Inspection Report

John Doe

Property Address:
123 Inspection Dr.
Shelby NC

J&P Home Inspections, LLC

Andrew Johnson NCHILB #3639 CJ Phillips NCHILB #3638
Shelby, NC 28152

Andrew Johnson *CJ Phillips*

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Date: 10/18/2019	**Time:** 09:00 AM	**Report ID:**
Property: 123 Inspection Dr. Shelby NC	**Customer:** John Doe	**Real Estate Professional:**

This report is a written evaluation that represents the results of a home inspection performed according to the North Carolina Home Inspector Licensure Act Standards of Practice. The word “inspect” per the NCHILB SOP means the act of making a visual examination. Home inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrants further investigation by a specialist such as an engineer. The report statements describe the component or system and how the condition is defective and explain the consequences of the condition. We recommend that all repairs and further evaluations be made by a licensed person of that trade. It is recommended that all items listed in the body and summary of the report be repaired or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Standards of Practice:	**In Attendance:**	**Approximate age of building:**
North Carolina	Customer and Their Agent	Over 20 Years

Temperature:	**Weather:**
82(F)	Clear

1. Structural Components

Structural Components were inspected in accordance with the NCHILB SOP section .1106. Many structural components are not visible during a home inspection due to construction/finishing methods. The inspection of the foundation components is limited to the visible and accessible areas only. Floor joists, subflooring, and support columns are sometimes hidden in finished or partially finished areas. We will visually inspect visible structural components for evidence of water intrusion, deterioration, warping, and other types of structural stress. Moisture in crawlspaces and basements are a common problem. Any indication of water penetration should be reviewed and corrected to prevent damage to structural components and undesirable environmental conditions. Control of rain and surface water around the home is critical to keeping foundation areas dry. Excessive water can damage foundations by causing differential movement. We will probe areas where deterioration is suspected. Please note that any areas with limited access or that entry could cause damage to the property and/or person(s) will not be checked.

Styles & Materials

***Foundation:**
Brick
Crawlspace
Masonry Block
Slab (Garage)

***Method Used to Observe Crawlspace:**
Crawled
From Entry

***Floor Structure:**
2x8 Wood

***Wall Structure:**
Not Visible Due to Finished Areas

***Columns or Piers:**
Brick Piers
Masonry Block Piers
Wood Columns

***Ceiling Structure:**
2x4 (Truss System)
2x6 Wood

***Roof Structure:**
2x6 Rafters
2x4 Trusses

***Method Used to Observe Attic:**
From Entry (Walked)

Attic Info:
Attic Access Door

Items

1.0 Foundations, Basement and Crawlspace

Further Evaluation Needed, Needs Repair

(1) Deteriorated vapor barrier and some organic growth on the wood structure was noted throughout the crawlspace. Recommend further evaluation and repair as needed by a crawlspace specialist to prevent further elevated moisture levels which overtime can cause damage to the wood structure.

(2) The left rear of the crawlspace was not accessible due to low clearances.

1.1 Walls (Structural)

Satisfactory

1.2 Columns - Piers

Needs Repair

Some areas of soft wood were noted at the bottom of the outer front porch columns. Recommend keeping sealed to prevent further deterioration.

1.3 Sill Plate, Framing Band, Floor Joists, Girder, Subflooring

Satisfactory

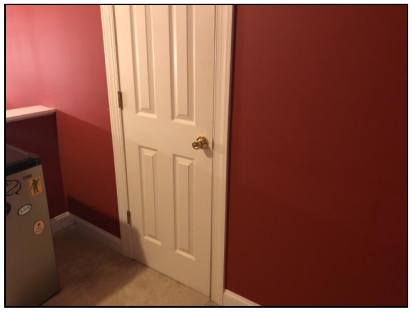
1.4 Ceilings (Structural)

Satisfactory

1.5 Roof Structure and Attic

Needs Repair

Recommend installing childproof locks on all of the attic access doors. This is to prevent potential personal injury.



Regular inspections of crawlspace/basement and attic areas are recommended. Catching small deficiencies early on can drastically reduce potential damage to your home. All debris should be removed from the crawlspace area. Wood debris in contact with the ground will attract termites and other wood destroying insects. We recommend the attic area to be inspected for leaks every 3 months. Always keep roof runoff and surface water directed away from the home. This is essential for your foundation and crawlspace areas to stay dry. Proper ventilation of attic and crawlspace areas is also critical to keeping humidity levels low.

2. Exterior

The Exterior was inspected in accordance with the NCHILB SOP section .1107. All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and/or undesirable environmental conditions. Concrete driveways and patios often crack due to drying, freeze heaving and shrinking. Excessive cracks can create trip hazards and repair may require replacement of the concrete. Any retaining walls cracked or leaning will need structural evaluation and repair. Patios, porches, and decks should be installed to drain water away from the home. It is important to have the exterior areas of concern evaluated/repaired prior to purchase. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

Styles & Materials

***Siding Material:**

Brick Veneer

EIFS

Soffit & Fascia:

Wood (Painted)

Items

2.0 Wall Cladding

Satisfactory

2.1 Doors (Exterior)

Needs Repair

The rear french door needs repair to the latch to enable opening. Recommend repair.

