Dream Home Consultants, LLC.

The Code Guy

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Report

INSPECTION ADDRESS

1234 Main Street, Raleigh, North Carolina 27510

INSPECTION DATE

7/5/2020 8:00 am to 1:00 pm

GENERAL INFORMATION

Inspection Address: 1234 Main Street, Raleigh, North Carolina 27510
Inspection Date: 7/5/2020 Time: 8:00 am to 1:00 pm
Weather: Partly Cloudy - Temperature at time of inspection: 70-80 Degrees

Inspected by: Bruce Barker

Client Information: Sample Report
Structure Type: Wood Frame
Foundation Type: Crawlspace
Furnished: No
Number of Stories: Two

Structure Style: Two Story

Structure Orientation: North

Estimated Year Built: 1982
Unofficial Sq.Ft.: 2300

People on Site At Time of Inspection: No one present

General Property Conditions

PLEASE NOTE:

You should perform all actions and complete all consultations with qualified specialists before the inspection period ends. Qualified and appropriately licensed specialists should perform all services and repairs. They should provide written documentation about the services and repairs performed and about all warranties covering the services and repairs. You should obtain this documentation from the sellers. Specialists, using equipment and procedures not available to a home inspector, may identify additional deficiencies or recommend upgrades that could affect your evaluation of the property.

Some areas in occupied homes are concealed by occupant belongings or are otherwise not visible for inspection. Some systems and components are concealed or are otherwise not visible for inspection. Concealed systems and components may be behind finish materials such as drywall or siding, underground, in sealed areas, or in other places that we cannot access and inspect. We do not express a finding about the condition of areas, systems, and components that are concealed or are otherwise not visible and these may present hidden deficiencies when evaluated. We recommend a thorough evaluation of the home after occupant belongings have been removed. We recommend evaluation by qualified specialists if you wish additional assurance about the condition of concealed areas, systems, and components. Destructive evaluation may be required to provide this assurance. Significant and costly deficiencies could exist.

Report File: sample report070520

SCOPE OF WORK

PLEASE READ THIS SECTION CAREFULLY - IT IS VERY IMPORTANT!

Buying and owning a home is an emotional experience. It combines excitement, anticipation, and satisfaction with the fear that the home may contain unanticipated and costly problems. A home inspection will help you identify most of the serious problems that may be present in the home. A home inspection is not intended to and does not identify all problems. Understanding the scope and limitations of a home inspection will help you appreciate the risks that remain after the inspection. The following statements will help you set realistic expectations about your home inspection.

1. Home inspections in North Carolina are governed by the North Carolina Home Inspector Standards of Practice and the Code of Ethics as adopted by the North Carolina Home Inspector Licensure Board. You may obtain these standards at http://www.ncdoi.com/OSFM/Engineering/HILB/Documents/HomeInspectorLicensureActStatutesandRulesApril12010.pc The North Carolina standards are incorporated by reference into this report.
2. Home inspections concentrate on finding and reporting major deficiencies that need immediate major repair. A major deficiency occurs when a component is significantly deficient, not functioning as intended, unsafe (as defined by the ASHI Standard of Practice), or is near the end of its service life. An immediate major repair is one that may cost more than $1,000.00 when performed by a qualified licensed contractor. We may report minor deficiencies as a courtesy to you, but doing so does not expand the scope of this inspection.
3. Home inspections are visual and non-invasive. This means that some deficiencies will be not be visible or accessible. Examples include deficiencies that are behind walls, underground, in inaccessible parts of attics and crawlspaces, where access requires disassembly of components, under floor coverings, in are areas concealed by furniture or other occupant belongings, and in areas where the inspector believes access involves actions that are unsafe or that could cause damage to the property.
4. Home inspections are limited by conditions at the time of the inspection. Examples of condition limits include the following. We may not test air conditioners if the outside temperature is below 60 degrees and we may not test furnaces if the temperature is above 80 degrees. We will not walk on a roof if it is wet, too steep, or too high to reach with our ladder. The amount of time we can spend in an attic is limited in hot weather by the extreme heat in most attics.
5. Home inspections are not technically exhaustive. We do not look at every inch of every individual component in the home. We do not use equipment and test instruments that are used by specialists in their more technically exhaustive inspections.
6. Home inspections are limited by time. We try to strike a balance between a reasonable fee for the inspection and the amount of time required to discover most major deficiencies. This balance means that, occasionally, some major deficiencies may not be discovered. This is especially true of deficiencies that are concealed and deficiencies that occur intermittently.
7 Home inspections do not report cosmetic deficiencies that a home owner or home buyer could see by examining the property. The inspector's time, and your money, is better spent when the inspector looks for things most people don't know to look for in places most people don't go.
8. We may report deficiencies in systems and components that are not in scope of our inspection. We do this as an extra service and as a courtesy to you. You should not assume that we have fully inspected out-of-scope systems and components. Additional significant and costly deficiencies could exist in these systems and components.
9. Home inspections involve one visit to the property and telephone consultation before and after the inspection. If you want your inspector to monitor or inspect seller repairs or to return to the property for any other reason, he will be happy to do so, for an additional fee.
10. Home inspections, including new home inspections, are not building code or zoning compliance inspections. Only the local building official can conduct such inspections.
11. Home inspections report on conditions present during the inspection. Conditions change. Something that functioned as intended during the inspection can fail immediately after the inspection.
12 Home inspectors are like general practice doctors. They look for symptoms that may indicate problems and refer you to specialists for additional diagnosis and treatment. Sometimes the specialist will determine that no actionable problem exists. This is good. It is better to get a clean second opinion than to ignore a potential risk.
13. Home inspectors must make subjective judgments about which findings to include in a report and how to

present the findings in writing. Ask ten different home inspectors about an issue and you may get eleven or more opinions. Expect different findings and opinions in every home inspection report.
14. Home inspection findings are not always items that the seller or builder must fix. Builder's repair responsibilities are governed by many factors including the builder's warranty policies and contractual agreements with you. Builders must also comply with building codes and other minimum construction standards. Seller repair responsibilities, for resale homes, are typically governed by agreements in the contract between the buyer and seller. Look to your real estate agent or a qualified real estate attorney for guidance in these matters.
15. Home inspections with few or no findings are a good thing. Just because no major defects are identified does not mean that the home inspected fee is "wasted." Just as you do not wish for an accident to collect on your car insurance, you should not wish to find major defects to "collect" on your home inspection.
16. Home inspections do not eliminate risk in buying and owning a home. Home inspections help you identify and manage most major risks.
17. Home inspections are one tool in your home ownership risk management plan. Other tools include homeowner's insurance, home warranties, and periodic preventive home maintenance. You should carefully research and understand all available risk management tools and implement those that are appropriate for your situation.
18. We may include drawings and illustrations with a finding. We include these to help you better understand the finding and recommendation. You should not use these drawings and illustrations as instructions for how to repair any deficiency. A qualified contractor should design and install all repairs and replacements based on local conditions, regulations, and manufacturer's instructions.

INSPECTION LIMITATIONS

Inspections have specific limitations in addition to the general limitations previously described. Rather than tediously repeating the same language in each limitation, we present it here and incorporate the following by reference in every inspection limitation that appears in this report.

We do not express a finding about the condition and operation of components that are concealed, shut down, or inaccessible, or are otherwise not available for inspection. These components may present deficiencies when evaluated. We recommend evaluation by a qualified contractor if you wish assurance about the condition and operation of these components. Destructive measures may be required to provide this assurance. Significant and costly deficiencies could exist.

USING YOUR HOME INSPECTION REPORT

It is very important that you read the full home inspection report. It is tempting to concentrate on the summary report because that is where the deficiency findings and recommendations appear. Please resist the temptation. The full report contains important and useful information that will help you better understand and place in context the findings and recommendations in the summary report.

To help guide you through the report we use colored printing. Sections in black print contain information such as component description and condition, the scope and limitations of our inspection of those components, and helpful information about the component's service life and maintenance. Sections printed in green contain important inspection findings that do not require current attention, but which you should monitor closely for possible near term maintenance or repair. Green sections also describe important inspection limitations present during this inspection. Sections printed in red contain what we believe are major deficiencies that may cost over $1,000 to repair or replace or that present a significant safety hazard. Sections printed in blue contain what we believe are minor deficiencies that may cost less than $1,000 to repair or replace. Note that the decision to classify a deficiency as major or minor is subjective. Many findings classified as minor can cost over $1,000 to repair depending on exactly what work is required and who performs it. Findings classified as major often receive that classification because we believe they are safety risks, not because they are necessarily expensive to repair.

We describe many components as being in "acceptable condition." Acceptable condition means that the component appeared to function as intended during the inspection. Components in acceptable condition will present normal wear and tear that is appropriate given the age of the component and the age and type of

structure in which it is installed. Such components will present cosmetic and functional deficiencies that do not have a significant impact on the operation of the component.

We often use the term repair when advising you about what you should do to address a deficiency. The contractor or specialist who evaluates the deficiency may recommend replacing the deficient component or system instead of repairing it. The term repair as used in this report means repair or replace as recommended by the contractor or specialist.

Timing is important when raising objections about the home's condition. Local laws and customs determine when you may raise objections. Many areas limit the time you may raise objections to a "due diligence" period, after which you must accept or reject the home's condition. Other areas allow you to raise objections until you purchase (close) the home. Look to your real estate agent or your attorney for advice about when you may raise objections about the home's condition. Before closing, as used in this report, means during the time you may raise objections about the home's condition as allowed by local laws and customs.

We often describe the location of a deficiency to help people find it. All directions assume that you are on the street in front of the house. Right means the right side of the house, left means the left side, front means the part of the house on the street side and rear means the part of the house opposite the street.

We recommend that evaluation and repair of deficiencies identified in this report be performed by "qualified" people. The first qualification condition is an appropriate license issued by the State. Many jobs, particularly those involving electrical, plumbing and air conditioning work, require a permit unless they involve minor routine maintenance. We recommend that you check the license status of all proposed contractors at http://www.nclbgc.org. We recommend that you check with the building department having jurisdiction where the home is located to determine if the proposed repair requires a permit. The second qualification condition is that the individual performing the work has relevant experience. While someone in a company may have relevant experience, the person sent to perform the work may or may not have the relevant experience. We recommend carefully selecting qualified people to evaluate or repair defects identified in this report.

Remember that the primary objective of a home inspection is to identify and document major deficiencies. Seeing all those deficiencies listed in one place can be disturbing. It is important to consult with qualified specialists when recommended and get the facts before making decisions. Most situations can be resolved when the specialist's recommendations are gathered and placed in perspective. We will be happy to discuss questions that may arise after the inspection. We are a phone call away.

Exterior

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible components of the home's exterior and the grounds near the home. This includes exterior wall coverings, eaves and soffits, stoops, steps, porches, decks, patios, handrails, guards, exterior doors and windows, flashing, plants that are likely to adversely affect the home, grading and drainage around the home, retaining walls, and walkways and driveways. We are required to describe the types of wall coverings. Some of the components we do not inspect include screens, awnings, shutters, fences and gates, recreational facilities and structures, and auxiliary structures such as barns and sheds.

Exterior Inspection Limitations

Grading Drainage & Landscaping

Inspection Limitations

Drainage of the property is augmented by underground drain pipes that are sometimes referred to as French Drains. Inspection and testing of the concealed portions of the drain system is beyond the scope of a home inspection. We cannot determine how water will actually flow in underground drains, especially during heavy rain events. You should periodically inspect and test underground drains and ensure that the discharge points remain open.

Fences & Exterior Walls

Inspection Limitations

We observed fencing and/or gates on the property. State and ASHI standards do not require that we inspect such structures. We did not inspect these structures. We recommend evaluation of these structures if you wish additional information about their condition. Findings and recommendations in this report, if any, are provided as a courtesy to you.

Exterior Wall Coverings

Wall Covering Description and Condition

Component Descriptions and Conditions

Some of the exterior house walls are covered with vinyl siding. The wall covering material appears in acceptable condition and appears to function as intended given the age and type of house unless otherwise specified in this report.

Important Information

Most of the exterior house walls are covered with hardboard lap siding. The wall covering material appears in acceptable condition and appears to function as intended given the age and type of house unless otherwise specified in this report.

Major manufacturers of this type of siding included Masonite, Louisiana Pacific and Georgia Pacific. Many brands of this type of siding have been the subject class action law suits alleging product defects. We recommend asking the owners about any claims they may have made or settlements received from these law suits. We recommend discovering the type of manufacturer of the siding on the home and determining if there is an active settlement claims system that is still active.

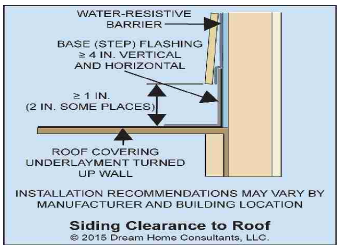
This wall covering is vulnerable to deterioration, especially at the bottom edge and where nails either protrude from the surface or are driven below the surface. It is important to keep the siding painted, especially at the vulnerable points. Most houses with this wall covering have some areas with deteriorated wall covering. We report areas of deterioration that we see, but we will not see all deteriorated areas, especially areas high on the house.

Siding Deficiencies

Deficiencies and Recommended Actions

We observed that siding and trim are too close to roof coverings. This allows the siding and trim to deteriorate due to moisture exposure, and will make roof covering replacement more expensive. Manufacturers usually

recommend between at least 1 and 2 inches between roof coverings and siding and trim. Specific installation details will vary based on siding manufacturer and installation date. We recommend evaluation by a qualified contractor based on manufacturer's installation instructions and current industry recommendations, and action, if any, based on those instructions and recommendations. The siding requiring attention includes: roof and sidewall intersections. Pictures(s), if any, are examples.



We observed that siding or trim is too close to hard surfaces such as driveways, walkways, or patios. This allows the material to deteriorate due to moisture exposure. Fiber cement siding manufacturers usually recommend between at least 1 and 2 inches between hard surfaces and siding. Wood siding should have at least 2 inches between hard surfaces and the siding. Specific installation details will vary based on siding manufacturer and installation date. We recommend evaluation by a qualified contractor based on manufacturer's installation instructions and industry recommendations, and action, if any, based on those instructions and recommendations. The siding or trim requiring attention includes: the rear deck and the front porch. Picture(s), if any, are examples.

