

Your Home Inspection



444 Shady Lane
Hometown, North Carolina 28000

Prepared for: Mr. and Mrs. T. Jones

Prepared by: Classic Home Inspections
110 Hensdale Drive
Raeford, North Carolina 28376

Classic Home Inspections

23:22 March 18, 2012



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Web inspection report

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Classic Home Inspections

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Web inspection report

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Requires Repair	Item is not fully functional and requires repair or replacement.
Investigate	Refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

General Information

Property Information

Property Address 444 Shady Lane
City Hometown **State** North Carolina **Zip** 28000
Contact Name Mr. Smith (Broker)
Phone 910-000-0000 **Fax** n/a

Client Information

Client Name Mr. and Mrs T. Jones
Client Address 1857 Treetrunk Drive
City Hometown **State** North Carolina **Zip** 28000
Phone 910-400-0000 **Fax** n/a
E-Mail butterflys@email.com

Inspection Company

Inspector Name Charles Lee
Company Name Classic Home Inspections
Address 110 Hensdale Drive
City Raeford **State** North Carolina **Zip** 28376
Phone (910)875-0961 **Fax** (910)875-1597
E-Mail info@classichi.us
File Number 02112012
Amount Received \$300.00

Conditions

Others Present Buyer, Buyer's Agent **Property Occupied** Vacant
Estimated Age 53 years old (1959) **Entrance Faces** Northwest
Inspection Date February 11, 2012
Start Time 9:00 am **End Time** 2:00m
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 52 degrees



General Information (Continued)

Weather Over cast **Soil Conditions** Damp
Space Below Grade Crawl Space
Building Type Single family **Garage** Carport
Sewage Disposal Public Works **How Verified** Multiple Listing Service
Water Source Public works **How Verified** Multiple Listing Service
Additions/Modifications N/A
Permits Obtained N/A **How Verified** N/A

Lots and Grounds

Acceptable **Driveway:** Asphalt Some cracks were noted in the driveway. There were no tripping hazards at the time of the inspection. Fill all cracks over 1/4 inch to avoid wash out.

Acceptable **Walks:** Poured slab

Requires Repair **Steps/Stoops:** Brick steps, Wood steps **Improper tread and riser height in the porch steps at the left portion of the home. A third stringer should be installed on treads with more than three feet in width. The backward pitch in the left side porch step can be a safety issue. A qualified contractor is recommended to evaluate these systems and make any repairs that may be required.**

Acceptable **Porch:** Poured slab, Brick perimeter, Wooden plank porch

Acceptable **Deck:** Treated wood

Investigate **Grading:** Negative slope **Improper soil slope towards the foundation at several areas around the home. Recommend the addition of fill dirt to improve grade and cause a positive flow of water away from the foundation.**

Left of the rear chimney and left of the family room at the rear of the home: Grading has negative slope and water is pooling against the foundation. Think about installing a curtain drain system to flow water away from the foundation in those areas. Adding soil to these areas will cause the structure's siding to be below soil level. An evaluation by a qualified contractor is recommended to assess this drainage problem.

Acceptable **Swale:** Adequate slope and depth for drainage

Acceptable **Vegetation:** Shrubs, Trees A tree branch at the front left portion of the carport is close to making contact with the roof system. Trees should be cut back from the roof systems at least two feet to avoid shingle damage and uplift. Shrubs should be cut back from the foundation walls at least a foot to allow maximum ventilation and to avoid insect penetration into the framing system through the siding. Shrubs should also be cut back two feet on all sides of the outside condensing units (air conditioning unit) to allow for maximum air flow through the condensing unit cooling fins.

Acceptable **Window Wells:** Some wells are full of debris that will raise the water level that will flow into the foundation. Moisture in the crawl space can lead to wood destroying insects, mold, water damage and decay of the framing system as well as insulation separating and falling away from the floor systems. Remove the debris from the window wells as needed.

