



# Home Inspection Report



**123 Main Blvd, Greenville, NC 27858**

**Inspection Date:**

Tuesday, September 14, 2021

**Prepared For:**

Jane Doe

**Prepared By:**

Carolina Shield Home Inspections

Winterville, NC 28590

252-725-4991

Michael@CarolinaShieldInspections.com

**Report Number:**

832-091-021

**Inspector:**

Michael Miller

**License/Certification #:**

5038

**Inspector Signature:**

A handwritten signature in black ink, appearing to read "Michael Miller", written over a horizontal line.

# Report Overview

## Scope of Inspection

1. The inspection is a detailed visual inspection that is not technically exhaustive. "Technically exhaustive" means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
2. The inspection was completed in accordance with the North Carolina Standards of Practice. The client was made aware of these standards, and the standards were made available to the client.
3. All areas of visible suspected wood deterioration, in: siding, trim work, soffit, fascia, decking components, etc., and visible, accessible structural components were probed to determine areas of actual wood deterioration. The results of these findings are included in the report. In the majority of cases, wood deterioration, and the cause of the deterioration, require a more invasive inspection to determine the extent of damage, the required repair, and resulting cost.
4. You are advised to seek two professional opinions and acquire estimates of repair for any defects and recommendations documented in this report. We also recommend that all professionals making any repair to the home inspect the defects documented in this report further and conduct a more invasive inspection in order to discover and repair related problems that may be revealed during a more invasive inspection. It is recommended that all repairs, corrections, and cost estimates be completed and documented prior to purchasing the property.
5. This report was designed to be viewed from a computer, tablet, or smart phone. When printing the report, picture quality will be lost. The report is color coded, and, if printed, should be printed in color.
6. Reporting of fogged windows is not a requirement of the North Carolina Standards of Practice for Home Inspectors (SOP). However, our inspectors make every effort to determine if sealed windows are fogged, which is an indication of a broken seal. In some instances, depending on the time of day, weather conditions, or cleanliness of the windows, it may be difficult to determine if a window is fogged or has a broken seal. Some windows may not show signs of fogging or moisture between panes of glass under some conditions. If you are concerned about the possibility of fogged windows, you should conduct a final walk through of the property prior to purchase to ensure you are satisfied with the condition of the windows. We make every effort to disclose fogged windows to a client, but cannot be held responsible for fogged windows that were not indicated in this report, because it is not a requirement of the SOP.
7. All directional indications noted in the report are given as if facing the main entry, unless otherwise noted.
8. An indication that an item/component/system or visible portion of an item/component/system were noted in the report as satisfactory indicates that the item/component/system was operating as intended at the time of the inspection, that the visible portions of the item/component/system were free of visible defects, and that the item/component/system did not appear to be reaching the end of its serviceable life. The item/component/system may still have cosmetic defects and defects that were concealed/covered that were not visible. The inspector is not responsible for defects that were concealed/covered and were not visible at the time of the inspection.
9. In cases of homes that were fully occupied, contained stored household goods or staged furniture on the day of the inspection, a walk through of the home is recommended prior to purchase, to determine if any concealed/covered defects are present that would not have been visible to the inspector on the day of the inspection.
10. An indication in the report of any of the following: not fully tested/evaluated; not visible; only partially visible; not tested; or limited access for any item, component, or system found in the home; is an indication that the item, component, or system could not be fully evaluated, and there may be defects present in the item, component, or system that were not visible. In instances where a satisfactory condition was noted in addition to any of the above listed conditions, only the visible portions of the item, component, or system were inspected and only the visible portions are indicated as satisfactory and there may still be defects present that were not visible.

## State of Occupancy

The home contains an excessive amount of furniture and household goods. There was limited access in the home and a complete home inspection per the North Carolina Home Inspector Standards of Practice could not be completed. There may be defects present that were not visible. Recommend the client conduct a final walk through of the home, when the home does not contain stored household goods, to determine if there are any previously concealed defects.

The home was fully occupied which can limit the ability of the inspector to access areas of the home that are blocked by furniture and household goods. There may be defects present that were not visible. The client should conduct a final walk through of the home prior to purchase.

## Weather Conditions

Sunny and hot

### Ground Cover Near Home

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Dry conditions with no standing water near the home.

# Report Summary

This summary is not the entire report. The complete report may include additional information of interest or concerns 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 attorney.

## Further Evaluation Items

1. There are buried downspout elbows on the gutters. The gutters will not drain properly. Recommend the gutters be cleaned and all necessary repairs be made by a skilled professional.

**Further Evaluation Item: 1. The drainage in the sink is slow/marginal in the bathroom.** The sink is not draining properly. If a clog cannot be removed from the drain, recommend a qualified plumber evaluate and make repair.

**Further Evaluation Item: 1. The drainage in the tub is slow/marginal in the bathroom.** The tub is not draining properly. If a clog cannot be removed from the drain, recommend a qualified plumber evaluate and make repair.

**Further Evaluation Item: 1. The drainage in the sink is slow/marginal in the bathroom.** The sink is not draining properly. If a clog cannot be removed from the drain, recommend a qualified plumber evaluate and make repair.

1. There is an object stuck in the slot of an outlet in the room. The outlet cannot be used and this could become a shock hazard. Recommend a skilled professional/qualified electrician remove the object.

## Components/Systems Not Operating Or Requiring Service

### Potential Safety Concerns/Hazards

1. Some of the bricks in the service walks around the home are uneven. Some are close to being considered a trip hazard. Recommend a skilled professional make adjustments/repairs.

1. There is a broken baluster on the porch. Further damage may occur if left in this condition and the balusters will not be properly spaced. Recommend a skilled professional make repair.

**Safety Concern: 1. The railings on the porch are loose.** The railings do not appear to be properly supported and may continue to loosen and detach. This is a safety concern. Recommend a skilled professional/qualified contractor make repairs.

### Items to Monitor

4. To determine if the condition of the home is acceptable to the client, the client should conduct a final walk through of the property prior to closing to view all the areas of staining, areas of noticeable repair, and all instances of cracking that may be noted in this report. During the the final walk through, the client should look closely for other instances of these conditions, or other defects in the home, that may not have been present, or that may not have been clearly visible to the inspector at the time of the inspection, and for instances of these conditions that were not reported on. In the event the client finds what they consider a stain, an area of noticeable repair, cracking, or any other defect on, or in any item, component, or system at the property, that was not included in this report, the client should contact the home inspector by phone, and by replying to this email immediately, prior to closing. The home inspector is not responsible, and will not compensate the client, for any condition related to staining, areas of noticeable repair, or cracking found by the client after closing, or for any of these conditions that were noted in this report. By closing/purchasing the property, the client accepts full responsibility including the cost of repair, or future repairs, for the above stated conditions, and the client accepts full responsibility for the cause, or causes of these conditions. Note: home inspectors are not required to determine causes of conditions. By not conducting a final walk through of the property, or by not contacting the home inspector prior to closing with any, and all concerns related to the above stated conditions, the client accepts full responsibility for any and all instances where the client finds one or more of these above stated conditions/defects after closing/purchasing property.

### Limited Access Areas/Items Not Inspected Or Fully Evaluated

1. An indication in the report of any of the following: not fully tested/evaluated; not visible; only partially visible; not tested; or

# Report Summary

## Limited Access Areas/Items Not Inspected Or Fully Evaluated

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limited access for any item, component, or system found in the home; is an indication that the item, component, or system could not be fully evaluated, and there may be defects present in the item, component, or system that were not visible. In instances where a satisfactory condition was noted in addition to any of the above listed conditions, only the visible portions of the item, component, or system were inspected and only the visible portions are indicated as satisfactory and there may still be defects present that were not visible.

## Deferred Cost Items

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# Receipt/Invoice

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**Carolina Shield Home Inspections**

**Winterville, NC 28590**

**252-725-4991**

Date: Tue. Sep. 14, 2021 2:00

Inspected By: Michael Miller

Client: Jane Doe

**Property Address**

**123 Main Blvd**

**Greenville, NC 27858**

Inspection Number: 832-091-021

Payment Method:

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$375.00
Home Inspection discount	-\$25.00
<b>Total</b>	<b>\$350.00</b>

# Components/Systems Visible on Exterior

Wall Cladding

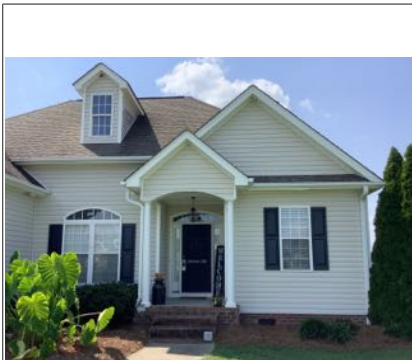
Material(s)

Vinyl

Condition

Satisfactory

Photos



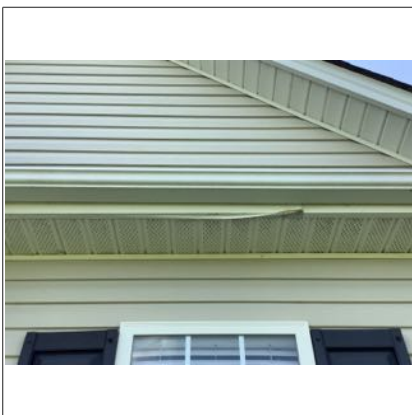


**Trim**

**Condition**  Damaged materials

**Comments:** 1. There is an area of detaching metal trim on the right front of home. This can allow water entry and damage to wooden components behind the metal wrap can occur. Recommend a skilled professional make repair.

**Photos**

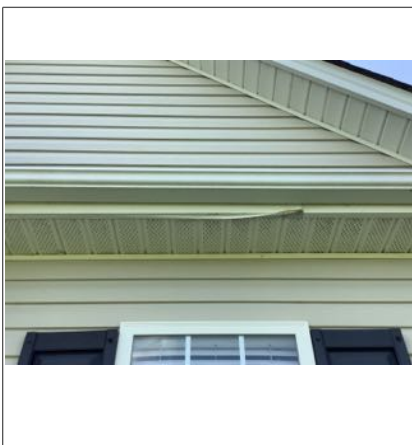


**Soffit/Eaves**

**Condition**  Satisfactory  Insect nest(s)

**Comments:** 1. There are flying insect nests on the soffit on the exterior of the home. These may be stinging insects and caution should be taken when removing them. The client may wish to consult with a qualified pest control specialist.