Vinyl Siding Deficiencies

Deficiencies and Recommended Actions

We observed that vinyl siding does not have the recommended clearance above surfaces such as roof coverings and hard surfaces such as concrete. This can allow the siding to buckle and deform. This can make installing new roof covering more difficult and expensive. Installation guidelines recommend leaving at least 1/2 inch between these types of surfaces. We recommend evaluation by a qualified vinyl siding contractor using manufacturer's installation instructions and action as recommended by those instructions. The siding requiring specific attention includes: clearance to roof covering at the front dormers. Picture(s), if any, are examples.

Eaves Cornice & Trim

Eaves Cornice & Trim Description and Condition

Component Descriptions and Conditions

Some of the eaves, soffits, and fascias appear to be constructed of wood or wood products such as plywood. They appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

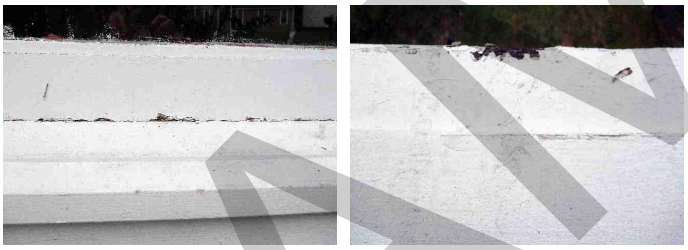
Some of the eaves, soffits, and fascias appear to be clad with vinyl and aluminum. They appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Eaves Cornice & Trim Paint & Damage Deficiencies

Deficiencies and Recommended Actions

We observed that the wall covering, cornice, windows, or trim are water damaged. We recommend evaluation of the causes of the damage to all exterior wood by a qualified contractor and action as recommended by the contractor. The material requiring attention includes, but is not limited to: multiple locations. Picture(s), if any, are examples.

We observed deteriorated, faded, or pealing paint or stain on soffits, fascia, or trim. We observed no damage to the materials caused by this condition and we believe that this is currently a cosmetic issue. Paint and stain are the water resistant membranes that protect materials from moisture damage. We recommend full surface preparation and painting or staining by a qualified painter using materials intended for exterior use. The materials requiring attention include: paint on wood windows and trim. Picture(s), if any, are examples.



Exterior Doors

Window & Door Condition

Component Descriptions and Conditions

The exterior door and window components including the frame, threshold, glazing, and weather stripping appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Acceptable condition means: (1) door glazing (if any) and window glazing is intact, (2) doors and windows retard air and water intrusion as intended, although some air intrusion may occur around windows and doors and some water intrusion may occur under some conditions with some types of windows, and (3) doors and windows operate and lock as intended, although operation may not be completely smooth or effortless.

Hung Door Lock & Hardware Deficiencies
Deficiencies and Recommended Actions
We observed that door locks do not operate or latch in a normal, smooth manner. We recommend action by a qualified tradesman. The locks requiring attention include: the front door passage lock.

Exterior and Interior Windows

Window Frame Deficiencies
Deficiencies and Recommended Actions
We observed that windows required more effort than normal to open and close. Windows that are difficult to open or will not open can prevent required emergency egress if the windows are in bedrooms. We recommend that a qualified window contractor adjust all windows that do not open and close properly. Windows requiring attention include: several windows at various locations. Picture(s), if any, are examples.

Window Lock & Hardware Deficiencies
Deficiencies and Recommended Actions
We observed windows with broken or weak springs or sash cords. The windows may not remain open as intended. Broken springs and sash cords are an injury safety hazard if the window closes on fingers. We recommend evaluation of all windows by a qualified window contractor and action as recommended by the contractor. The windows requiring attention include, but are not limited to: a window in the family room left from the fireplace, the left window in the breakfast area. Picture(s), if any, are examples.

Driveway Walkway Patio Stoop Porch

Driveways Walkways Stoops Patios Condition
Component Descriptions and Conditions
The driveway, walkways, and stoops, patios, and porches (if any) are constructed using concrete or other solid material such as concrete blocks, bricks, or stone. These components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. Acceptable condition includes normal minor cracks.

Driveway Deficiencies
Deficiencies and Recommended Actions
We observed a difference in height where the driveway meets the garage floor. This is a trip and fall hazard. This may indicate uneven settlement or uplift between the two components One guideline recommends that height differences not exceed 1/2 inch. We recommend evaluation of the reasons for the deficiency and action as recommended by a qualified contractor. Picture(s), if any, are examples.

Fences and Retaining Walls

Fences and Gates Condition & Deficiencies

Deficiencies and Recommended Actions

We observed gates require more than a normal amount of effort to operate or latch. We recommend action by a qualified tradesman. The gates requiring attention include: all gates.

Grading and Drainage

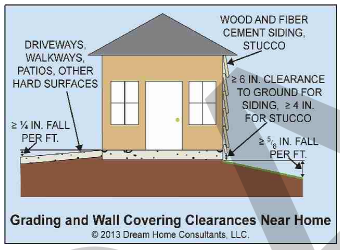
General Grading & Drainage Information

Component Descriptions and Conditions

Water that is not properly controlled around a structure contributes to many common problems. Water can change the moisture content of soil around the foundation resulting in structural damage caused when soil shrinks, swells, and moves. Water can attract termites and other wood destroying organisms that prefer damp conditions. Water that enters the building can contribute to fungal growth and can the damage building materials. Proper water control is one of the most important maintenance tasks to help ensure the long term health of the structure and its occupants.

The ideal structure will have soil that slopes away from the structure at least 6 inches within the first 10 feet from the foundation. The ideal structure will have gutters and downspouts that discharge into swales, drains with catch basins, or other water management systems that carry water away from the structure. Plantings and irrigation systems will be installed so that excess moisture is not introduced or maintained around the structure. All water management systems should be inspected at least annually, preferably during a heavy rain, and should be maintained whenever necessary.

Our grading and drainage inspection is performed from a general construction perspective. We do not use special equipment that measures relative elevations. We cannot determine how water will actually flow on the property, especially during heavy rain events. If you have a specific grading or drainage concern that we do not address in our report, you may deem it prudent to consult with a qualified specialist.



Grading & Drainage Condition

Component Descriptions and Conditions

Grading around the foundation of the primary structure appears acceptable based on our visual observation and given the age and type of home unless otherwise specified in this report.

Grading of the lot appears acceptable based on our visual observation and given the age and type of home unless otherwise specified in this report. Water may stand in depressions and in drainage swales for up to 48 hours after rains.

Foundation Grading Deficiencies

Deficiencies and Recommended Actions

We observed that the recommended slope away from the structure does not appear to be present. This may allow water to enter the structure and may damage the foundation. This is especially true for basements and crawlspaces. Water that enters the structure will damage materials and provide moisture for fungal growth. Current standards recommend a minimum of 6 inches of slope away from the structure in the first 10 feet around the structure for earth and 1/4 inch per foot for hard surfaces such as driveways. We recommend

evaluation by a qualified contractor and action, if any, as recommended by the contractor. The areas requiring attention include: there appears to be a depression in the walkway at the right front corner of the house. This may be one place where water is entering the crawlspace. Picture(s), if any, are examples.

Site Grading Deficiencies

Deficiencies and Recommended Actions

We observed that the grading may not permit water to flow freely off the property and away from the house. We observed no current problems at the house caused by this condition. Water near the house may allow moisture to enter the structure. Moisture can damage materials and provide moisture for fungal growth. Water near the house may attract termites. We recommend evaluation by a qualified landscaping contractor and action, if any, as recommended by the contractor. The areas requiring specific attention include: at the carport. Picture(s), if any, are examples.

Underground Drainage System Deficiencies

Important Information

We did not observe all outlets drain for the underground drain system. These outlet drains are often hidden by landscaping. They may also be covered and not draining properly. If underground drains do not drain water as intended, water can back up during rains and cause many problems including providing moisture for termites. We recommend locating the outlet drain point and periodically inspecting it to ensure proper drainage.

Plants and Trees

Plant and Tree Issues

Component Descriptions and Conditions

We observed no visible signs of trees or vegetation currently affecting the condition of the home. You should trim foundation plants at least one foot from the exterior walls (two feet is better) to reduce moisture intrusion into the home and to reduce physical damage caused by plants scraping against the structure. You should not plant most trees within ten feet of the foundation (further is usually better). You should trim most tree limbs so that they will not impact the home even during high wind conditions.

Note that several species of trees, especially Southern Pine, can drop limbs and can be uprooted and fall during ice storms and high winds. This can cause severe damage to the home. We cannot predict if or when this might happen. We recommend monitoring trees near the home and having them trimmed or removed if they are leaning toward the home or are close enough to the home to cause damage during ice storms, high winds, or other events.

Important Information

We observed that the plantings on the property may need routine trimming and maintenance. We are not qualified to evaluate the health of plants and recommend that you consult with a qualified landscape contractor or other qualified specialist. Note that when trimming and maintenance has been deferred for a long period of time, the recommended trimming can be costly and could damage the plants.

Deficiencies and Recommended Actions

We observed plants on the property that appear dead or under stress. We are not qualified to evaluate the health of plants and recommend that you consult a qualified arborist or other qualified expert. The plants requiring attention include: trees in the rear yard. Picture(s), if any, are examples.

Decks Balconies Steps Guards Handrails

Component Condition

Component Descriptions and Conditions

We observed exterior decks, balconies, porches, landings, stairs, handrails, and guards according to state standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Deficiencies and Recommended Actions

We observed that decks, balconies, porches, landings, stairs, handrails, and guards appear near the end of their service lives. These wood structures usually have a service life of 15-25 years, and may last more or fewer years depending on environmental conditions and maintenance. All wood components exposed to the weather deteriorate over time, and at some point will require replacement.

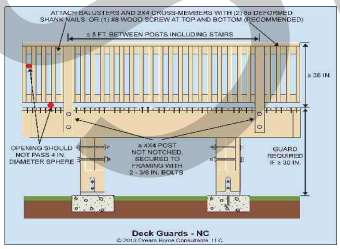
Wood structures that are near the end of their service lives usually present safety deficiencies that can cause injury. These wood structures usually do not comply with current accepted construction standards for components such as: flashing that reduces water intrusion into the structure; attachment to the structure that reduces that chance for deck collapse; stairway handrails, treads, and landings that reduce the chance of injuries due to falls; framing and fasteners that reduce the chance for deck collapse; and footings and support posts that reduce the chance for deck collapse.

We recommend evaluation by a qualified contractor and action as recommended by the contractor according to current accepted standards. Action may include replacement of the structure. The structure(s) requiring specific attention include: the rear deck. Picture(s), if any, are examples.


Handrail & Guard Deficiencies

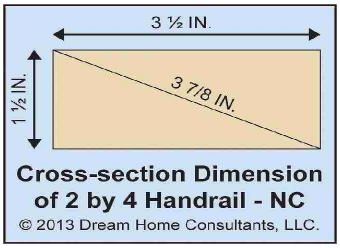
Important Information

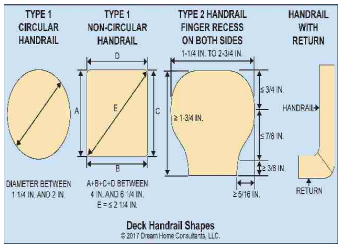
We observed that openings in guards at raised surfaces are larger than currently recommended. This is a strangulation and a fall safety hazard for children. Current accepted standards recommend that required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter. Exceptions: 1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through. 2. Openings for required guards on the sides of stair treads shall not allow a sphere 4 3/8 inches to pass through. We recommend repair of all non-compliant guards by a qualified contractor.




Deficiencies and Recommended Actions

We observed handrails serving exterior stairs that do not provide a graspable surface, and/or do not terminate with a return. This is a fall safety hazard, especially for children and those with reduced mobility. Current accepted standards recommend that all required handrails shall be of one of the type shown in the illustration below. North Carolina permits a maximum cross section dimension of 3 1/2 inches; however, the cross section dimension of the 2x4 handrail typically used is 3 7/8 inches and does not appear to comply with this standard. We recommend action by a qualified contractor. The handrails requiring attention include: rear deck and front stairway handrails. Picture(s), if any, are examples.





Handrail & Guard Attachment Deficiencies

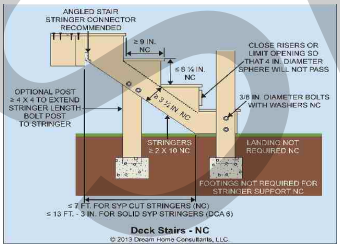
Deficiencies and Recommended Actions

We observed that guard fill-in components do not appear to comply with the current accepted standard of withstanding a 50 pound load. This is a fall injury safety hazard. We recommend evaluation by a qualified contractor based on DCA 6 guidelines and action as recommended by those guidelines.. The components requiring attention include: the rear deck guard balusters are secured with finish nails. Picture(s), if any, are examples.

Stair Riser & Tread Deficiencies

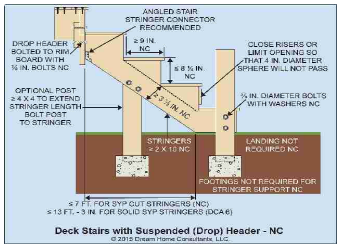
Deficiencies and Recommended Actions

We observed that stair risers are too tall or are not uniform in height. This is a fall safety hazard, especially for children and those with reduced mobility. Current accepted standards in North Carolina recommend that the maximum riser height shall be 8 1/4 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch, except for top and bottom risers which are allowed a 3/4 inch difference. We recommend action by a qualified contractor. The risers requiring attention include: from the main deck to the stair landing. Picture(s), if any, are examples.



We observed riser openings that are larger than currently recommended. This is a strangulation and a fall safety hazard for children. Current accepted standards recommend that open risers shall not allow passage of a sphere 4 inches or more in diameter. We recommend action by a qualified contractor. The risers requiring

attention include: the rear deck stairs. Picture(s), if any, are examples.



