Inspection Report

John Q Buyer

Property Address:
123 John Street
Somewhere NC 90210

Raleigh Inspection Service

Jonathan Goad NCHILB License #2570
PO BOX 91182
Raleigh, NC 27675
(919) 408-7901 - office

Date: 1/21/2016	**Time:** 08:30 AM	**Report ID:** JohnStSAMPLE
Property: 123 John Street Somewhere NC 90210	**Customer:** John Q Buyer	**Real Estate Professional:** Ron Realtor

SCOPE AND PURPOSE OF THE INSPECTION

The home inspection is a service conducted according to the terms of the Inspection Contract. Specifically, Raleigh Inspection Service inspects every house according to the Standards of Practice of the North Carolina Home Inspector Licensing Board (NCHILB). Please be sure to read and understand the contract that is included with this report. This inspection is for the sole benefit of the client(s) named above. Raleigh Inspection Service assumes no liability to any third parties.
The purpose of this inspection report is to provide the client with a better understanding of the condition of the property as observed at the time of inspection. Our goal is to inspect the systems and components specified for inspection in the NCHILB Standards of Practice, and to report those that do not function as intended, allowing for normal wear and tear, and/or significantly affect the habitability of the house. Many reports also include minor repair and maintenance items, but it is not the purpose of the inspection to include such items. This home inspection is visual and is not technically exhaustive. Conditions can exist which will not be detected by normal inspection procedures. Components can fail after the date of inspection. Accordingly, **this inspection is not a warranty of system or component conditions and is not insurance against system or component failure.** All homeowners should budget for unexpected repairs. Homebuyer's insurance to guard against system or component failures is available from several sources.

COMMENT KEY OR DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The inspector visually observed the item, component, or unit. If no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Repair Item (R) = The inspector believes that the item is not functioning as intended or the current conditions will adversely affect the habitability of the dwelling. Repair Items should be corrected by qualified contractors or specialist.

Not Inspected (NI)= The inspector did not inspect this item, component or unit and makes no representations of whether or not it was functioning as intended. Items are often not inspected because item is accessible, adverse weather conditions, or utilities were not active on the day of inspection. Client should understand that only visual defects will be provided in the report

Not Present (NP) = This item, component or unit is not in this home or building.

Investigate (IF) = Conditions exist that suggest the need for further evaluation by a qualified contractor or specialist. All Investigate (I) items should be evaluated by licensed professionals or a qualified specialist.

Recommended Improvement (RI)= The inspector believes improving the item, component, or unit will have a positive impact on the condition of the subject property.

Limitation (LM)= The inspection of this component or area is limited due to circumstances presented on the day of the inspection. Limiting circumstances are usually related to inaccessible areas, adverse weather conditions, or disabled utilities. Client should consider removing the limitation and re-inspect the area or component that is identified.

Age of Structure:	**Client or Client Rep Is Present:**	**Temperature & Weather:**
Over 25 Years	Yes- part of the time	Below 60

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 and will NOT comment on: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences and fence gates; 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.

Limitation: Please note the inspector did not remove the gutter troughs to determine if fascia boards are deteriorated behind the gutter troughs.

Property Type:
Single Family Home

Driveway and Walkways:
Concrete

Wall Cladding Style & Materials:
Brick veneer
Wood

Retaining Walls:
None

1.0 GENERAL OBSERVATIONS & METHODS ABOUT EXTERIOR COMPONENTS

Condition Comment: Inspected

1.1 VEGETATION

Condition Comment: Inspected

1.2 DRIVEWAYS AND WALKWAYS

Condition Comment: Inspected, Repair or Maintenance Item

Repair- *[location: front porch and rear carport]* The walkway slate tiles are damaged at multiple locations. A qualified contractor should repair.

1.3 GRADING AND DRAINAGE

Condition Comment: Inspected, Recommended Improvement

Recommended Improvement- *[location: rear right corner of house]* The inspector noted a flat or poorly graded ground surface. This condition will allow water to stand or collect during rainy periods. The inspector did observe one section of soil grading that needs improvement at the specified location. Any location where water does not flow away from the home should be corrected. Consulting a landscape contractor is recommended.

1.4 GUTTERS & DOWNSPOUTS

Condition Comment: Inspected

1.5 WALL CLADDING & TRIM

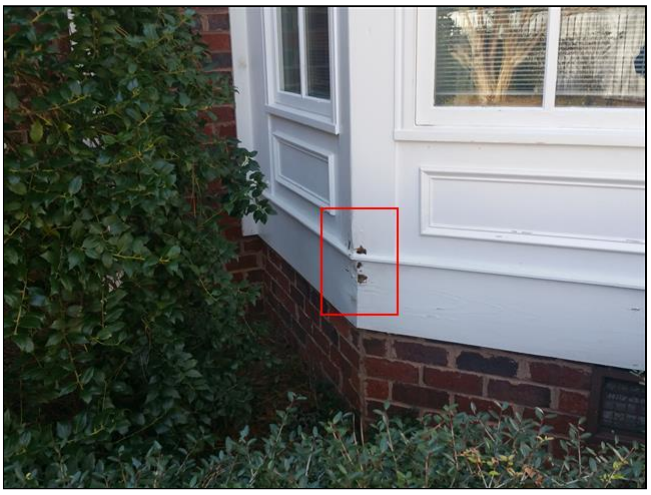
Condition Comment: Inspected, Repair or Maintenance Item

(1) **Repair-** Exterior trim and wall cladding deterioration (or damage) is present at several locations. A siding contractor should evaluate all exterior sides of the home and repair as necessary. The inspector has provided photographs where deterioration or damage was found. Photographed areas require immediate repair.

front roof line near porch

along roof line at front

rear of home at master



rear at master bedroom

rear at master bedroom

left side

left side of home

- (2) **Repair-** Keeping all exterior surfaces covered with a weather resistant coating (paint, stain, vinyl) is the most effective way to maintain the integrity of the wood members in residential construction. The inspector noted several locations along the left siding that requires paint or a weather resistant coating. It is recommended reviewing all exterior surfaces (not only the items mentioned in report) to insure a proper paint coating has been applied to the house.

1.6 DOORS and DOOR TRIM (Exterior)

Condition Comment: Inspected, Repair or Maintenance Item

- **Repair-** *[location: rear entry door]* The door at the specified location is damaged or deteriorated. A common location for door deterioration is at the bottom of the door. A qualified contractor should examine the door and repair as necessary. Full door replacement may be necessary.

1.7 WINDOWS

Condition Comment: Inspected

1.8 EAVES, SOFFITS, FASCIAS, & DORMERS

Condition Comment: Inspected, Repair or Maintenance Item

(1) **Repair-** *[location: along soffit at front porch (or patio)]* Rusty nail heads are present on the bottom side of a boxed soffit. This condition generally indicates moisture has intruded at roof covering directly above. Gutters are not functioning properly. Drip edge installation may be necessary. Soffit damage was observed. This roof area above the soffit should be examined by a roofing contractor and repaired where necessary. Licensed general contractor should repair.

(2) **Repair-** *[location: front porch (or patio)]* The soffit is deteriorated at the specified location. If these type of issues are not repaired, it could lead to moisture intrusion inside the house and other interior framing members. A qualified contractor should determine cause and repair or replace affected wood. It could be necessary to repair leaky roofing above this location.

(3) **Repair-** *[location: rear side of home at porch (or patio)]* The soffit is deteriorated at the specified location. If these type of issues are not repaired, it could lead to moisture intrusion inside the house and other interior framing members. A qualified contractor should determine cause and repair or replace affected wood. It could be necessary to repair leaky roofing above this location.

above rear entry

suspected

1.9 DECKS, PATIOS, BALCONIES, STOOPS, & PORCHES

Condition Comment: Inspected

1.10 STEPS & STAIRWAYS

Condition Comment: Inspected

1.11 RAILINGS, POST, PILLARS, and RAILING SPINDLES

Condition Comment: Inspected

1.12 GARAGE, GARAGE DOOR, & GARAGE DOOR TRIM

Condition Comment: Not Present

1.13 OTHER ITEMS

Condition Comment: Inspected

1.14 LIMITATIONS

Condition Comment: Limitation

Not Inspected- Furniture was blocking access to exterior doors in master bedroom sun room and exterior storage closet at carport.

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.

Foundation material & description:
Masonry block (CMU)

Floor Structure material & description:
Wood Joist
Wood Girders

Wall Structure material & description:
Wood framed

Ceiling Structure material & description:
Wood
Dimensional lumber

Columns/Piers materials & description:
Masonry block

Attic inspection method:
Walked floored attic areas only

Roof Structure materials & description:
Stick-built
Wood roof decking- plywood

Roof-Type:
Gable

2.0 GENERAL OBSERVATIONS & METHODS ABOUT STRUCTURAL COMPONENTS

Condition Comment: Inspected

2.1 FOUNDATIONS, BASEMENTS, CRAWLSPACES, & CONCRETE SLABS

Condition Comment: Inspected

General Observation- It is not uncommon for a structure to experience some natural foundation and wall movement over time. Minor settling cracks are common at foundation vents and wall openings. Monitoring these types of cracks overtime is recommended.

2.2 EVIDENCE OF WATER INTRUSION OR ABNORMAL CONDENSATION UNDERNEATH FLOOR SYSTEM

Condition Comment: Inspected, Repair or Maintenance Item, Investigate Further

(1) **Repair-** *[location: right crawlspace below kitchen and billiard room]* A section of flooring appears to be sagging with respect to the rest of the floor system. There is evidence that suggest the underfloor area has been exposed to high humidity. The soil was muddy or water logged underneath the vapor barrier. The bottom 1/3 of a floor joist is deteriorated in some areas. Sagging floors were observed along interior spaces. Existing ventilation is poor. Consulting with a ventilation contractor or "closed crawlspace" contractor is recommended. A licensed general contractor should make joist repair per engineers specifications.

(2) **Investigate-** A moisture control system has been installed within the underfloor areas. Generally, this type of system is installed to reduce the moisture levels within the underfloor area. The subject house contains a sump pump under the front left corner of the house. Current owner should provide more information. The client should consider obtaining opinion from a qualified contractor. Evidence of ponding was observed.

2.3 WALLS & CEILINGS (Structural)

Condition Comment: Inspected

2.4 PIERS, PILASTERS, COLUMNS, and POSTS

Condition Comment: Inspected, Investigate Further

Investigate- *[location: behind front porch]* A supplemental point load support system has been installed under the original floor framing since the house was originally built. To insure long term stability, these systems should be installed on poured concrete footers. These types of systems are often put into place to provide additional support to the loads directly above. This type of system is very common in older homes, remodeling jobs, piano installations, and any other instance when additional loads are being added to the original floor system. Current owner should provide more information. Purpose of these piers is unknown. Review by licensed engineer is recommended.

