



Home Inspection Report

AnyTown, NC

Inspection Date:
05/06/2010

Prepared For:
John Doe

Prepared By:
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Report Summary

PROPERTY OVERVIEW

This home is typical quality for a home in this area and is approximately 84 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. **No issue mentioned in this report is automatically the responsibility of the seller to remedy. Consult your REALTOR® for guidance concerning negotiating repairs.** The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Repair:	Denotes a defect that is currently in need of repair, to restore a component/system to proper working order, or to prevent further and/or future damage to the property.
Improve:	Denotes maintenance or improvements recommendations, which would protect and/or enhance the property but are not required and are not included as part of the "Report Summary".
Safety Issue:	Denotes a defect that is considered an immediate Safety Concern
Monitor:	Denotes a system or component needing further investigation and/or monitoring, over time, is needed. Repairs may be necessary but insufficient information was available during the inspection to make such a determination.

Please note that those observations listed under "Discretionary Improvements" in the body of the report are not essential repairs, but recommendations for improvements and/or maintenance. Often, these are updates to a system that were not common practice at the time of the construction.

Directions are given as if you are in the street, facing the front of the house.

SUMMARY OF SIGNIFICANT FINDINGS

The following is a summary of systems or components observed during the inspection that, in the opinion of the inspector, do not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page will also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

This summary is provided to highlight those findings that the inspector considers most significant. The full report contains additional findings as well as improvement and safety recommendations. This summary does not limit your ability to rely on the entire report in completing your transaction

This summary is not the entire report. The complete report may include additional information of interest or concern to you. **It is strongly recommended you promptly read the complete report.** For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

Important note regarding repairs: In **ALL** cases where repair, replacement, or additional evaluation is recommended, we strongly recommend that reputable, licensed professionals in the appropriate trade be employed and that signed receipts be obtained detailing the work performed. Transferable written guarantees are recommended on repairs. However, please understand that the inspector has no control over the selection of repairpersons or the quality of their work.

Important note concerning vacant homes: Please keep in mind that, although every reasonable effort has been made to simulate living conditions in order to reveal defects, homes that are not occupied can conceal

defects that may not be revealed until a new occupant takes possession and uses a variety of different components simultaneously and/or on a regular basis. Guy's Home Inspections cannot be responsible for such latent defects that are not apparent at the time of inspection.

Please contact our office if you need clarification of any of the items listed below, or need additional inspection services. We offer follow-up inspections of repairs for an additional fee.