Acceptable **Fences:** Chain link fence



Exterior Surface and Components

Main house and carport Exterior Surface

- Requires Repair **Type:** Brick veneer, Vinyl siding Improperly installed vinyl siding under the front window at the left side of the home. Open seams of this type allow water to enter the framing system as indicated by the water staining in the drywall on the interior side of the window system. Consider placing the overlapping seam under the window sill to better flow water away from the framing system. A qualified contractor is recommended to evaluate this system and make any repairs required.
- Acceptable **Trim:** Wood trim, Aluminum trim
- Acceptable **Fascia:** Aluminum trim
- Acceptable **Soffits:** Vinyl trim
- Acceptable **Door Bell:** Hard wired The chimes were a bit worn out, think about replacing this chime in the near future for better function.
- Acceptable **Entry Doors:** Metal door, Wood door Think about installing weather striping in the older wood door systems to better manage temperature control in the home.
- Acceptable **Patio Door:** Metal entry door
- Acceptable **Windows:** Vinyl double hung, Wood double hung The single pane wooden double hung window systems require glazing to maintain the R factor this system provides. Monitor the glazing and protective coverings in these window systems, and make any repairs that may be required. Storm windows can increase the R factor in these wooden double hung units.
- Not Present **Storm Windows:**
- Acceptable **Window Screens:** Vinyl mesh There were some damaged or missing screens noted around the home. Repair these systems as needed.
- Acceptable **Exterior Lighting:** Surface mount
- Not Present **Exterior Electric Outlets:**
- Requires Repair **Hose Bibs:** Rotary Active water leak around the packing nut of the front hose bib was noted. Securing the packing nuts sometime will stop the leaking. Recommend securing and or replacing the packing string as needed. A qualified contractor is recommended to evaluate this system and make any repairs required.

Roof

The main structure and carport Roof Surface

- Method of Inspection:** From the ground
- Acceptable **Material:** Asphalt shingle
- Type:** Gable roof
- Acceptable **Approximate Age:** This is a fairly new roof system
- Acceptable **Flashing:** Aluminum
- Acceptable **Valleys:** Asphalt shingle
- Not Present **Skylights:**
- Acceptable **Plumbing Vents:** Galvanized pipe, Cast Iron pipe
- Acceptable **Electrical Mast:** Mast with tie back at roof
- Not Present **Gutters:**
- Not Present **Downspouts:**



Roof (Continued)

- Not Present **Leader/Extension:**
At the rear of the home, At the center of the home Chimney
- Investigate **Chimney:** Brick A stair step crack noted in the chimney exterior wall at the rear of the home. Inconsistent brick noted on the left side of the rear chimney. A qualified contractor is recommended to evaluate this system and determine any repairs that may be required.
- Acceptable **Flue/Flue Cap:** Mortar cap, Clay flue Monitor concrete rain and snow cap for cracks. Fill all cracks over 1/4".

No covers were installed over the chimney flues to prevent small birds and animals from nesting in these systems. Think about installing these flu covers as needed.

- Requires Repair **Chimney Flashing:** Aluminum Loose step and counter flashing noted around the chimney at the rear of the home. Loose flashing allows water to enter the attic and framing system. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.

Garage/Carport

At the left portion of the home Garage

- Type of Structure:** Attached, Carport **Car Spaces:** 1
- Acceptable **Exterior Surface:** Vinyl siding, Brick veneer
- Acceptable **Roof:** Asphalt shingle
- Acceptable **Roof Structure:** 2x6 Rafter, 2X8 joist
- Acceptable **Service Doors:** Metal insulated door system
- Acceptable **Ceiling:** Painted wood
- Acceptable **Walls:** Brick, Vinyl siding
- Acceptable **Floor/Foundation:** Poured slab
- Acceptable **Electrical:** 110 VAC, Meter base
- Acceptable **Windows:** Vinyl double hung
- Not Present **Gutters:**
- Not Present **Downspouts:**
- Not Present **Leader/Extensions:**

Electrical

Service Size Amps: 100 amps **Volts:** 110-220 VAC

- Acceptable **Service:** Aluminum Stran
- Requires Repair **120 VAC Branch Circuits:** Copper Open junction boxes noted in the crawl space and attic areas. Open junction boxes could be a safety and or fire hazard. It is recommended that all open junction boxes be covered.