Stair Stringer & Landing Deficiencies

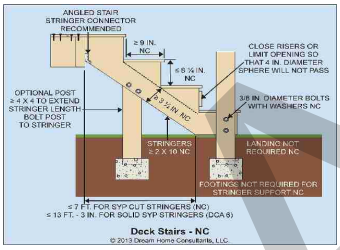
Important Information

We observed that stair stringers are attached to the supports using nails or screws. This could result in a stair collapse causing injury. Current accepted standards recommend using stringer connectors to attach stringers to the supports; however, alternative attachment methods can function adequately if the stairs are restrained against lateral movement. We recommend monitoring the stairs for indications of failure such as fastener withdrawal, stringer movement, splitting wood, and deflection. The stairs requiring attention include: the deck stair stringers are attached with nails that may be subject to withdrawal or that are withdrawing.

We observed that exterior stairs do not terminate at a solid landing. This is a fall safety hazard, especially for children and those with reduced mobility. Current accepted standards recommend that there shall be a floor or landing at the top and bottom of each stairway. While the current installation method is common practice in North Carolina, it is not allowed by national authoritative references and has not been tested for structural stability. We recommend appropriate safety precautions when using stairs.

Deficiencies and Recommended Actions

We observed that stair stringers are poorly attached to the deck. This could result in a stair collapse causing injury. Current accepted standards recommend using stringer connectors to attach stringers to the supports. Current accepted standards also recommend that the attachment point be securely attached to the deck including full plumb cut bearing on the supporting structure. We recommend evaluation by a qualified contractor based on DCA 6 guidelines and action as recommended by the contractor based on those guidelines. The stairs requiring attention include: the rear deck stairway. Picture(s), if any, are examples.



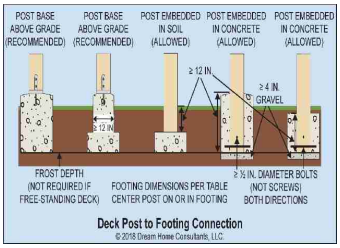
We observed deteriorated or damaged stair stringers. This could result in a stair collapse causing injury. We recommend action by a qualified contractor. We recommend not using the stairs until they are replaced. The stringers requiring attention include: the deck stairs. Picture(s), if any, are examples.

Post & Footing Deficiencies

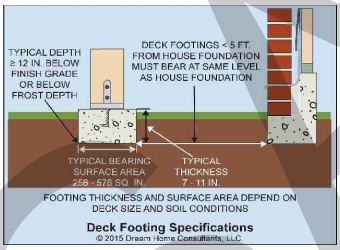
Deficiencies and Recommended Actions

We observed that posts supporting a deck, balcony, stair, or landing are deteriorated or damaged. This could result in a structure collapse causing injury. We recommend evaluation by a qualified contractor based on DCA 6 guidelines and action as recommended by those guidelines. The posts requiring attention include: rear deck stair guard post. Picture(s), if any, are examples.

We observed that posts supporting a deck, balcony, stair, or landing are not properly secured to their footings. This could result in a structure collapse causing injury. Support posts should be secured to the footings using a post base or other approved method. We recommend evaluation by a qualified contractor based on DCA 6 guidelines and action as recommended by those guidelines. Picture(s), if any, are examples.



We observed that footings supporting a deck, balcony, stair, or landing may not be adequate size or depth. This can cause a structure collapse causing injury. Footings are usually partially or fully buried and not visible for inspection. Determining the proper size for footings is beyond the scope of a home inspection. We recommend evaluation by a qualified contractor according to DCA 6 guidelines and action, if any, as recommended by those guidelines. The footings requiring attention include: the rear deck. Picture(s), if any, are examples.



We observed that footings supporting a deck, balcony, stair, or landing present damage. This can cause a structure collapse causing injury. We recommend evaluation by a qualified contractor according to DCA 6 guidelines and action, if any, as recommended by those guidelines. The footings requiring attention include: the rear deck. Picture(s), if any, are examples.

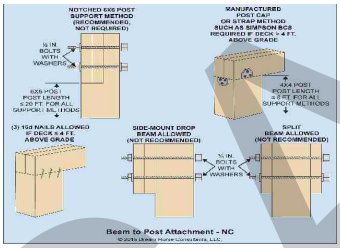
Footings damaged evaluation recommended - *Continued*


We observed that posts supporting a deck, balcony, stair, or landing are not centered on the supporting footing. This could result in a structure collapse causing injury. Current accepted standards recommend that posts should be located in the center one-third of the footing. We recommend evaluation by a qualified contractor based on DCA 6 guidelines and action as recommended by the contractor. The posts requiring attention include: the rear deck. Picture(s), if any, are examples.

Beam Deficiencies

Deficiencies and Recommended Actions

We observed that a beam is not properly attached to its support posts. This could result in a structure collapse causing injury. Current accepted standards recommend that beams should be connected to posts using post caps or bolts. We recommend evaluation by a qualified contractor based on DCA 6 guidelines and action as recommended by those guidelines. The beams requiring attention include: beams nailed to posts. Picture(s), if any, are examples.





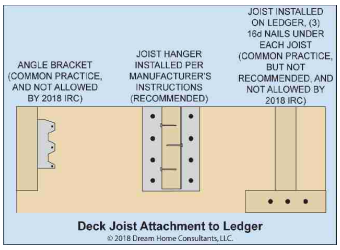
Joist Deficiencies

Important Information

We observed that a floor joists are supported by nailed ledger strips. This could result in a structure collapse causing injury. While the current installation method is common practice in North Carolina, it is no longer allowed by national authoritative references because these ledger strips can fail under load. We recommend monitoring the ledger strips for indications of failure, such as separation from the supporting structure and nails showing red rust.

Deficiencies and Recommended Actions

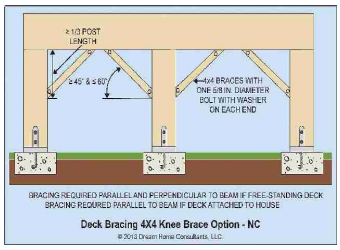
We observed ledger strips with fewer than three nails, or the incorrect type of nail or fastener, in the ledger strip under the joist. This could result in a structure collapse causing injury. Current accepted standards recommend installing three 16d common nails in a ledger under each joist. We recommend evaluation by a qualified contractor based on DCA 6 guidelines and action as recommended by those guidelines. Picture(s), if any, are examples.

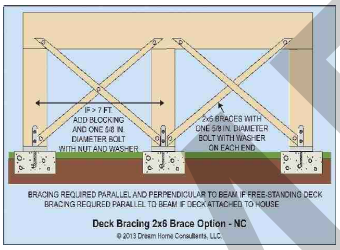


Bracing Deficiencies

Deficiencies and Recommended Actions

We observed that recommended deck, balcony, stair, or landing lateral stability bracing is absent or improperly installed according to current accepted standards. This could result in a structure collapse causing injury. Structures that are more than 4 feet above the ground should have bracing installed between the beam and support posts to resist swaying that can loosen important connections between structural components. We recommend evaluation by a qualified contractor based on DCA 6 guidelines and action, if any, as recommended by those guidelines. The bracing requiring attention includes: the rear deck. Picture(s), if any, are examples.





General Maintenance Recommendation

Caulking and Sealing

Important Information

It is important to maintain a seal around all penetrations of the exterior wall coverings. This will help reduce water intrusion into the wall cavity. Water intrusion can cause expensive damage to the structure and can facilitate the growth of fungi such as mold. Common penetrations include windows, doors, utility pipes, and where soffit materials penetrate the wall coverings. Monitor these areas at least annually and seal even small openings according to the manufacturer's recommendations for the sealant used.

Property Condition Alerts

Remodeled or Renovated Property Alerts

Deficiencies and Recommended Actions

We believe that areas or systems of the home may have been remodeled, renovated, significantly repaired, replaced, or may have been added after original construction. These areas or systems include, but are not limited to: electrical wiring, gas supply to the fireplace.

A building permit and approved government inspections are often required for this type of work. We recommend that you obtain a copy of the permit and evidence of approved inspections from the sellers. If a permit was issued for more recent construction, the local building department may be able to provide this information. If a permit was issued and inspections were approved, then you may decide that no additional investigation is required.

Construction performed without a building permit may involve substandard or unapproved materials and

methods. Many of these materials and methods would be concealed and not visible for inspection. We do not express a finding about the condition of unpermitted work whether concealed or visible. If a permit was not issued or if approved inspections were not obtained, then we recommend evaluation by a qualified contractor or engineer if you wish assurance about the condition of the areas or systems. Picture(s), if any, are examples.

Wood Destroying Organisms & Vermin

Wood Destroying Organisms

Deficiencies and Recommended Actions

We observed evidence of possible current or previous infestation by wood destroying organisms. We are not a licensed pest control contractor and cannot issue a finding about these matters. We recommend evaluation and remediation, if required, by a licensed pest control contractor. The evidence requiring attention is located at: holes drilled into crawlspace walls and in the concrete near the garage. Picture(s), if any, are examples.

Pests & Vermin

Deficiencies and Recommended Actions

We observed evidence of animal infestation. The debris left by the animals could be a fire hazard and a health hazard. We recommend action by a qualified pest control contractor. The areas requiring include: droppings and damaged electrical cable in the accessible attic areas. Picture(s), if any, are examples.

Structural

State and ASHI inspection standards require that we inspect and report the condition of the home's visible and readily accessible structural components. Structural components include the foundation such as visible crawlspace and basement walls, structural floor components such as lumber or trusses, structural wall components such as wood studs or masonry, and structural ceiling and roof components such as lumber or trusses. We are required to describe the types of structural components and the methods used to inspect the attic and crawlspace

Structural Inspection Limitations

General Structural Inspection Limitations

Inspection Limitations

Determining the presence or absence of environmental hazards is specifically excluded from home inspections by State and ASHI standards. Environmental hazards include, but are not limited to, fungi (mold and other organisms), radon, asbestos, animals (including their nests and droppings), plants, noise, and other conditions that may be harmful or inconvenient. This exclusion applies whether the hazards are visible or concealed. We do not express a finding about the presence or absence of environmental hazards whether visible or concealed. We may report about environmental hazards, but doing so does not mean that we report all hazards and doing so does not remove or change this environmental hazards exclusion and does not change the scope of this inspection.

Almost all homes in this area have some level of fungal infestation, especially homes on crawlspace foundations. Fungi are almost always present on materials in the crawlspace and inside HVAC ducts and equipment. Most people tolerate fungal infestations without significant adverse effects; however, some people are allergic or sensitive to fungi. We recommend evaluation of the home by a qualified industrial hygienist if you wish assurance about the presence or absence of fungi in the home.

Framing Inspection Limitations

Inspection Limitations

We were not able to observe the wall structural components because they were concealed by finish materials. We were not able to observe the ceiling structural components because they were concealed by finish materials and by insulation.

We were not able to observe the floor structural components in the second story of a two story home because they were concealed by finish materials.

Structural Component Descriptions

Foundation Description

Component Descriptions and Conditions

The primary structure is built on a raised foundation commonly known as a crawlspace. Crawlspaces, constructed with contemporary materials, usually consist of concrete footings with concrete masonry unit (concrete block) walls. Many homes will have concrete block and brick piers as intermediate supports for the floor system.

Construction materials and methods will vary depending on the age of the home and the quality of construction. In older homes, the footings may not be reinforced with steel rods. The crawlspace walls are probably not reinforced and are probably not grouted, meaning that the hollow cells in the blocks are not filled with mortar or concrete. There is usually little or no attempt to anchor the framing to the foundation using straps or bolts.

In newer homes, the footings may be reinforced with steel rods. The crawlspace walls may or may not be reinforced, and many are not. In this area, the crawlspace walls may not be grouted and there may or may not be foundation to framing anchors. Steel reinforced foundations are almost always stronger than similar non-reinforced foundations. Homes that are anchored to the foundation are usually better able to withstand wind and seismic stresses compared to non-anchored homes. In almost all cases, we will not be able to determine if the foundation is reinforced and grouted.

Openings into crawlspaces, if any, should be restricted to secured access openings and screened ventilation openings. Vermin are attracted to crawlspaces. Some of the vermin in this area can be dangerous and can potentially access the home through plumbing or other openings in the floor framing.

Controversy exists about how to insulate and ventilate crawlspaces. We believe that crawlspaces should be closed and unventilated; however, converting a ventilated crawlspace into an unventilated crawlspace is a complex and expensive job that usually requires a building permit. Consult with a licensed and qualified contractor before closing a ventilated crawlspace.

We believe that unless a crawlspace is specifically designed to be sealed, it should be insulated and ventilated according to current standards. This includes ventilation at a rate of one square foot for every 150 square feet of crawlspaces with dirt floors. This ratio may be reduced to one square foot for every 1,500 square feet when the crawlspace floor is covered with a vapor retarder. Floors above crawlspaces should be insulated to at least R11 with R19 preferable; however, insulating crawlspace floors without proper vapor retarders and ventilation could cause problems. Consult with an experienced and qualified contractor before changing crawlspace components.

Roof Description

Component Descriptions and Conditions

The visible roof structure is wood that is part of an engineered metal plate connected truss system. This wood is commonly 2x4 or 2x6. Many truss roof systems use dimension lumber to fill in areas where trusses are not practical. This lumber is commonly 2x6 or 2x8.

Ceiling Description

Inspection Limitations

The ceiling structure is not visible. The most likely ceiling structure is wood that is part of an engineered metal plate connected truss system. This lumber is commonly 2x4 or 2x6.

Wall Description

Inspection Limitations

The wall structure is not visible. The most likely exterior wall structure is conventional framing using 2x4 or 2x6 wood studs. The interior walls are most likely conventionally framed using 2x4 wood studs.

Floor Description

Inspection Limitations

The visible first story floor structure is wood dimension lumber joists that are part of a conventional framing system including beams, bridging, blocking, and other components, and a subfloor of plywood or oriented strand board. Most dimension lumber floor systems use 2x10 and larger lumber, although smaller lumber may be used in some areas. The second story floor structure is not visible. The second story floor structure is likely the same as the first story.