2.5 FLOOR STRUCTURE, JOISTS, & GIRDERS(structural)

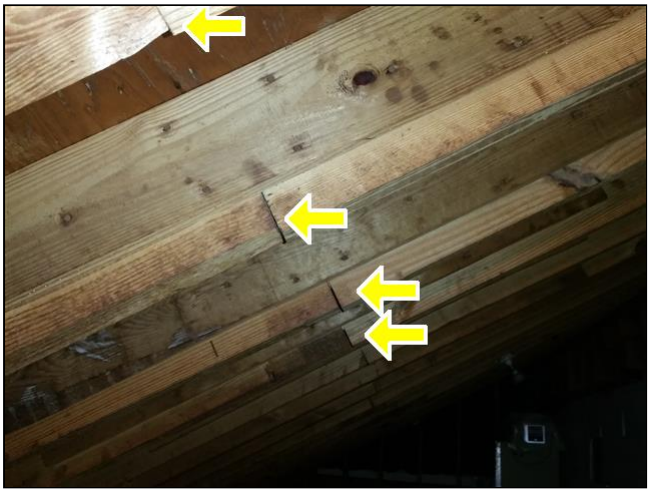
Condition Comment: Inspected, Repair or Maintenance Item

Repair- *[location: under the first floor half bathroom]* A floor joist is improperly cut in the underfloor area. Often floor systems are improperly cut so that plumbing pipes can be placed at specific location within the room above. The floor system is a very important part of a homes structural integrity. A licensed general contractor should repair.

2.6 ROOF STRUCTURE AND ATTIC

Condition Comment: Inspected, Investigate Further

Investigate/Repair *[location: area at rear portion of attic space]* The rear set of rafters are cut at mid span. A temporary repair has been made. The roof rafter system should be designed and constructed in compliance with the building code. Building standards have changed since this house was originally constructed. Materials used should be spaced, sized, and span according to lumber manufacturers specifications. The inspector identified a location where spacing,sizing, or span may require improvements or reinforcement. A licensed structural engineer should evaluate and make recommendations.



2.7 ATTIC FLOORING

Condition Comment: Inspected

2.8 ATTIC STAIRS, LADDER, or ATTIC ACCESS POINTS

Condition Comment: Inspected

2.9 ANIMAL and PEST RELATED ISSUES (presence of termites are not included in report)

Condition Comment: Inspected

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.

Roof Covering:	Viewed roof covering from:	Chimney (exterior):
Asphalt/Fiberglass	Ground	Did not inspect chimney cap Brick

3.0 GENERAL OBSERVATIONS & METHODS ABOUT PITCHED ROOF COVERINGS

Condition Comment: Inspected

Investigate- The roof covering is a architectural asphalt shingle roof system. Most architectural asphalt shingled roof systems that are properly maintained typically yield 20 years on average. The inspector believes the roof covering **is nearing the end of an average roofing life cycle**. Fiberglass mat exposure was observed. Mat exposure and granular loss is indicative of an aging roof covering. The client should consider obtaining opinion from a roofing contractor.

3.1 EVIDENCE OF WATER INTRUSION IN ATTIC SPACE & COVERED PORCHES

Condition Comment: Inspected, Investigate Further

(1) **Investigate-** *[location: along rear right corner roof surface]* While inspecting the attic space, the inspector observed water stains at or near a pipe penetration. This condition generally indicates that the pipe and/or flue penetrations need additional sealant or flashing maintenance. The inspector is unable to determine, with certainty, if the stains are from past or present leakage. A roofing contractor should provide opinion.

(2) **Investigate-** Water intrusion stains were observed on the surrounding area where the chimney joins the roof sheathing. The inspector is unable to determine if this is recent water intrusion. A roofing contractor should provide opinion.

(3) **Investigate-** *[location: front left roof pitch]* Water intrusion intrusion stains were observed on the OSB sheathing in the attic. The inspector is unable to determine, with certainty, if the stains are from past or present leakage. A roofing contractor should provide opinion.

The inspector observed more than 3 stain(s).

3.2 ROOF SHINGLES

Condition Comment: Inspected

3.3 ROOF FLASHINGS & ROOF VENTS

Condition Comment: Inspected

3.4 NAIL POPS & NAIL HEAD EXPOSURE

Condition Comment: Inspected

3.5 PIPE BOOTS & ROOF PENETRATIONS

Condition Comment: Inspected

Repair- *[location: around the rear chimney]* While inspecting the attic space, the inspector observed daylight at a pipe penetration. This condition generally indicates that the pipe and/or flue penetrations need additional sealant or flashing maintenance. Moisture can intrude if not repaired.

3.6 CHIMNEYS

Condition Comment: Not Inspected

Not Inspected- The top of the chimney crown was not inspected. This area is not visible from the ground. A chimney sweep would be able to evaluate the top of the chimney crown.

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.

Note regarding bathroom shower pans and liners- The inspector did not observe the shower pan or liner. Missing pans and liners are a common construction defect. This item is not visible without physically removing wall and floor materials around the shower stall. The inspector makes no representation about the presences of a shower pan or liner.

Note regarding tub overflow pipes- The inspector did not test the tub or sink overflow piping. If the over pipe is not installed damage to the underfloor ceilings and walls will occur. Permission from the current owner is necessary to test this item. The inspector makes no representation about the functionality of the overflow pipe.

Occupancy Status & Limitations:
Occupied

Plumbing Gas Distribution:
CSST

Plumbing Waste Pipes:
Underground sewer- very old
PVC
Cast iron

Type of Shower Stalls:
Tiled shower floor

Water Shut Off Valves:
Primary- meter near street
In the underfloor area

Water Heater Capacity:
Tankless- located at exterior

Fuel Shut Off Valves:
Main- At the meter

Plumbing Water Distribution:
Copper
PEX

4.0 GENERAL OBSERVATIONS & METHODS ABOUT THE PLUMBING SYSTEM

Condition Comment: Inspected

4.1 HOT WATER SYSTEMS

Condition Comment: Inspected

(1) **General Observation-** *[location: left side of the house]* The water heating device uses natural gas to heat the water supplied to the home. On average, this type of system will operate for 12-14 years if properly maintained. **The system is functional.**

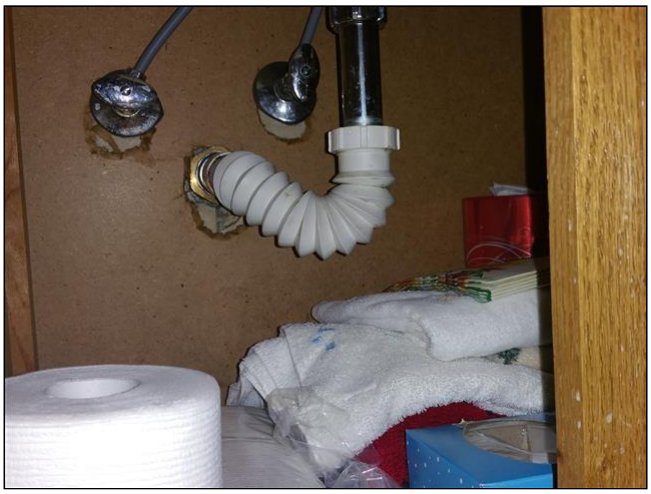
(2) **Useful Information-** The tankless water heater is functional and is installed on the outside of the structure. Some exterior tankless water heaters can experience problems when presented with extreme cold temperatures (typically less the 0 degrees). Insulating the water inlet lines minimizes this issue. If the system becomes problematic you may want to consider relocating the unit. Our local climate rarely experiences harsh weather conditions.

4.2 INTERIOR PLUMBING DRAINS

Condition Comment: Inspected

(1) **Repair-** *[location: second floor guest 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.

- (2) **Repair-** *[location: first floor rear right half bathroom]* A trap seal is required to be at least 2 inches and no more than 4 inches in depth. An improper seal could cause siphoning or sludge in the plumbing system. Repair is recommended at the specified location.



4.3 BATHROOM FIXTURES

Condition Comment: Inspected, Repair or Maintenance Item

- (1) **Repair-** *[location: second floor front guest bathroom]* The tub water supply faucet leaks while disengaged. A fully functional supply faucet should turn off, on, and not drip water from the spout when valves are in the closed position. Both hot and cold valves should be fully functional. Water should dispense from the end of the spout without leaking at the base (or aerator). A qualified plumbing contractor should observed the fixture in the specified location and repair as necessary.
- (2) **Repair-** *[location: master bathroom]* The hand wand leaks under the tub. A licensed plumbing contractor should repair.

4.4 KITCHEN FIXTURES

Condition Comment: Inspected

4.5 TOILETS

Condition Comment: Inspected, Repair or Maintenance Item

- (1) **Repair-** *[location: second floor guest bathroom]* The toilet may be leaking at the wax ring where the toilet transitions to the waste pipe. The bolts that mount the toilet to the floor are corroded. This generally indicates the wax ring is failed. Sometimes the wax ring at the toilet floor connection can leak gradually over time. A licensed plumbing contractor should repair.

(2) **Repair-** *[location: master bathroom]* The toilet may be leaking at the wax ring where the toilet transitions to the waste pipe. Moisture stains were observed at finished floors at the base of the toilet. Sometimes the wax ring at the toilet floor connection can leak gradually over time. A licensed plumbing contractor should repair.

4.6 TUBS, SHOWERS, SINKS

Condition Comment: Inspected

(1) **Recommended Annual Maintenance-** Annual tub/shower inspections and maintenance will limit the risk of costly water damage behind shower stalls and tubs. All vertical seams and horizontal seams should be filled with a silicon based caulk when cracks appear. All damaged floor and wall materials should be repaired immediately. Tile grout should be sealed on a regular basis.

(2) **Repair-** *[location: master bathroom]* The ceramic tile near the tub/shower is severely cracked and has been temporarily repaired. Additional repairs are necessary. Performing shower pan test is recommended.

(3) **Limitation/Investigate-** This house contains at least one bathroom with a shower stall that is constructed with ceramic tile floor material. A "shower pan" is suppose to be installed below the tiled floor. The inspector is unable to physically observe the condition of the shower pan. The client should be advised that leaky shower pans can be very costly to repair. Some plumbing contractors offer services that can detect if a shower pan is leaking.

4.7 PLUMBING DISTRIBUTION PIPES (visible)

Condition Comment: Inspected

4.8 PLUMBING WASTE PIPING (visible in underfloor)

Condition Comment: Inspected

Repair- *[location: under the rear right crawlspace]* A drain or waste line shows signs of recent leakage. A crack on the bottom side of drain pipe was noted. A plumbing contractor should examine to determine necessary repairs. The inspector recommends consulting a licensed plumbing contractor to determine cause and repair as needed.

4.9 UNDERGROUND SEWER LINE

Condition Comment: Limitation

Limitation- The underground sewer pipe is suspected to be the original sewer line that was installed when this house was constructed. The inspector is unable to determine how much useful life is remaining. The client should consider hiring a plumbing contractor who offers services that will scope the main waste line to determine its condition.

