unit has not been serviced in the past year, then service and maintenance is recommended.

The client should understand that the air conditioning inspection is a visual inspection only. The inspector does not use diagnostic equipment during the inspection. If a more thorough evaluation is desired, the client should consider consulting a licensed HVAC contractor. Although unlikely, air conditioning systems can fail the day after the home inspection is completed. All observations are only valid the day of the home inspection.


7.1 NORMAL OPERATING CONTROLS

Comments: Satisfactory

7.2 TEMPERATURE DIFFERENTIAL

Comments: Repair or Maintenance Item

(1) **General Observation-** An ambient air test was performed by using thermometers at the supply and return registers of the air conditioning system. This test is used to determine if the cooling system is cooling properly. An adequate temperature differential usually ranges between 14 and 22 degrees. The supply air temperature on your system read 53 degrees, and the return air temperature was 72 degrees. The temperature differential is considered within the normal range.

 (2) **Repair-** An ambient air test was performed by using thermometers at the supply and return registers of the basement air conditioning system. This test is used to determine if the cooling system is cooling properly. An adequate temperature differential usually ranges between 14 and 22 degrees. The supply air temperature on your system read 68 degrees, and the return air temperature was 71 degrees. The temperature differential is **not** considered within the normal range and should be inspected for cause by a licensed HVAC professional.

7.3 EVAPORATOR COIL (covers are not removed)

Comments: Satisfactory


Inspected (limited)- The client should understand that sometimes pin hole leaks in the evaporator coil can go undetected. Pin hole leaks in the evaporator coil can be detected by performing a dye test. If this type of test is desired, the inspector recommends consulting a licensed HVAC contractor for further evaluation.

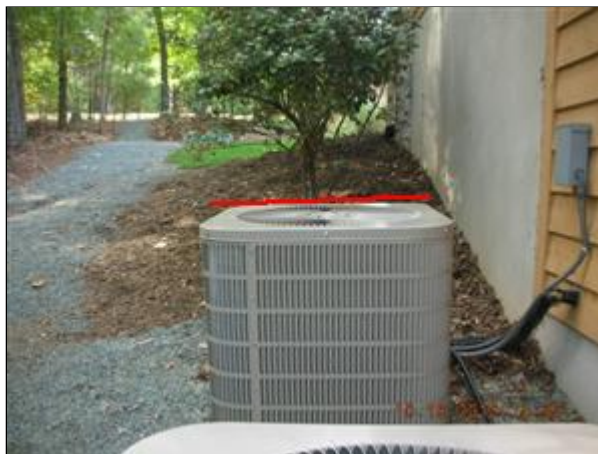
7.4 SUCTION LINE, LIQUID LINE, & INSULATING SLEEVE

Comments: Satisfactory

7.5 CONDENSING UNIT or HEAT PUMP

Comments: Repair or Maintenance Item

 **Repair-** One condensing unit is not on a level surface. This condition can have a long term negative impact on the performance of the unit. The inspector recommends leveling the pad the unit rests on.




7.5 Picture 1

7.6 SECONDARY DRAIN PAN (underneath air handler)

Comments: Not Present

7.7 CONDENSATION DRAIN LINES

Comments: Repair or Maintenance Item

 **Repair-** *[location: basement]* The condensation line originating at the air handler in the specified location does not drain all excess condensation properly. Currently, all excess condensation is draining to a basement floor drain. It appears the condensate pump/drain was never installed.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Note regarding MOLD commonly found in bathrooms and kitchens: This inspection report is not a mold inspection. The inspector will not comment on the presence of mold. Mold exposure affects every human being differently. Although rare, some humans are extremely sensitive to various types of mold. If the client is aware (or suspects) they could react adversely to mold exposure, then a complete mold inspection is strongly recommended. A mold inspection report will provide a detailed list of mold spores found. Mold inspection reports generally provide known health risks associated with various types of mold.

Note regarding homes built prior to 1978: The Environmental Protection Agency banned the use of building products that contained asbestos material and lead material. If the subject home was built prior to 1978, the inspector strongly recommends the client hire a qualified asbestos inspector and lead paint inspector to determine if either of these materials are present inside the home. **Unless otherwise stated, the inspector did not collect any samples from this home for laboratory examination.**

Items


8.0 CEILINGS

Comments: Satisfactory

8.1 WALLS

Comments: Repair or Maintenance Item

(1) **General Observations-** Most cracks and holes found on interior wall surfaces are typically cosmetic in nature and very common. These minor cracks and holes are likely the result of natural settlement, shrinkage/swelling of various building components, or wall punctures. These types of cracks/holes will not be referenced specifically in this report, unless the inspector feels a structural issue exists.

 (2) **Repair-** [*location: basement hallway*] Two holes were noted at the specified location. These wall voids have been covered with grilles. These voids are uninsulated and have no thermal resistance at the unfinished basement area. Repairs are necessary.