There was no power to the electrical system for the function of the range top ventilator. This system does not function as intended. A qualified contractor is recommended to evaluate these systems and make any repairs that may be required.



Electrical (Continued)

Requires Repair **240 VAC Branch Circuits:** Copper, Copper stran **There was no outlet plug for the kitchen range, the wires were capped and outside of a covered junction box. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.**

Not Present **Aluminum Wiring:** There is no single stran aluminum wiring in the home

Acceptable **Conductor Type:** Romex

Acceptable **Ground:** Plumbing ground only

Acceptable **Smoke Detectors:** Battery operated

inner hallway Electric Panel

Requires Repair **Manufacturer:** Square D **Missing wire bushings noted at the top and bottom portions of the electrical panel box in the homes inner hallway. Electrical wire flexes as current flows through it. With out the wire bushing the wire casing could break and short against the electrical panel housing. A qualified contractor is recommended to evaluate this system and make any repairs required.**

Maximum Capacity: 100 Amps

Not Present **Main Breaker Size:** No single main breaker exists

Acceptable **Breakers:** Alu/Cu

Not Present **Fuses:**

Not Present **AFCI:**

Acceptable **GFCI:** Master bathroom

Is the panel bonded? Yes

Structure

Acceptable **Structure Type:** Wood frame

Acceptable **Foundation:** Brick and block foundation

Investigate **Differential Movement:** Lateral crack with displacement **A lateral crack with displacement noted at the right side of the home. Foundation cracks indicate a deficiency. Foundation cracks can change or progress over the life of the home. The foundation is in need of further evaluation by a qualified engineer to determine the cause of the cracks and if further action is warranted.**

Acceptable **Beams:** Solid wood framing timber

Acceptable **Bearing Walls:** Wood frame

Acceptable **Joists/Trusses:** 2x6 rafters, 2x8 joist, 2x10 joist

Acceptable **Piers/Posts:** Brick piers, Durapoly post, metal post

Acceptable **Floor/Slab:** Poured slab

Acceptable **Stairs/Handrails:** Brick stairs, Wood Stairs

Acceptable **Subfloor:** Dimensional wood



Attic

Over the main structure and carport Attic

Method of Inspection: In the attic

- Investigate **Roof Framing:** 2x6 Rafter, 2X8 joist Some water damage noted to the ridge framing in the area of the small chimney in the attic. A qualified contractor is recommended to evaluate the integrity of this structural system and determine if repairs are required.
- Requires Repair **Sheathing:** Plywood Some water damage to the sheathing in the attic in the area of the small chimney. Without the support of the rafters there is no stability for the sheathing in that area. Injury could occur to technicians operating in that area. A qualified contractor is recommended to evaluate this system and make any repairs required.
- Acceptable **Ventilation:** Soffit vents, Gable vents
- Acceptable **Insulation:** Blown in fiberglass
- Requires Repair **Insulation Depth:** 2-4 inches Insulation compressed, Insufficient insulation present, Recommend additional insulation be installed. The insulation R factor is less than when the home was built in the 1950s. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- Not Present **Vapor Barrier:**
- Not Present **Attic Fan:**
- Not Present **House Fan:**
- Acceptable **Wiring/Lighting:** 110 VAC
- Not Present **Moisture Penetration:** There was no water penetration noted at the time of the inspection
- Acceptable **Bathroom Fan Venting:** Electric fan