4.10 UNDERGROUND WATER SUPPLY PIPE

Condition Comment: Limitation

Limitation- The inspector is unable to determine the condition of the main underground water supply pipe coming into the house. Older homes often experience corrosion inside piping that can restrict water flow and cause poor water pressure. The inspector will comment on water pressure if the inspector believes it is a problem.

4.11 EXTERIOR HOSE BIBS

Condition Comment: Repair or Maintenance Item, Limitation

(1) **Limitation-** Because the outdoor weather conditions were at or near freezing temperatures, the inspector did not test the exterior hose bibs. Activating exterior hose bibs in these weather conditions can cause supply pipe malfunction or rupture. Further investigation is necessary.

(2) **Repair-** *[location: front]* There is evidence that suggests the hose bib leaks water while disengaged.

4.12 GAS METER & DISTRIBUTION LINES

Condition Comment: Inspected

4.13 SUMP PUMP

Condition Comment: Repair or Maintenance Item

Repair- The sump pump in the underfloor area did not respond when activated. Repairs or adjustments are necessary.

4.14 PLUMBING EXCLUSIONS or LIMITATIONS

Condition Comment: Limitation

Not Inspected- The inspector did not test or inspect the lawn irrigation system. The required backflow prevention device was not observed. Qualified irrigation expert should be consulted.

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 did NOT** insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Observe inside the meter base; 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.

Panel capacity:	**Panel Type:**	**Branch conductors (15 and 20 AMP):**
200 AMP	Circuit breakers	Copper
Grounding System:	**Wiring Methods:**	
Driven rod into soil	Romex	

5.0 GENERAL OBSERVATIONS & METHODS ABOUT THE ELECTRICAL SYSTEM

Condition Comment: Inspected

5.1 SERVICE ENTRANCE CONDUCTORS & METER BASE

Condition Comment: Inspected

5.2 DISTRIBUTION SERVICE CONDUCTOR

Condition Comment: Not Present

5.3 MAIN SERVICE PANEL & MAIN OVERCURRENT PROTECTIVE DEVICE

Condition Comment: Investigate Further

(1) **Investigate-** *[location: all distribution boxes]* The cover of the electrical panel was unusually warm. This condition generally indicates a conductor inside the panel box is arcing. The inspector did not remove the electrical panel cover because of safety concerns. A licensed electrician should evaluate.

(2) **Investigate-** The inspection of the main panel box revealed at least one unusual wiring configuration that is unfamiliar to the inspector. A total of SEVEN distribution panels were observed. The inspector recommends consulting a licensed electrician for complete review of electrical system.

5.4 GROUNDING SYSTEM

Condition Comment: Inspected

5.5 DISTRIBUTION PANELS (SUB ELECTRICAL PANELS)

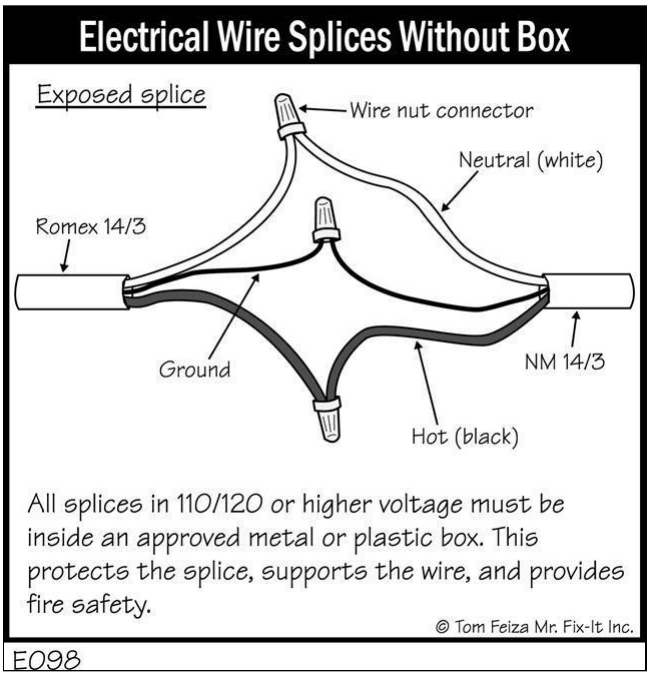
Condition Comment: Not Present

5.6 BRANCH CIRCUIT CONDUCTORS

Condition Comment: Inspected, Repair or Maintenance Item

(1) **Repair-** *[location: second floor guest bathroom]* An extension cord is used to power an permanently installed electrical device. A licensed electrical contractor should connect the device with a permanent branch circuit.

(2) **Repair-** *[location: rear right crawlspace]* Exposed electrical conductors (or wire splices) were observed. The inspector did not test to determine if wires are abandoned or flowing live current. All wire splices should be placed inside a junction box and covered with a solid junction box plate. The inspector noted at least one improper wire splice. All exposed conductors should be placed inside a mounted electrical box that is covered with a solid plate. Exposed hot electrical wires can create a serious fire and safety hazard. A licensed electrical contractor should repair.



E098

5.7 OVERCURRENT PROTECTIVE DEVICES (circuit breakers & fuses)

Condition Comment: Inspected

5.8 ELECTRICAL FIXTURES

Condition Comment: Inspected, Repair or Maintenance Item

(1) **Repair-** *[location: near furnace at center of crawlspace]* An electrical lighting device is damaged. This condition is considered a fire hazard.

(2) **Repair-** *[location: multiple exterior lights]* The inspector recommends confirming a known functioning light bulb is installed in all lighting fixtures. Light bulb replacement generally resolves non functional lighting devices. Because of the volume of lights that were non functional, the inspector recommends checking all fixtures throughout the house and repairing where necessary.

5.9 SWITCHES AND OTHER CONNECTED DEVICES

Condition Comment: Inspected

5.10 OPERATION OF RECEPTACLES (Interior and Exterior)

Condition Comment: Inspected

5.11 SMOKE DETECTORS & CARBON MONOXIDE DETECTORS

Condition Comment: Recommended Improvement

(1) **Recommended Improvement-** Most fire alarm manufacturers recommended smoke detectors be replaced every 5-7 years. The inspector suspects the smoke detector devices have outlasted the recommended functional life. The inspector recommends installing new smoke detectors. **Remember, a smoke detector can save lives.**

(2) **Recommended Improvement-** Today's standard requires that all habitable rooms contain a hard wired functional smoke detector. This standard was not in force when this home was constructed. Upgrading the homes fire alert system is recommended.

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.

Note regarding Masonry Chimney Systems- The inspection of a fireplace and chimney flue is very limited. All fireplaces and chimney flues should be inspected by a licensed chimney sweep prior to purchase. A video camera scope is recommended. The inspector did not observe inside the chimney flue or at the top of the chimney crown. The inspector is unable to determine if the chimney is leaking during rainy periods. The inspector is unable to determine if the fireplace is functional.

Energy/Power Source:	Ductwork and Distribution System:	Types of Fireplaces:
Power source- electricity	Insulated Flex Duct	Masonry- gas logs installed
Energy source- gas	Metal wrapped with insulation	
Heat exchanger (over 1 year)		

6.0 HEATING EQUIPMENT GENERAL OBSERVATIONS

Condition Comment: Investigate Further

(1) **General Observation-** *[location: unit serving the first floor living spaces]* The heating component of the HVAC system is a gas furnace. **The system is functional.** The equipment has been manufactured within the last 10 years. It should be noted that this equipment is considered to be in the first half of an average life cycle. Average life cycle of this type of unit is 20 years if properly maintained. The inspector recommends servicing the unit once a year to insure safe and efficient operation.

(2) **General Observation-** *[location: unit serving the first floor bedrooms]* The heating component of the HVAC system is a gas furnace. **The system is functional.** The equipment has been manufactured within the last 10 years. It should be noted that this equipment is considered to be in the first half of an average life cycle. Average life cycle of this type of unit is 20 years if properly maintained. The inspector recommends servicing the unit once a year to insure safe and efficient operation.

(3) **Investigate-** *[location: unit serving the second floor]* The heating component of the HVAC system is a air handler that operates in conjunction with a pad mounted heat pump. **The system is functional.** The equipment is 20 years old. It should be noted that this equipment is near the end of an average life cycle. Average life cycle of this type of unit is 20 years if properly maintained. The client should consider having a licensed HVAC contractor perform invasive inspection of the system.

6.1 HEAT EXCHANGER

Condition Comment: Limitation

Investigate- Most manufacturers recommend a licensed HVAC contractor inspect the heat exchanger annually. Because the inspector does not disassemble the furnace(s) 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 previous 12 months then exchanger inspection by a licensed HVAC contractor is recommended.

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

Condition Comment: Inspected

6.3 AIR FILTERS

Condition Comment: Inspected

Useful Information- This home has return air ducts that require a filter. The inspector recommends replacing a pleated panel filter every 2-3 months. If pets are living inside the home, filters might require more frequent replacement. Regular filter replacement will lower your air handlers energy consumption and will reduce long term maintenance cost.

6.4 RETURN GRILLES and SUPPLY VENT REGISTERS

Condition Comment: Repair or Maintenance Item

Repair- *[location: second floor ceiling registers]* Moisture stains or excessive condensation was noted at a supply vent register. This condition is generally the result of a poor seal at the vent register transition. The inspector recommends consulting an HVAC contractor to determine cause and make recommendations.

6.5 PRESENCE OF INSTALLED HEAT/COOLING SOURCE IN EACH HABITABLE ROOM

Condition Comment: Inspected

6.6 FIREPLACES & CHIMNEY FLUE

Condition Comment: Limitation

(1) **Investigate-** A void or gap was observed between the brick joints inside the formal living room firebox. This condition commonly occurs where the firebox transitions to the clay flue liner. This condition should be checked by a licensed chimney sweep before using the masonry fireplace. Repairs could be necessary.

(2) **Investigate/Repair-** *[location: formal living room firebox]* While inspecting the fire box, the inspector observed stains that could indicate previous water intrusion from the chimney cap. This condition generally indicates that the pipe and/or flue penetrations need additional sealant or flashing maintenance. Contractor should investigate and repair as necessary.

(3) **Investigate/Repair-** *[location: right porch (or patio)]* The inspector observed effloresence or white mineral deposits that could indicate previous water intrusion from the chimney cap. This condition generally indicates that the pipe and/or flue penetrations need additional sealant or flashing maintenance. Contractor should investigate and repair as necessary.

(4) **Limitation (investigate further)-** Please note that the inspector DID NOT start a fire inside the firebox and DID NOT observe the condition of the chimney flue liner. The inspector is also unable to test the chimney for proper smoke draft up the chimney stack. The inspector only observed the chimney stack from the firebox and was only able to observe areas within sight of the firebox. **To insure safety, the inspector always recommends contracting with a chimney sweep to scope the inside the chimney flue with a video camera before use.** This will limit the amount of built-up soot, creosote, and unwanted animal nesting which are the most common hazardous issues inside a chimney.