**Photos**



Wasp nest





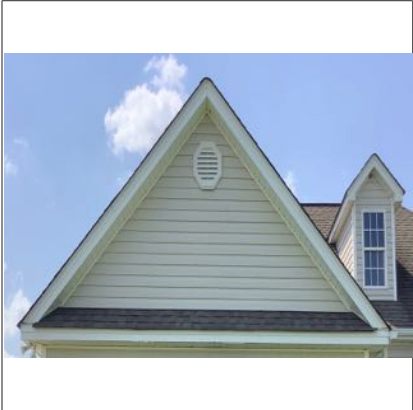
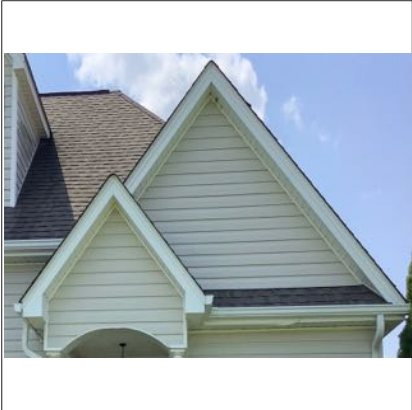


Wasp nest

**Fascia/Rake**

- Satisfactory
- Only partially visible. Gutters installed.
- Metal wrap covering wood fascia. Wood not visible.

**Photos**

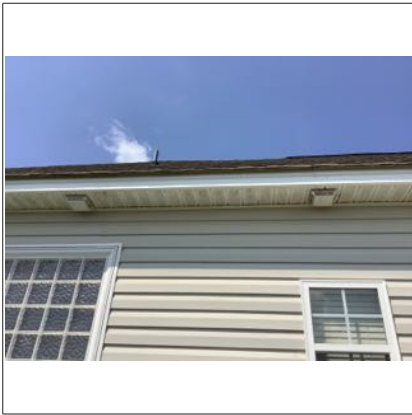


**Exterior Vent(s)**

- Satisfactory
- See laundry room for comment concerning dryer vent

**Photos**





**Flashing**

**Condition**  Satisfactory  Only partially visible

**Caulking**

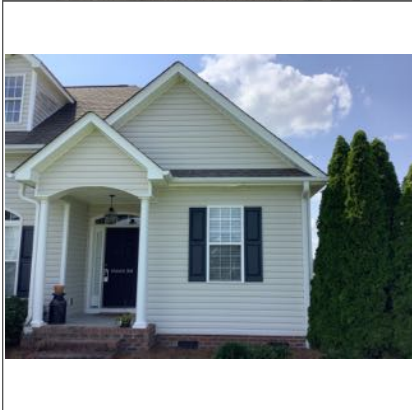
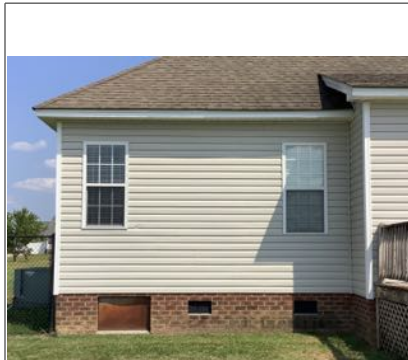
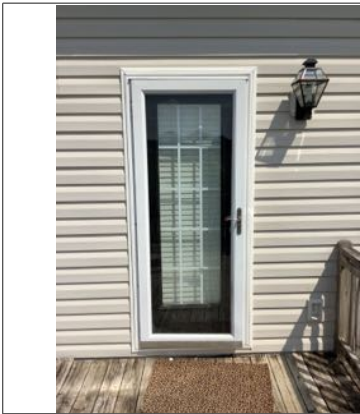
**Condition**  Satisfactory

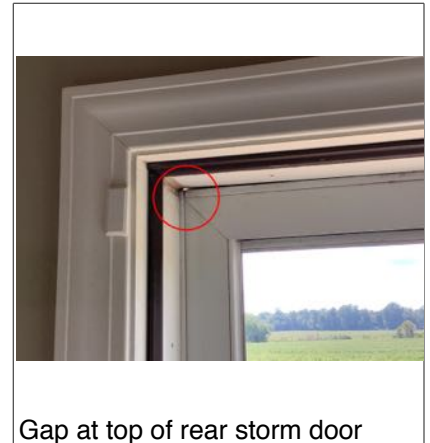
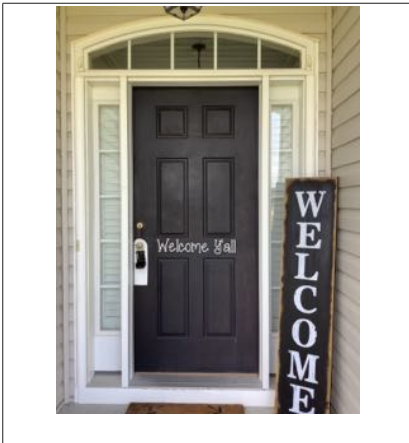
**Exterior Windows and Doors**

**Condition**  Satisfactory  The condition/operation of windows and doors is noted in each interior room in the report  
 The condition of screens on exterior windows is not reported on.  
 The condition of storm windows is not reported on.  
 The energy efficiency of windows and doors is not calculated or reported on.  
 Evidence of moisture intrusion on the interior

**Comments:** The rear door and rear storm door appear to be sagging causing gaps at the top of both. Recommend have professional make necessary repairs to avoid insect and water intrusion into home.

**Photos**





Gap at top of rear storm door



Gap at top of Rear exterior door

Exterior Electrical/Lighting

- Outlet(s)  Damaged/missing outlet/switch cover(s)
- Lighting  Satisfactory
- Photos



Missing cover

Foundation Structure: Foundation Wall(s)

- Condition  Satisfactory  Brick  Concrete block

Wall Structure on Exterior

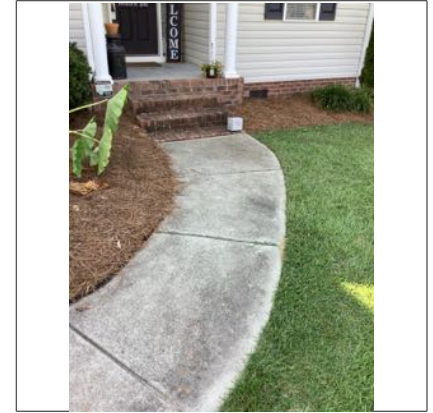
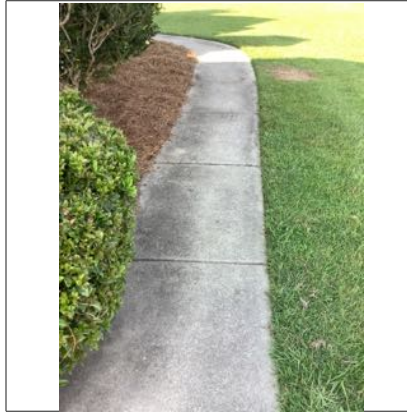
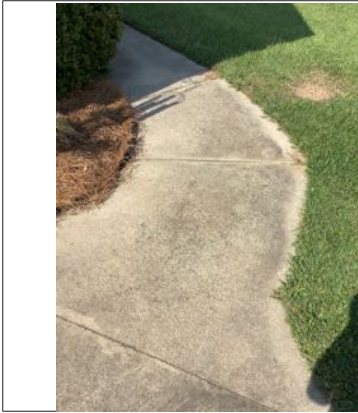
- Type  Framed
- Condition  Not Visible



# Components/Systems Visible on Exterior

## Service Walk(s)

### Photos

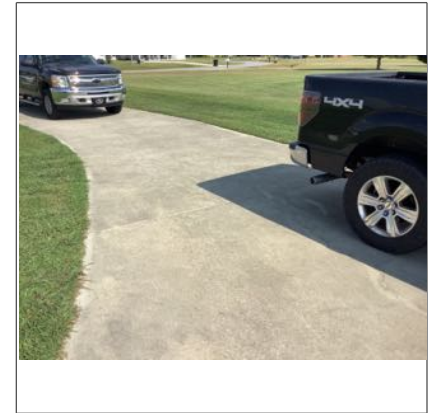
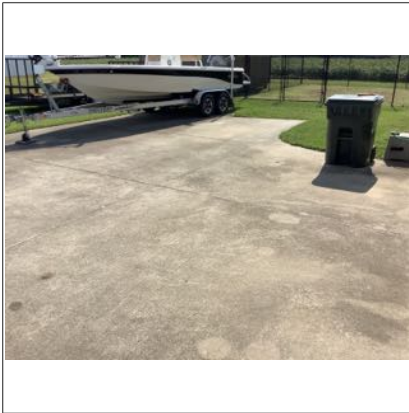


## Driveway/Parking

**Condition**  Crack(s) that appears to be typical

**Comments:** 1. The driveway of the home is useable, but there is typical cracking that has occurred over time. Water can enter these cracks and cause further damage in colder months. Recommend the cracks be cleaned of debris and sealed by a skilled professional.