Crawl Space

The crawl space was located under the main structure Crawl Space

Method of Inspection: From in the crawl space

- Acceptable **Access:** At the front of the home
- Not Present **Moisture Penetration:** No moisture present at the time of the inspection.
- Not Present **Moisture Barrier:**
- Acceptable **Ventilation:** Foundation vents Open all foundation vents and clean all window wells for maximum foundation ventilation.
- Requires Repair **Insulation:** Fiberglass batts A good portion of the batt insulation in the floor system is missing. It is recommended that the insulation be re-installed to gain the R-15 insulation factor the builder intended. A qualified contractor is recommended to evaluate this system and make any repairs required.
- Not Present **Vapor Barrier:**
- Not Present **Sump Pump:**
- Acceptable **Electrical:** 110 VAC
- Not Present **HVAC Source:**



Air Conditioning

AC System

Not Present **A/C System Operation:** There was no functional air conditioning system present at the time of the inspection.

Fireplace/Wood Stove

Family Room Fireplace

Acceptable **Fireplace Construction:** Brick

Type: Wood burning

Requires Repair **Smoke Chamber:** Brick **Excessive creosote buildup in the flue, damper and fire box area. Recommend cleaning before further use. A qualified contractor is recommended to evaluate this issue and make any repairs that may be required.**

Acceptable **Flue:** Clay flu liner Think about installing animal covers on top of the flu liner to prevent small animal and bird nesting in the flu systems.

Acceptable **Damper:** Metal

Acceptable **Hearth:** Raised

Heating System

Heating System

Not Present **Heating System Operation:** There was no functional heating system installed for this home at the time of the inspection.

Suspected Asbestos: Yes

Plumbing

Acceptable **Service Line:** Copper

Acceptable **Main Water Shutoff:** The main water shut off is located at the meter.

Acceptable **Water Lines:** Copper

Acceptable **Drain Pipes:** ABS pipe, PVC pipe, Cast iron pipe, Galvanized pipe

Acceptable **Service Caps:** Accessible

Acceptable **Vent Pipes:** Galvanized pipe, Cast iron pipe

In the laundry room Water Heater

Requires Repair **Water Heater Operation:** Adequate **A leak in the top heating element was noted in the electrical water heater system in the laundry room. A qualified contractor is recommended to evaluate this issue and make any repairs that may be required.**

Manufacturer: Whirlpool

Model Number: E2F40RD045V **Serial Number:** 1105T418379

Type: Electric **Capacity:** 40 Gal.

Approximate Age: 1999 **Area Served:** The whole building

Not Present **Flue Pipe:**

Requires Repair **TPRV and Drain Tube:** Not installed **The overflow tube for the electric water heater is missing. This tube should extend to within six inches of the floor system. This is a safety system to**



Plumbing (Continued)

TPRV and Drain Tube: (continued)

prevent personal injury in the event of a tank pressure release. A qualified contractor is recommended to evaluate this issue and make any repairs that may be required.

Bathroom

Master bathroom Bathroom

Not Present

Acceptable **Ceiling:** Painted drywall

Acceptable **Walls:** Painted drywall Some baseboard tile missing, repair and or replace as needed.

Acceptable **Floor:** Tile

Requires Repair **Doors:** Hollow wood The master bathroom door binds on the jamb and will not close. This system does not function as intended. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.

Acceptable **Windows:** Vinyl double hung

Acceptable **Electrical:** 110 VAC, 110 VAC GFCI

Acceptable **Counter/Cabinet:** Laminate and wood vanity

Acceptable **Sink/Basin:** Molded single bowl

Requires Repair **Faucets/Traps:** Unknown faucet with metal trap A leak in both the hot and cold water supply systems under the master bathroom vanity. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.

Requires Repair **Tub/Surround:** Tile wrap w/porcelain tub A leak in the master bathroom tub hot water faucet valve body stem. Valve body stem leaks can cause water to flow into the framing systems, causing water damage and mold in those areas. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.

Maintain the sealant around the tub to the walls, tub to floor and baseboard to floor to prevent water access into the framing systems.