Column Description

Component Descriptions and Conditions

The visible crawl space structural piers are masonry units such as brick or concrete block.

Structural Component Condition

Component Condition

Component Descriptions and Conditions

We observed the visible and accessible structural components according to state and ASHI standards. The observed components appear to function as intended and appear in acceptable condition given the age and type of home unless otherwise specified in this report.

Crawlspace Foundations

Crawlspace Access & Inspection Method

Component Descriptions and Conditions

We entered the accessible areas of the crawlspace. Most areas were accessible and observed. Some areas were observed from a distance.

Crawlspace Moisture & Fungal Deficiencies

Deficiencies and Recommended Actions

We observed flowing or ponding water in the crawlspace. Excess water in crawlspaces can deteriorate building components and provide moisture for fungal growth. Accepted standards recommend establishing and maintaining slope of the ground around the structure so that water does not enter the crawlspace. We recommend that a qualified contractor determine the source of the water and implement necessary steps to eliminate water intrusion. The areas requiring attention include: primarily at the front and left sides of the crawlspace. Picture(s), if any, are examples.




Water flowing or ponding in crawlspace action recommended - *Continued*

We observed that wood in the crawlspace presents significant levels of visible dampness. Wet wood will deteriorate and provide food for fungal growth. We recommend evaluation of the sources of the dampness and of the condition of the wood by a qualified contractor and action as recommended by the contractor. The wood requiring attention includes: in the front right area. Picture(s), if any, are examples.

Crawlspace Insulation & Ventilation Deficiencies

Deficiencies and Recommended Actions

We observed that crawlspace ventilation opening covers are damaged, absent, or are otherwise not functioning as intended. These openings can allow vermin into the crawlspace and potentially into the home. We recommend action by a qualified contractor. The openings requiring attention include: opening with damaged screens behind the garage. Picture(s), if any, are examples.

Structural Deficiencies - Roof

Rafter & Ridge Framing Deficiencies

Deficiencies and Recommended Actions

We observed that rafters do not appear to adequately bear on support framing at the seat cut (bottom of rafter). Rafters should make full contact with supporting framing along the entire seat cut of the rafter. Fill in valley rafters should be supported by framing located directly under the rafters. We did not observe evidence of deformation from this condition; however, deformation or failure could occur if conditions change. We recommend evaluation by a qualified engineer and action, if any, as recommended by the engineer. The rafters requiring attention include: valley jack rafters to not bear on a valley rafter above the laundry area. Picture(s), if any, are examples.

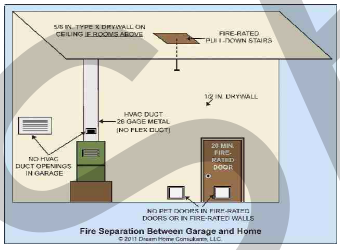
We observed that rafters do not adequately bear on ridge board or beam (top of rafter) or on a valley rafter. Rafters should make full contact with supporting framing along the entire ridge board, beam, or valley rafter. We did not observe evidence of deformation from this condition; however, deformation or failure could occur if conditions change. We recommend evaluation by a qualified contractor and action, if any, as recommended by the contractor. The rafters requiring attention include: rafters to not bear on the ridge above the laundry area. Picture(s), if any, are examples.

Fireblocking & Separation Deficiencies

Fire Separation in Garage Deficiencies

Deficiencies and Recommended Actions

We observed walls or ceilings between the garage and the house that may not comply with current fire separation requirements. This is a fire safety hazard. Fire can spread from the garage into the house or can weaken walls that support habitable space above the garage. Current accepted standards recommend that the garage be separated from the house by at least 1/2 inch thick drywall. Garage ceilings with habitable space above should be separated from the garage by at least 5/8 inch Type X drywall and walls that support the habitable space above should be covered by at least 1/2 inch thick drywall. We recommend evaluation by a qualified contractor and action, if any, as recommended by the contractor. The walls or ceilings requiring attention include: pull-down stairs in the garage. Picture(s), if any, are examples.



We observed an HVAC supply or return opening in the garage. This is a fire safety hazard and a carbon monoxide hazard. HVAC openings in a garage can allow fire to spread into the home and can circulate car exhaust into the home. Current accepted standards recommend that ducts shall have no openings into the garage unless the HVAC system serves only the garage. We recommend action by a qualified HVAC contractor. Picture(s), if any, are examples.


We observed that the entry door from the garage into the house does not comply with current fire separation requirements. This is a fire safety hazard. Current accepted standards recommend that openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. Many jurisdictions require self-closing hinges on these doors. Pet doors in cut into garage entry doors into the home do not comply with fire separation requirements. We recommend replacement of the door by a qualified contractor. Picture(s), if any, are examples.

Roof

State and ASHI inspection standards require that we inspect and report the condition of the home's visible and readily accessible roof coverings and associated flashing, roof drainage systems (gutters and downspouts, if any), skylights, and roof penetrations such as plumbing and exhaust openings. We are required to describe the roof covering material and report the method used to inspect the roof. We do not inspect and report about attached accessories such as solar collectors of all types, antennae, and lightning arresters

The ability of most roof covering systems to resist leaking depends to a significant extent on the waterproof membrane and flashing beneath it. This membrane and flashing is mostly concealed and cannot be examined without removing the roof covering material. Removing roof covering material involves destructive inspection methods that are beyond the scope of a home inspection.

Inspecting and reporting about the condition of a roof covering and drainage system is not the same as detecting roof leaks. We report visible evidence of leaks where the evidence is in accessible areas; however, many roof leaks do not leave clear visible evidence in accessible areas. This is particularly true of leaks that occur intermittently and under special circumstances such as very heavy and wind blown rain. Even when stains or other evidence of a possible leak exist, we usually have no means to determine if there is an active leak and where the leak, if any, might originate. In circumstances where we detect visible evidence of a possible roof leak, we will report our observations and defer to a qualified roofing contractor to determine if there is an active leak and if so determine the best method of repair. A home inspection does not constitute or provide any warranty or guarantee that a roof has not leaked in the past or will not leak in the future.

If you are concerned about roof leaks, you can take steps to mitigate and control the risks. Ask the owners for a full disclosure about any leaks that have occurred while they owned the property. Ask for receipts from qualified roofing contractors specifying what they did to repair the leak and associated damage and what

warranties, if any, remain in effect. Determine the extent of any coverage that may apply under your homeowner's insurance and any home warranty that may be in effect on the home. Read the fine print including exclusions for pre-existing conditions, for other exclusions, and for deductibles. If you believe it is prudent, you can engage a qualified roofing contractor to perform a thorough inspection of the roofing system. After conducting their inspection, some roofing contractors may provide you with a warranty against leaks. Again, read the fine print.

Roof Inspection Methods & Limitations

Inspection Limitations

Inspection Limitations

We visually inspect gutters for general physical condition. We cannot predict from a visual inspection how the gutters and downspouts will perform or whether they are properly pitched over their entire run.
We were unable to safely walk on the roof. The roof was too high, too steep, too wet, or otherwise unsafe to walk on. We observed the roof coverings and related components from several points using a ladder and binoculars. This is a limited inspection that may not reveal some deficiencies. The following areas of the roof were not viewed by any method: the second story rear roof.

Composition Shingle Roof Covering

Composition Shingle Roof Description

Component Descriptions and Conditions

The primary roof covering material is composition shingles, often called asphalt shingles.

Most modern composition shingles consist of a fiberglass mat that is impregnated with an asphalt type material and covered with mineral granules that provide the color and the primary protection against the damage caused by the ultra-violet radiation from the sun. These shingles range in quality and style from the less expensive "20 year" flat profile shingle to more expensive "25+ year" dimensional profile shingle. The real useful life of composition shingles usually ranges between 14 and 18 years for the nominal "20 year" shingles and between 18 and 25 years for the higher grade shingles.

The real useful life of composition shingles is determined by many factors. As with all roof coverings, the first factor is the quality of the shingle and the care with which it is installed. The south and west facing sections of the roof will usually wear faster than the north and east facing sections because of the more intense exposure to solar radiation. Hip, ridge and valley shingles will usually wear faster than shingles on other parts of the roof. Shingles around roof mounted equipment often wear very rapidly because of the service traffic around the equipment.

Composition shingle roof coverings require little maintenance. In fact, they usually last longer with less foot traffic that can dislodge the protective mineral granules. Keeping the roof free of debris is a primary roof maintenance task. This is particularly important in the roof valleys, where the roof intersects with walls, and around chimneys. Keeping tree limbs well away from the roof will reduce damage caused by the limbs scraping the roof.

Estimating the age of roof coverings is more art than science. Any estimate we provide is based on standard visual clues and on our experience interpreting the clues. We cannot warrant or guarantee that our estimate is accurate. The best information about the age of roof coverings is an installation permit and associated information about the manufacturer and type of material used.

Estimating the remaining useful life of roof coverings is more like fortune telling than art. We do not attempt to estimate the remaining useful life of roof coverings except to indicate a general opinion when we believe that the roof covering may be near the end of its useful life. The presence or absence of any opinion about the remaining useful life of roof coverings is not a warranty or guarantee that the material will or will not fail within any time period.

Roof Covering Estimated Age and Condition

Component Descriptions and Conditions

The composition shingle roof covering appears to be approximately twelve years old. This is an estimate. If this is not the original roof covering, we recommend that you obtain installation documentation from the owners including proof of a building permit and approved inspections, if required, and contact information for the roofer that performed the work.

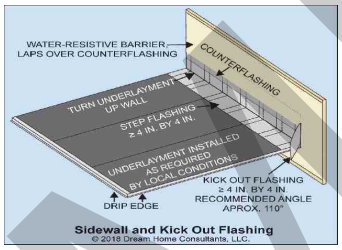
The visible components of the roof covering materials, roof flashing, and any side wall flashing appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Sidewall Flashing Above Roof

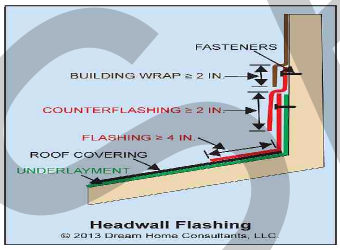
Sidewall Flashing Deficiencies

Deficiencies and Recommended Actions

We observed that sidewall kick out flashing is absent where recommended. Sidewall kick out flashing should be installed where a vertical sidewall extends past the end of a roof. Sidewall kick out flashing should turn at least 4 inches away from the wall. Lack of this flashing is a common cause of water leaks and damaged exterior wall covering material. Water leaks can damage materials and provide moisture for fungal growth. We recommend action by a qualified roofer. The areas requiring attention include: all roof/sidewall intersections. Picture(s), if any, are examples.



We observed poor headwall flashing installation. Poor flashing installation is a common cause of water leaks. Water leaks can damage materials and provide moisture for fungal growth. Headwall flashing: (1) should be installed with upper sections installed shingle-fashion over lower sections, (2) should be properly integrated with other sidewall covering materials to form a water-resistant drainage plane, (3) should have any exposed top edge covered by counter flashing. We recommend installation of headwall flashing by a qualified contractor according to accepted practices such as those described EEBA Water Management Guide or other authoritative reference. The flashing requiring attention includes: all visible headwalls. Picture(s), if any, are examples.



Gutters and Downspouts

Gutters and Downspouts

Component Descriptions and Conditions

The gutter and downspout system appears in acceptable physical condition given the age and type of home unless otherwise stated in this report.

We observed partial gutters on this home.

Important Information

We recommend installing a full gutter and downspout system on all homes. Gutters provide three primary benefits: (1) they help reduce the chance of foundation damage due to uncontrolled wetting and drying of soils around the home's perimeter; (2) they help reduce the chance of water leaks into basements and crawlspaces; and (3) they help create a dry zone around the foundation that reduces the chance of termite infestation.

Deficiencies and Recommended Actions

We observed that the gutters and downspouts contain debris. Debris can impede water flow during rain and can retain water in the gutter after rain. Water remaining in a gutter may deteriorate the gutter material and serve as a breeding place for mosquitoes. Impeded water can overflow the gutters and damage cornice materials. We recommend cleaning the gutters and keeping them clean on a regular basis. Picture(s), if any, are examples.

We observed absent, damaged, deteriorated, or loose gutters. These gutters may leak or otherwise not divert water away from the home. Water can damage materials and provide moisture for fungal growth. We recommend evaluation by a qualified gutter contractor and action as recommended by the contractor. The gutters requiring attention include: most rear gutters are loose and deteriorated. One is holding significant water. Picture(s), if any, are examples.

Fireplace

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible fireplace components including fireboxes, chimneys, and vents and describe the types of fireplaces and chimneys. The important terms in the preceding sentence are visible and readily accessible. All fireplaces have components that are not visible or readily accessible during a home inspection. It is not possible to view the interior of most fireplace components because the interior is often concealed by other components such as chimney caps and framing. The turns and bends necessary to install most flues and vents often make complete visual inspection impossible even if access is available at one or both ends. It is often not possible to view the exterior of flues and vents because the exterior is concealed by framing or finish materials. Inspection of most flues and vents is usually limited to a few feet or less of exposed area. Inspection of a few feet of exposed area will not reveal damage in concealed areas and will not reveal the operational characteristics of these components including their ability to properly remove combustion products from the structure.

Because we do not light fires in fireplaces and solid fuel burning appliances and because we do not use special equipment to conclusively determine draft characteristics of flues and vents under all circumstances and because we cannot observe most areas of flues and vents, we cannot guarantee the proper operation of these components. Video scans and other specialized tests are available to perform more complete inspections of flues and vents. If you have concerns about these components that we do not address in our report, you may deem it prudent to engage a qualified specialist. Such specialists may be located on the

Chimney Safety Institute of America web site: www.csia.org.

Fireplace & Chimney Inspection Limits

Inspection Limitations

Inspection Limitations

The gas fireplace logs or gas fire starter require manual ignition to operate. State standards do not require that we light fires in fireplaces. We did not test these components.