### Photos



## Porch(es)

**Pier(s)/Post(s)**  Area(s) of deteriorated frame work

**Floor**  Deteriorated wood  Loose decking  Moves when stepped on/soft

**Screens**  None

**Ceiling**  None

**Rails/balusters**  Railing(s) loose  Railing(s) damaged/detaching

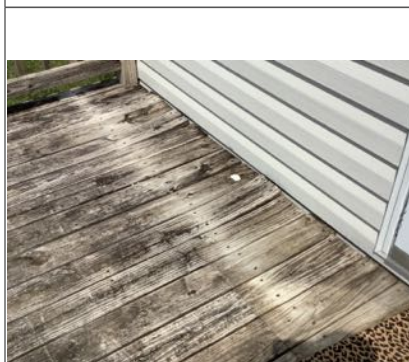
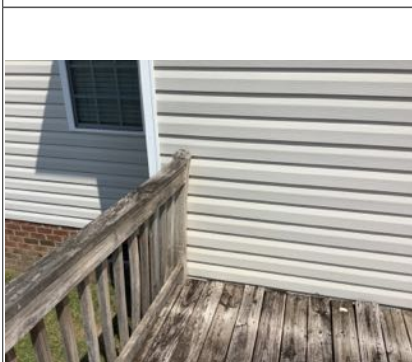
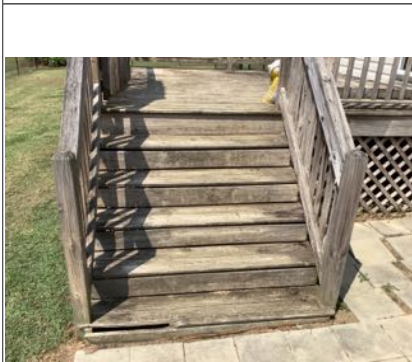
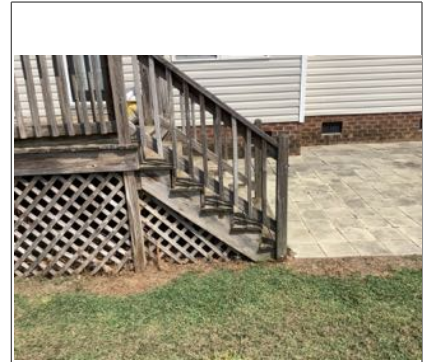
**Ceiling Fan(s)**  None

**Door(s)**  None

**Comments:** 1. There is a broken baluster on the porch. Further damage may occur if left in this condition and the balusters will not be properly spaced. Recommend a skilled professional make repair.  
 1. There was non-removable lattice work below the porch. This area could not be entered by the inspector. There may be defects present that were not visible.  
 1. There are areas of deteriorated wood on the railings/balusters on the porch. Further deterioration will occur if left in this condition. Recommend a skilled professional make repairs.

**Safety Concern: 1. The railings on the porch are loose.** The railings do not appear to be properly supported and may continue to loosen and detach. This is a safety concern. Recommend a skilled professional/qualified contractor make repairs.

Photos



Stoops/Steps/Railings

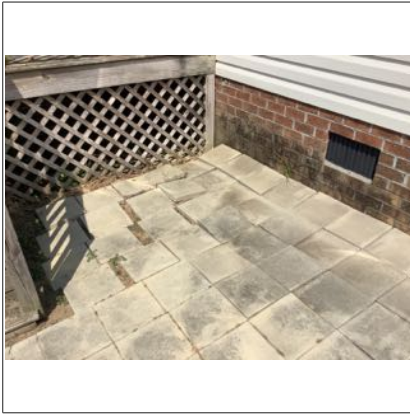
Condition  Satisfactory

Patio

Condition  Safety Hazard  Upheaval



Photos



Grading/Landscaping

Condition  Satisfactory  Hole(s) in yard. Trip hazard(s)  Tree(s)/vegetation growing close to foundation

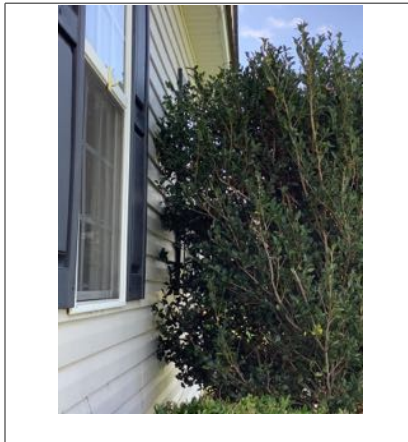
Comments: **Safety Concern: 1. There is a hole in the yard.** A person could be injured by stepping into this hole. Recommend the hole be filled in.

1. There are large bushes growing close the foundation of the home. In some cases this adversely affect the foundation. The client may wish to have the bushes removed. At this time they do not appear to be effecting foundation in a negative way. Owner should monitor.

Photos



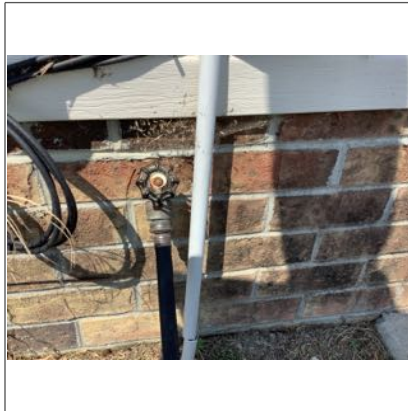
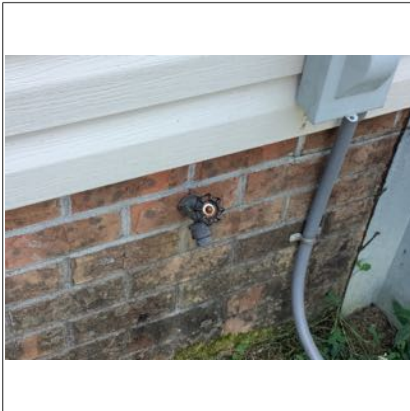
Hole located in rear yard



Hose Faucet(s)

Condition  Satisfactory

Photos



# Roofing

## Visibility of roof/Inspected From

**Visibility**  All of the roof coverings were visible

**Roof was inspected from:**  Roof

**Comments:** Roof was inspected using Drone and Ladder.

## Roof Structure Description

**Type(s)**  Gable

**Pitch(es)**  Medium

**Coverings**  1-2 layers of asphalt shingles

**Approx. Age**  13-18  Likely original roof covering(s)

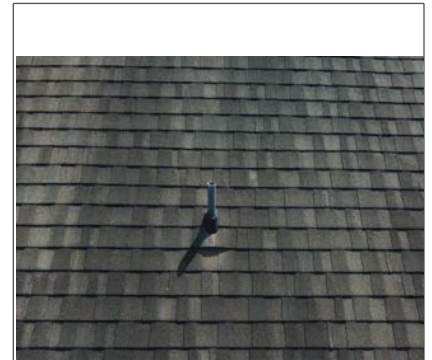
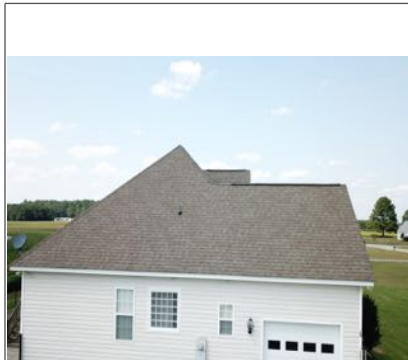
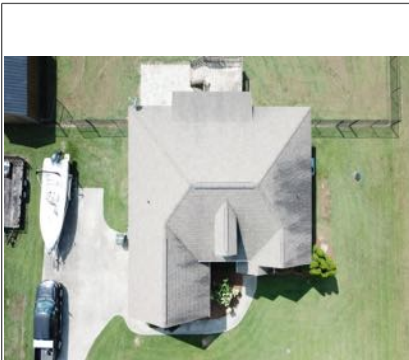
## Flashing

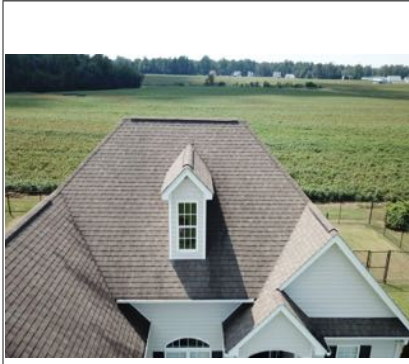
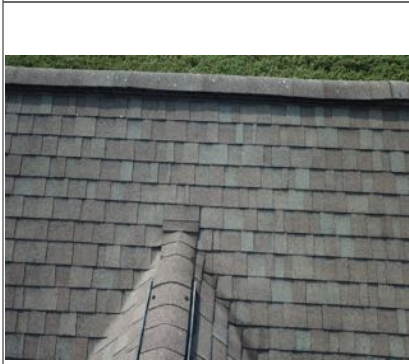
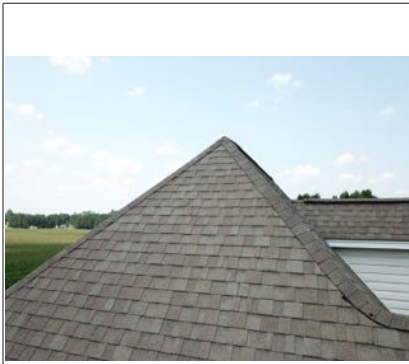
**Condition**  Satisfactory  Only partially visible

## Condition of Roof Coverings

**Condition**  Satisfactory  Granule loss is minimal

## Photos

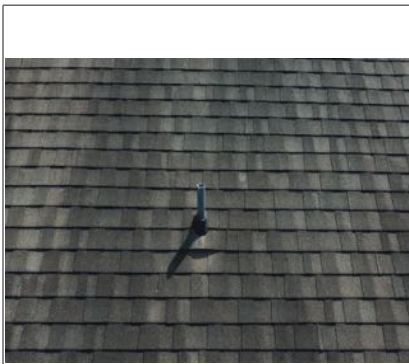
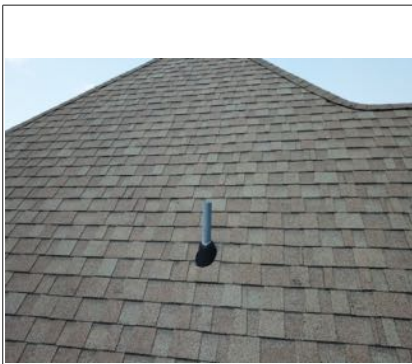




Roof Penetrations/Plumbing Vents/Boots

Condition  
Photos

Satisfactory





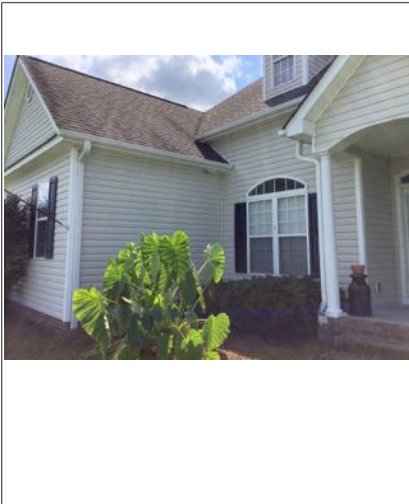
# Roofing

## Roof Drainage System(s)

**Condition**  Satisfactory  Portions of the roof do not have gutter(s)  Buried downspout elbow(s)  
 Extension(s) needed on downspout(s)

**Comments:** 1. There are buried downspout elbows on the gutters. The gutters will not drain properly. Recommend the gutters be cleaned and all necessary repairs be made by a skilled professional. Gutters appear to empty into front flower beds and may pool causing foundation issues in future. Owner may wish to have these evaluated and necessary repairs made.