1. **Repair:** Some of the supplemental floor supports are properly installed. All remaining supplemental wood floor support(s) should be improved by being properly attached at the top and supported with a footer at the bottom. Soil contact should be avoided.
2. **Repair:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
3. **Repair:** To resist (additional) rafter sagging, collar ties (horizontal members running between each rafter near their mid-span) should be provided for all rafters at the addition.
4. **Repair:** The brick above the opening for the HVAC entrance to the crawlspace should be supported with a lintel to prevent damage to the brick veneer and/or the structure of the home.
5. **Repair:** Damaged shingles at the rear roof should be repaired or replaced to prevent moisture penetration to the materials below.
6. **Repair:** The crawl space door damaged and should be repaired or replaced to prevent vermin entry.
7. **Repair:** The siding is damaged or missing at the rear upper roof. This should be repaired or replaced to prevent moisture damage to the materials below. A qualified vinyl siding contractor should be engaged.
8. **Repair:** The vinyl soffit is loose at the left rear and should be repaired to prevent vermin and moisture penetration.
9. **Repair:** Joist hangers or a ledger strip should be added to support deck joists. Toe nailing or end nailing is not sufficient to support design capacities.
10. **Repair, Safety Issue:** A handrail should be added to the front porch and steps for improved safety.
11. **Repair:** The irregular steps at the front porch are a trip hazard and should be repaired as desired.
12. **Repair:** The electrical service entrance cable should be better secured to the exterior of the home.
13. **Repair:** The grounding of the electrical service is ineffective. The service should be grounded to the main water supply and/or driven ground rods as required immediately as this is a severe safety hazard.
14. **Repair:** The missing screws in the electrical panel should be installed for improved electrical safety.
15. **Repair:** Oversized breakers (30a at top left) within the main distribution panel should be replaced. Oversized breakers may cause failures in the wires, which are a fire hazard.
16. **Repair:** The exterior wiring at the exterior wall near the gas pack is not suited to this application. It should be replaced with wiring suitable for outdoor use.
17. **Repair:** Improper electrical connections, including those should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. Obsolete wiring should be properly terminated or removed.
18. **Repair:** It is recommended that the obsolete knob-and-tube wiring be replaced for improved electrical safety and to accommodate modern insulation requirements.
19. **Repair, Safety Issue:** The smoke detector shows evidence of being old and may be ineffective. Replacement is strongly recommended for detectors greater than 10 years old.
20. **Repair, Safety Issue:** Indications from a hand held voltage detector are that the ceiling fan is ungrounded. The ceiling fan is a modern appliance that was designed to be installed on modern electrical systems that have equipment grounding for safe operation. Movement and vibrations in the fan can fray wire insulation and loosen connections leading to a risk of shock, hence the need for grounding. The house wiring going to this fan has no ground wire, as is typical for the time in which the home was built. There are different ways make this condition ore safe. Have the fan wiring examined and repaired or replaced as deemed necessary by a licensed electrical contractor.
21. **Repair:** The refrigerator should be on a grounded circuit (3-pronged outlet) for improved electrical safety. A qualified electrician should be engaged.
22. **Repair:** The kitchen ceiling fan is out of balance and should be repaired to prevent damage to the wiring for improved safety.
23. **Repair:** The attic access hatch and/or drop stairs should be insulated for improved energy efficiency.
24. **Repair:** Bath exhaust fans should be vented to the building exterior. Excessive moisture in the attic can lead to delamination of the roof sheathing and other moisture related problems. Ideally, the exhaust

- should be insulated and routed to the soffit venting (if present). Otherwise, it can be vented to the ridge vent or roof vent (if present).
25. **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is missing. This is an important safety feature because it directs superheated water downward in the event of a thermostat malfunction. It should terminate not less than 6 inches or more than 24 inches above the floor.
 26. **Repair:** Evidence of corrosion of the gas piping was observed. It should be painted with Rustoleum or another rust inhibitive coating to prevent further corrosion.
 27. **Repair:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.
 28. **Repair:** The hose bib (exterior faucet) at the right side of the home is loose and should be properly attached to prevent damage to the plumbing.
 29. **Repair:** The vent stack that penetrates the roof should extend at least 6 inches above the roof and should be at least 2 inches in diameter.
 30. **Repair:** Water damage was noted at the bathroom ceiling, possibly from a leaky plumbing boot (See Roofing Section).
 31. **Repair:** The missing window locks in many locations should be installed for improved security.
 32. **Repair:** The door at the master bedroom does not latch properly and should be repaired or adjusted.
 33. **Repair, Safety Issue:** The window at the right side of the front bedroom will not stay open when raised. This can be a safety hazard (pinch point) and should be repaired or replaced.
 34. **Repair, Safety Issue:** The range is missing the anti-tip bracket. This should be installed to prevent accidental tipping of the range when the oven door is opened.
35. **Monitor:** Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and brass fittings used in later years have apparently reduced the failure rate. This subject house has brass fittings. For further details contact the Consumer Plumbing Recovery Center at 1-800-392-7591 or visit its Website at www.pbpipe.com.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the **Standards of Practice and the Report Compliance Worksheet of the North Carolina Home Inspector's Licensure Board** and **American Society of Home Inspectors®** are inspected where present, except as may be noted in the "Limitations of Inspection" sections within this report.