The client should also understand the inspector did not observe the chimney crown to determine if repairs are needed. The contracted chimney sweep should inspect the top side of the chimney crown and make recommendations.

6.7 GAS LOG SYSTEMS

Condition Comment: Repair or Maintenance Item

Repair- The gas log system would not activate. System start up may be necessary. The inspector unsuccessfully attempted to light the pilot light. A qualified contractor should repair.

6.8 HEATING EXCLUSIONS or LIMITATIONS

Condition Comment: Limitation

Limitation- The client should understand the inspector did not observe inside the HVAC distribution ducts or plenums. This is outside the scope of a normal home inspection. The inspector recommends having the air distribution ducts cleaned and sanitized annually by a qualified professional.

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

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; Observe the uniformity or adequacy of cool-air supply to the various rooms; Confirm evaporator coil refrigerant compatibility with outdoor condensing unit.

7.0 COOLING EQUIPMENT GENERAL OBSERVATIONS

Condition Comment: Investigate Further

(1) **General Observation-** *[location: exterior unit serving the front]* The air conditioning component of the HVAC system is a exterior pad mounted condensing unit. On average, this type of system will operate for 14-16 years if properly maintained. **This system was not tested because outdoor weather temperature was below 60 degrees.** The inspector recommends consulting the current owner or a mechanical contractor for more information.

(2) **General Observation-** *[location: exterior unit serving the right]* The air conditioning component of the HVAC system is a exterior pad mounted condensing unit. On average, this type of system will operate for 14-16 years if properly maintained. **This system was not tested because outdoor weather temperature was below 60 degrees.** The inspector recommends consulting the current owner or a mechanical contractor for more information.

(3) **Investigate-** *[location: exterior unit serving the second floor]* The air conditioning component of the HVAC system is a exterior pad mounted heat pump. **This system was not tested because outdoor weather temperature was below 60 degrees.** The equipment is 20 years old. It should be noted that this equipment has outlasted an average life cycle. The average life cycle for this type of equipment is 14-16 years. Equipment approaching the end of a life cycle have failed shortly after a home inspection during the seasonal change from mild to hot weather. The inspector is unable to determine how long the outdoor component of the air conditioning system will last before repair or replacement will be necessary. The client should consider having a licensed HVAC contractor perform invasive inspection of the system.

7.1 TEMPERATURE DIFFERENTIAL

Condition Comment: Investigate Further

Investigate- *[all cooling systems]* A temperature differential test was not performed because the outside air temperature was less than 65 degrees at the time of inspection. Damage can occur if the air conditioning system is operated when the outdoor temperature is less than 65 degrees. Only visual inspection defects will be noted in the "Air Conditioning" section of the report. **The inspector did not operate the cooling equipment to determine if proper cooling is achieved inside the structure. A licensed HVAC contractor should perform invasive inspection to determine if the system will operate properly.**

7.2 EVAPORATOR COIL (covers are not removed)

Condition Comment: Limitation

7.3 SUCTION LINE, LIQUID LINE, & INSULATING SLEEVE

Condition Comment: Inspected

7.4 CONDENSING UNIT or HEAT PUMP

Condition Comment: Inspected, Investigate Further

Investigate- Evidence of high humidity was observed in the master bathroom. Mildew was observed on the walls. This condition could indicate a cooling system is not sized properly. The general rule of thumb is that every "ton" of cooling capacity should properly cool 600-800 square feet of living space. A variety of factors can influence a cooling load calculation. The inspector recommends consulting with a licensed HVAC contractor to determine if the outdoor component of the master bedroom air conditioning system is properly sized. Cooling load calculation may be necessary.

humidity evidence/mold on wall

7.5 SECONDARY DRAIN PAN (underneath air handler)

Condition Comment: Inspected

7.6 CONDENSATION PIPES and PUMPS

Condition Comment: Inspected, Repair or Maintenance Item

(1) **Repair-** *[location: unit in the center crawlspace]* The condensation drain line is not functioning as intended. Currently, all excess condensation is draining into crawlspace. It appears the condensate pump/drain was never installed correctly. If left uncorrected, this defect could cause excessive moisture levels in the crawlspace. The inspector recommends consulting a licensed HVAC contractor for repair.

(2) **Repair-** *[location: center crawlspace]* The combustion condensate drain line originating at the furnace does not drain all excess condensation properly. There is evidence that suggest the line has leaked moisture recently.

7.7 AIR CONDITIONING EXCLUSIONS or LIMITATIONS

Condition Comment: Limitation

Limitation- The inspector does not use a gauge to determine the operating refrigerant pressure inside the condensing coils. Determining the type of refrigerant used inside the condensing unit or heat pump is also outside the scope of this inspection.

Limitation- 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.

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 did not move: carpets, wall coverings, or furniture. 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 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.

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.**

Radon Testing:
Accepted

Ceilings:
Gypsum board

8.0 CEILINGS

Condition Comment: Inspected, Repair or Maintenance Item

(1) **Investigate/Repair** *[location: formal living room below guest bathroom]* The interior ceiling shows stains which could indicate a plumbing leak. The inspector suspects staining is from a recent event. A licensed plumbing contractor should repair.

(2) **Investigate/Repair** *[location: dining room]* The interior ceiling is cracking or de-laminating . Cause is unknown. The client should consider obtaining opinion from a qualified contractor.

(3) **Investigate-** *[location: kitchen]* The interior ceiling shows stains which could indicate exterior water intrusion or a leaking or sweating condensation line. The inspector is unable to determine with certainty if the stain is the result of a past incident or present problem. Current owner should provide more information. A qualified contractor should provide opinion.

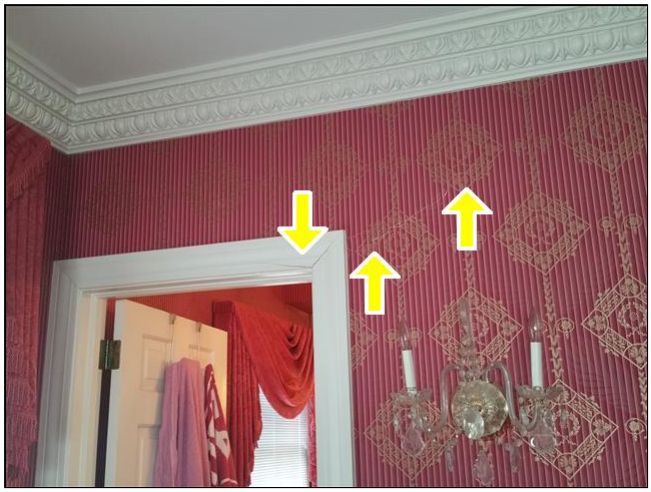
(4) **Investigate-** *[location: master bedroom]* The interior ceiling shows stains which could indicate a roof leak. The inspector is unable to determine with certainty if the stain is the result of a past incident or present problem. Current owner should provide more information. A roofing contractor should provide opinion.

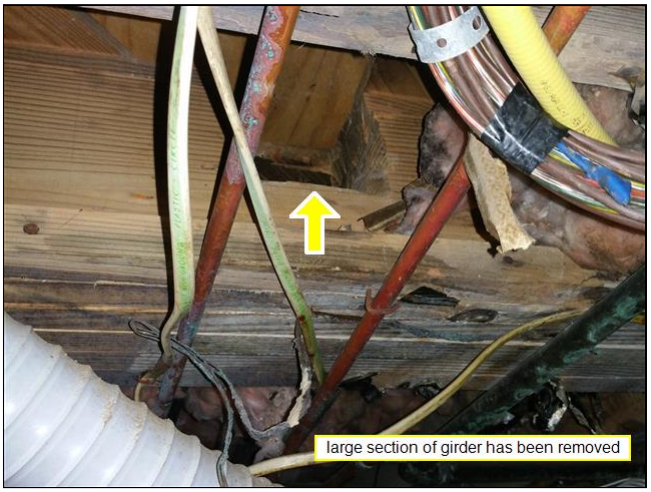
8.1 WALLS

Condition Comment: Inspected, Investigate Further

(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) **Investigate/Repair** *[location: first floor left guest bathroom]* A wall crack was identified that could be related to a structural issue. A structural defect identified in the crawlspace could be contributing to the wall crack. A licensed structural engineer should review and make appropriate recommendations.





girder over notched

8.2 FLOORS

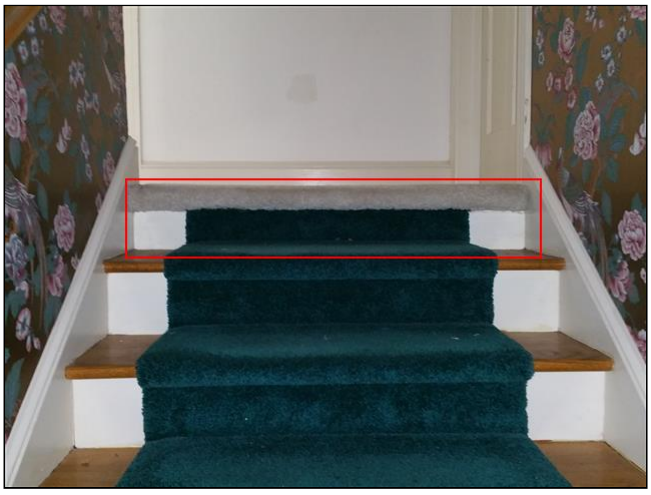
Condition Comment: Inspected

Useful Information- Cosmetic floor defects and squeaky floor systems are not reported.

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Condition Comment: Inspected, Repair or Maintenance Item

Repair- *[stairway leading to the second floor]* At least one inconsistent stair riser height was noted at the interior stairs. All stair risers should have a consistent height from top to bottom (allowing for 3/8 inch differential). This condition is considered a tripping hazard and should be corrected.



8.4 COUNTERS AND CABINETS

Condition Comment: Inspected

8.5 DOORS (REPRESENTATIVE NUMBER)

Condition Comment: Inspected, Repair or Maintenance Item

(1) **Repair-** *[location: second floor right guest bedroom]* The door is out of balance. The door will not stay in the open position without a door stopper.

(2) **Repair-** *[location: second floor left guest bedroom]* The door latching mechanism is either not functioning as intended or requires adjustment. Qualified contractor should repair.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Condition Comment: Inspected

8.7 ENVIRONMENTAL & OTHER CONSIDERATIONS

Condition Comment: Investigate Further, Limitation

(1) **Limitation-** See inspection agreement for environmental issues (mold, asbestos, underground oil tanks, formaldehyde, etc.) that are NOT part of this inspection.