We recommend that the sellers demonstrate the operation of the fireplace during the due diligence period and provide all gas valve keys, remote controls, and available instruction manuals before closing. If the fireplace does not function as intended when demonstrated, we recommend evaluation by a qualified fireplace specialist.

Installation of gas logs and gas fire starters often requires a permit and inspections. We recommend determining if the installation was performed under a permit with approved inspections. If not, we recommend evaluation by a qualified fireplace contractor using manufacturer's installation instructions and repairs, if any, as recommended by the contractor.

We were unable to fully inspect the chimney exterior. The chimney or roof was too high, too steep, too wet, or otherwise unsafe to access or walk on. We observed the chimney using binoculars. This is a limited inspection that will not reveal some deficiencies especially the flashing, chimney cap, and the area near the top of the chimney.

Fireplace Description

Fireplace Type & Location

Component Descriptions and Conditions

The fireplace in this home is a masonry firebox designed to burn wood. The chimney is a terra cotta lined masonry chimney. The fireplace is located in the family room.

Masonry Fireplace Description

Component Descriptions and Conditions

Masonry fireplaces are the most durable and versatile fireplace type. If properly constructed and maintained, they can provide service for the life of the structure. Masonry fireplaces were the only type available until about 40 years ago when factory built metal fireplaces became available. Today, masonry fireplaces are rarely included in new homes because of their much greater cost to build and lack of skilled masons.

When properly constructed using approved materials, masonry fireplaces require little maintenance. When cleaning, inspect the firebox for cracked and loose bricks or mortar. Small hairline cracks usually present no danger. Loose bricks or cracks larger than about the thickness of a penny should be repaired by a qualified specialist using approved materials. Test the fireplace damper at least once a year before the fireplace season. It should open easily and close securely. Keep combustible materials away from the firebox. Anything that could catch fire should normally be at least 16 inches away from the front of the firebox, eight inches away from the side and twelve inches away from the top. These distances will change depending on the size of the firebox and other parameters. When in doubt, seek advice from a qualified specialist.

Masonry chimneys require regular inspection and maintenance. Proper flashing using the base and counter flashing technique is essential for avoiding water leaks where the chimney intersects the roof. Chimneys that are more than 30 inches wide and have a roof plane draining toward them should have a saddle or cricket installed at the chimney to divert water away from the chimney. Masonry chimney crowns (caps) are exposed to difficult conditions and can deteriorate surprisingly fast. Deteriorated caps are common sources of water leaks. Every masonry chimney should have an approved spark arrestor and rain cover attached to the flue. These inexpensive devices help protect the flue lining from water damage and deter vermin from taking up

residence inside the chimney.

With a little care and maintenance, masonry fireplaces and chimneys can provide a trouble free enhancement of any home.

Our inspection of masonry fireplaces and chimneys is from a generalist perspective. We cannot see many important components because they are concealed by other materials. If you have concerns about a masonry fireplace or chimney that we do not address in the report, you may deem it prudent to consult a qualified specialist.

Fireplace and Chimney Condition

Fireplace and Chimney Condition

Component Descriptions and Conditions

We observed the visible components of the fireplace and the chimney or vent, if any, according to state and ASHI standards. The observed components appear in acceptable condition given the age and type of home unless otherwise specified in this report.

Masonry Fireplaces & Chimneys

Masonry Chimney Deficiencies

Deficiencies and Recommended Actions

We observed unusual water staining on the chimney walls, and we observed efflorescence inside the firebox. We did not determine the cause of this condition. Water can deteriorate components and provide moisture for fungal growth. We recommend evaluation by a qualified contractor, and action, if any, as recommended by the contractor. Picture(s), if any, are examples.


Gas Logs & Gas Fire Starters

Gas Log and Gas Fire Starter Deficiencies

Deficiencies and Recommended Actions

We observed a wood-burning fireplace that is equipped with gas logs. The damper is not permanently opened. This could allow combustion gasses including carbon monoxide into the home. We recommend action by a qualified contractor according to current accepted standards.

Plumbing

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible plumbing system components and any fuel storage and distribution systems components inside the home. This includes pipe supports and insulation, functional flow and drainage at interior plumbing fixtures, water heating equipment and associated vents, flues, and safety controls, plumbing leaks in visible and accessible areas, sump and ejector pumps, and cross connections between water supply and drainage systems. We are required to describe the types of interior pipes, the type and energy source of the water heating equipment, and the location of main water and fuel shut off valves. We attempt to operate visible exterior hose bibbs; however, these fixtures are sometimes hidden or located in unusual places and we may not locate every hose bibb on the property. Some of the systems and components we do not inspect and test include: private water supply and waste disposal systems, water conditioning systems, irrigation systems, fire suppression systems, fixture and system shut-off valves, and operation of automatic safety controls.

To reduce the chance that a component may fail soon after the inspection, some of our tests involve operating components near their limits to discover potential problems that may not occur under normal conditions. Occasionally, components that are near failure will break or fail during this stress test. We are not responsible for repairing or replacing components that fail under our reasonable stress tests.

FUNCTIONAL FLOW AND WATER PRESSURE

One objective of our plumbing fixture observation is to determine if functional flow and drainage exists. A definition of functional flow and drainage is whether the rate of water flow in and out of a fixture is reasonable under the circumstances. Reasonable is a subjective term. What is reasonable will depend on factors such as the age of the home, the piping materials, and a fair interpretation of the accepted standards when the plumbing system was installed. Reasonable functional flow and drainage in a newer home with newer materials installed to newer standards will differ from an older home with older materials.

Water flow and water pressure are often confused. Water flow is the amount of water you can get from a full water pipe. Water pressure is the amount of force that the water exerts on the walls of a full water pipe. Once a pipe is full of water, a water pressure increase will not increase the water flow in the pipe. In fact, a water pressure increase beyond a certain amount will cause the pipe to burst. The ideal water pressure is between 40 and 60 pounds per square inch (psi).

Water flow is primarily a function of the size, type, and installation of water supply pipes and supply fixtures. You can achieve more flow in a larger pipe than you can in a smaller pipe. Different pipe materials, such as PEX and copper, have different flow rates for the same size pipe. Many current water supply fixtures have flow restriction devices that limit the water flow rate to conserve water.

Water pressure is primarily a function of the force behind the water as it enters the piping system. A system with too little water pressure may not provide sufficient water flow when multiple supply fixtures are being used. Too much water pressure, exceeding 80 psi, can cause premature failure of water supply pipes and fixtures. A pressure regulator is often recommended to reduce water pressure.

WATER PIPE LEAKS

Plumbing leaks can be difficult to detect. Supply pipe leaks are usually easier to detect. They tend to leave visible evidence at a faster rate because, being under pressure, there is usually a constant flow of water to detect and trace to its source. An example of a supply pipe leak that can be difficult to detect is a leak in the shower riser (the pipe between the valve and the shower head). Shower risers are under pressure only when the shower is operating, so the leak is only active during a short period of time. Another example of difficult to detect supply line leaks are those that occur in pipes that are in a foundation slab. These leaks usually leave

no visible clues and are discovered when the owner receives an unusually high water bill. Drainage pipe leaks can be very difficult to detect. They usually have water flowing in them during a short period of time. Because the amount of water flowing in a waste pipe is often relatively small and water can travel some distance from the source of the leak, the leak evidence can appear in a completely different location from the actual leak source.

As is true for roof leaks, we can detect plumbing leaks only if they leave visible evidence in accessible areas. Even if a stain or other evidence of a plumbing leak exists, we usually have no means to determine if the leak is active. A home inspection does not constitute or provide a warranty or guarantee that the plumbing has not leaked in the past or will not leak in the future. If we see evidence of a possible leak, we will report our observations and defer to a qualified plumber to determine if there is a leak and if so determine the best method of repair.

DRAIN PIPE BLOCKAGES

We observe the operation of the drain, waste and vent system by running water in every drain that has an active fixture and observing the water flows out. This is not a conclusive test of whether the system will perform under all conditions. Only a plumber can provide a complete inspection of the system using video equipment and other tests that are beyond the scope of a home inspection.

Plumbing waste pipe blockages will occasionally occur. The can range from minor ones in the branch pipes or traps to major ones in the building sewer pipe. Blockages are also common in toilets made around the middle of 1993 just after the 1.5 gallon per flush mandate became effective. Keep a good plunger handy for these toilets. Minor blockages in interior drain pipes are usually cleared using a plunger or by removing and cleaning the trap. Blockages in the building sewer pipe that connects the house to the public sewer can be expensive and can include replacing the entire pipe.

We recommend asking for full disclosure by the owners about any plumbing blockage problems. Blockages in the building sewer pipe caused by problems such as tree roots, improper installation, or shifting soil can recur. We cannot discover such problems during a home inspection unless the problem provides visible evidence during the inspection.

Plumbing Inspection Limitations

Concealed Components Limitations

Inspection Limitations

Significant part of the water supply pipes, the drain, waste, and vent pipes, the fuel distribution pipes (if any), and the gas vent systems (if any) are concealed in places such as walls, behind insulation, under the foundation, and underground.

Irrigation Systems Limitations

Inspection Limitations

State and ASHI inspection standards do not require that we inspect landscape irrigation systems. This is because much of the system is either inaccessible or difficult to view and because inspection of individual components can be very time consuming, resulting in additional inspection fees. In addition, system controllers are sometimes locked and not accessible during the inspection.

For an additional fee, we will perform a limited inspection of the visible system components and their general operation. The objective of this limited inspection would be to determine if the valves activate using the controller in manual mode and if there are any obvious damaged spray heads. We cannot inspect buried or concealed components, test the controller in all modes, test for coverage, and observe most drip head in a drip irrigation system.

You should request that the seller demonstrate the irrigation system operation prior to closing and provide available operation and maintenance documentation.

We did not inspect or test any irrigation system on the property. Observations about the condition of the irrigation system resulted during observations of other systems and are reported as a courtesy. These observations do not expand the scope of our inspection.

Whirlpool Tub Inspection Limitations

Inspection Limitations

We were unable to operate the whirlpool tub because the controls were not operating properly. We recommend that the sellers demonstrate the operation and maintenance of the tub during the due diligence period. We recommend action by a qualified contractor, if necessary.

Water Distribution System

Water Pipe Description and Condition

Component Descriptions and Conditions

Most of the visible interior water distribution pipes are copper tubing. The visible components of the water distribution system, including fixtures and faucets, appear in acceptable condition, appear to function as intended, and appear to provide functional water flow given the age and type of home unless otherwise specified in this report.

Some of the visible water distribution pipes are PEX water tubing. The visible components of the water distribution system, including fixtures and faucets, appear in acceptable condition, appear to function as intended, and appear to provide functional water flow given the age and type of home unless otherwise specified in this report.

Water Shutoff Location

Important Information

We did not observe a main water shutoff valve in or near the home. The valve may exist and be concealed by plants, owner belongings or other material. We recommend asking the seller to show the location of the main water shutoff valve.

Water Pressure

Deficiencies and Recommended Actions

We observed that the static water pressure measured as exceeding 80 psi. Water at this pressure can cause premature failure of water supply components and fixtures and result in leaks. Rubber clothes washer hoses are particularly vulnerable. Recommended water pressure inside the house is between about 40 psi and 60 psi. Note that hose bibbs where we measure water pressure are sometimes placed on street pressure; this is considered acceptable practice in North Carolina.

Current accepted standards recommend that the maximum static pressure inside the house shall be 80 psi. When main pressure exceeds 80 psi, an approved pressure-reducing valve shall be installed. We recommend evaluation by a qualified plumber and installation of an approved pressure-reducing valve, if necessary. Water pressure measured was approximately 82 psi.

Water Distribution Pipe Deficiencies

Deficiencies and Recommended Actions

We observed mineral deposits and corrosion at copper water distribution tube fittings or tubes. This could indicate that the fittings or tubes are failing and could begin to leak. We recommend evaluation by a qualified plumber and action, if any, as recommended by the plumber. The fittings or tubes requiring attention include: most fittings in the crawlspace. Picture(s), if any, are examples.




We observed repairs of copper water distribution tube fittings or tubes. This could indicate that the fittings or tubes have leaked. Copper tubing that has leaked may leak again. We recommend evaluation by a qualified plumber and action, if any, as recommended by the plumber. Picture(s), if any, are examples.

Backflow Prevention Deficiencies

Deficiencies and Recommended Actions

We observed a hose bibb does not have an installed vacuum breaker. Backflow prevention devices help keep poisonous substances from entering the drinking water system. Current accepted standards recommend that sillcocks, hose bibbs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker. We recommend that a qualified plumber install a vacuum breaker on all hose connections. The hose bibbs requiring attention include: all visible hose bibbs.

Drain Waste and Vent System

DWV Pipe Description and Condition

Component Descriptions and Conditions

The visible drain/waste/vent pipes are primarily plastic PVC pipes although some metal pipes may be used as traps and tail pieces. The visible components, including plumbing waste receptors and fixtures, appear in acceptable condition and appear to provide functional drainage given the age and type of home unless otherwise specified in this report.

Gas Distribution System

Gas Shutoff Location & System Condition

Component Descriptions and Conditions

Gas service is supplied by a portable gas tank that can be connected to a quick-disconnect fitting under the deck. Be aware that gas leaks can occur at the joints in gas supply pipes. Small gas leaks are difficult to detect without sophisticated instruments that we do not use during a inspection. The visible components of the gas pipes and their supports appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Portable gas tank fill in tank location - *Continued*

Electric Water Heaters

Electric Water Heater Description and Condition

Component Descriptions and Conditions

Electric water heaters range between 30-50 gallons in smaller homes to 75-80 gallons in larger homes. Their average service life is between 10 and 15 years, although components such as the lower heating element and thermostats often fail before that time. These components often can be replaced without replacing the entire water heater. Units older than 15 years may be near the end of their service life. You should budget to replace of older units in the near future.