Acceptable **Toilets:** Unknown brand

Not Present **HVAC Source:**

Acceptable **Ventilation:** Electric ventilation fan, Window

Hall bathroom Bathroom

Not Present

Acceptable **Ceiling:** Painted drywall

Acceptable **Walls:** Painted drywall

Acceptable **Floor:** Linoleum

Acceptable **Doors:** Hollow wood

Not Present **Windows:**

Acceptable **Electrical:** 110 VAC

Acceptable **Counter/Cabinet:** Laminate and wood vanity

Acceptable **Sink/Basin:** Molded single bowl



Bathroom (Continued)

- Requires Repair **Faucets/Traps:** Unknown faucet with metal trap Leaks in the hot and cold water supply under the hall bathroom sink. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- Acceptable **Tab/Surround:** Porcelain tub and ceramic tile surround A leak at the shower head threads, apply Teflon tape to the threads to prevent water leaks in that area.
- Requires Repair **Toilets:** American Standard A leak in the hall bathroom toilet tank water supply valve was noted. This can cause sub-floor and framing damage. A qualified contractor is recommended to evaluate this issue and make any repairs that may be required.
- Not Present **HVAC Source:**
- Acceptable **Ventilation:** Electric ventilation fan

Kitchen

The kitchen is located off of the living room Kitchen

- Not Inspected **Cooking Appliances:** General Electric There was no power to this cook top system at the time of the inspection.
- There are special cleaning requirements for the ceramic cook top, read the owner operating manual before use.
- Not Inspected **Ventilator:** Broan There was no electrical service to the ventilator at the time of the inspection.
- Not Present **Disposal:**
- Not Present **Dishwasher:**
- Not Present **Trash Compactor:**
- Requires Repair **Refrigerator:** General Electric There is no water supply for the refrigerator ice maker and door functions at the time of the inspection. This system does not function as intended. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- Not Present **Microwave:**
- Acceptable **Sink:** Vinyl coated
- Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.
- Requires Repair **Plumbing/Fixtures:** Moen w/PVC trap A leak in the hot and cold water supply under the kitchen sink was noted. A bind in the kitchen faucet sprayer hose has caused this system to leak. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- Acceptable **Counter Tops:** Laminate and wood Think about notching the living room door casing to allow the counter top to seat against the wall, allowing for a better caulk joint.
- Acceptable **Cabinets:** Wood cabinets
- Acceptable **Pantry:** Large
- Acceptable **Ceiling:** Painted drywall
- Acceptable **Walls:** Painted drywall
- Acceptable **Floor:** Linoleum



Kitchen (Continued)

Acceptable **Doors:** Hollow wood
Acceptable **Windows:** Vinyl casement
Not Present **HVAC Source:**

Bedroom

Front left bedroom Bedroom

Acceptable **Closet:** Large
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Requires Repair **Doors:** Hollow wood The front left bedroom closet door drags the carpet. This causes premature carpet and door skin damage. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.
Not Present **HVAC Source:**
Not Present

Front right bedroom Bedroom

Acceptable **Closet:** Large
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Requires Repair **Doors:** Hollow wood Closet and entrance doors in the right front bedroom drag the carpet. This causes premature carpet and door skin damage. Entrance doors require under cutting to allow return air drafting for the HVAC system. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
Acceptable **Windows:** Vinyl double hung
Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.
Not Present **HVAC Source:**
Not Present

Master bedroom Bedroom

Acceptable **Closet:** Large
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Carpet
Requires Repair **Doors:** Hollow wood Missing bottom sliding door track hardware for the closet door in the master bedroom. This system does not function as intended. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
Acceptable **Windows:** Vinyl double hung



Bedroom (Continued)

Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.