(2) **Investigate-** The subject house has at least one ceiling that is a "popcorn" style ceiling. It is possible that the materials used to "popcorn" the ceiling could contain asbestos. Asbestos is a material that was commonly used in some construction materials prior to 1980. Most products containing asbestos were completely removed from the market by the early 1980's. **The only way to determine if this material contains asbestos is to send samples to a lab for testing.** Asbestos is toxic and can cause health related issues if inhaled. This toxic material can become airborne if ever removed. For more information about asbestos related products please go to the United States Environmental Protection Agency's website at www.epa.com.

(3) **Disclosure-** The inspector is performing a "short-term" radon test. The client should understand that no short-term radon test is considered to be 100% accurate. A short term test is a helpful tool for determining radon levels during the short time frame of a pre-purchase contract period. Many factors can influence the outcome of short-term tests and the inspector has no control over the home after the test is put into place. Short term tests can be cheated by leaving doors or windows open during the testing period. Other common ways of influencing a false test result are activating exhaust fans during test period, opening fireplace dampers, and covering the testing device.

The client should understand that short-term test results can be skewed by weather conditions during the test period. High winds, change in wind direction, a low pressure front, heavy rains, or frozen soil are all skewing factors. Radon levels can change overtime and relying on one radon test result is not recommended.

(4) **Investigate-** *[location: crawlspace]* Soot stains were observed at the specified location. This could indicate a fire has occurred at the subject property. Framing members are still solid. Further investigation is necessary to gain historical prospective about the property. Consulting the current owner and an insurance provider is recommended.

8.8 INTERIOR EXCLUSIONS & LIMITATIONS

Condition Comment: Limitation

Not Inspected - The whole house vacuum system was not inspected.

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, Ventilation, and Heat Loss

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.

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.

Attic Insulation:
- Fiberglass
- Cellulose
- Loose Fill

Floor System Insulation:
- Fiberglass
- Batts

Attic & Foundation Ventilation:
- Passive

Thermal Windows:
- Double pane glass
- Limitation- Dirty Windows

9.0 INSULATION IN ATTIC
Condition Comment: Inspected

9.1 INSULATION UNDER FLOOR SYSTEM
Condition Comment: Inspected

9.2 ATTIC VENTILATION
Condition Comment: Inspected

9.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)
Condition Comment: Inspected

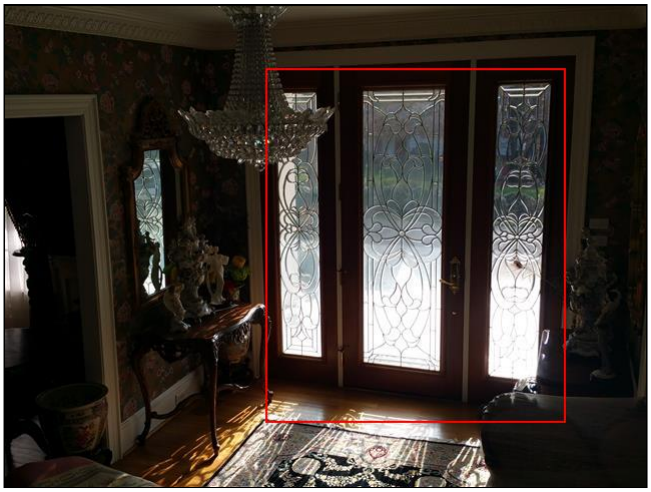
9.4 VENTING and DUCTING SYSTEMS
Condition Comment: Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)
Condition Comment: Inspected

9.6 THERMAL SEALS (doors and windows)
Condition Comment: Repair or Maintenance Item

(1) **Repair-** *[location: front entry door]* The seals on a thermal pane window in the specified location are damaged. Damaged seals can allow moisture in between glass panes. This window currently shows condensation in between the glass panes. The inspector recommends repairing identified windows. To insure all damaged thermal seals were identified, a window contractor should check every window in the house to determine if additional thermal seals need repair.

Number of windows in this area that are damaged= 3



(2) **General Observation**- The windows are dirty or have a very slight haze. The inspector recommends reviewing the note listed in the overview section about the condition of thermal seals at the windows.

(3) **Investigate-** *[location: master bedroom sitting room (sunroom)]* The seals on several thermal pane windows in the specified location could be damaged. Damaged seals can allow moisture in between glass panes. This window could also be very dirty. A slight haze on the glass was noted at the time of inspection. The inspector recommends cleaning the inside and outside of window to determine if thermal seals are broken.

9.7 WEATHER STRIPPING (doors, garage doors, windows)

Condition Comment: Inspected, Repair or Maintenance Item

Repair- *[location: second floor entry door]* The weather stripping along the exterior door is damaged or not functioning as intended at the specified location. Weather stripping is designed to decrease unwanted outside air from penetrating into the living space. A properly weather stripped door should not allow daylight through the door frame when in the closed position. Sometimes door adjustments are necessary to repair a weather stripping defect.

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.

Refrigerator:

Not inspected

10.0 GENERAL OBSERVATIONS & METHODS ABOUT THE BUILT IN APPLIANCES

Condition Comment: Inspected

Useful Information- The inspector inspected and operated all built in kitchen appliances. Built in kitchen appliances include dishwashers, ranges, ovens, cooktops, ovens, trash compactors, food waste disposers, ventilation equipment, range hoods, and built in microwaves. Refrigerators, clothes washing equipment, and clothes drying equipment are all considered personal property and are not inspected.

10.1 DISHWASHER

Condition Comment: Inspected

10.2 RANGES/OVENS/COOKTOPS

Condition Comment: Inspected

10.3 RANGE HOOD and DOWN DRAFT VENT SYSTEMS

Condition Comment: Inspected

10.4 FOOD WASTE DISPOSER

Condition Comment: Inspected

10.5 MICROWAVE COOKING EQUIPMENT

Condition Comment: Inspected

10.6 WASHER, DRYER, & PLUMBING CONNECTIONS

Condition Comment: Investigate Further

Investigate- Washers and Dryers are usually considered personal property and are not attached to the house. **Raleigh Inspection Service *does not* confirm functionality of washer units, dryer units, washer drains, or dryer vents**. The inspector recommends asking the current owner if the washer drain has ever backed up. This information is a clue to determine if the main waste line is problematic. 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.

Summary

The following items are systems or components that *do not function as intended or adversely affect the habitability of the dwelling*. This summary is not the entire report. This summary does not include items that the inspector recommends to investigate further. 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.

REPAIR SUMMARY- items may require repair

DRIVEWAYS AND WALKWAYS

1. **Repair-** *[location: front porch and rear carport]* The walkway slate tiles are damaged at multiple locations. A qualified contractor should repair.

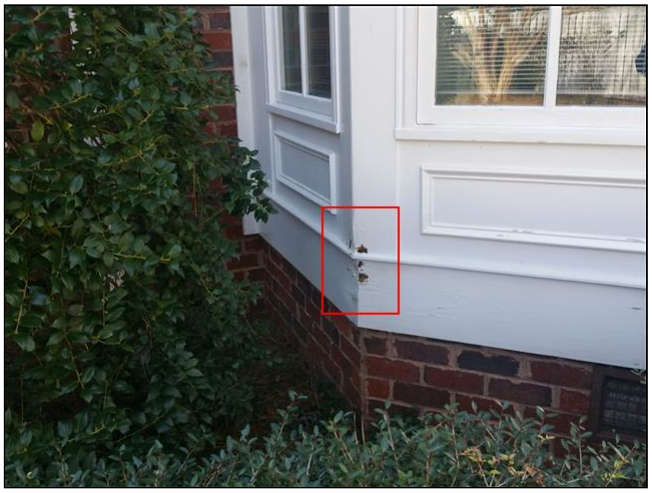
WALL CLADDING & TRIM

2. (1) **Repair-** Exterior trim and wall cladding deterioration (or damage) is present at several locations. A siding contractor should evaluate all exterior sides of the home and repair as necessary. The inspector has provided photographs where deterioration or damage was found. Photographed areas require immediate repair.

front roof line near porch

along roof line at front

rear of home at master



rear at master bedroom

rear at master bedroom

left side

left side of home

3. (2) **Repair-** Keeping all exterior surfaces covered with a weather resistant coating (paint, stain, vinyl) is the most effective way to maintain the integrity of the wood members in residential construction. The inspector noted several locations along the left siding that requires paint or a weather resistant coating. It is recommended reviewing all exterior surfaces (not only the items mentioned in report) to insure a proper paint coating has been applied to the house.

DOORS and DOOR TRIM (Exterior)

4. **Repair-** *[location: rear entry door]* The door at the specified location is damaged or deteriorated. A common location for door deterioration is at the bottom of the door. A qualified contractor should examine the door and repair as necessary. Full door replacement may be necessary.

EAVES, SOFFITS, FASCIAS, & DORMERS

5. (1) **Repair-** *[location: along soffit at front porch (or patio)]* Rusty nail heads are present on the bottom side of a boxed soffit. This condition generally indicates moisture has intruded at roof covering directly above. Gutters are not functioning properly. Drip edge installation may be necessary. Soffit damage was observed. This roof area above the soffit should be examined by a roofing contractor and repaired where necessary. Licensed general contractor should repair.

6. (2) **Repair-** *[location: front porch (or patio)]* The soffit is deteriorated at the specified location. If these type of issues are not repaired, it could lead to moisture intrusion inside the house and other interior framing members. A qualified contractor should determine cause and repair or replace affected wood. It could be necessary to repair leaky roofing above this location.

7. (3) **Repair-** *[location: rear side of home at porch (or patio)]* The soffit is deteriorated at the specified location. If these type of issues are not repaired, it could lead to moisture intrusion inside the house and other interior framing members. A qualified contractor should determine cause and repair or replace affected wood. It could be necessary to repair leaky roofing above this location.

above rear entry

suspected

EVIDENCE OF WATER INTRUSION OR ABNORMAL CONDENSATION UNDERNEATH FLOOR SYSTEM

8. (1) **Repair-** *[location: right crawlspace below kitchen and billiard room]* A section of flooring appears to be sagging with respect to the rest of the floor system. There is evidence that suggest the underfloor area has been exposed to high humidity. The soil was muddy or water logged underneath the vapor barrier. The bottom 1/3 of a floor joist is deteriorated in some areas. Sagging floors were observed along interior spaces. Existing ventilation is poor. Consulting with a ventilation contractor or "closed crawlspace" contractor is recommended. A licensed general contractor should make joist repair per engineers specifications.