IMPORTANT NOTE: The scope of this home inspection is not the same as the scope of your real estate contract. Some items addressed here are not included in your real estate contract; and, some items included in your real estate contract are not addressed in this home inspection report. You must consult your real estate agent or your attorney (not your home inspector) to determine which issues apply to your real estate contract.

This inspection is visual only. A representative sampling of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to provide the client with a better understanding of the property condition, as observed at the time of the inspection. Not all concerns will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Neither the buyer nor the agent were present at the time of the inspection.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection.

The estimated outside temperature was 80 degrees F.

RECENT WEATHER CONDITIONS

Occasional rain has fallen in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Brick •Poured Concrete •Crawl Space Configuration •Slab on Grade
Columns:	•Brick •Wood
Floor Structure:	•Wood Joist • Board/Plank Sub Floor•Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Roof Rafters •Solid Plank Sheathing •Plywood Sheathing
Attic Access:	•Scuttle in laundry room• Scuttle hole in bathroom closet •Attic Method Of Inspection: Viewed from opening

STRUCTURE OBSERVATIONS

Some of the attic is floored for light storage.

The crawl space was inspected with a 70,000 candlepower Streamlight flashlight and a long probe. The inspector was wearing a half face respirator, which limits access in very tight spaces.

As is typical of homes of this age, the building exhibits signs of aging and/or setting. Structural repairs and improvements may be desirable. However, repairs will be recommended only, where in the inspector's opinion, they are critical.

AREAS OF CONCERN

- **Repair:** Some of the supplemental floor supports are properly installed. All remaining supplemental wood floor support(s) should be improved by being properly attached at the top and supported with a footer at the bottom. Soil contact should be avoided.
- **Repair:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
- **Repair:** To resist (additional) rafter sagging, collar ties (horizontal members running between each rafter near their mid-span) should be provided for all rafters at the addition.
- **Repair:** The brick above the opening for the HVAC entrance to the crawlspace should be supported with a lintel to prevent damage to the brick veneer and/or the structure of the home.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

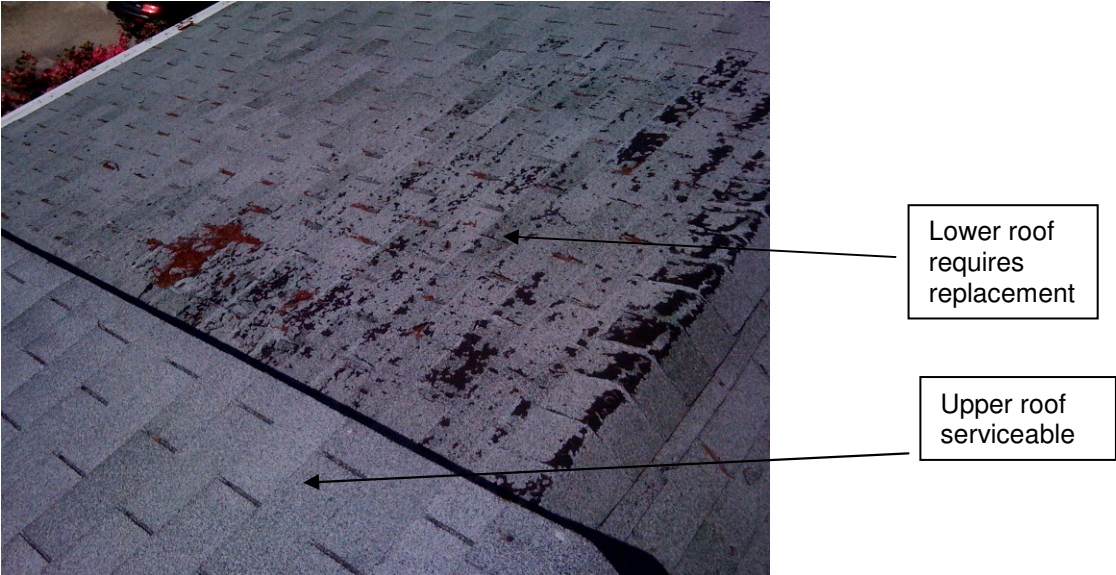
Roof Covering:	•Asphalt Shingle	•Number of Layers Observed: 2
Roof Flashings:	•Metal	
Chimneys:	•Masonry	
Roof Drainage System:	•Aluminum	•Downspouts discharge above grade
Method of Inspection:	•Walked on roof	