We strongly recommend several safety measures for electric water heaters. Water heaters installed in the attic or in conditioned areas of the home should be in drained pans to help reduce damage if the unit leaks. All water heaters must be equipped with a functioning pressure/temperature relief valve and a properly installed discharge pipe. Water heaters installed in a garage must have their heating elements at least 18 inches off the floor to reduce the chance of igniting gasoline vapors.

The visible components of the electric water heaters appear in acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report. This includes the visible portions of the housing, electrical connection, cold water shutoff valve and connecting pipe, drain valve, temperature/pressure relief valve and connecting pipe, and automatic safety controls.

Water Heater Capacity and Location

Component Descriptions and Conditions

Hot water is provided by a 50 gallon electric water heater located in the crawlspace.

Water Heater Estimated Age

Deficiencies and Recommended Actions

The water heater appears to be approximately nineteen years old. This places it at the end of its expected service life. Water heaters of this age can fail or leak at any time. You should budget for replacement in the very near future. We recommend maintenance as recommended by the manufacturer.

Safety Relief Valve & Discharge Pipe

Important Information

Manufacturers of temperature/pressure relief valves recommend that you test them at least annually. They also recommend that you have a qualified plumbing contractor remove and examine the valve every three years to help ensure that it will function as intended in case of emergency. Refer to the valve manufacturer's instructions for more information about testing these important safety devices.

Deficiencies and Recommended Actions

We observed that the temperature/pressure relief valve discharge pipe is improperly installed. Improperly installed discharge pipes can allow severe scalding of anyone nearby if the valve activates. Current accepted standards recommend that the outlet of a temperature/pressure relief valve shall not be directly connected to the drainage system. The discharge from the relief valve shall be piped full size separately to the floor, to the outside of the building, or to an indirect waste receptor located inside the building. The discharge shall be installed in a manner that does not cause personal injury or property damage and that is readily observable by the building occupants. The diameter of the discharge piping shall not be less than the diameter of the relief

valve outlet (usually 3/4 inch). The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically not more than 6 inches and not less than 1 1/2 inches above the floor. We recommend that a qualified plumber install a discharge pipe in an approved manner. The issues requiring attention include: no pipe is installed. Picture(s), if any, are examples.

Inspection Limitations

We observed that the water heater is equipped with a pressure/temperature relief valve. We test this valve when we believe it is prudent to do so, but testing is not a guarantee that the valve will function as intended nor is it a guarantee that the valve will seal shut after testing. A valve that fails to seal after testing is defective and should be replaced.

We did not believe it was prudent to test the valve because discharge could damage nearby materials.

Electric Water Heater General Deficiencies

Important Information

We observed that the hot water temperature measured approximately 140 degrees. The maximum recommended temperature is 125 degrees. Water temperatures above 125 degrees can cause scalding and related burn injuries. Excessive water temperature also uses more energy and costs more to operate the water heater. We recommend adjusting the water temperature to below 125 degrees.

Deficiencies and Recommended Actions

We observed an active leak at the water heater. This is an electrical shock safety hazard and indicates that the water heater is at the end of its service life. A greater leak could damage nearby materials and provide moisture for fungal growth. We recommend action as recommended by the plumber. Picture(s), if any, are examples.

Water Shutoff Valve and Connector Deficiencies

Deficiencies and Recommended Actions

We observed moderate rust or corrosion on the fittings or valves around the water heater. This may imply current or prior minor leaks or the lack of a proper dielectric connection between different metal pipes. We recommend evaluation by a qualified plumber and action, if any, as recommended by the plumber. The parts requiring attention include: the cold water shutoff valve. Picture(s), if any, are examples.

Sink Faucets Valves Stoppers Overflows

Sink Faucet Deficiencies

Deficiencies and Recommended Actions

We observed a faucet is loose at the sink. This makes the faucet difficult to use and can allow water supply connections to work loose causing water leaks. We recommend action by a qualified plumber. The faucets requiring attention include: the kitchen sink. Picture(s), if any, are examples.

Bathtubs and Showers

Tub & Shower Valve Deficiencies

Deficiencies and Recommended Actions

We observed that water leaks from a tub or shower valve when the valve is shut off. This wastes water and can stain or damage the tub or shower. We recommend action by a qualified plumber. The valves requiring attention include: the second story hall bathroom tub/shower. Picture(s), if any, are examples.

Shower Head & Deficiencies

Deficiencies and Recommended Actions

We observed that shower heads leak or spray water at the swivel ball at the rear of the head. This wastes water and can allow water damage to areas around the shower head. We recommend action by a qualified plumber. The showers requiring attention include: both second story bathrooms. Picture(s), if any, are examples.

Whirlpool Tub Motor Access Deficiencies

Deficiencies and Recommended Actions

We did not observe a whirlpool tub service access for the pump. This will make pump service and replacement more difficult and costly. Current accepted standards recommend that access shall be provided to circulation pumps in accordance with the fixture manufacturer's installation instructions. Where the manufacturer's instructions do not specify the location and minimum size of field fabricated access openings, a 12-inch by 12-inch minimum size opening shall be installed to provide access to the circulation pump. Where pumps are located more than 2 feet from the access opening, an 18-inch by 18-inch minimum size opening shall be installed. A door or panel shall be permitted to close the opening. In all cases, the access opening shall be unobstructed and be of the size necessary to permit the removal and replacement of the circulation pump. We recommend that a qualified contractor provide usable access to the whirlpool tub motor.

No service access to whirlpool tub pump action recommended - *Continued*

Hose Bibbs & Exterior Plumbing Fixtures

Hose Bibb Condition

Component Descriptions and Conditions

The hose bibbs that we located and operated appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. We may not have located and operated every hose bibb on the property.

Irrigation Systems

Automatic Irrigation System Deficiencies

Deficiencies and Recommended Actions

We observed that the irrigation system is disconnected from the water supply. The system will not function. We recommend evaluation and action by a qualified irrigation contractor. Picture(s), if any, are examples.

Electrical

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible components of the home's high voltage (120 and 240 volt) electrical system. This includes the service entrance wires, the primary panelboard and its interior components, any secondary panelboards and their interior components, system grounding and bonding, the branch circuit wires, a representative number of installed light fixtures, switches and receptacles, and the operation of accessible GFCI devices. We are required to describe the current and voltage ratings of the home's electrical system, service entrance conductor materials, service type (overhead or underground), location of the primary panelboard and of any secondary panelboards, and the presence of solid conductor aluminum branch circuit wiring.

We do not inspect low voltage systems such as decorative yard lighting. We do not inspect signal distribution systems such as telephone, television, satellite, security, intercom, computer, entertainment and structured wiring. We do not estimate, calculate or measure current loads on the home electrical service or on individual branch circuits nor do we determine whether the service to the home or any branch circuit is suitable for a particular purpose. We do not dismantle or remove covers from any devices or fixtures except for primary and secondary panelboards.

Our inspection of switches, receptacles and light fixtures is limited to a representative sample. We attempt to test most of these components if they are accessible, but we cannot test all components in occupied homes because access is limited by owner belongings. We assume that malfunctioning light fixtures have defective light bulbs unless we have reason to believe otherwise. We do not test ceiling fans unless they are activated by wall switches. We do not test ceiling fan remote control devices. We cannot observe ceiling fan mounting hardware because it is almost always concealed.

Recently, some insurance companies have been requesting detailed information about the electrical systems in older homes. If the home is about 25 years old or older, you should check with your home insurance agent about any special underwriting information that may be required. You should do this well before closing to avoid last minute problems that could occur if you don't have the necessary information available to obtain your home insurance policy.

Electrical Inspection Limitations

Panelboard & Cabinet Limitations

Receptacle & Lighting Limitations

Inspection Limitations

We use an inspection industry standard receptacle tester during our inspection in an attempt to determine if the receptacles we test are properly wired. These testers can detect many improper wiring situations; however, they also have significant limitations. For example, they cannot detect multiple wiring errors in a receptacle. They cannot detect false or bootleg equipment grounds that are very common when 3-slot receptacles are installed in older homes that were wired without equipment ground wires. In some unusual circumstances these undetected errors can be hazardous to people and equipment. More extensive (and more expensive) tests are available to detect electrical wiring defects that we cannot detect with our equipment. We cannot test the 2-slot receptacles that are often found in older homes. In homes that were wired for 2-slot receptacles, you may deem it prudent to have a qualified electrical contractor evaluate and if necessary upgrade circuits that will be used by computers, expensive audio/visual equipment, and other devices that may rely on the equipment ground for safety.

Electrical Component Descriptions

Service Lateral Description & Condition

Component Descriptions and Conditions

The visible parts of the underground service lateral components appear in acceptable condition given the age and type of home unless otherwise specified in this report. Most of the service lateral is underground and not visible for inspection.

Underground electrical service components consist of underground service lateral wires from the transformer to the house and a riser (usually a metal or plastic tube) from the ground to a cabinet containing the electricity meter. The service lateral wires and the meter are usually the responsibility of the power company. The components after the meter cabinet including the service entrance conductors, main electrical service disconnecting equipment, and the primary panelboard are usually the responsibility of the home owner.

Primary Panelboard & Cabinet Condition

Component Descriptions and Conditions

The visible parts of the service entrance conductors, the main service disconnecting equipment, the primary panelboard cabinet, and the components inside the cabinet appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Current national safety standards require primary and secondary panelboards to be weatherproof (if mounted outside), readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. It should take six or fewer hand movements to completely shut off electrical service at the primary panelboard. All circuits should be clearly and accurately labeled. You should never lock a panelboard cabinet. Quick

access to circuit breakers and fuses is required in case someone needs to shut off power in an emergency such as a shock accident or a fire.
The service entrance conductors are stranded aluminum of appropriate size.

Service Size & Main Disconnect Location

Component Descriptions and Conditions

The residence is served by a 200 amp, 240 volt circuit breaker equipped panelboard located in the attached garage. The main disconnect is in the service panelboard cabinet.

Branch Circuit Description & Condition

Component Descriptions and Conditions

We observed a representative sample of branch circuit components including conductors, light fixtures, switches and receptacles according to state and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.
The visible house wiring is vinyl sheathed copper conductor non-metallic cable (NM). This cable is often referred to by the trade name "Romex". Any aluminum wiring is limited to #8 gauge or larger, stranded. When properly installed it is considered acceptable by current building practices for major appliance circuits.

Grounding System Description & Condition

Component Descriptions and Conditions

The electrical system appears to be grounded to a driven rod or ufer type ground. It is not possible to determine whether the grounding electrode conductor is connected to an adequate grounding electrode or whether the conductor is intact over its entire run. Much of the grounding system is concealed and not observable.

Panelboards and Cabinets

Overcurrent Protection Device Deficiencies

Deficiencies and Recommended Actions

We observed that circuit breakers or fuses have a higher current rating than the maximum recommended on the appliance label. This violates manufacturer's recommendations and is an electrical safety hazard and a hazard to the appliance. We recommend action by a qualified electrician. The devices requiring attention include: 30 amp circuit breaker protecting a condenser with a 25 amp maximum fuse rating on the label.
We observed that installed circuit breakers are not manufactured by the company that manufactured the panelboard. This may be an electrical shock and a fire safety hazard. We recommend action by a qualified electrician using the recommendations of both the circuit breaker and panelboard manufactures. The circuit breakers requiring attention include: Square D breaker in GE panel. Picture(s), if any, are examples.

Grounding & Bonding Deficiencies

Deficiencies and Recommended Actions

We observed that the grounding or metal water pipe bonding system may have been rendered inoperative by changes to the plumbing system. This is an electrical shock safety hazard and a damage hazard to electrical appliances. Grounding and bonding to metal plumbing pipes requires a continuous electrically conductive path from the grounding electrode wire connecting point to an adequate earth ground. Changes to plumbing materials, such as installing plastic pipe or using plumbing fittings that disrupt the conductive path, can change the system. We recommend that a qualified electrician evaluate the electrical grounding and bonding system and take action as recommended by the electrician. The components requiring attention include: water pipe

repair in the crawlspace near the air handler. Picture(s), if any, are examples.

We did not observe an electrical bonding wire on metal water pipes. This is an electrical shock safety hazard and a damage hazard to electrical appliances. Current accepted standards recommend that the interior metal water piping system shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The points of attachment of the bonding jumpers shall be accessible. We recommend that a qualified electrician evaluate the electrical grounding and bonding system and take action as recommended by the electrician.

Ground Fault Interrupt Circuits

GFCI Locations and Condition

Component Descriptions and Conditions

We observed GFCI protected receptacles in the following areas: bathroom, kitchen, garage. We test every accessible GFCI receptacle and circuit breaker that we observe at the GFCI receptacle or circuit breaker. We do not test receptacles that may be on the load side of a GFCI receptacle to determine if they are GFCI protected, and we do not test receptacles that may be connected to a GFCI circuit breaker. The GFCI receptacles we tested appeared to function as intended during the inspection.

GFCI Location Deficiencies

Deficiencies and Recommended Actions

We observed that receptacles within six feet of a sink did not test as being ground fault protected. This is an electrical shock safety hazard. Current accepted standards recommend that all 125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet of the outside edge of a sink shall have ground-fault circuit-interrupter protection for personnel. We recommend action by a qualified electrician. The receptacles requiring attention include: the receptacle near the laundry sink. Picture(s), if any, are examples.

Electrical Wiring Deficiencies

Unprotected Wiring & Boxes Deficiencies

Deficiencies and Recommended Actions

We observed NM, UF, or other similar electrical cable that is not properly protected against physical damage. This is an electrical shock and a fire safety hazard. Current accepted standards recommend that where subject to physical damage, cables shall be protected by conduit, electrical metallic tubing, Schedule 80 PVC rigid nonmetallic conduit, pipe, guard strips or other approved means. We recommend evaluation by a qualified electrician and action, if any, as recommended by the electrician. The cable requiring attention

includes: above the kitchen sink, under the kitchen sink. Picture(s), if any, are examples.


Electrical Cable Deficiencies

Deficiencies and Recommended Actions

We observed that NM or AC cable is installed in a wet or damp location. This cable is not approved for wet and damp locations. This is an electrical shock and a fire safety hazard. Note that conduit and tubing installed outdoors, including buried conduit and tubing, is a wet location. We recommend evaluation by a qualified electrician and action, if any, as recommended by the electrician. The cable requiring attention includes: NM cable installed in conduit at the condensers. Picture(s), if any, are examples.