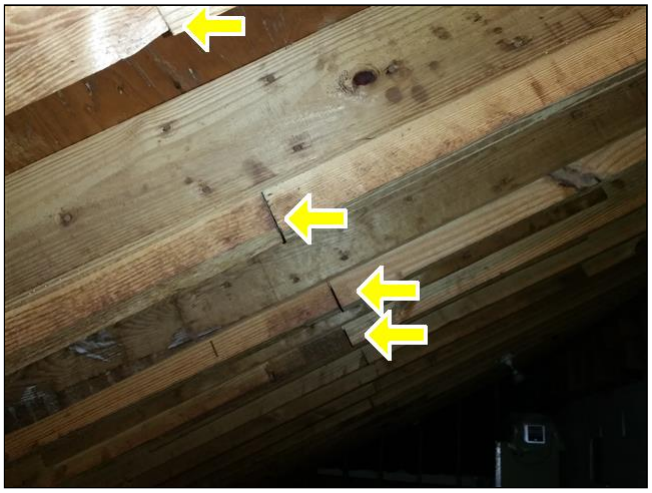
FLOOR STRUCTURE, JOISTS, & GIRDERS(structural)

9. **Repair-** *[location: under the first floor half bathroom]* A floor joist is improperly cut in the underfloor area. Often floor systems are improperly cut so that plumbing pipes can be placed at specific location within the room above. The floor system is a very important part of a homes structural integrity. A licensed general contractor should repair.

ROOF STRUCTURE AND ATTIC

10. **Investigate/Repair** *[location: area at rear portion of attic space]* The rear set of rafters are cut at mid span. A temporary repair has been made. The roof rafter system should be designed and constructed in compliance with the building code. Building standards have changed since this house was originally constructed. Materials used should be spaced, sized, and span according to lumber manufacturers specifications. The inspector identified a location where spacing,sizing, or

span may require improvements or reinforcement. A licensed structural engineer should evaluate and make recommendations.

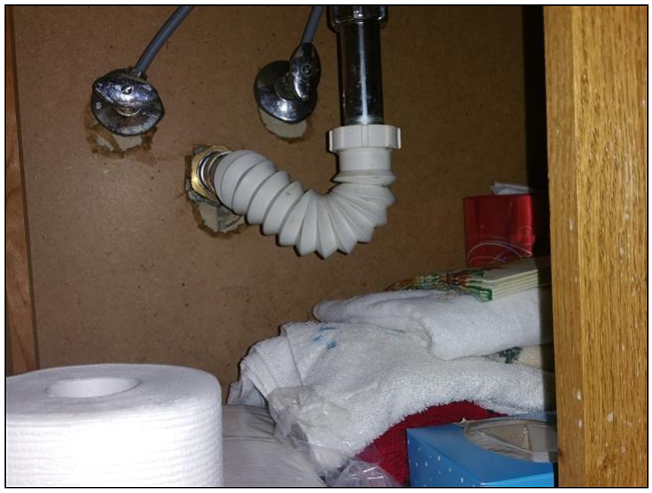


PIPE BOOTS & ROOF PENETRATIONS

11. **Repair-** *[location: around the rear chimney]* While inspecting the attic space, the inspector observed daylight at a pipe penetration. This condition generally indicates that the pipe and/or flue penetrations need additional sealant or flashing maintenance. Moisture can intrude if not repaired.

INTERIOR PLUMBING DRAINS

12. (1) **Repair-** *[location: second floor guest 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.
13. (2) **Repair-** *[location: first floor rear right half bathroom]* A trap seal is required to be at least 2 inches and no more than 4 inches in depth. An improper seal could cause siphoning or sludge in the plumbing system. Repair is recommended at the specified location.



BATHROOM FIXTURES

14. (1) **Repair-** *[location: second floor front guest bathroom]* The tub water supply faucet leaks while disengaged. A fully functional supply faucet should turn off, on, and not drip water from the spout when valves are in the closed position. Both hot and cold valves should be fully functional. Water should dispense from the end of the spout without leaking at the base (or aerator). A qualified plumbing contractor should observed the fixture in the specified location and repair as necessary.

15. (2) **Repair-** *[location: master bathroom]* The hand wand leaks under the tub. A licensed plumbing contractor should repair.

TOILETS

16. (1) **Repair-** *[location: second floor guest bathroom]* The toilet may be leaking at the wax ring where the toilet transitions to the waste pipe. The bolts that mount the toilet to the floor are corroded. This generally indicates the wax ring is failed. Sometimes the wax ring at the toilet floor connection can leak gradually over time. A licensed plumbing contractor should repair.

17. (2) **Repair-** *[location: master bathroom]* The toilet may be leaking at the wax ring where the toilet transitions to the waste pipe. Moisture stains were observed at finished floors at the base of the toilet. Sometimes the wax ring at the toilet floor connection can leak gradually over time. A licensed plumbing contractor should repair.

TUBS, SHOWERS, SINKS

18. (2) **Repair-** *[location: master bathroom]* The ceramic tile near the tub/shower is severely cracked and has been temporarily repaired. Additional repairs are necessary. Performing shower pan test is recommended.

PLUMBING WASTE PIPING (visible in underfloor)

19. Repair- *[location: under the rear right crawlspace]* A drain or waste line shows signs of recent leakage. A crack on the bottom side of drain pipe was noted. A plumbing contractor should examine to determine necessary repairs. The inspector recommends consulting a licensed plumbing contractor to determine cause and repair as needed.

EXTERIOR HOSE BIBS

20. (2) **Repair-** *[location: front]* There is evidence that suggests the hose bib leaks water while disengaged.

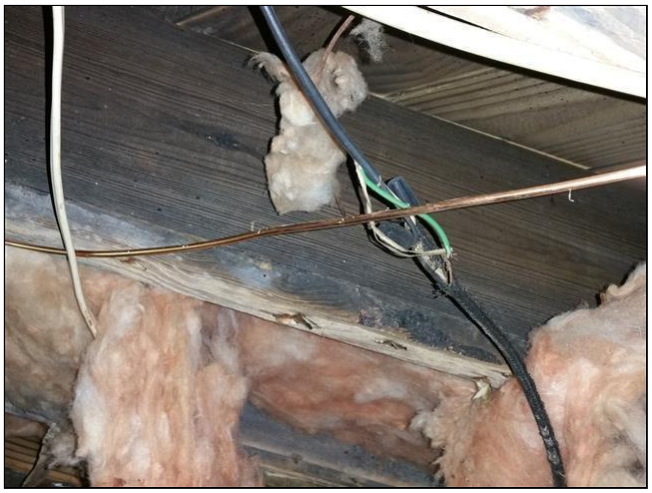
SUMP PUMP

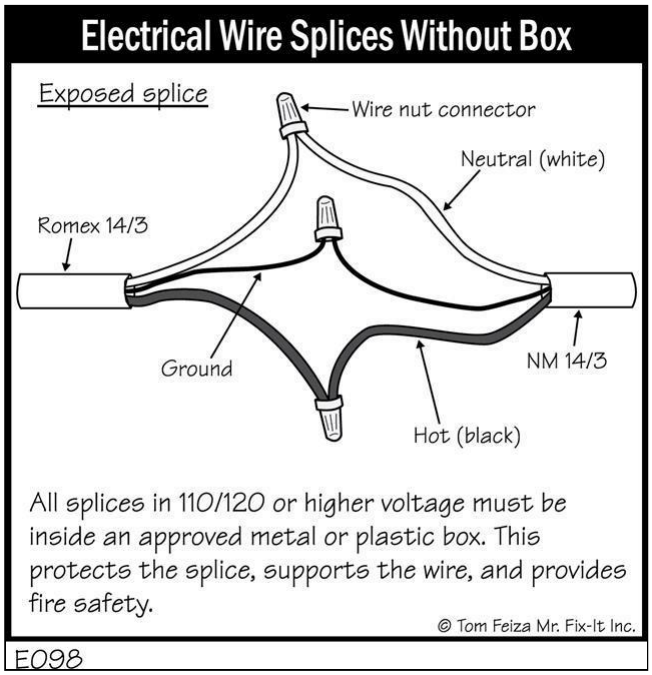
21. Repair- The sump pump in the underfloor area did not respond when activated. Repairs or adjustments are necessary.

BRANCH CIRCUIT CONDUCTORS

22. (1) **Repair-** *[location: second floor guest bathroom]* An extension cord is used to power an permanently installed electrical device. A licensed electrical contractor should connect the device with a permanent branch circuit.

23. (2) **Repair-** *[location: rear right crawlspace]* Exposed electrical conductors (or wire splices) were observed. The inspector did not test to determine if wires are abandoned or flowing live current. All wire splices should be placed inside a junction box and covered with a solid junction box plate. The inspector noted at least one improper wire splice. All exposed conductors should be placed inside a mounted electrical box that is covered with a solid plate. Exposed hot electrical wires can create a serious fire and safety hazard. A licensed electrical contractor should repair.





ELECTRICAL FIXTURES

24. (1) **Repair-** *[location: near furnace at center of crawlspace]* An electrical lighting device is damaged. This condition is considered a fire hazard.

25. (2) **Repair-** *[location: multiple exterior lights]* The inspector recommends confirming a known functioning light bulb is installed in all lighting fixtures. Light bulb replacement generally resolves non functional lighting devices. Because of the volume of lights that were non functional, the inspector recommends checking all fixtures throughout the house and repairing where necessary.

RETURN GRILLES and SUPPLY VENT REGISTERS

26. **Repair-** *[location: second floor ceiling registers]* Moisture stains or excessive condensation was noted at a supply vent register. This condition is generally the result of a poor seal at the vent register transition. The inspector recommends consulting an HVAC contractor to determine cause and make recommendations.

FIREPLACES & CHIMNEY FLUE

27. (3) **Investigate/Repair-** *[location: right porch (or patio)]* The inspector observed effloresence or white mineral deposits that could indicate previous water intrusion from the chimney cap. This condition generally indicates that the pipe and/or flue penetrations need additional sealant or flashing maintenance. Contractor should investigate and repair as necessary.

GAS LOG SYSTEMS

28. **Repair-** The gas log system would not activate. System start up may be necessary. The inspector unsuccessfully attempted to light the pilot light. A qualified contractor should repair.

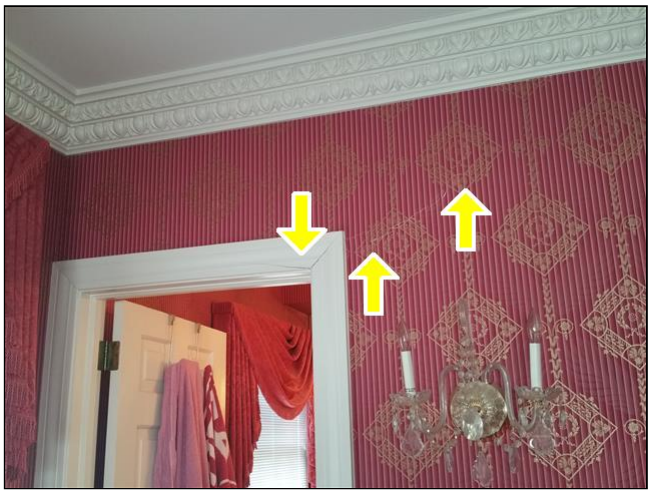
CONDENSATION PIPES and PUMPS

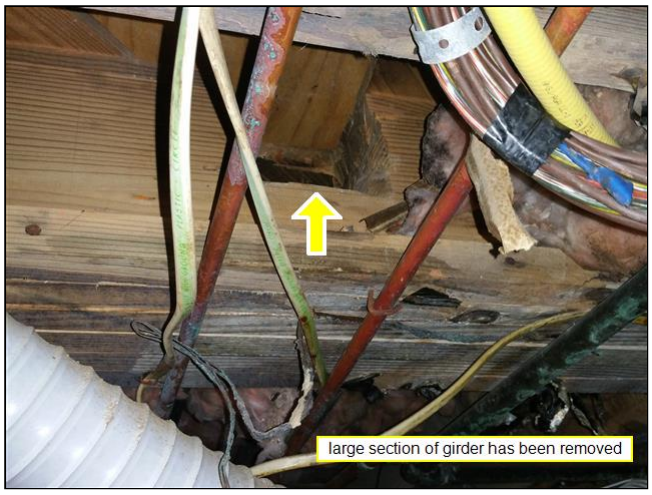
29. (1) **Repair-** *[location: unit in the center crawlspace]* The condensation drain line is not functioning as intended. Currently, all excess condensation is draining into crawlspace. It appears the condensate pump/drain was never installed correctly. If left uncorrected, this defect could cause excessive moisture levels in the crawlspace. The inspector recommends consulting a licensed HVAC contractor for repair.