Requires Repair **HVAC Source:** There was no heating system in the home at the time of the inspection **The carpet has not been cut to accommodate the HVAC floor vent in the master bedroom floor system. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.**

Not Present

Living Space

Foyer Living Space

Acceptable **Closet:** Small

Acceptable **Ceiling:** Painted drywall

Acceptable **Walls:** Painted drywall

Acceptable **Floor:** Hardwood

Acceptable **Doors:** Hollow wood, Metal

Acceptable **Windows:** Fixed

Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.

Not Present **HVAC Source:**

Not Present

Living Room Living Space

Not Present **Closet:**

Acceptable **Ceiling:** Painted drywall

Acceptable **Walls:** Painted drywall

Acceptable **Floor:** Hardwood

Not Present **Doors:**

Acceptable **Windows:** Vinyl double hung, Wood double hung

Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.

The right side outlet on the rear wall is controlled by a wall switch in the foyer.

Not Present **HVAC Source:**

Not Present

Dining Room Living Space

Acceptable **Closet:** Small

Acceptable **Ceiling:** Painted drywall

Acceptable **Walls:** Painted drywall

Acceptable **Floor:** Carpet

Acceptable **Doors:** Hollow wood, Wood The striker and locks backset do not align on the closet door. Adjust the striker as needed.

Acceptable **Windows:** Vinyl double hung

Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.



Living Space (Continued)

Electrical: (continued)

Not Present age.
Not Present **HVAC Source:**
Inner hallway Living Space
Acceptable **Closet:** Small
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Hardwood
Acceptable **Doors:** Hollow wood
Not Present **Windows:**
Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.
Not Present **HVAC Source:** Return air vent Change the filters at least once a month or as needed.
Acceptable **Smoke Detector:** Battery operated

Family Room Living Space

Not Present **Closet:**
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall A water stain noted at the outlet under the left side window .
Acceptable **Floor:** Carpet, Tile
Acceptable **Doors:** Metal Think about securing the exterior hinges on the family room exterior door to prevent unwanted access into the home.
Acceptable **Windows:** Vinyl double hung, Fixed
Acceptable **Electrical:** 110 VAC
Not Present **HVAC Source:** Forced air system
Not Present

Pantry Living Space

Not Present **Closet:**
Acceptable **Ceiling:** Painted drywall
Acceptable **Walls:** Painted drywall
Acceptable **Floor:** Hardwood
Acceptable **Doors:** Hollow wood
Not Present **Windows:**
Acceptable **Electrical:** 110 VAC Open ground system was noted. This was common in a home of this age.
Not Present **HVAC Source:**
Not Present



Laundry Room/Area

At the rear of home Laundry Room/Area

- Not Present **Closet:**
- Acceptable **Ceiling:** Texture paint
- Acceptable **Walls:** Painted drywall
- Acceptable **Floor:** Tile
- Acceptable **Doors:** Hollow wood Think about installing weather strips on both doors.
- Acceptable **Windows:** Fixed
- Acceptable **Electrical:** 110 VAC Secure the washer outlet plug.
- Not Present
- Not Present **HVAC Source:**
- Requires Repair **Washer Hose Bib:** Rotary valves A leak in the hot water washer hose bib valve stem was noted. A damaged washer hose was left cut off at the hose bib. This cold water hose bib is not functional in this state, and does not function as intended. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- Acceptable **Washer and Dryer Electrical:** 110-240 VAC
- Requires Repair **Dryer Vent:** Rigid metal The dryer vent is inside the laundry room wall rendering it inaccessible. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- Not Present **Dryer Gas Line:**
- Acceptable **Washer Drain:** Wall mounted drain Verification of washing machine drain is beyond the scope of the home inspection. Owner disclosure is recommended to the systems function.
- Not Present **Floor Drain:**



Summary

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

Lots and Grounds

- 1. Steps/Stoops:** Brick steps, Wood steps Improper tread and riser height in the porch steps at the left portion of the home. A third stringer should be installed on treads with more than three feet in width. The backward pitch in the left side porch step can be a safety issue. A qualified contractor is recommended to evaluate these systems and make any repairs that may be required.
- 2. Grading:** Negative slope Improper soil slope towards the foundation at several areas around the home. Recommend the addition of fill dirt to improve grade and cause a positive flow of water away from the foundation.