## Photos



Buried downspout



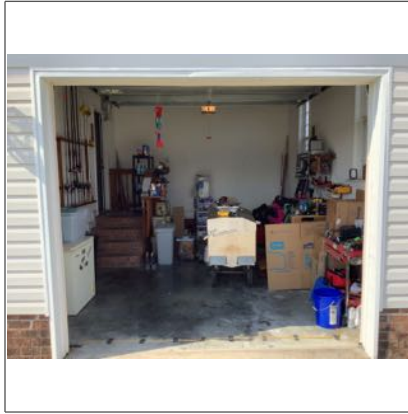
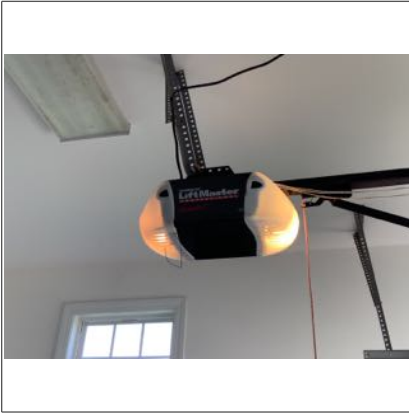
Gutters appear to empty into flowerbeds near homes foundation.

# Garage

## Automatic Opener(s)

Operation  Satisfactory

Photos



## Safety Reverse(s)

Operation  Satisfactory  Safety pressure reverse switch and photo eyes were tested and worked properly

## Trim Work and Header above Garage Door

Condition  Satisfactory

## Floor/Concrete Slab

Condition  Satisfactory

Ignition Source  No

## Sill Plates

Type  Floor level

Condition  Not visible  Only partially visible

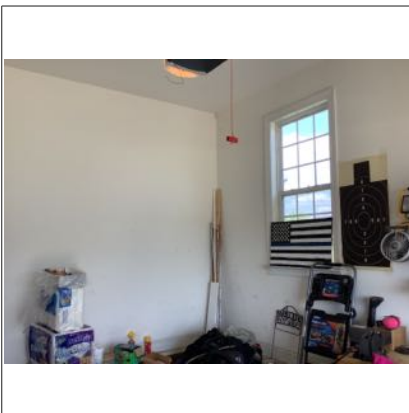
## Structure: Foundation walls

Condition  Satisfactory

## Window(s)

Condition  Satisfactory  Limited access. Window(s) not operated/evaluated.

Photos



## Overhead Door(s)

Condition  Satisfactory

## Electrical/Lighting

Electrical  Satisfactory  Limited access. Not all outlets were tested.

# Garage

## Electrical/Lighting cont.

**Electrical cont.**  Outlet(s)/Switch(es) blocked. Not evaluated.  GFCI protection was not tested

**Lighting**  Satisfactory

## Walls/Ceiling/Doors

**Walls/Ceiling**  Satisfactory

**Stain(s)**  No

**Door(s)**  Satisfactory  Fire rating could not be verified

## Photos

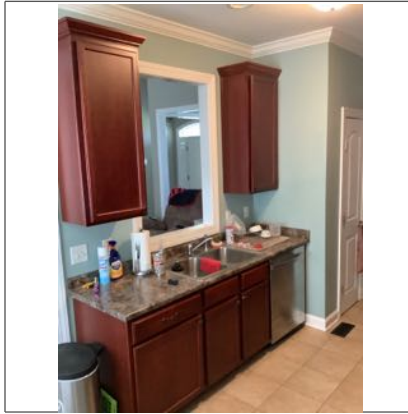


# Kitchen

## Countertops

Condition  
Photos

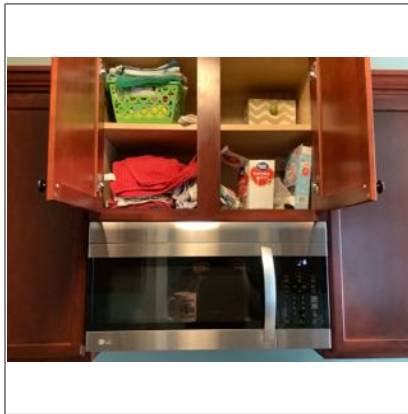
Satisfactory



## Cabinets

Condition  
Photos

Satisfactory



## Plumbing

Faucet(s)  
Drain Pipe(s)  
Sink(s)  
Func. drain  
Func. flow  
Photos

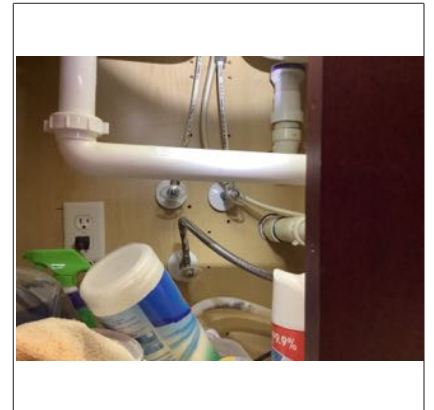
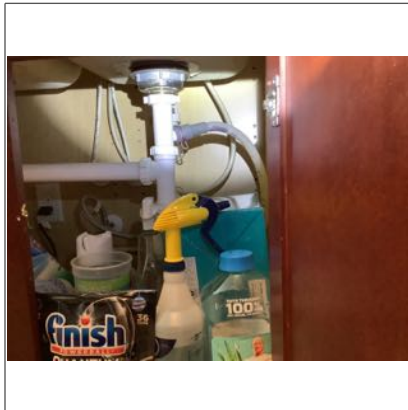
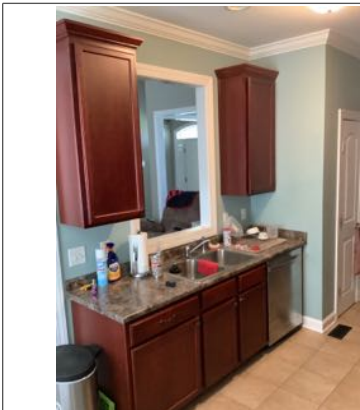
Satisfactory

Satisfactory

Satisfactory

Satisfactory

Satisfactory



# Kitchen

## Walls/Ceiling

Condition  Satisfactory  
 Stain(s)  No

## HVAC Vent(s)

Satisfactory

## Flooring

Condition  Satisfactory

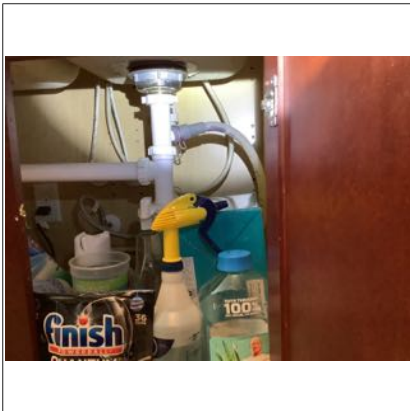
## Appliances and Electrical

Disposal  N/A  
 Oven(s)  Satisfactory  
 Range  Satisfactory  
 Dishwasher  Drain line not installed to prevent backflow from kitchen sink  
 Exhaust  Exhaust air not properly routed  
 Refrigerator  Not tested  
 Microwave  Satisfactory  
 Electrical  Satisfactory  
 Lighting  Satisfactory

**Comments:**

1. The dishwasher drain line is not attached high on the cabinet wall under the sink to prevent back flow. This is a sanitation concern because if the sink backs up, water from the sink could drain into the dishwasher. Recommend a skilled professional/qualified plumber refer to the manufacturers instructions and properly install the drain line.
2. Microwave exhaust is blocked by cabinetry. Not properly routed. Owner may wish to have qualified professional make necessary repairs.

## Photos



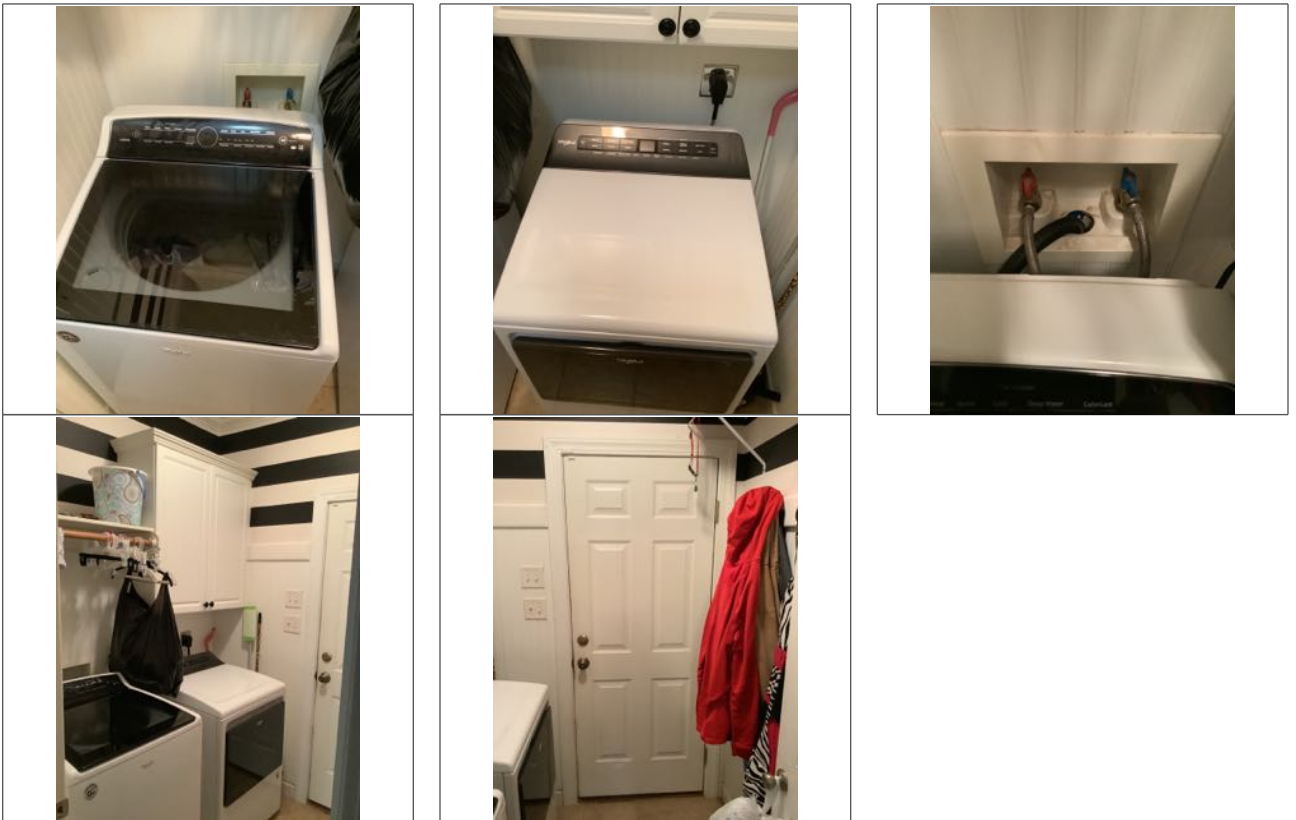


# Laundry Room/Area

Laundry sink	<input checked="" type="checkbox"/> Satisfactory
HVAC vent(s)	<input checked="" type="checkbox"/> Satisfactory
Ventilation	<input checked="" type="checkbox"/> Satisfactory
Dryer vent	<input checked="" type="checkbox"/> Only partially visible
Plumbing	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Washer drain and water supply not evaluated
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> None
Ceiling/walls	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
Stain(s)	<input checked="" type="checkbox"/> No
Flooring	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
Electrical	<input checked="" type="checkbox"/> Satisfactory
Counters/Cabinets	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory

**Comments:** 1. The inside of the the ductwork for the dryer exhaust was only inspected from the ductwork openings on the interior and exterior of the home, if the openings were accessible. Dryer ductwork must be maintained/cleaned at least once a year. It is impossible to determine if the entire ductwork is free of lint buildup during a limited visual inspection. According to the standards of practice, washers and dryers are not considered built in appliances and are not ran during a home inspection. The client should have a skilled professional clean the ductwork routinely, and may wish to have it cleaned now, or consult with the current owner to determine when the ductwork was last cleaned.

## Photos



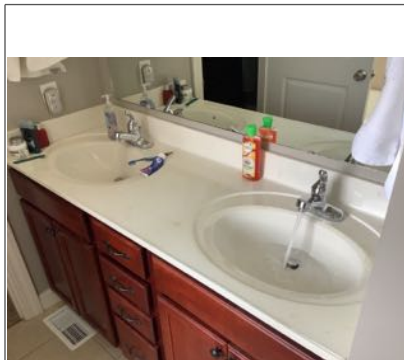
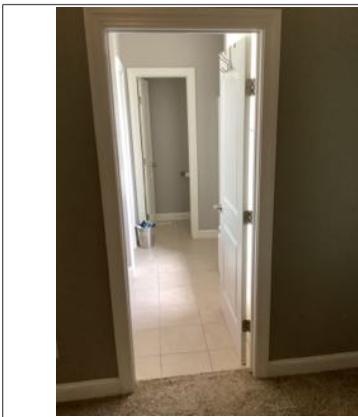
# Master Bathroom

Sink(s)	<input checked="" type="checkbox"/> Satisfactory
Tub(s)	<input checked="" type="checkbox"/> Satisfactory
Shower(s)	<input checked="" type="checkbox"/> Satisfactory
Toilet(s)	<input checked="" type="checkbox"/> Satisfactory
Whirlpool	<input checked="" type="checkbox"/> None
Drainage	<input checked="" type="checkbox"/> Marginal
Water flow	<input checked="" type="checkbox"/> Satisfactory
Walls/Ceiling	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
Cabinet(s)	<input checked="" type="checkbox"/> Satisfactory
Stain(s)	<input checked="" type="checkbox"/> No
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical	<input checked="" type="checkbox"/> Satisfactory
HVAC Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Vent fan(s)	<input checked="" type="checkbox"/> Satisfactory
Lighting	<input checked="" type="checkbox"/> Satisfactory

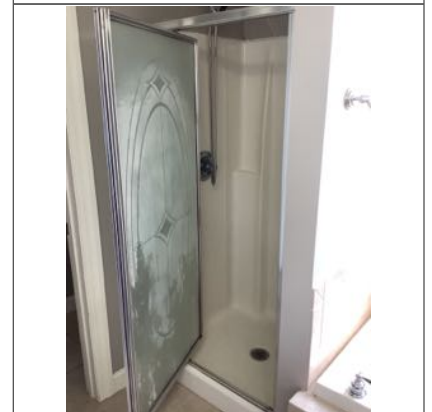
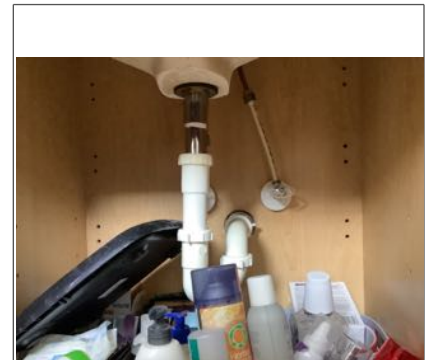
**Comments:** **Further Evaluation Item: 1. The drainage in the sink is slow/marginal in the bathroom.** The sink is not draining properly. If a clog cannot be removed from the drain, recommend a qualified plumber evaluate and make repair.

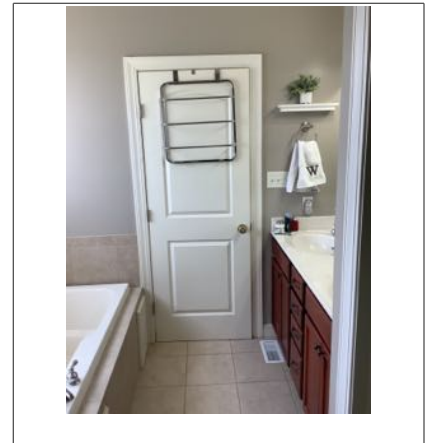
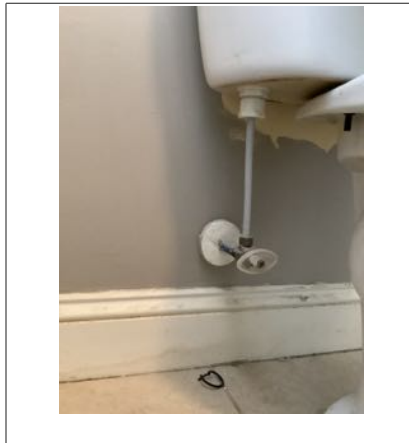
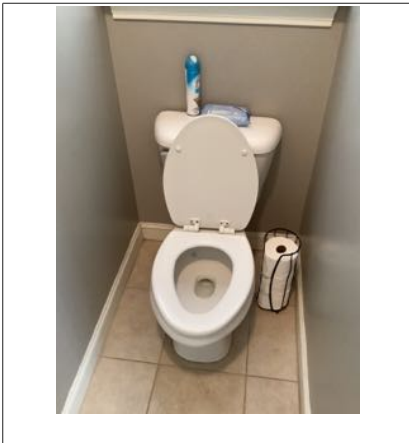
**Further Evaluation Item: 1. The drainage in the tub is slow/marginal in the bathroom.** The tub is not draining properly. If a clog cannot be removed from the drain, recommend a qualified plumber evaluate and make repair.

## Photos



Right sink drains slow





Tub plumbing access panel

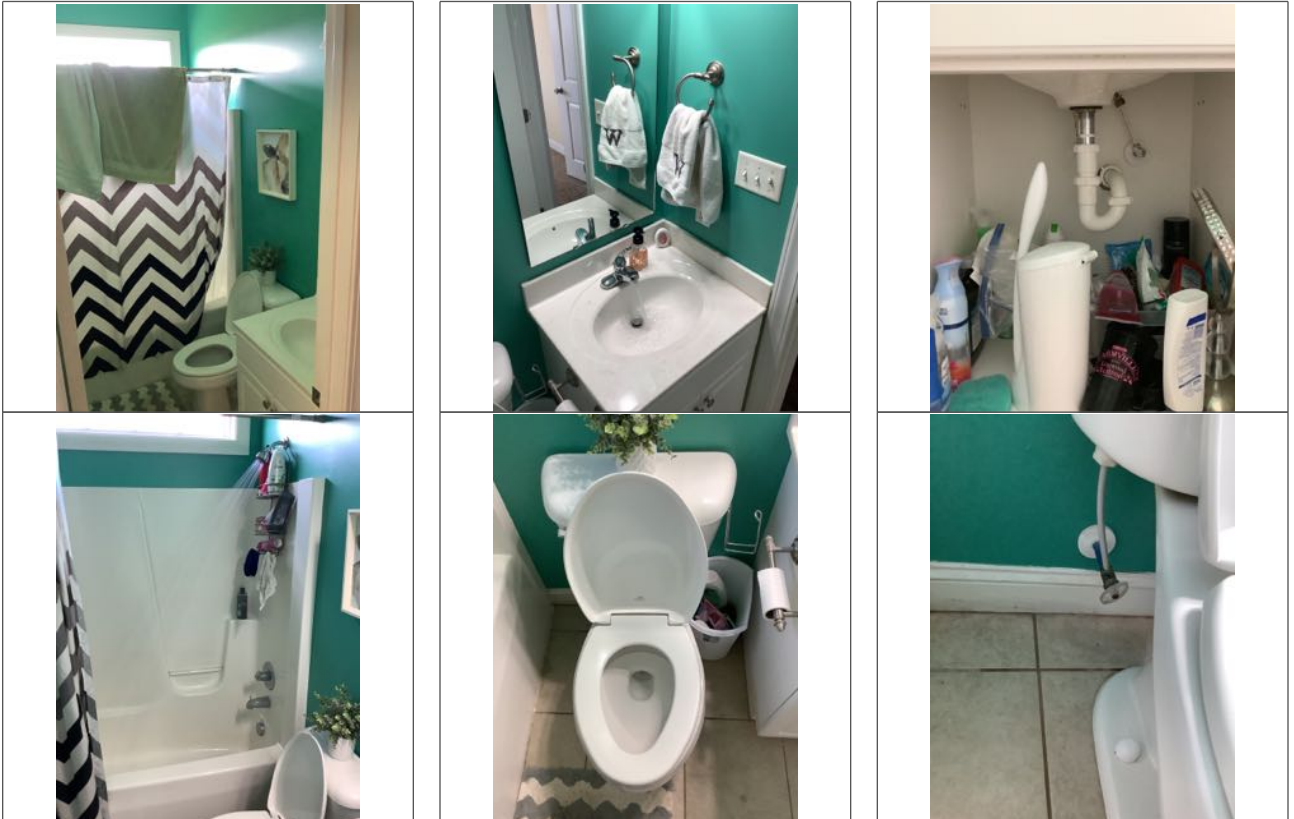


# Full Bathroom off Hallway

Sink(s)	<input checked="" type="checkbox"/> Satisfactory
Tub(s)	<input checked="" type="checkbox"/> Satisfactory
Shower(s)	<input checked="" type="checkbox"/> Satisfactory
Toilet(s)	<input checked="" type="checkbox"/> Satisfactory
Whirlpool	<input checked="" type="checkbox"/> None
Drainage	<input checked="" type="checkbox"/> Marginal
Water flow	<input checked="" type="checkbox"/> Satisfactory
Walls/Ceiling	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
Cabinet(s)	<input checked="" type="checkbox"/> Satisfactory
Stain(s)	<input checked="" type="checkbox"/> No
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Limited access. Window(s) not operated/evaluated.
Electrical	<input checked="" type="checkbox"/> Satisfactory
HVAC Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Vent fan(s)	<input checked="" type="checkbox"/> Satisfactory
Lighting	<input checked="" type="checkbox"/> Satisfactory