30. (2) **Repair-** *[location: center crawlspace]* The combustion condensate drain line originating at the furnace does not drain all excess condensation properly. There is evidence that suggest the line has leaked moisture recently.

WALLS

31. (2) **Investigate/Repair** *[location: first floor left guest bathroom]* A wall crack was identified that could be related to a structural issue. A structural defect identified in the crawlspace could be contributing to the wall crack. A licensed structural engineer should review and make appropriate recommendations.

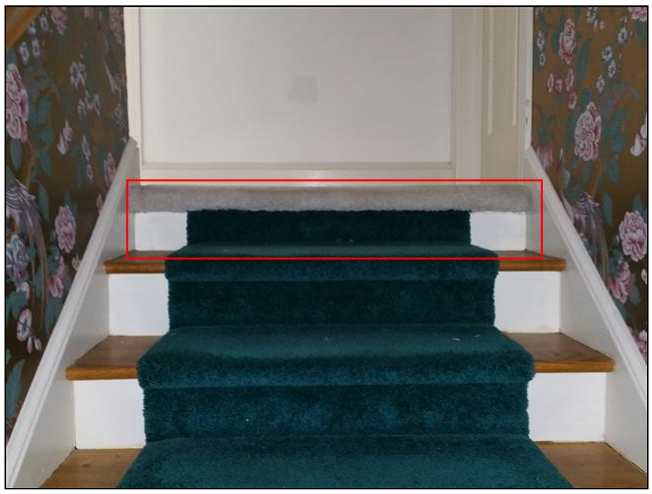




girder over notched

STEPS, STAIRWAYS, BALCONIES AND RAILINGS

32. **Repair-** *[stairway leading to the second floor]* At least one inconsistent stair riser height was noted at the interior stairs. All stair risers should have a consistent height from top to bottom (allowing for 3/8 inch differential). This condition is considered a tripping hazard and should be corrected.



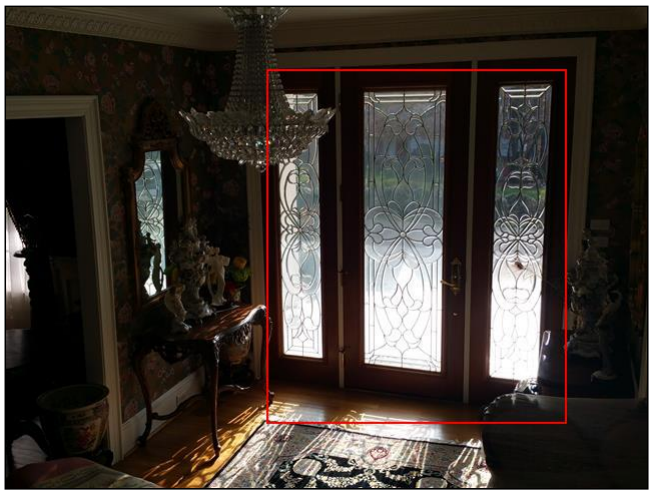
DOORS (REPRESENTATIVE NUMBER)

33. (1) **Repair-** *[location: second floor right guest bedroom]* The door is out of balance. The door will not stay in the open position without a door stopper.
34. (2) **Repair-** *[location: second floor left guest bedroom]* The door latching mechanism is either not functioning as intended or requires adjustment. Qualified contractor should repair.

THERMAL SEALS (doors and windows)

35. (1) **Repair-** *[location: front entry door*] The seals on a thermal pane window in the specified location are damaged. Damaged seals can allow moisture in between glass panes. This window currently shows condensation in between the glass panes. The inspector recommends repairing identified windows. To insure all damaged thermal seals were identified, a window contractor should check every window in the house to determine if additional thermal seals need repair.

    Number of windows in this area that are damaged= 3



WEATHER STRIPPING (doors, garage doors, windows)

36. **Repair-** *[location: second floor entry door]* The weather stripping along the exterior door is damaged or not functioning as intended at the specified location. Weather stripping is designed to decrease unwanted outside air from penetrating into the living space. A properly weather stripped door should not allow daylight through the door frame when in the closed position. Sometimes door adjustments are necessary to repair a weather stripping defect.

INVESTIGATE FURTHER

EVIDENCE OF WATER INTRUSION OR ABNORMAL CONDENSATION UNDERNEATH FLOOR SYSTEM

37. (2) **Investigate-** A moisture control system has been installed within the underfloor areas. Generally, this type of system is installed to reduce the moisture levels within the underfloor area. The subject house contains a sump pump under the front left corner of the house. Current owner should provide more information. The client should consider obtaining opinion from a qualified contractor. Evidence of ponding was observed.

PIERS, PILASTERS, COLUMNS, and POSTS

38. **Investigate-** *[location: behind front porch]* A supplemental point load support system has been installed under the original floor framing since the house was originally built. To insure long term stability, these systems should be installed on poured concrete footers. These types of systems are often put into place to provide additional support to the loads directly above. This type of system is very common in older homes, remodeling jobs, piano installations, and any other instance when additional loads are being added to the original floor system. Current owner should provide more information. Purpose of these piers is unknown. Review by licensed engineer is recommended.

FLOOR STRUCTURE, JOISTS, & GIRDERS(structural)

39. **Repair-** *[location: under the first floor half bathroom]* A floor joist is improperly cut in the underfloor area. Often floor systems are improperly cut so that plumbing pipes can be placed at specific location within the room above. The floor system is a very important part of a homes structural integrity. A licensed general contractor should repair.

GENERAL OBSERVATIONS & METHODS ABOUT PITCHED ROOF COVERINGS

40. **Investigate-** The roof covering is a architectural asphalt shingle roof system. Most architectural asphalt shingled roof systems that are properly maintained typically yield 20 years on average. The inspector believes the roof covering **is nearing the end of an average roofing life cycle**. Fiberglass mat exposure was observed. Mat exposure and granular loss is indicative of an aging roof covering. The client should consider obtaining opinion from a roofing contractor.

EVIDENCE OF WATER INTRUSION IN ATTIC SPACE & COVERED PORCHES

41. (1) **Investigate-** *[location: along rear right corner roof surface]* While inspecting the attic space, the inspector observed water stains at or near a pipe penetration. This condition generally indicates that the pipe and/or flue penetrations need additional sealant or flashing maintenance. The inspector is unable to determine, with certainty, if the stains are from past or present leakage. A roofing contractor should provide opinion.

42. (2) **Investigate-** Water intrusion stains were observed on the surrounding area where the chimney joins the roof sheathing. The inspector is unable to determine if this is recent water intrusion. A roofing contractor should provide opinion.

43. (3) **Investigate-** *[location: front left roof pitch]* Water intrusion intrusion stains were observed on the OSB sheathing in the attic. The inspector is unable to determine, with certainty, if the stains are from past or present leakage. A roofing contractor should provide opinion.

The inspector observed more than 3 stain(s).

TUBS, SHOWERS, SINKS

44. (3) **Limitation/Investigate-** This house contains at least one bathroom with a shower stall that is constructed with ceramic tile floor material. A "shower pan" is suppose to be installed below the tiled floor. The inspector is unable to physically observe the condition of the shower pan. The client should be advised that leaky shower pans can be very costly to repair. Some plumbing contractors offer services that can detect if a shower pan is leaking.

MAIN SERVICE PANEL & MAIN OVERCURRENT PROTECTIVE DEVICE

45. (1) **Investigate-** *[location: all distribution boxes]* The cover of the electrical panel was unusually warm. This condition generally indicates a conductor inside the panel box is arcing. The inspector did not remove the electrical panel cover because of safety concerns. A licensed electrician should evaluate.

46. (2) **Investigate-** The inspection of the main panel box revealed at least one unusual wiring configuration that is unfamiliar to the inspector. A total of SEVEN distribution panels were observed. The inspector recommends consulting a licensed electrician for complete review of electrical system.

HEATING EQUIPMENT GENERAL OBSERVATIONS

47. (3) **Investigate-** *[location: unit serving the second floor]* The heating component of the HVAC system is a air handler that operates in conjunction with a pad mounted heat pump. **The system is functional.** The equipment is 20 years old. It should be noted that this equipment is near the end of an average life cycle. Average life cycle of this type of unit is 20 years if properly maintained. The client should consider having a licensed HVAC contractor perform invasive inspection of the system.

HEAT EXCHANGER

48. **Investigate-** Most manufacturers recommend a licensed HVAC contractor inspect the heat exchanger annually. Because the inspector does not disassemble the furnace(s) 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 previous 12 months then exchanger inspection by a licensed HVAC contractor is recommended.

FIREPLACES & CHIMNEY FLUE

49. (1) **Investigate-** A void or gap was observed between the brick joints inside the formal living room firebox. This condition commonly occurs where the firebox transitions to the clay flue liner. This condition should be checked by a licensed chimney sweep before using the masonry fireplace. Repairs could be necessary.

50. (2) **Investigate/Repair-** *[location: formal living room firebox]* While inspecting the fire box, the inspector observed stains that could indicate previous water intrusion from the chimney cap. This condition generally indicates that the pipe and/or flue penetrations need additional sealant or flashing maintenance. Contractor should investigate and repair as necessary.

COOLING EQUIPMENT GENERAL OBSERVATIONS

51. (3) **Investigate-** *[location: exterior unit serving the second floor]* The air conditioning component of the HVAC system is a exterior pad mounted heat pump. **This system was not tested because outdoor weather temperature was below 60 degrees.** The equipment is 20 years old. It should be noted that this equipment has outlasted an average life cycle. The average life cycle for this type of equipment is 14-16 years. Equipment approaching the end of a life cycle have failed shortly after a home inspection during the seasonal change from mild to hot weather. The inspector is unable to determine how long the outdoor component of the air conditioning system will last before repair or replacement will be necessary. The client should consider having a licensed HVAC contractor perform invasive inspection of the system.