Left of the rear chimney and left of the family room at the rear of the home: Grading has negative slope and water is pooling against the foundation. Think about installing a curtain drain system to flow water away from the foundation in those areas. Adding soil to these areas will cause the structure's siding to be below soil level. An evaluation by a qualified contractor is recommended to assess this drainage problem.

Exterior Surface and Components

- 3. Main house and carport Exterior Surface Type:** Brick veneer, Vinyl siding Improperly installed vinyl siding under the front window at the left side of the home. Open seams of this type allow water to enter the framing system as indicated by the water staining in the drywall on the interior side of the window system. Consider placing the overlapping seam under the window sill to better flow water away from the framing system. A qualified contractor is recommended to evaluate this system and make any repairs required.
- 4. Hose Bibs:** Rotary Active water leak around the packing nut of the front hose bib was noted. Securing the packing nuts sometime will stop the leaking. Recommend securing and or replacing the packing string as needed. A qualified contractor is recommended to evaluate this system and make any repairs required.

Roof

- 5. At the rear of the home, At the center of the home Chimney Chimney:** Brick A stair step crack noted in the chimney exterior wall at the rear of the home. Inconsistent brick noted on the left side of the rear chimney. A qualified contractor is recommended to evaluate this system and determine any repairs that may be required.
- 6. At the rear of the home, At the center of the home Chimney Chimney Flashing:** Aluminum Loose step and counter flashing noted around the chimney at the rear of the home. Loose flashing allows water to enter the attic and framing system. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.



Summary (Continued)

Electrical

- 7. 120 VAC Branch Circuits:** Copper Open junction boxes noted in the crawl space and attic areas. Open junction boxes could be a safety and or fire hazard. It is recommended that all open junction boxes be covered.

There was no power to the electrical system for the function of the range top ventilator. This system does not function as intended. A qualified contractor is recommended to evaluate these systems and make any repairs that may be required.

- 8. 240 VAC Branch Circuits:** Copper, Copper stran There was no outlet plug for the kitchen range, the wires were capped and outside of a covered junction box. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 9. Inner hallway Electric Panel Manufacturer:** Square D Missing wire bushings noted at the top and bottom portions of the electrical panel box in the homes inner hallway. Electrical wire flexes as current flows through it. With out the wire bushing the wire casing could break and short against the electrical panel housing. A qualified contractor is recommended to evaluate this system and make any repairs required.

Structure

- 10. Differential Movement:** Lateral crack with displacement A lateral crack with displacement noted at the right side of the home. Foundation cracks indicate a deficiency. Foundation cracks can change or progress over the life of the home. The foundation is in need of further evaluation by a qualified engineer to determine the cause of the cracks and if further action is warranted.

Attic

- 11. Over the main structure and carport Attic Roof Framing:** 2x6 Rafter, 2X8 joist Some water damage noted to the ridge framing in the area of the small chimney in the attic. A qualified contractor is recommended to evaluate the integrity of this structural system and determine if repairs are required.
- 12. Over the main structure and carport Attic Sheathing:** Plywood Some water damage to the sheathing in the attic in the area of the small chimney. Without the support of the rafters there is no stability for the sheathing in that area. Injury could occur to technicians operating in that area. A qualified contractor is recommended to evaluate this system and make any repairs required.
- 13. Over the main structure and carport Attic Insulation Depth:** 2-4 inches Insulation compressed, Insufficient insulation present, Recommend additional insulation be installed. The insulation R factor is less than when the home was built in the 1950s. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.

Crawl Space

- 14. The crawl space was located under the main structure Crawl Space Insulation:** Fiberglass batts A good portion of the batt insulation in the floor system is missing. It is recommended that the insulation be re-installed to gain the R-15 insulation factor the builder intended. A qualified contractor is recommended to evaluate this system and make any repairs required.