We observed damaged or deteriorated electrical cable or conductors, or cable or conductors. This is an electrical shock and a fire safety hazard. We recommend evaluation by a qualified electrician and action, if any, as recommended by the electrician. The cables or conductors requiring attention include: cables above the laundry area appear to have been chewed by rodents. Picture(s), if any, are examples.



Receptacle Switch & Light Deficiencies

Receptacle Mechanical Deficiencies

Deficiencies and Recommended Actions

We observed loose receptacles. This is electrical shock and fire safety hazard. Wires can become disconnected at loose receptacles and cause a fire. We recommend action by a qualified electrician. The receptacles requiring attention include: in the second story front right bedroom closet, in the foyer. Picture(s), if any, are examples.

Light Fixture Operating Deficiencies

Deficiencies and Recommended Actions

We observed that light fixtures did not operate properly. This may be due to a burned out or absent lamp, a defective fixture or switch, the light being controlled by a sensor or timer, or some other reason. We recommend determining if the lamp is functional and that any sensors are functional. If the lamp and sensors

are functional, we recommend evaluation by a qualified electrician and action as recommended by the electrician. The light fixtures requiring attention include: most lights in the accessible attics.

Light Fixture Damage Deficiencies

Deficiencies and Recommended Actions

We observed that a light fixture is loose. A loose light fixture can work loose from its mounting. This can damage the fixture and can create an electrical shock safety hazard. With exterior fixtures, this can also allow moisture to infiltrate behind the fixture. We recommend repair by a qualified electrical contractor. The light fixtures requiring attention include: the right front door light.

Ceiling Fan Deficiencies

Deficiencies and Recommended Actions

We observed that a ceiling fan sounded unusual. It is possible that the fan may need adjusting or that it may have a defective bearing. We recommend evaluation by a qualified electrician and action as recommended by the electrician. The fans requiring attention include: in the family room.

Smoke & Carbon Monoxide Alarms

Carbon Monoxide Alarm Inspection

Important Information

We did not observe permanently installed carbon monoxide alarms in the home. This is a carbon monoxide poisoning hazard that could result in illness and possibly death.

Carbon monoxide alarms are an important safety feature in all homes and are required in new homes. Required carbon monoxide alarm locations and the effective dates of those requirements vary by jurisdiction. Regardless of whether carbon monoxide alarms were required when the home was built, we recommend installing carbon monoxide alarms in homes with fuel-burning appliances (including fireplaces) and in homes with attached garages. homes.

A minimum carbon monoxide alarm location layout includes one within about ten feet of each bedroom and one on each floor. Refer to manufacturer's instructions for carbon monoxide alarm installation instructions. We do not recommend combination smoke and carbon monoxide alarms because the carbon monoxide part has a shorter service life than the smoke alarm part.

The sensors in carbon monoxide alarms have a limited service life. Manufacturers often recommend replacing smoke alarms after about 7 years. We recommend that you replace smoke alarms that are older than 7 years.

Smoke Alarm Deficiencies

Deficiencies and Recommended Actions

We observed that the smoke alarms did not function when we pushed the test button. This is a fire safety and escape hazard if the device does not function during a fire. We recommend action by a qualified electrician. The alarms requiring attention include: the second story left and right front bedrooms.

We did not observe smoke alarms in locations where they are currently recommended. This is a fire safety hazard. Current accepted standard recommend that smoke alarms shall be installed in the following locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements but not including crawlspaces and uninhabitable attics. When more than one smoke alarm is required to be installed within an individual dwelling

unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

We recommend a qualified electrician install smoke alarms according to current accepted standards. We recommend installing photoelectric smoke alarms. These alarms may be more effective than the ionization alarms. The locations requiring attention include: the owner bedroom.
We observed that the smoke alarms do not appear to be connected such that all sound when one is activated. This is a fire safety and escape hazard. We recommend action by a qualified electrician. Note that interconnection may not have been required when the house was built.

Heat & A/C

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible components of the home's permanently installed heating and cooling (HVAC) equipment. This includes the cabinet, power and fuel supply connections, normal operating controls, automatic safety controls, chimneys, vents, distribution components such as fans, pumps, ducts and pipes and their supports, dampers, insulation, air filters, registers and grills, the interior of equipment that can be accessed through readily openable access panels, and the presence of a heating/cooling source in habitable rooms. We are required to describe in writing the system's energy source and the equipment type and distribution system.

We cannot inspect components that are not visible and readily accessible or that are visible only by dismantling components. For example, we cannot inspect components that can only be seen by opening access covers that require tools to open or that are taped or otherwise sealed shut. Examples of components we cannot inspect include furnace heat exchangers and the interiors of and concealed parts of ducts, pipes, vents, and chimneys. We do not operate automatic safety controls such as temperature limit switches and pressure relief valves. We do not inspect air quality systems such as electronic air filters, humidifiers and dehumidifiers, and fresh air exchange systems. We do not ignite or extinguish pilot lights and fires that require an external flame (a match) to ignite.

We do not inspect or report about portable heating and cooling devices. Such devices are not considered part of the home's installed HVAC system. Portable heating devices can ignite nearby flammable materials and are a major cause of house fires. Read and follow manufacturer's recommendations when using portable heating devices.

A number of common concerns exist regarding central HVAC systems. These include equipment sizing, system operating cost and efficiency, and uneven temperature distribution between rooms. Addressing these concerns requires equipment, expert training, and time that is beyond the scope of a general, visual home inspection.

HVAC System Inspection Limitations

Inspection Limitations

Inspection Limitations

We did not observe the internal components in the furnace or air handler, including the automatic safety controls and the heat exchanger. We did not observe the internal components of the evaporator coil and those parts of the condenser behind sealed access panels. The access panels were not readily openable or were sealed shut.

Some parts of the HVAC system components including, but not limited to, vents, ducts, coolant tubes, and control cables are concealed or are otherwise not visible for inspection.

Inspection of the HVAC system ductwork during a home inspection is a random visual inspection of the accessible components. We do not inspect every inch of the ducts, junctions and connections. All ductwork leaks air. In theory, it should not do so. In practice, 100% effectiveness is very difficult to obtain and maintain over time. We report significant leaks that we discover. We cannot guarantee that we discover all significant duct leaks.

Heat Pump Description & Condition

Heat Pump Description & Condition

Component Descriptions and Conditions

The residence is served by low pressure, forced air electric heat pumps. The systems consist of air handlers located inside and condensers located outside.

Air handlers have an average expected service life of between 15 and 20 years. Condensers have an average expected service life of between 10 and 15. As is true for all appliances, some will last longer than average, some not as long.

Regular service is important to extending the service life of the components. A qualified HVAC contractor should service the system at least annually. You should change the filters monthly. Dirty filters can allow dirt into the system that can be difficult and expensive to remove. They can also cause the system to work harder to produce sub-optimum results. Systems that work harder use more energy, cost more to operate, and may fail sooner.

The visible components of the heat pumps appear in acceptable condition and appear to function as intended given the age and type of unit unless otherwise specified in this report. This includes the visible portions of the cabinet, electrical connections, condenser, coolant tubes, air distribution components, thermostat, and automatic safety controls.

System Location

Component Descriptions and Conditions

Central heat and air conditioning is provided by a split heat pump consisting of an electric air handler and evaporator coil located in the attic and an electric air-source condenser located in the rear yard.
Central heat and air conditioning is provided by a split heat pump consisting of an electric air handler and evaporator coil located in the crawlspace and an electric air-source condenser located in the rear yard.

Estimated System Age

Component Descriptions and Conditions

The systems appear to be approximately seven years old. This places condensers in the middle of their expected service lives and air handlers within their expected service lives.

System Functional Tests

Deficiencies and Recommended Actions

We observed that the backup heat strips did not activate, or appeared not to fully activate, using normal operating controls. The system may not be able to maintain a comfortable temperature in the house during cold outside temperatures. Operation using normal operating controls is not a conclusive test of the back up heat coils. Some systems have controls that restrict heat strip activation depending on the temperature. We recommend evaluation by a qualified HVAC contractor and action, if any, as recommended by the contractor.

Inspection Limitations

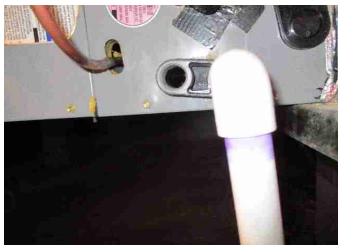
The air-conditioning systems responded and achieved an acceptable temperature difference between the return air entering the systems and the supply air coming out. An acceptable temperature difference is not, by itself, conclusive evidence that the systems are functioning as intended. It only suggests that the systems currently function as intended. Because temperature difference is an imprecise indication of acceptable system operation, we recommend that you have the system evaluated by a qualified HVAC contractor if you wish additional assurance about the systems' condition.

Heat Pump Deficiencies

Cabinet & Access Cover Deficiencies

Deficiencies and Recommended Actions

We observed an absent plug at an unused condensate drain opening. This allows conditioned air to escape into the unconditioned areas and may cause poor system performance and increase operating costs. We recommend action by a qualified HVAC contractor. The air handlers requiring attention include: both air handlers. Picture(s), if any, are examples.

Condensate Discharge Pipe Deficiencies

Deficiencies and Recommended Actions

We observed a shallow trap on the primary condensate discharge pipes. This is sometimes called a running trap. These traps usually do not comply with manufacturer's instructions. They can drain causing air to escape from the pipe and causing water to spray inside the evaporator coil. We recommend action by a qualified HVAC contractor according to manufacturer's instructions. The condensate pipes requiring attention include: both air handler. Picture(s), if any, are examples.


Air Distribution System

Air Distribution System Description

Component Descriptions and Conditions

The visible components of the HVAC distribution system consist of a flexible insulated material commonly known as flex duct.

Heat and Cooling In Habitable Rooms

Component Descriptions and Conditions

We observed a heating and cooling supply register in habitable rooms unless otherwise specified in this report. Closets, laundry rooms, and toilet rooms are not considered habitable rooms. A home inspection confirms the presence or absence of a heating and cooling source in habitable rooms. The presence of a heating and cooling source in a room does not imply acceptable heating or cooling in the room, nor does it imply proper design and installation of the duct system. Measurement of heating and cooling performance in individual rooms is beyond the scope of a home inspection.

Return Air Filter Condition & Deficiencies

Component Descriptions and Conditions

The return air filters appear to be in acceptable condition unless otherwise specified in this report. We recommend changing filters every month.

Supply & Return Register Deficiencies

Important Information

We observed that return air ducts or pressure relief openings are not installed in all bedrooms. Many experts recommend installing return air ducts or openings in rooms that frequently have doors closed to improve air flow, improve HVAC system operating effectiveness, and to avoid pressurizing the room and forcing moisture into the wall cavity. We recommend installing return air ducts or pressure relief openings in all bedrooms.

Deficiencies and Recommended Actions

We observed that an HVAC supply or return register cover is absent, damaged, noisy, or otherwise not functioning as intended. The position of supply registers can have an effect on air flow and this can affect the heating and cooling performance in a room. We recommend action by a qualified HVAC contractor. The covers requiring attention include: in the breakfast area. Picture(s), if any, are examples.

Living

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible living areas of the home. These areas include the foyer, living, dining and family rooms, and other living areas such as dens, lofts and libraries. We inspect walls, ceilings, floors, railings, guards, cabinets, counter tops, and a representative number of windows and interior doors. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We report visible signs of water infiltration.

Living Area Condition & Inspection Limit

Living Areas Condition

Component Descriptions and Conditions

We observed the living areas according to state and ASHI standards. Living areas are commonly referred to as living room, family room, dining room, den, study, bonus room, media room, and include rooms where similar activities occur. The observed areas appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Kitchen

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible areas of the kitchen and any adjacent eating areas in the home. We inspect the walls, ceilings, floors, counter tops, and a representative number of cabinets, interior doors and windows. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We report visible signs of water infiltration.

We conduct a basic test of permanently installed range, dishwasher, disposal, microwave oven, trash compactor, and exhaust equipment. Our basic test determines if the appliance functions during one normal use cycle. We do not test all possible cycles and functions of any appliance. Our appliance test is not a guarantee that the appliance will function after the inspection. Like any mechanical device, an appliance may stop functioning immediately after the inspection.

We do not inspect or test components such as: free-standing or portable appliances, refrigerators, freezers, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or counter top lighting.

Kitchen Condition & Inspection Limits

Kitchen Inspection Limitations

Inspection Limitations

We observed a refrigerator in the kitchen. State standards do no require that we inspect this appliance and we did not do so. We recommend that you inspect this appliance during the due diligence period if it conveys with the house.

Kitchen Condition

Component Descriptions and Conditions

We observed the kitchen according to state and ASHI standards. The kitchen appears in acceptable condition and the observed components appear to function as intended given the age and type of home unless otherwise specified in this report.

Cabinets & Counter Tops Deficiencies

Cabinet Deficiencies

Deficiencies and Recommended Actions

We observed that the fasteners used to attach kitchen wall cabinets do not conform to industry standards. This can allow the cabinets to sag or fall under load. Screws used to attach wall cabinets should conform to the cabinet manufacturer's recommendations. Such recommendations usually include 2 1/2 to 3 inch long #8 or #10 screws with a button head or a washer. Drywall screws or nails, if installed, are not acceptable. We recommend action by a qualified cabinet contractor according to the cabinet manufacturer's installation instructions. Picture(s), if any, are examples.

Hallway

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible hallways in the home. We inspect walls, ceilings, floors, railings, guards, cabinets, counter tops, and a representative number of windows and interior doors. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We report visible signs of water infiltration.