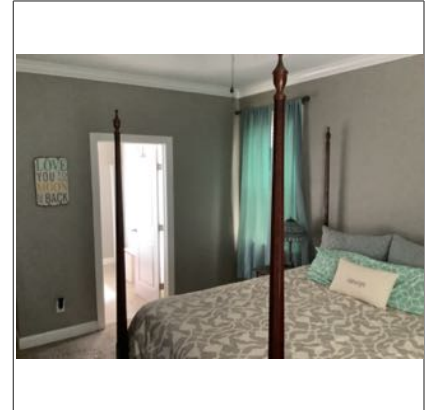
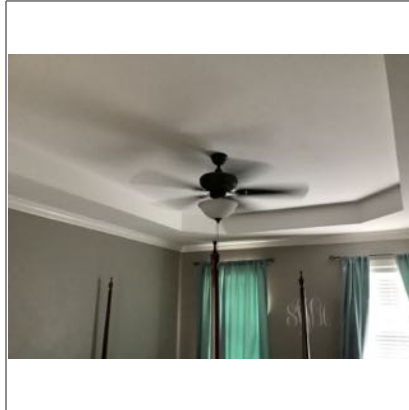
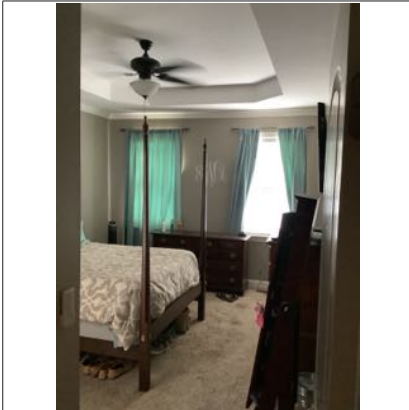
**Comments:** Further Evaluation Item: 1. The drainage in the sink is slow/marginal in the bathroom. The sink is not draining properly. If a clog cannot be removed from the drain, recommend a qualified plumber evaluate and make repair.

## Photos



# Master Bedroom

- Walls/Ceiling  Satisfactory
- Stain(s)  No
- Flooring  Satisfactory
- HVAC Vent(s)  Satisfactory
- Door(s)  Satisfactory
- Window(s)  Satisfactory
- Egress  Satisfactory
- Electrical  Satisfactory
- Ceiling fan(s)  Satisfactory
- Lighting  Satisfactory
- Photos

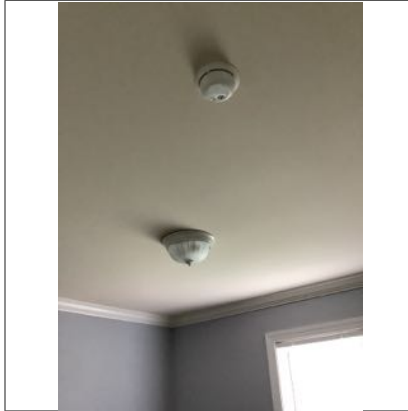
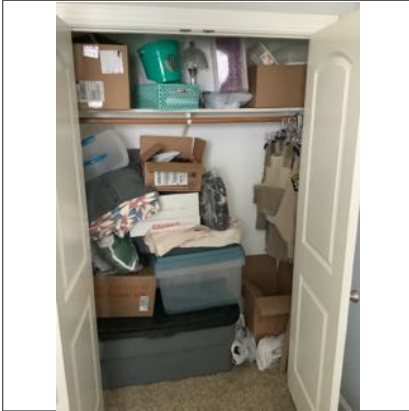
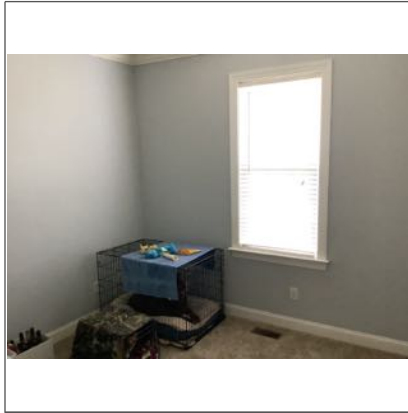


# Bedroom at Front of Home

Walls/Ceiling	<input checked="" type="checkbox"/> Satisfactory
Stain(s)	<input checked="" type="checkbox"/> No
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Egress	<input checked="" type="checkbox"/> Satisfactory
Electrical	<input checked="" type="checkbox"/> Satisfactory
Ceiling fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory

**Comments:** Smoke detector within this room is not operational. Did not test property. recommended replacement immediately.

## Photos

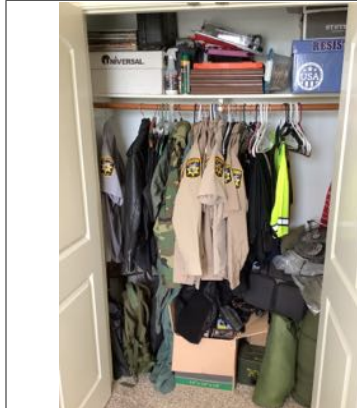
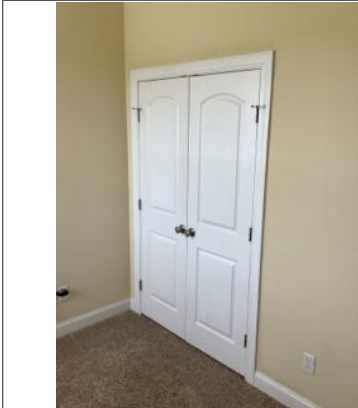
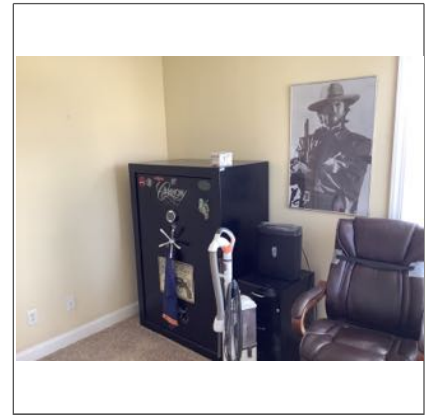
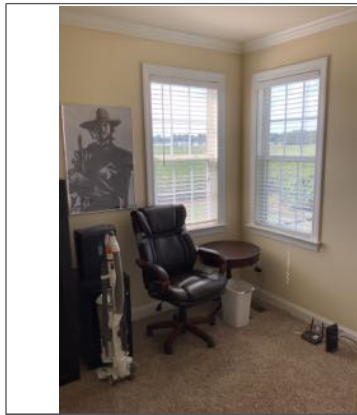
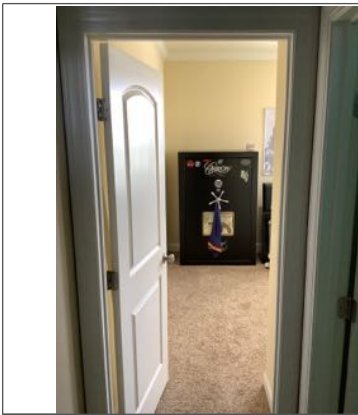


# Bedroom at Rear of Home

Walls/Ceiling	<input checked="" type="checkbox"/> Satisfactory
Stain(s)	<input checked="" type="checkbox"/> No
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Egress	<input checked="" type="checkbox"/> Satisfactory
Electrical	<input checked="" type="checkbox"/> Object stuck in outlet(s)
Ceiling fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory

**Comments:** 1. There is an object stuck in the slot of an outlet in the room. The outlet cannot be used and this could become a shock hazard. Recommend a skilled professional/qualified electrician remove the object.