Summary (Continued)

Fireplace/Wood Stove

- 15. Family Room Fireplace Smoke Chamber:** Brick Excessive creosote buildup in the flue, damper and fire box area. Recommend cleaning before further use. A qualified contractor is recommended to evaluate this issue and make any repairs that may be required.

Plumbing

- 16. In the laundry room Water Heater Water Heater Operation:** Adequate A leak in the top heating element was noted in the electrical water heater system in the laundry room. A qualified contractor is recommended to evaluate this issue and make any repairs that may be required.
- 17. In the laundry room Water Heater TPRV and Drain Tube:** Not installed The overflow tube for the electric water heater is missing. This tube should extend to within six inches of the floor system. This is a safety system to prevent personal injury in the event of a tank pressure release. A qualified contractor is recommended to evaluate this issue and make any repairs that may be required.

Bathroom

- 18. Master bathroom Bathroom Doors:** Hollow wood The master bathroom door binds on the jamb and will not close. This system does not function as intended. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 19. Master bathroom Bathroom Faucets/Traps:** Unknown faucet with metal trap A leak in both the hot and cold water supply systems under the master bathroom vanity. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 20. Master bathroom Bathroom Tub/Surround:** Tile wrap w/porcelain tub A leak in the master bathroom tub hot water faucet valve body stem. Valve body stem leaks can cause water to flow into the framing systems, causing water damage and mold in those areas. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.

Maintain the sealant around the tub to the walls, tub to floor and baseboard to floor to prevent water access into the framing systems.

- 21. Hall bathroom Bathroom Faucets/Traps:** Unknown faucet with metal trap Leaks in the hot and cold water supply under the hall bathroom sink. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 22. Hall bathroom Bathroom Toilets:** American Standard A leak in the hall bathroom toilet tank water supply valve was noted. This can cause sub-floor and framing damage. A qualified contractor is recommended to evaluate this issue and make any repairs that may be required.

Kitchen

- 23. The kitchen is located off of the living room Kitchen Refrigerator:** General Electric There is no water supply for the refrigerator ice maker and door functions at the time of the inspection. This system does not function as intended. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 24. The kitchen is located off of the living room Kitchen Plumbing/Fixtures:** Moen w/PVC trap A leak in the hot and cold water supply under the kitchen sink was noted. A bind in the kitchen faucet sprayer hose has caused this system to leak. A qualified



Summary (Continued)

Plumbing/Fixtures: (continued)

contractor is recommended to evaluate this system and make any repairs that may be required.

Bedroom

- 25. Front left bedroom Bedroom Doors:** Hollow wood The front left bedroom closet door drags the carpet. This causes premature carpet and door skin damage. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 26. Front right bedroom Bedroom Doors:** Hollow wood Closet and entrance doors in the right front bedroom drag the carpet. This causes premature carpet and door skin damage. Entrance doors require under cutting to allow return air drafting for the HVAC system. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 27. Master bedroom Bedroom Doors:** Hollow wood Missing bottom sliding door track hardware for the closet door in the master bedroom. This system does not function as intended. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 28. Master bedroom Bedroom HVAC Source:** There was no heating system in the home at the time of the inspection The carpet has not been cut to accommodate the HVAC floor vent in the master bedroom floor system. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.

Laundry Room/Area

- 29. At the rear of home Laundry Room/Area Washer Hose Bib:** Rotary valves A leak in the hot water washer hose bib valve stem was noted. A damaged washer hose was left cut off at the hose bib. This cold water hose bib is not functional in this state, and does not function as intended. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.
- 30. At the rear of home Laundry Room/Area Dryer Vent:** Rigid metal The dryer vent is inside the laundry room wall rendering it inaccessible. A qualified contractor is recommended to evaluate this system and make any repairs that may be required.