8.2 FLOORS

Comments: Satisfactory

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Satisfactory

8.4 COUNTERS AND CABINETS


Comments: Satisfactory

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Satisfactory

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Maintenance Item

 **Repair-** [*location: basement right rear guest bedroom*] For a window to function properly it should open, close, latch, and lock without excessive force. All window(s) not functioning as intended and should be repaired.

8.7 ENVIRONMENTAL CONSIDERATIONS

Comments: Satisfactory

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass
R-30 or better

Attic Ventilation:

Gable vents
Ridge vents
Thermostatically controlled fan

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Floor System Insulation:

Batts

Items

9.0 INSULATION IN ATTIC

Comments: Satisfactory

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Satisfactory

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Satisfactory

9.4 VENTING SYSTEMS (kitchens & bathroom vents only)


Comments: Satisfactory

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Satisfactory

9.6 THERMAL SEALS & WEATHER STRIPPING (on doors and windows)

Comments: Repair or Maintenance Item

 **Repair-** The weather stripping seal along the bottom of both garage doors does not evenly seal along the concrete ground surface. The rubber seal is either damaged, needs adjustment, or not functioning as intended.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Appliances


The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. **Please note the following with regard to washers, dryers, and refrigerators:**

Raleigh Inspection Service *does not* inspect washer units, dryer units, washer drains, dryer vents (concealed areas), and refrigerators. The inspector strongly recommends asking the current owner if the washer drain has ever backed up and if so, when was it repaired. The dryer exhaust vent should be cleaned annually to insure lint is not blocking the vent. This will drastically reduce the risk of fire in the dryer vent duct.

Items

10.0 DISHWASHER

Comments: Repair or Maintenance Item

 **Repair-** The dishwasher drain line does not perform a loop. The inspector recommends adjusting the drain line so that a loop is formed in the line.

10.1 RANGES/OVENS/COOKTOPS

Comments: Satisfactory

10.2 RANGE HOOD or DOWN DRAFT VENT SYSTEM

Comments: Satisfactory

10.3 TRASH COMPACTOR

Comments: Not Present

10.4 FOOD WASTE DISPOSER


Comments: Not Present

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Satisfactory

10.6 WASHER, DRYER, & PLUMBING CONNECTIONS

Comments: Not Inspected or Inspection Very Limited

 **Not Inspected-** Raleigh Inspection Service *does not* inspect washer units, dryer units, washer drains, or dryer vents. The inspector strongly recommends asking the current owner if the washer drain has ever backed up and if so, when was it repaired. The dryer exhaust vent should be cleaned annually to insure lint is not blocking the vent. This will drastically reduce the risk of fire in the dryer vent duct.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



Raleigh Inspection Service

1321 Lennox Place
Raleigh, NC 27612
(800) 790-0485 - office

Customer
Joe Homebuyer


Address
123 John Street
Chapel Hill NC 27516

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.**

1. Exterior


1.2 GRADING AND DRAINAGE

Investigate

-  **Investigate-** *[location: left rear corner at screen porch]* Grade around most of the house is correct, which does enable water to drain away from the homes foundation. **However, negative grade slopes or flat grade slopes were noted at the specified location identified above. It appears a drainage system has been installed. Consulting with current owner is recommended.**

1.3 GUTTERS


Repair or Maintenance Item

-  **Repair-** The gutters installed on the home are equipped with gutter leaf guards. Gutter leaf guards are designed to prevent unwanted debris from clogging gutter lines and downspouts. The inspector noted two sections of gutter leaf guards that are not securely installed. A qualified contractor should review at leaf guards and repair where necessary.

1.5 WALL CLADDING


1. Exterior

Repair or Maintenance Item

-  **Repair-** Evidence of pest activity exists above the main entry door. It is beyond the scope of this inspection to determine if the infestation is active or not. Sometimes pests can cause damage to a home and its components. Nest removal is recommended.

1.9 EAVES, SOFFITS, FASCIAS, & DORMERS


Repair or Maintenance Item

-  **Repair-** *[location: front left corner, rear left corner, and right rear corner]* Evidence of moisture present at the bottom lip of the fascia board at the specified location. If these type of issues are not repaired, it could lead to deterioration. A qualified contractor should determine cause and repair. It could be necessary to repair leaky roofing or gutter guards above this location.

2. Structural Components

2.1 EVIDENCE OF MOISTURE INTRUSION IN CRAWLSPACES OR BASEMENTS

Investigate

-  **Investigate-** One section of the home is below grade (often considered basement square footage). The inspector is unable to determine the condition of the waterproof coating that is on the exterior side of the below grade foundation wall. This waterproof coating can deteriorate over time and allow moisture to intrude the living space. The inspector recommends consulting with the current owner to determine if chronic moisture intrusion has been a problem at the below grade living space.

3. Roofing

3.3 CHIMNEYS AND ROOF PENETRATIONS



Repair or Maintenance Item

-  **Repair-** A section of wall cladding is not securely attached at the back side of the chimney. This section needs to be repaired and sealed.