ROOFING OBSERVATIONS

The remaining useful life of this roof covering is impossible to predict. With proper maintenance, the main roof covering could last up to 1-3 years.
 The home is equipped with no-clog gutters.

AREAS OF CONCERN

- **Repair:** Damaged shingles at the rear roof should be repaired or replaced to prevent moisture penetration to the materials below.



Discretionary Improvements

It would be wise to add gutters and downspouts to the remainder of the home.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

- | | |
|---|-------------------------------|
| Wall Covering: | •Metal Siding |
| Eaves, Soffits, And Fascias: | • Vinyl |
| Exterior Doors: | •Solid Wood |
| Window/Door Frames and Trim: | •Metal-Covered |
| Entry Driveways: | •Concrete |
| Entry Walkways And Patios: | •Concrete |
| Porches, Decks, Steps, Railings: | •Concrete •Composite Material |
| Surface Drainage: | •Back to front |
| Retaining Walls: | •Masonry |
| Fencing: | •Wood |

EXTERIOR OBSERVATIONS

The exterior of the home is low maintenance. The lot drainage was good, taking surface water away from the building.

AREAS OF CONCERN

- **Repair:** The crawl space door damaged and should be repaired or replaced to prevent vermin entry.
- **Repair:** The siding is damaged or missing at the rear upper roof. This should be repaired or replaced to prevent moisture damage to the materials below. A qualified vinyl siding contractor should be engaged.



- **Repair:** The vinyl soffit is loose at the left rear and should be repaired to prevent vermin and moisture penetration.
- **Repair:** Joist hangers or a ledger strip should be added to support deck joists. Toe nailing or end nailing is not sufficient to support design capacities.
- **Monitor:** The retaining wall shows evidence of movement and cracking. This condition should be monitored. It is impossible to determine the rate of movement during a one-time visit to the house. It may be necessary to rebuild the wall at some point in the future if additional movement and/or deterioration occurs.
- **Repair, Safety Issue:** A handrail should be added to the front porch and steps for improved safety.
- **Repair:** The irregular steps at the front porch are a trip hazard and should be repaired as desired.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amp
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Main Disconnect:	•Breakers •Location: Outside
Service Grounding:	•Ground Connection Not Visible
Main Service Panel Rating:	•Panel Rating: 100 Amp
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex" •Fabric-Covered •Knob-and-Tube Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s)
GFCI Resets:	•Bathroom (s)
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's should be tested monthly by pushing the "Test" button and then the "Reset" button (or resetting the breaker if the GFCI is in an electrical panel). If the breaker fails to trip or to reset, the breaker should be replaced by a qualified electrician.

AREAS OF CONCERN

- **Repair:** The electrical service entrance cable should be better secured to the exterior of the home.
- **Repair:** The grounding of the electrical service is ineffective. The service should be grounded to the main water supply and/or driven ground rods as required immediately as this is a severe safety hazard.
- **Repair:** The missing screws in the electrical panel should be installed for improved electrical safety.
- **Repair:** Oversized breakers (30a at top left) within the main distribution panel should be replaced. Oversized breakers may cause failures in the wires, which are a fire hazard.
- **Repair:** The exterior wiring at the exterior wall near the gas pack is not suited to this application. It should be replaced with wiring suitable for outdoor use.
- **Repair:** Improper electrical connections, including those should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. Obsolete wiring should be properly terminated or removed.
- **Repair:** It is recommended that the obsolete knob-and-tube wiring be replaced for improved electrical safety and to accommodate modern insulation requirements.
- **Repair, Safety Issue:** The smoke detector shows evidence of being old and may be ineffective. Replacement is strongly recommended for detectors greater than 10 years old.