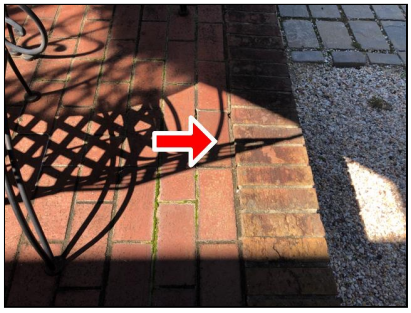
2.2 Windows

Satisfactory

2.3 Porches, Decks, Steps, and Railings

Needs Repair

(1) Mortar deterioration and some settlement was noted around the perimeter of the rear porch and steps. Recommend further evaluation and repair as needed by a masonry contractor.



(2) Loose railing was noted at the rear porch. Recommend securing.

2.4 Vegetation, Grading, and Drainage

Needs Repair

All vegetation should be cut back from around the home. This can retain water and cause damage to building components. Vegetation limited visual inspection of some areas.

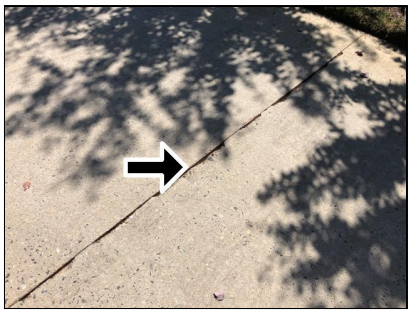
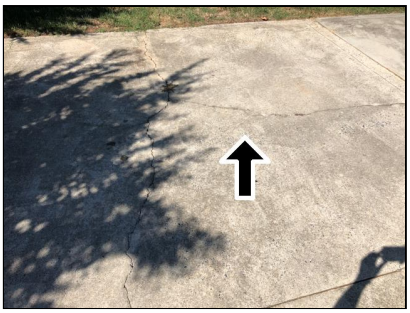

2.5 Eaves, Soffits and Fascias

Satisfactory

2.8 Driveways and Walkways

Needs Repair

Some closed cracks and deterioration was noted in the driveway. Recommend repair as desired.

2.10 Flashings and Trim Work

Satisfactory

2.11 Paint & Caulk (Exterior)

Satisfactory

All vegetation should be kept a minimum of 12” to 18” from the home, plants in contact or close proximity to the home can retain moisture. Always keep exterior wood painted or sealed. We recommend having anti siphon devices for all exterior faucets to prevent contaminated water from being siphoned back into the home’s supply water. Always keep roof runoff and surface water directed away from the home. This is essential for your foundation and crawlspace areas to stay dry. Decks or porches with waterproofed surfaces need regular maintenance and resealing approximately 3-5 years to prolong the useful life of the material. All railings and steps should be monitored for safety.

3. Roofing

The Roofing was inspected in accordance with the NCHILB SOP section .1108. The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing Contractor or General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only. Hidden or underlying system details, such as flashings, are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed on during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections.

Styles & Materials

***Roof Covering:**

Architectural Asphalt Shingles

***Viewed Roof Covering From:**

Binoculars

Ground

Ladder

Items

3.0 Roof Coverings

Satisfactory

Shingles show normal signs of aging. Recommend owner disclosure of the age of shingles.

3.1 Flashings

Satisfactory

3.2 Skylights and Roof Penetrations (Vent Pipes)

Satisfactory

3.3 Gutters and Downspouts

Needs Repair

Recommend installing extensions at all applicable downspouts around the home. This is to direct water away from the home's foundation.

We recommend keeping gutters, downspouts, and extensions clean and free of any debris for proper drainage and downspout discharge should direct water away from the foundation.

4. Plumbing System

The Plumbing System was inspected in accordance with the NCHILB SOP section .1109. All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing Contractor or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a General Contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing was inspected for functional flow and drainage, however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti-scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not found and reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home. The condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Backflow protection is not a requirement for all homes, and determining the presence or absence of backflow protection is beyond the scope of the inspection. We do not test any overflow devices due to the possible risk of hidden damage that may be caused during testing. We do not inspect for any cosmetic chips/scratches in tubs, showers or sinks. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a Licensed Plumbing Contractor prior to purchase.