TEMPERATURE DIFFERENTIAL

52. Investigate- *[all cooling systems]* A temperature differential test was not performed because the outside air temperature was less than 65 degrees at the time of inspection. Damage can occur if the air conditioning system is operated when the outdoor temperature is less than 65 degrees. Only visual inspection defects will be noted in the "Air Conditioning" section of the report. **The inspector did not operate the cooling equipment to determine if proper cooling is achieved inside the structure. A licensed HVAC contractor should perform invasive inspection to determine if the system will operate properly.**

CONDENSING UNIT or HEAT PUMP

53. **Investigate-** Evidence of high humidity was observed in the master bathroom. Mildew was observed on the walls. This condition could indicate a cooling system is not sized properly. The general rule of thumb is that every "ton" of cooling capacity should properly cool 600-800 square feet of living space. A variety of factors can influence a cooling load calculation. The inspector recommends consulting with a licensed HVAC contractor to determine if the outdoor component of the master bedroom air conditioning system is properly sized. Cooling load calculation may be necessary.

humidity evidence/mold on wall

CEILINGS

54. (1) **Investigate/Repair** *[location: formal living room below guest bathroom]* The interior ceiling shows stains which could indicate a plumbing leak. The inspector suspects staining is from a recent event. A licensed plumbing contractor should repair.

55. (2) **Investigate/Repair** *[location: dining room]* The interior ceiling is cracking or de-laminating . Cause is unknown. The client should consider obtaining opinion from a qualified contractor.

56. (3) **Investigate-** *[location: kitchen]* The interior ceiling shows stains which could indicate exterior water intrusion or a leaking or sweating condensation line. The inspector is unable to determine with certainty if the stain is the result of a past incident or present problem. Current owner should provide more information. A qualified contractor should provide opinion.

57. (4) **Investigate-** *[location: master bedroom]* The interior ceiling shows stains which could indicate a roof leak. The inspector is unable to determine with certainty if the stain is the result of a past incident or present problem. Current owner should provide more information. A roofing contractor should provide opinion.

ENVIRONMENTAL & OTHER CONSIDERATIONS

58. (2) **Investigate-** The subject house has at least one ceiling that is a "popcorn" style ceiling. It is possible that the materials used to "popcorn" the ceiling could contain asbestos. Asbestos is a material that was commonly used in some construction materials prior to 1980. Most products containing asbestos were completely removed from the market by the early 1980's. **The only way to determine if this material contains asbestos is to send samples to a lab for testing.** Asbestos is toxic and can cause health related issues if inhaled. This toxic material can become airborne if ever removed. For more information about asbestos related products please go to the United States Environmental Protection Agency's website at www.epa.com.
59. (4) **Investigate-** *[location: crawlspace]* Soot stains were observed at the specified location. This could indicate a fire has occurred at the subject property. Framing members are still solid. Further investigation is necessary to gain historical prospective about the property. Consulting the current owner and an insurance provider is recommended.

THERMAL SEALS (doors and windows)

60. (3) **Investigate-** *[location: master bedroom sitting room (sunroom)]* The seals on several thermal pane windows in the specified location could be damaged. Damaged seals can allow moisture in between glass panes. This window could also be very dirty. A slight haze on the glass was noted at the time of inspection. The inspector recommends cleaning the inside and outside of window to determine if thermal seals are broken.

WASHER, DRYER, & PLUMBING CONNECTIONS

61. **Investigate-** Washers and Dryers are usually considered personal property and are not attached to the house. **Raleigh Inspection Service *does not* confirm functionality of washer units, dryer units, washer drains, or dryer vents**. The inspector recommends asking the current owner if the washer drain has ever backed up. This information is a clue to determine if the main waste line is problematic. 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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Jonathan Goad

HOME INSPECTION SERVICES AGREEMENT

This Home Inspection Services Agreement ("Agreement") is effective as of January 17, 2017, between the Client listed below ("Client") and Building Inspectors Group Inc., dba "Raleigh Inspection Service". The parties agree to the following terms:

1. Raleigh Inspection Service will perform an inspection of the home or building identified below (the "Property"). We agree to mail or email the Client an inspection report within three (3) business days of the inspection. The inspection is limited to visual observations of the readily accessible areas, systems and components of the dwelling and the apparent conditions existing at the time of inspection only. Conditions of the Property could change after the time of inspection and some existing conditions may only be observable under different conditions that existed at the time of inspection.
2. The inspection will include, when applicable, accessible and conditions permit: heating systems, central air conditioning, plumbing, electrical, fireplace, installed kitchen appliances, garage, interior, and exterior materials of construction, visible framing components, roof, attic, basement, crawl space, foundation, or as described in the inspection report.
3. The inspection is general in nature and is not technically exhaustive. The purpose of the inspection is to determine whether a system is working properly. We are not responsible for determining all that may be wrong with a system or the steps necessary to correct a system that is not working properly. The inspection is intended to provide Client with a better understanding of the condition of the Property at the time of the inspection.
4. The inspection will NOT include: Systems and conditions which are not within the scope of the inspection include, but are not limited to: asbestos, radon, lead based paint, mold, formaldehyde, any toxic materials, underground storage tanks, jetted tubs, spas, swimming pools, unattached exterior buildings, playgrounds, recreational or leisure equipment or facilities, private wells/water systems, private septic tanks, below ground septic/drainage systems, EIFS stucco, security/fire alarm systems, cosmetic deficiencies, washers, dryers and other portable appliances, shower drain pans, portable air conditioning or heating units, irrigation systems, below grade foundation water penetration, geological stability, lot line placement, product recalls, termite/pest/rodent infestation, zoning ordinances, building code conformity, and any component or system that is shut down without power/fuel or otherwise secured. Any area or component that is not exposed to view, is concealed, is hidden, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in the inspection. The inspector will not move furniture, floor coverings, panels, insulation, soil, storage, or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection does not include any destructive testing or dismantling. Client assumes all the risk for all conditions which are concealed from view at the time of the inspection. The inspector will not operate heating or cooling systems in temperatures that may cause damage to such systems. Air conditioning systems will not be operated in outside temperatures of 65 degrees or less. All utilities must be â€œturned onâ€ in order to inspect such systems. All pilot lights must be lit in order to inspect any systems with a pilot light. If any reference is made in the inspection report concerning any excluded items, it is for general information only and is not part of the inspection report.
5. Client is encouraged to attend the end of the onsite inspection. Client shall inform Raleigh Inspection Service, Inc. of any concerns that Client has regarding the Property prior to the inspection.

6. The inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. The inspection and report are not intended to reflect the value of the premises or to make any representations as to the advisability of purchase or the suitability for use.
7. Client agrees to retain appropriate licensed contractor(s) to further inspect and repair any items that may need repair prior to closing. Raleigh Inspection Service does not inspect the repair work performed by qualified or nonqualified contractors or repairmen.
8. Client shall pay Raleigh Inspection Service the inspection fee listed below. Payment is due at the time of the inspection. If an additional visit is required to inspect previously inaccessible areas or items, a minimum charge of $150.00 will be assessed in addition to the inspection fee listed below, and payment will be due prior to such additional inspection and additional report. Client understands that Client is responsible for payment in full of all of Raleigh Inspection Service fees whether or not Client purchases the Property.
9. THE INSPECTION AND REPORT ARE PERFORMED AND PREPARED FOR THE EXCLUSIVE AND CONFIDENTIAL USE OF THE CLIENT. THE REPORT IS NOT TRANSFERABLE OR ASSIGNABLE. Neither the Inspector nor Raleigh Inspection Service, Inc. is responsible or liable for the use of the report by any third party for any reason.
10. Client and Raleigh Inspection Service agree that if any portion of this Agreement is found invalid or unenforceable by any court of qualified jurisdiction, the remaining provisions shall remain in force between the parties.
11. WARRANTY AND DISCLAIMER. RALEIGH INSPECTION SERVICE will perform the inspection in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board. EXCEPT FOR THE FOREGOING, RALEIGH INSPECTION SERVICE DISCLAIMS ANY AND ALL WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
12. LIMITATON OF LIABILITY. Client understands and agrees that if the Client believes that Raleigh Inspection Service has made an error or has failed to accurately report the visually discernible conditions at the Property, as limited herein above, Client will notify Raleigh Inspection Service in writing within ten (10) business days of discovery. Client agrees to provide Raleigh Inspection Service with a reasonable opportunity to re-inspect the Property and to address such alleged error or omission prior to the repair, alteration or modification of any items related to such alleged error or omission. Client understands and agrees that any failure to notify Raleigh Inspection Service as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question. IN ALL EVENTS, RALEIGH INSPECTION SERVICE AGGREGATE CUMULATIVE LIABILITY (INCLUDING THE AGGREGATE CUMULATIVE LIABILITY OF ANY OF ITS PRINCIPALS', AGENTS AND EMPLOYEES) FOR ANY AND ALL CLAIMS ARISING IN CONNECTION WITH THIS AGREEMENT SHALL NOT EXCEED THE SUM TOTAL OF ALL PAYMENTS MADE BY CLIENT TO RALEIGH INSPECTION SERVICE PURSUANT HERETO. CLAIMS FOR DAMAGES MUST BE MADE WITHIN ONE YEAR OF THE DATE OF THE INSPECTION REPORT OR BE FOREVER BARRED. This liability limitation is binding on Client and Client's successors and permitted assigns.
13. ARBITRATION. Any contract dispute or claim arising out of, or in connection with, this Agreement shall be finally settled by binding arbitration in accordance with the then current rules and procedures of the American Arbitration Association by one (1) arbitrator appointed by the American Arbitration Association. The arbitrator shall apply the law of the State of North Carolina, without reference to rules of conflict of law or statutory rules of arbitration, to the merits of any dispute or claim. Judgment on the award rendered by the arbitrator may be entered in

any court of competent jurisdiction. The parties agree that, any provision of applicable law notwithstanding, they will not request, and the arbitrator shall have no authority to award punitive or exemplary damages against any party. In the event that any arbitration, action or proceeding is brought in connection with this Agreement, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees.

14. The terms and conditions of this Agreement shall apply to the original inspection, as well as any subsequent inspections that may be performed on the Property.

I/WE HAVE READ, UNDERSTAND, AND AGREE TO ALL THE TERMS AND CONDITIONS OF THIS AGREEMENT.

Property Address: 123 John Street
Somewhere NC 90210

Inspection Fee: 1010.00

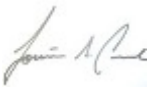
Client: John Q Buyer

Client's Email Address: goad@raleighinspectionservice.com

Client's Phone Number:

Client Signature: _____

Building Inspectors Group Inc. dba Raleigh Inspection Service

By: 
Name: Jonathan Goad