4. Plumbing System


4.1 PLUMBING DRAIN AND WASTE SYSTEMS ABOVE THE FLOOR

Repair or Maintenance Item

-  (1) **Repair-** *[location: master bathroom]* A drain stopper was activated, but did not maintain a constant water level for at least two minutes. Specifically, the left sink drain stopper does not function as intended in the specified location.
-  (2) **Repair-** *[location: master bathroom]* A drain stopper was activated, but did not maintain a constant water level for at least two minutes. Specifically, the tub drain stopper does not function as intended in the specified location.

4.12 PLUMBING EXCLUSIONS or LIMITATIONS


Not Inspected or Inspection Very Limited

-  **Not Inspected-** Well, Septic systems, sewer lines, and water treatment equipment were not inspected. These items are considered beyond the scope of a standard home inspection. If a private well is present, the inspector recommends testing the well water with local health officials before drinking.

5. Electrical System

5.7 SWITCHES AND OTHER CONNECTED DEVICES


Repair or Maintenance Item

-  **Repair-** *[location: hallway at master bedroom]* The inspector tested all switches in the specified location. However, he is unable to verify that all switches energized the attached fixture or outlet. Often, a non functional light bulb is the cause. All switches in the specified location should be rechecked and repaired as necessary.

6. Heating


6.0 HEATING EQUIPMENT

Repair or Maintenance Item

-  (3) **Repair-** The *basement* air handler serving the top floor was unusually noisy during operation. The inspector believes the inducer fan motor is causing this unusual noise. The inspector recommends consulting with a licensed HVAC contractor for service.


6.3 HEAT EXCHANGER or ELECTRIC HEATING COILS

Investigate

-  **Investigate-** [*location: basement system*] Most manufacturers recommend a licensed HVAC contractor inspect the heat exchanger annually. Because the inspector does not disassemble the furnace to physically view the heat exchanger he can not confirm if cracks are present. A crack in the heat exchanger can cause carbon monoxide to leak into the living space. If the current owner has not had the heat exchanger inspected by a licensed HVAC contractor within the 12 months then consulting with licensed HVAC contractor is recommended.

6.8 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)


Repair or Maintenance Item

-  **Repair-** [*location: basement at*] At least one section of combustible material (insulation and insulation paper) is installed against a metal flue pipe. This condition causes an improper clearance between combustible material and the metal exhaust pipe. Current standards require a two inch clearance between the combustible material and the flue pipe. If possible, installing a metal sleeve allowing for proper clearances is recommended. Removal of combustible material is also acceptable.

7. Air Conditioning


7.2 TEMPERATURE DIFFERENTIAL

Repair or Maintenance Item

-  (2) **Repair-** An ambient air test was performed by using thermometers at the supply and return registers of the basement air conditioning system. This test is used to determine if the cooling system is cooling properly. An adequate temperature differential usually ranges between 14 and 22 degrees. The supply air temperature on your system read 68 degrees, and the return air temperature was 71 degrees. The temperature differential is **not** considered within the normal range and should be inspected for cause by a licensed HVAC professional.


7.5 CONDENSING UNIT or HEAT PUMP

Repair or Maintenance Item

-  **Repair-** One condensing unit is not on a level surface. This condition can have a long term negative impact on the performance of the unit. The inspector recommends leveling the pad the unit rests on.

7.7 CONDENSATION DRAIN LINES


Repair or Maintenance Item

-  **Repair-** [*location: basement*] The condensation line originating at the air handler in the specified location does not drain all excess condensation properly. Currently, all excess condensation is draining to a basement floor drain. It appears the condensate pump/drain was never installed.

8. Interiors

8.1 WALLS


Repair or Maintenance Item

-  (2) **Repair-** [*location: basement hallway*] Two holes were noted at the specified location. These wall voids have been covered with grilles. These voids are uninsulated and have no thermal resistance at the unfinished basement area. Repairs are necessary.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Maintenance Item


8. Interiors

-  **Repair-** *[location: basement right rear guest bedroom]* For a window to function properly it should open, close, latch, and lock without excessive force. All window(s) not functioning as intended and should be repaired.

9. Insulation and Ventilation

9.6 THERMAL SEALS & WEATHER STRIPPING (on doors and windows)


Repair or Maintenance Item

-  **Repair-** The weather stripping seal along the bottom of both garage doors does not evenly seal along the concrete ground surface. The rubber seal is either damaged, needs adjustment, or not functioning as intended.

10. Appliances


10.0 DISHWASHER

Repair or Maintenance Item

-  **Repair-** The dishwasher drain line does not perform a loop. The inspector recommends adjusting the drain line so that a loop is formed in the line.

10.6 WASHER, DRYER, & PLUMBING CONNECTIONS

Not Inspected or Inspection Very Limited

-  **Not Inspected-** Raleigh Inspection Service *does not inspect washer units, dryer units, washer drains, or dryer vents. The inspector strongly recommends asking the current owner if the washer drain has ever backed up and if so, when was it repaired.* The dryer exhaust vent should be cleaned annually to insure lint is not blocking the vent. This will drastically reduce the risk of fire in the dryer vent duct.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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