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on some kitchen outlets. GFCI's as they offer protection from shock or electrocution.

- **Repair, Safety Issue:** Indications from a hand held voltage detector are that the ceiling fan is ungrounded. The ceiling fan is a modern appliance that was designed to be installed on modern electrical systems that have equipment grounding for safe operation. Movement and vibrations in the fan can fray wire insulation and loosen connections leading to a risk of shock, hence the need for grounding. The house wiring going to this fan has no ground wire, as is typical for the time in which the home was built. There are different ways make this condition

ore safe. Have the fan wiring examined and repaired or replaced as deemed necessary by a licensed electrical contractor.

- **Repair:** The refrigerator should be on a grounded circuit (3-pronged outlet) for improved electrical safety. A qualified electrician should be engaged.
- **Repair:** The kitchen ceiling fan is out of balance and should be repaired to prevent damage to the wiring for improved safety.

Discretionary Improvements

Additional outlets in some areas of the home may be desirable.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Number of Zones: 1 •Manufacturer: Goodman•BTU Rating: 69,000
Vents, Flues, Chimneys:	• None (gaspack – outdoor unit)
Heat Distribution Methods:	•Ductwork - Metal and Flex

HEATING OBSERVATIONS

The unit is estimated to be 8 years old. The typical life cycle for a unit such as this is 25-30 years. Some units will last longer; others can fail prematurely.

AREAS OF CONCERN

No repairs are considered necessary at this time.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:

•Electricity

Central System Type:

•Air Cooled Central Air Conditioning •Manufacturer: Goodman•Number of Zones: 1 •BTU Rating: 30,000

COOLING / HEAT PUMPS OBSERVATIONS

Upon testing in the appropriate mode, a normal temperature differential across the evaporator coil was observed. This suggests that the system is operating properly. The unit is estimated to be 8 years old. The typical life cycle for a unit such as this is 15-18 years. Some units will last longer; others can fail prematurely.

AREAS OF CONCERN

No repairs are considered necessary at this time.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R11 Rockwool •R19 Fiberglass
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•None
Vapor Retarders:	•None Visible
Roof Ventilation:	•Gable Vents •Power Ventilator •
Crawl Space Ventilation:	•Exterior Wall Vents

INSULATION / VENTILATION OBSERVATIONS

For comparison purposes only, current insulation standards are R13 (walls), R19 (floor), R30 (attic). New construction is designed to meet these criteria.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Repair:** The attic access hatch and/or drop stairs should be insulated for improved energy efficiency.
- **Repair:** Bath exhaust fans should be vented to the building exterior. Excessive moisture in the attic can lead to delamination of the roof sheathing and other moisture related problems.

Discretionary Improvements

When re-roofing, it would be wise to add a ridge vent to improve attic ventilation and extend the life of roof coverings.

Additional insulation in the attic would be a wise investment.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply (Reported by Real Estate Representative)
Service Pipe to House:	•Polybutylene
Main Water Valve Location:	•Crawl Space
Interior Supply Piping:	•Copper •Steel
Waste System:	•Public Sewer System •Public Sewer System (Reported by R.E. Rep)
Drain, Waste, & Vent Piping:	•Cast Iron •PVC
Sewer Cleanouts:	•Crawl space
Water Heater:	•Electric •Manufacturer: American Proline •Approximate Capacity (in gallons): 40 •Location: Laundry Room
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter •Appliances
Gas Piping:	•Copper •Black Iron Pipe

PLUMBING OBSERVATIONS

The water heater is estimated to be 4 years old. The typical life cycle for a unit such as this is 7-11 years. Some units will last longer; others can fail prematurely.