## Photos

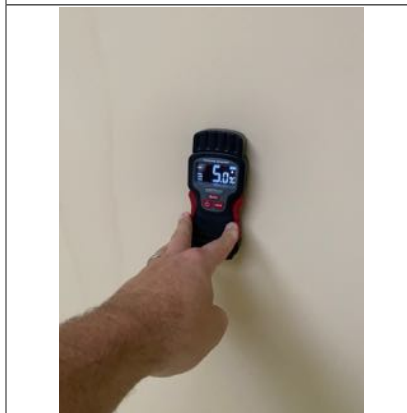
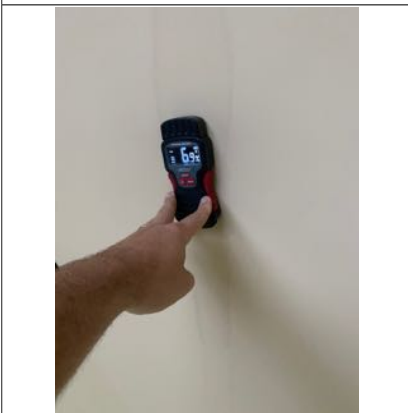
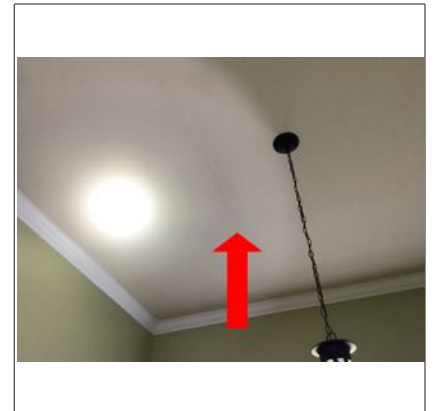
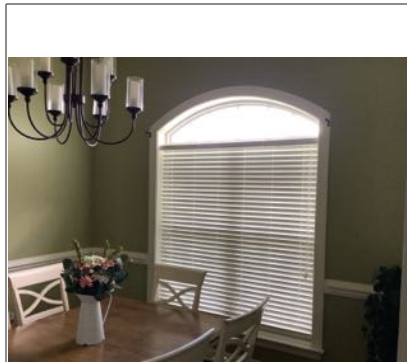
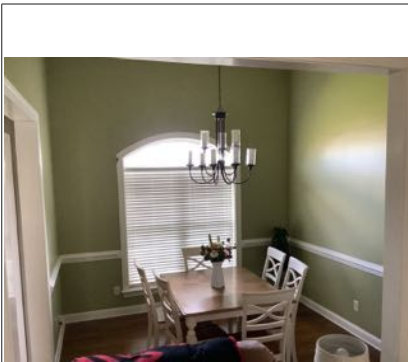


# Dining Room

Walls/Ceiling	<input checked="" type="checkbox"/> Damaged/deteriorated wall(s)/ceiling
Stain(s)	<input checked="" type="checkbox"/> Yes
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC vent(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> None
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical	<input checked="" type="checkbox"/> Satisfactory
Ceiling fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory

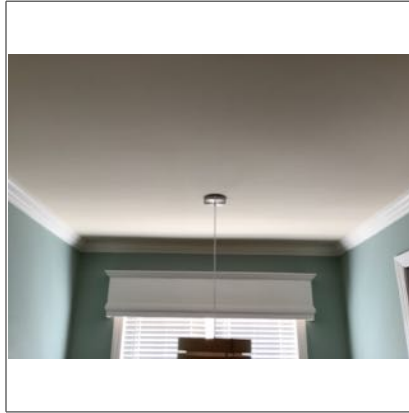
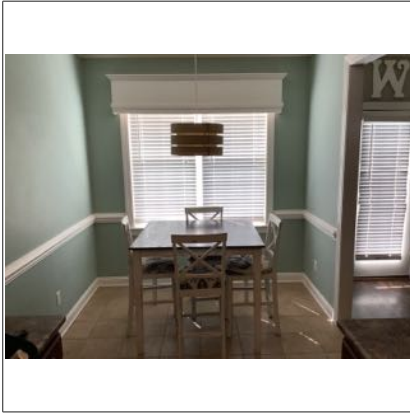
**Comments:** 1. There is an area of what appears to have been staining that was painted over on the ceiling in the room. This area was tested with a surface moisture meter and the meter indicated low levels of moisture in some spots at the time of inspection. In some cases moisture meters can give false readings when they come in contact; or within close proximity to metal. It is difficult to determine if this is an active leak. The client may wish to have a more invasive inspection in this area by a skilled professional. At a minimum recommend monitoring and if further deterioration, staining or cracking occur recommend a skilled professional/qualified contractor evaluate the condition.

## Photos



# Eat in Area off Kitchen

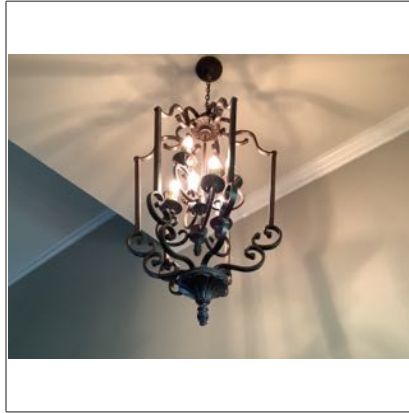
- Walls/Ceiling  Satisfactory
- Stain(s)  No
- Flooring  Satisfactory
- HVAC vent(s)  Satisfactory
- Door(s)  None
- Window(s)  Satisfactory
- Electrical  Satisfactory
- Ceiling fan(s)  None
- Lighting  Satisfactory
- Photos





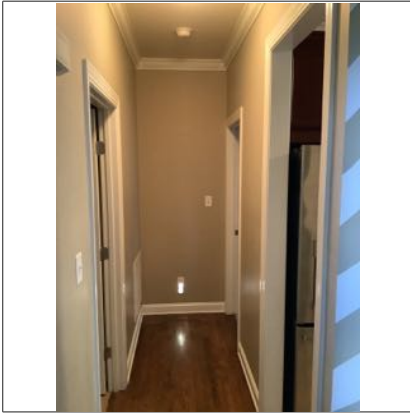
# Foyer

- Walls/Ceiling  Satisfactory
- Stain(s)  No
- Flooring  Satisfactory
- HVAC vent(s)  Satisfactory
- Door(s)  Satisfactory
- Window(s)  Satisfactory
- Electrical  Satisfactory
- Ceiling fan(s)  None
- Lighting  Satisfactory
- Photos



# Hallway

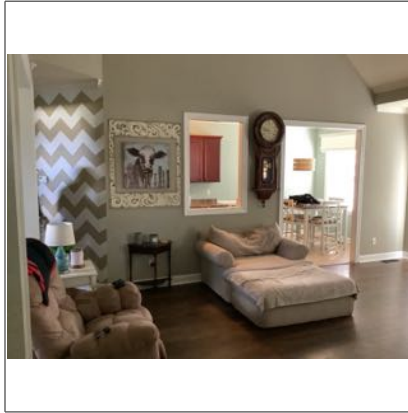
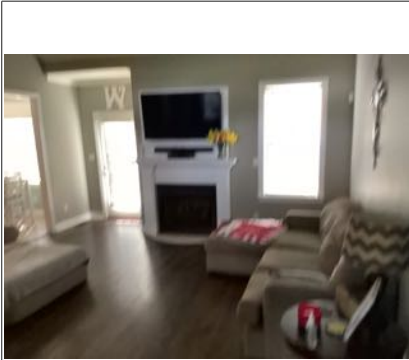
- Walls/Ceiling**  Satisfactory
- Stain(s)**  No
- Flooring**  Satisfactory
- HVAC vent(s)**  Satisfactory
- Door(s)**  Satisfactory
- Window(s)**  None
- Electrical**  Satisfactory
- Ceiling fan(s)**  None
- Lighting**  Satisfactory
- Photos**





# Living Room

- Walls/Ceiling**  Satisfactory  Limited access. There may be defects present that were not visible.
- Stain(s)**  No
- Flooring**  Satisfactory
- HVAC vent(s)**  Satisfactory
- Door(s)**  Satisfactory
- Window(s)**  Satisfactory
- Electrical**  Satisfactory
- Ceiling fan(s)**  Satisfactory
- Lighting**  Satisfactory
- Photos**



# Crawl Space Components

## Type and Access to Crawl Space

- Type**  Crawlspace  
**Entry Loc.**  Exterior rear of home  
**Inspected**  From inside the crawl space  
 There is limited access in crawlspace. Defects may be present that were not visible to the inspector.  
**Access cover(s)**  Satisfactory  
**Photos**



## Structure: Foundation Walls/Skirting/Veneer

- Material**  Concrete block  Brick  
**Condition**  Satisfactory

## Crawl Space Floor and Vapor Barrier

- Floor material**  Dirt  
**Vapor Barrier**  Plastic  
**Condition**  Satisfactory

## Drainage

- Sump pump**  None  
**Standing water**  No  
**Moisture damage**  No  
**Water on vapor barrier**  No

## Ventilation

- Type**  Wall vents  
**Condition**  Satisfactory

## Structure: Girders/Beams/Columns/Piers

- Material**  Concrete block piers  
**Condition**  Satisfactory

**Photos****Floor Joists**

**Material**  Wood  Only partially visible  
**Condition**  Satisfactory  Only partially visible

**Sub-floor**

**Material**  Oriented Strand Board (OSB)  
 Only visible materials are noted/evaluated other materials/defects may be present  
 Only partially visible  
**Condition**  Satisfactory  Only partially visible

**Insulation**

**Type**  Fiberglass batting  
**Location**  Between floor joists  
**Condition**  Satisfactory  Only partially visible  
 Floor insulation was moved where required by the NC Standards of Practice

**HVAC Ductwork**

**Condition**  Satisfactory  Only partially visible

**Electrical**

**Condition**  Satisfactory

# Plumbing

## Plumbing: Water Supply & Distribution/Drain,Waste,Vent Piping (DWV)/Gas Supply

**Water Supply Piping/Main Water Shutoff**  Main water supply piping not visible Location of Main Water Shutoff:  
 Not located consult with current owner

**Dist. Sys.**  Satisfactory  Only partially visible  PEX Plastic

**DWV**  Satisfactory  Only partially visible  PVC Plastic

**Int. fuel stor.**  N/A

**Fuel Lines**  Only partially visible  Black Iron

**Main gas shutoff**  Gas shutoff. All gas appliances or gas heating were/was not evaluated.  
 Right side of home as facing main entry

### Photos



## Electric Water Heater in

**Description** Brand: Ruud Capacity in Gallons: 50 Approx. Age in Years: 15

**Relief valve**  Satisfactory  Only partially visible

**Relief valve ext.**  Only partially visible

**Condition**  Satisfactory

### Photos







# Furnace and Cooling Unit

## Furnace Heating System in

**Description** Brand: Ruud Approx. age in years: 15

**Condition**  Satisfactory  The system could not be operated. The system was not evaluated.  
 Readily openable panel(s) were removed for inspection