Hallway Condition & Inspection Limits

Hallway Condition

Component Descriptions and Conditions

We observed the hallways according to state and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Hallway Deficiencies

Floor Covering Deficiencies

Deficiencies and Recommended Actions

We observed that the floor covering is stained, worn, or damaged. This appears to be a cosmetic issue at this time. We recommend evaluation by a qualified floor covering contractor and action, if any, as recommended by the contractor. The floor coverings requiring attention include: in the foyer and in the dining room. Picture(s), if any, are examples.

Garage

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible garage in the home. In addition to the plumbing fixtures and electrical components, we inspect walls, ceilings, floors, cabinets, counter tops, the garage vehicle door and opener, doors from the garage into the home and out from the garage, and a representative number of windows. We operate a representative number cabinet doors and drawers and accessible windows. We report visible signs of water infiltration.

Garage Condition & Inspection Limitation

Garage Condition

Component Descriptions and Conditions

We observed the attached or detached garage or carport according to state and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Garage Vehicle Doors & Openers

Opener Safety Deficiencies

Deficiencies and Recommended Actions

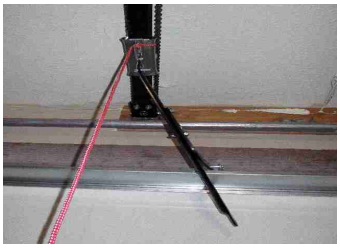
We observed that the garage vehicle door openers safety reverse sensors are higher than 6 inches above the floor. This is an injury and a property damage safety hazard. We recommend action by a qualified garage door technician.

Sensors above 6 inches action recommended - *Continued*

Opener Installation Deficiencies

Deficiencies and Recommended Actions

We observed that the garage vehicle door opener motor is not centered on the vehicle door. This could place unnecessary strain on the opener resulting in a reduced service life. We recommend action by a qualified garage door technician according to the door opener manufacturer's installation instructions. Picture(s), if any, are examples.



Garage Ceiling Walls Floor

Garage Floor Deficiencies

Deficiencies and Recommended Actions

We observed evidence of water infiltration under or around the garage vehicle doors. Water can damage materials and belongings and can provide moisture for fungal growth. We recommend action by a qualified contractor. Picture(s), if any, are examples.

Bedrooms

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible bedrooms in the home. We inspect walls, ceilings, floors, cabinets, counter tops, and a representative number of windows and interior doors. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We report visible signs of water infiltration.

Bedroom Condition & Inspection Limits

Bedroom Condition

Component Descriptions and Conditions

We observed the bedrooms according to state and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Bedroom Deficiencies

Interior Door Deficiencies

Deficiencies and Recommended Actions

We observed that doors stick or rub on the frame. We recommend adjustment by a qualified tradesman. The doors requiring attention include: the second story front right bedroom entry door.

We observed that interior doors scrape on the floor covering. This may damage the floor covering over time. We recommend action by a qualified tradesman. The doors requiring attention include: the second story left bedroom entry door, the owner bedroom entry door.

Bathrooms

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible bathrooms in the home. In addition to the plumbing fixtures and electrical components, we inspect walls, ceilings, floors, cabinets, counter tops, and a representative number of windows and interior doors. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We report visible signs of water infiltration.

Bathroom Condition & Inspection Limits

Bathroom Condition

Component Descriptions and Conditions

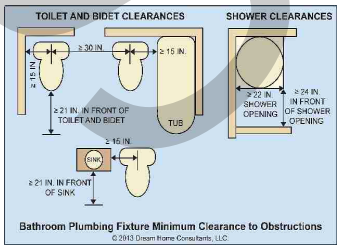
We observed the bathrooms according to state and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Bathroom Deficiencies

Bathroom Fixture Clearance Deficiencies

Deficiencies and Recommended Actions

We observed that a toilet does not have the recommended clear area around the toilet. This makes use of the toilet difficult or dangerous for some people, especially those with reduced mobility. Current accepted standards recommend that a toilet have at least 15 inches clear area between the center of the toilet and a side obstruction such as a wall, tub, or vanity. Standards also recommend at least 21 inches clear area in front of the toilet. We recommend action by a qualified contractor. The toilets requiring attention include: the half bathroom. Picture(s), if any, are examples.



Interior Door Deficiencies

Deficiencies and Recommended Actions

We observed that doors stick or rub on the frame. We recommend adjustment by a qualified tradesman. The doors requiring attention include: the second story private bathroom entry door, the second story hall bathroom entry door, the owner bathroom wet area entry door.

Stairs

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible interior and exterior stairs of the home. We observe walls, ceilings, floors, stair treads and risers, handrails, and guards. We report visible signs of water infiltration.

Stairway Condition & Inspection Limits

Stairway Condition

Component Descriptions and Conditions

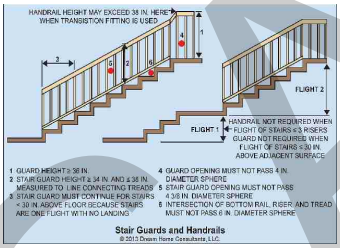
We observed the stairways according to state and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Stairs Rails & Guards Deficiencies

Handrail & Guard Deficiencies

Important Information

We observed handrails that do not comply with current accepted standards. This is a fall injury safety hazard, especially for children and those with reduced mobility. Current accepted standards recommend that handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail height shall be not less than 34 inches and not more than 38 inches. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch between the wall and the handrails. Standards for handrail construction have changed over the years and this home may have been built under different standards. We recommend appropriate safety precautions when using stairs.

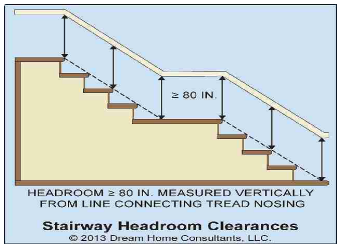


Other Stairway Deficiencies

Important Information

We observed that stairway headroom clearance does not comply with current accepted standards. This is a fall injury safety hazard. People can fall and be injured if they hit their head while traversing the stairs. Current accepted standards recommend a minimum headroom of 80 inches. Standards for stair construction have changed over the years and this home may have been built under different standards. We recommend taking appropriate safety precautions when using stairs. Picture(s), if any, are examples.

Stair headroom not to current standards older home safety advisory - *Continued*



Laundry

State and ASHI inspection standards require that we inspect and report the condition of the visible and readily accessible laundry in the home. In addition to the plumbing fixtures and electrical components, we inspect walls, ceilings, floors, cabinets, counter tops, the visible parts of the clothes dryer exhaust system, and a representative number of windows and interior doors. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We report visible signs of water infiltration. We do not inspect the laundry appliances and we do not operate the washing machine water supply valves.

Laundry Deficiencies

Dryer Transition Duct Deficiencies

Deficiencies and Recommended Actions

We observed that the transition duct between the dryer and the dryer exhaust duct is partly constricted. A transition duct that is constricted to less than its full diameter will restrict air flow into the exhaust duct. This can increase time and cost to operate the dryer, reduce the dryer's service life, and allow flammable lint to collect in the exhaust duct. We recommend installing the transition duct using approved materials, using as few bends as possible, using the shortest length possible, and maintaining the duct's full diameter. Picture(s), if any, are examples.

Sink and Countertop Deficiencies

Deficiencies and Recommended Actions

We observed that a counter top or sink is not securely attached to its support. This could place stress on the plumbing pipes and fixtures and cause a water leak. Moisture contributes to fungal growth. We recommend action by a qualified plumber. The counter tops or sinks requiring attention include: the laundry sink.

Attic

State and ASHI inspection standards require that we enter attics that are readily accessible. Readily accessible means that we can enter and traverse the attic without moving personal property, dismantling components, employing destructive measures, or engaging in actions that may injure the inspector or damage property. Examples of attics that are not accessible include, but are not limited to, attics that have less than sixty inches between the top of a ceiling joist and the bottom of a rafter in a path at least thirty-six inches wide, attics where the access path is restricted by ducts or pipes, attics where the insulation obscures any components, and attics where other conditions exist that may be hazardous to persons or property. When we cannot enter an attic, we will observe from accessible access openings (if any) and report our inability to access the attic.

Almost all attics have areas that we cannot access because of low clearance at the eaves, obstructions by framing and mechanical system components, differences in the height of framing materials that make climbing hazardous, and other limitations. We cannot observe any areas above vaulted and cathedral ceilings and in homes with flat roofs where there is no accessible attic. During the hot summer months, the amount of time we

can safely spend in an attic is limited by the extreme heat in most attics. These factors limit the extent of our attic inspection and may result in undiscovered issues.

While in the attic, we observe visible insulation, vapor retarders, attic ventilation, attic mounted equipment, and framing members. When observing the type and amount of attic insulation, we use generic terms and approximate measurements. We do not sample or test insulation for specific type, product, or exact R value. We do not move or disturb any portion of the insulation, except we will leave footprints in the insulation as we walk in the attic. Insulation often obscures water and gas pipes, electrical wires, conduit and junction boxes, exhaust fans, and other components. Our observation of framing members is random. We do not attempt to observe every framing member and connection.

Attic Condition & Inspection Limits

Attic Access Limitations

Inspection Limitations

Access openings to the attic above the second story are located in closets. We were not able to observe any of this attic due to inadequate clearance under the access opening and due to inadequate clearance above the opening. We recommend inspection of the attic during the due diligence period. Concealed defects could exist.

Insulation & Ventilation Inspection Limitations

Inspection Limitations

Our inspection of attic ventilation includes a general visual estimate of the amount, type, and location of attic ventilation. It does not include measurement of the attic area ventilated or the amount of net free attic ventilation. We cannot predict how air will actually flow in the attic and we cannot predict future conditions in the attic.

Method of Evaluation

Component Descriptions and Conditions

We observed the attic above the garage by entering accessible areas.

Attic Condition

Component Descriptions and Conditions

We observed the attic according to state and ASHI standards and subject to the inspection scope and limitations described in this report. The components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

Attic Insulation

Loose Fill Insulation Description & Condition

Important Information

The attic above the garage is insulated with loose fill cellulose that appears to be less than the current recommended standard R30. This will cause increased energy consumption, decreased comfort, and increased wear on HVAC components. The insulation is compressed by attic traffic and uneven in coverage. While not ideal, this is normal and expected. Separate vapor retarders are not usually installed under loose fill insulation. If installed, an additional vapor retarder would be obscured by the insulation and would not be visible during our inspection.

The attic above the laundry area is insulated with loose fill fiberglass that is less than the current recommended standard R30. This will cause increased energy consumption, decreased comfort, and increased wear on HVAC components. The insulation is compressed and disturbed by attic traffic and is uneven in coverage. While not ideal, this is normal and expected. Separate vapor retarders are not usually installed under loose fill insulation. If installed, an additional vapor retarder would be obscured by the insulation and would not be visible during our inspection.

Batt Insulation Deficiencies

Deficiencies and Recommended Actions

We observed that batt insulation is damaged This will cause increased energy consumption, decreased comfort, and increased wear on HVAC components. We recommend that a qualified insulation contractor install insulation according to current energy efficiency standards. The areas requiring attention include: sidewall insulation in accessible attic areas. Picture(s), if any, are examples.

Attic Ventilation

Attic Ventilation Description & Condition

Component Descriptions and Conditions

We observed eave, gable and roof ventilation openings for attic ventilation. These appear in acceptable quantity and condition given the age and type of home unless otherwise specified in this report.

Ridge Gable & Roof Ventilation Deficiencies

Deficiencies and Recommended Actions

We observed that roof ventilation openings are blocked, or that the opening covers are not located over the openings in the roof sheathing. This reduces attic ventilation. Failure to properly ventilate the attic may allow heat and moisture accumulation that can increase utility costs and can damage the structure. We recommend that a qualified contractor verify that all roof ventilation opening covers are installed according to the manufacturer's instructions. The ventilation opening covers requiring specific attention include: openings in the garage attic are blocked by roof sheathing. Picture(s), if any, are examples.

Attic Access Deficiencies

Pull Down Stair Deficiencies

Deficiencies and Recommended Actions

We observed that the attic pull-down stair hardware is loose or absent. Failure to install and maintain attic pull-down stairs according to manufacturer's recommendations can cause severe injury to those who use the stairs. We recommend action by a qualified handyman. Picture(s), if any, are examples.

AFFILIATIONS AND CERTIFICATIONS

Bruce A. Barker
Inspector

Author: "Everybody's Building Code"
Author: "Black & Decker's Codes for Homeowners"
Author: "Black & Decker's Deck Codes and Standards"
Author: "NHIE Home Inspection Manual"
Author: "Commentary on the ASHI Home Inspection Standard of Practice"
State of North Carolina Licensed Home Inspector (3210)
State of Arizona Certified Home Inspector (39784, inactive)
State of North Carolina Licensed Residential Contractor (72880)
State of Arizona Licensed Residential Contractor (ROC201734, inactive)
State of Florida Licensed Residential Contractor (CRC058417, inactive)
International Code Council Certified Residential Combination Inspector (5188272-R5)
Certified Member American Society of Home Inspectors (ASHI 210549)
Board of Directors ASHI (2015-2018)
Treasurer ASHI 2018, 2019
President-elect ASHI 2020
ASHI President's Award Recipient 2017
Former Chair ASHI National Standards of Practice Committee
Former Member ASHI National Technical Committee
Former Custom Home Builder
Masters Degree in Business Administration

REPORT CONCLUSION

1234 Main Street, Raleigh, North Carolina 27510

Thank you for allowing us to inspect your home. We want your home to be as risk free as possible, so we recommend that you consider these general safety precautions: install and maintain smoke and carbon monoxide alarms according to manufacturer's recommendations; identify all escape and rescue openings; rehearse an emergency evacuation of the home; upgrade older electrical systems by adding ground-fault receptacles or circuit breakers; disconnect power to all electrical equipment before servicing; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; store goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers in child resistant cabinets; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and comply with all regulations regarding pool and spa access.

We have made every effort to provide a top quality inspection and report. If you are satisfied with our service, please remember to tell your friends, neighbors and colleagues about us. If we have not exceeded your expectations, please give us the opportunity to work with you to reach a fair resolution. We adhere to the highest standards of the industry and treat everyone with kindness, courtesy, and respect.

We are always a phone call away. We look forward to working with you again.

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