AREAS OF CONCERN

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is missing. This is an important safety feature because it directs superheated water downward in the event of a thermostat malfunction. It should terminate not less than 6 inches or more than 24 inches above the floor.
- **Repair:** Evidence of corrosion of the gas piping was observed. It should be painted with Rustoleum or another rust inhibitive coating to prevent further corrosion.
- **Monitor:** Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and brass fittings used in later years have apparently reduced the failure rate. This subject house has brass fittings. For further details contact the Consumer Plumbing Recovery Center at 1-800-392-7591 or visit its Website at www.pbpipeline.com.
- **Repair:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.
- **Repair:** The hose bib (exterior faucet) at the right side of the home is loose and should be properly attached to prevent damage to the plumbing.
- **Repair:** The vent stack that penetrates the roof should extend at least 6 inches above the roof and should be at least 2 inches in diameter.



Discretionary Improvements

It is recommended that braided, stainless steel supply hoses be installed for the clothes washer to prevent interior damage in the case of a leak.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Plaster •Paneling •Acoustic Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double Hung •Single Pane with Storm Window
Interior Doors:	•Wood-Hollow Core •Laminate

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are to be in average condition. Typical flaws were observed in some areas. The flooring system shows evidence of typical minor sags and unevenness.

AREAS OF CONCERN

- **Repair:** Water damage was noted at the bathroom ceiling, possibly from a leaky plumbing boot (See Roofing Section).



- **Monitor:** Floor slopes are apparent.
- **Improve:** The windows are in poor condition. Trimming and/or adjustment, hardware improvements, and weatherproofing improvements could be undertaken. Operable windows in the bedrooms are especially important for safety reasons. Installing replacement windows may be the best long-term approach. In the interim, it is important that the window exteriors be maintained well to avoid rot or water infiltration.
- **Repair:** The missing window locks in many locations should be installed for improved security.
- **Repair:** The door at the master bedroom does not latch properly and should be repaired or adjusted.
- **Repair, Safety Issue:** The window at the right side of the front bedroom will not stay open when raised. This can be a safety hazard (pinch point) and should be repaired or replaced.

Environmental Issues

- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For

more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be a wise improvement to install carbon monoxide detectors within the home. If your budget permits, a low level detector (which signals at 10 PPM), such as one available at www.aeromedix.com is recommended over the alarms typically available at mass merchandisers (which signal at 70 PPM). Detectors are recommended on each level of the home and each sleeping area. If the home is a split bedroom plan, one detector for each side is recommended. Bedrooms with fireplaces should be equipped with their own detector. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).
- **Monitor:** North Carolina homeowners planning on remodeling or renovating a home that was built before 1978 should be aware of the lead paint abatement rules adopted as of January 1, 2010. Guidelines can be found at the following link: <http://www.epi.state.nc.us/epi/lead/lhmp.html#training> It is strongly recommended that you familiarize yourself with the guidelines before remodeling or hiring a contractor to perform renovations.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Dirty windows, time of day and the weather may limit Detection of broken window seals (“fogged windows”).
- This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

**Appliances Tested:
Laundry Facility:**

- Electric Range
- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

All appliances tested responded satisfactorily.

AREAS OF CONCERN

- **Repair, Safety Issue:** The range is missing the anti-tip bracket. This should be installed to prevent accidental tipping of the range when the oven door is opened.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Smoke detector testing is battery testing only. Not all smoke detectors are tested.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Masonry Firebox

Vents, Flues, Chimneys:

•Outside Combustion Air Provided

FIREPLACES / WOOD STOVES OBSERVATIONS

The firebox for the fireplace is rather small, indicating it may be suitable only for coal or very small logs.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The National Fire Prevention Association (NFPA) recommends that a Level II inspection be performed whenever a home is sold. This involves cleaning and inspection of the flue. A qualified chimney sweep should be engaged.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.
- Complete warranty cards on all home appliances and return to the manufacturer. This information may be used in possible recall notices.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.

- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!