**Energy source**  Gas

**Heat exchanger**  Only Partially Visible  Not required to be evaluated

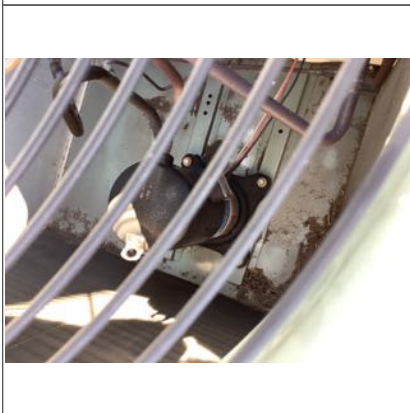
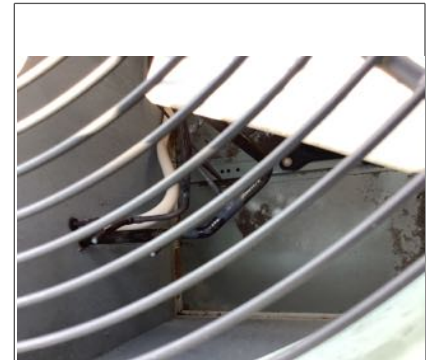
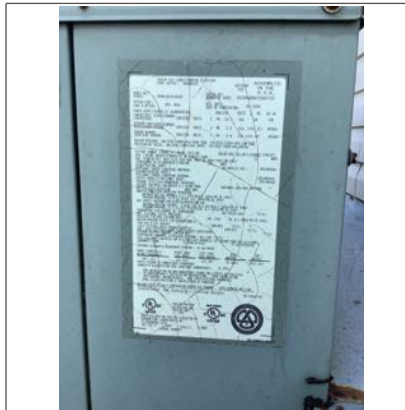
**Carbon mon.**  Not tested

**Comb. in./ex.**  Satisfactory

**Dist.**  Metal duct  Insulated flex duct

**Elec. Disc.**  Satisfactory

## Photos



## Cooling Unit attached to Furnace (Heat Pump/Air Conditioner on Exterior is connected to Cooling Unit)

**Description** Brand: Ruud Approx. age in years: 15

**Condition**  Satisfactory

**Evap. Coil**  Not Visible

**Cond. Drain**  Satisfactory  To exterior

Photos



# Smoke and CO Alarm(s)

## Smoke and Carbon Monoxide Alarms

Smoke Detector(s)  Detector(s) appears to be over 10 years old recommend replacement

Carbon Monoxide (CO) Detector(s)  Satisfactory

Comments: Some detectors where not operational and need to be replaced.

### Photos





# Fireplace(s)

## Fireplace(s)

- Type**  Gas Fireplace(s)  
**Material**  Metal (pre-fabricated)  
**Blower**  Blower not operational  
**Damper**  None  
**Flue**  Not fully evaluated  
**Hearth Ext.**  Satisfactory  
**Mantle**  Satisfactory  
**Firebox**  Satisfactory  Only partially visible  
**Condition**  No gas source not evaluated  Pilot light not lit not evaluated  Not fully evaluated  
 Type of gas logs, propane vs natural gas was not determined

**Comments:**

1. The gas fireplace in the living room was not tested due to the fact there was no gas supply for the unit.
1. The gas fireplace was not fully evaluated. The gas supply was turned off to the unit. Recommend a qualified chimney sweep evaluate the unit.

## Photos



# Attic Components/Systems

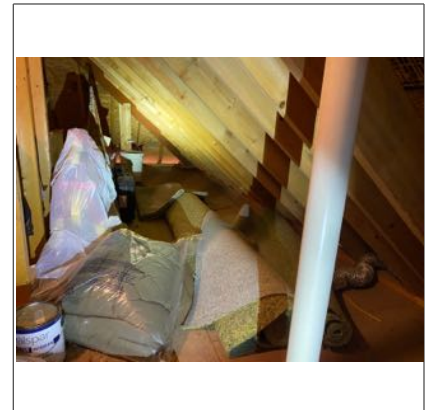
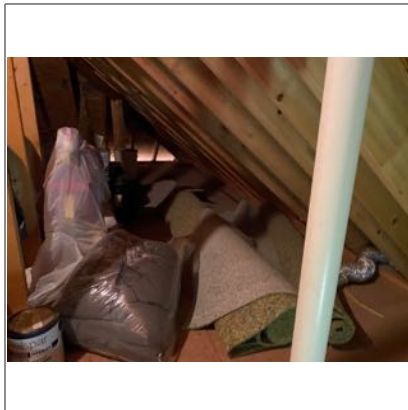
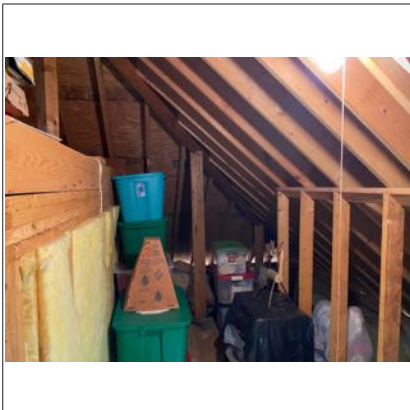
## Attic:Structure/Framing/Insulation/Ventilation/Elec.

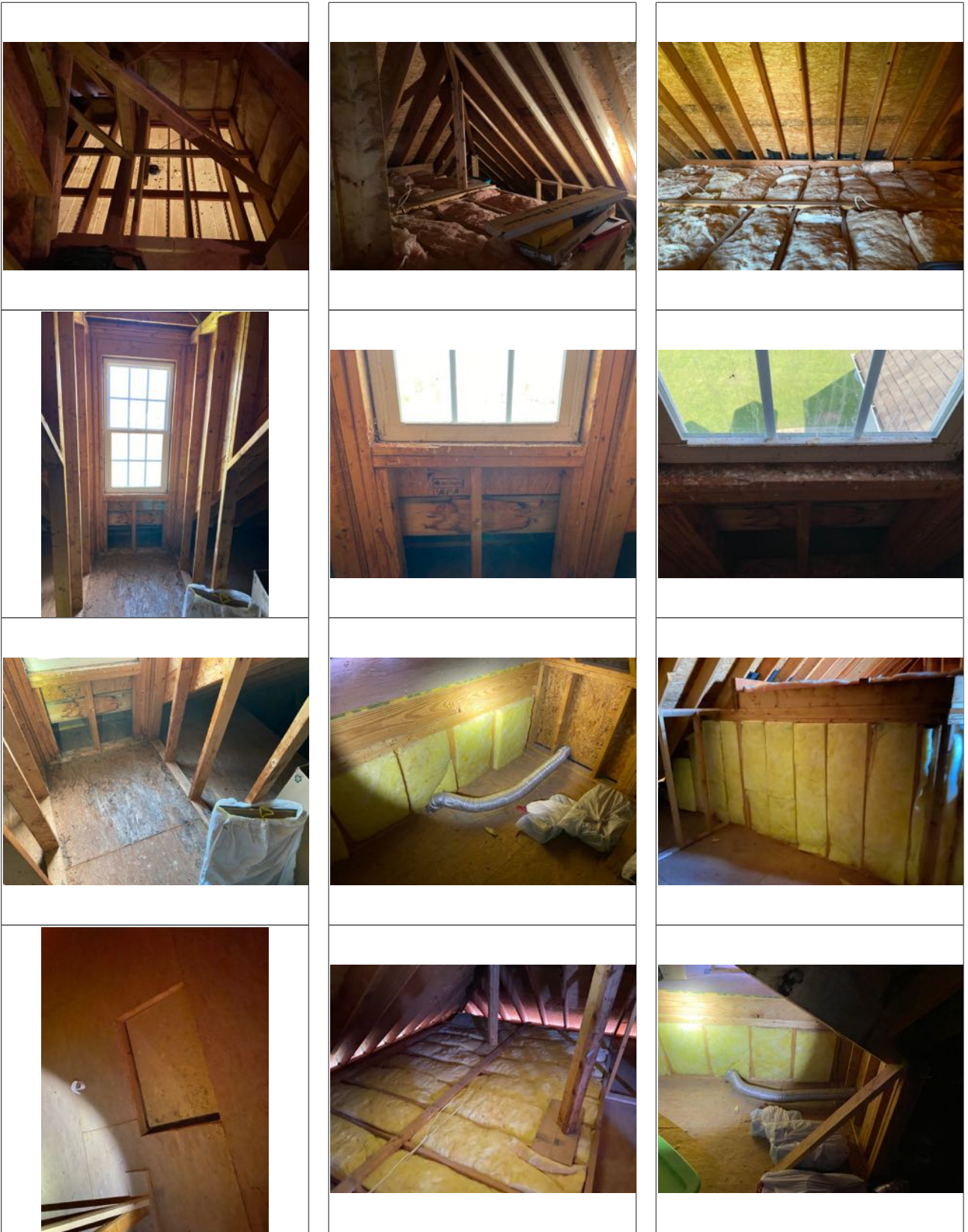
- Access**  Pulldown  Scuttlehole/Hatch  Access point not properly sealed  
 Attic has limited access. There may be defects present that were not visible.  
 Portion(s) were not floored in
- Ins. from**  Inside the attic  Limited access. There may be defects present that were not visible.  
 Attic inspected from floored in area only
- Entry Loc.**  Hallway
- Floor**  Satisfactory  Partial
- Insulation**  Satisfactory  Only partially visible  Batts
- Installed in:**  Only partially visible  Between ceiling joists  Below attic flooring
- Vap. barriers**  Not visible
- Ventilation**  Satisfactory  Ridge  Soffit  Only partially visible
- Ex. fan(s)**  Satisfactory  Some are not visible
- HVAC duct**  N/A
- Chim. chase(s)**  N/A
- Roof Structure**  Satisfactory  Rafters  Wood  Knee wall(s)
- Ceiling Structure**  Satisfactory  Wood  Only partially visible
- Sheathing**  Satisfactory  Oriented Strand Board (OSB)  Only partially visible
- Condensation**  No
- Firewall**  N/A
- Electrical**  Satisfactory  Limited access in attic. Only partially visible.

**Comments:** 1. There is limited access in the attic. The attic was inspected from the floored in area(s) only. Some areas are too small to safely move, and the attic is not floored in. There may be defects present that were not visible. The client may wish to consult with a qualified contractor, to determine the feasibility of installing additional entry points, or flooring.

Dormer window located within attic. There is evidence of past water intrusion around this windows and staining on the attic floor. Further evidence of water intrusion is located in the dining room ceiling. These spots were tested using a moisture meter and showed no moisture differential between stain and surrounding areas.

## Photos









# Elec. Service Entry/Elec. Panel(s)

## Electrical Service Entry

Entry Type  Underground

Condition  Satisfactory

Photos



## Main Electrical Panel Enclosure in

Gen. Cond.  Satisfactory

Amps/Volts  200a  120/240 volts AC

Clearance  Satisfactory

Breakers/fuses  Breakers

Grounding  Satisfactory

GFCI(s)  Satisfactory

AFCI(s)  Satisfactory

Main wire  Satisfactory

Branch type  Copper  Romex

Branch cond.  Satisfactory

Photos