Styles & Materials

***Plumbing Water Supply (Into Home):**

Polyethylene (Black Pipe)

***Plumbing Water Distribution (Inside Home):**

Copper

***Plumbing Waste Drain Vent:**

PVC

***Water Heater Power Source:**

Gas

***Water Heater Capacity:**

50 Gallon

***Water Heater Location:**

Attached Garage

Mfg. Date:

2015

Items

4.0 Plumbing Drain, Waste and Vent Systems

Satisfactory

4.1 Plumbing Water Supply/Distribution System

Satisfactory

4.2 Hot Water Heater, Controls, Flues and Vents

Needs Repair

(1) Hot water temperature was above normal range. Recommend adjustment to prevent scalding.

(2) Water heater label.

4.3 Fixtures (Sinks, Tubs, Showers, etc.)

Needs Repair

(1) An active leak was noted underneath a first floor left rear bathroom sink. Recommend repair to prevent further leaking and damage to surrounding building components.

(2) The sink faucet in the second floor bathroom sprayed erratically. Recommend repair as needed.

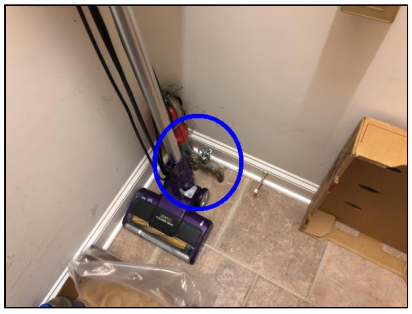
(3) A patched area was noted in the first floor right rear bathroom tub. Recommend monitoring as this area may be susceptible to leaks over time.

(4) Diverter valve in the first floor right rear bathroom did not seal completely while operating the shower head. Recommend repair.

4.4 Main Water Shut-off Device (Describe location)

Satisfactory

Main water shutoff is located in the kitchen pantry closet.



4.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Satisfactory

4.6 Main Fuel Shut-off (Describe Location)

Satisfactory

Main gas shutoff is located at the meter on the left side of the home.

4.8 Functional Water Flow

Satisfactory

4.9 Functional Water Drainage

Satisfactory

4.10 Water Pressure

Satisfactory

4.11 Exterior Faucets

Satisfactory

Water temperatures should never be over 120 degrees. Water above this temperature can burn your skin and is especially a concern with children, infants, and elderly. We recommend having your water heater flushed once a year and having the TPRV valve checked for operation. The TPRV valve is a safety device that releases water from your water heater if a certain temperature or pressure is reached inside the tank. Annual service and inspection, by a licensed plumber, of the main waste line will aid in preventing system clogging and backup. Normal water operating pressure is between 35 and 70 PSI. Excessive water pressure can wear on valves, fittings, fixtures, and appliances. Keep all joints caulked in the bathroom at sinks and tubs to prevent water intrusion.

5. Electrical System

The Electrical System was inspected in accordance with the NCHILB SOP section .1110. All electrical items listed below were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. Any outlet not accessible (behind the refrigerator for example) was not inspected. We recommend smoke detectors be installed in all levels of the home including the attic. They should be hard wired with battery backup. All smoke detectors should be interconnected so that they all sound at once. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernization. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and/or upgrades. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

Styles & Materials

*Electrical Service Conductors:	*Estimated Amperage:	Panel Type:
Underground	200 AMP	Circuit Breakers
Copper		
110/220 Volts		

Items

5.0 Service Entrance Conductors

Satisfactory

5.1 Service and Grounding Equipment, Main Overcurrent Device

Satisfactory

5.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Satisfactory

5.3 Operation of GFCI (Ground Fault Circuit Interrupters)

Needs Repair

The GFCI receptacle in the first floor right rear bathroom did not trip when tested. This is a safety concern that should be repaired.

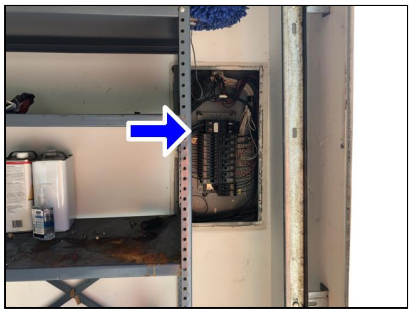
5.4 Main and Distribution Panels

Satisfactory

5.5 Location of Main and Distribution Panels

Satisfactory

Main panel is located in the attached garage.



5.6 Smoke Detectors

Needs Repair

There are not enough smoke/CO detectors installed in the home. Some of the units that are installed are discolored indicating that they are out of date. Recommend installing new units throughout the home.

5.8 Receptacles, Switches, & Fixtures (Interior & Exterior)

Needs Repair

(1) Some light fixtures throughout the home did not function with switch. Recommend changing bulb(s) first and if this does not correct the problem the fixture may need to be replaced.

(2) A loose light fixture was noted in the kitchen. Recommend securing.

(3) A cover plate is missing in the kitchen pantry closet. Recommend repair.

CPSC recommends consumers replace the batteries in their smoke and CO alarms annually and test the alarms monthly. Smoke alarms should be on every level of the home, outside sleeping areas and inside each bedroom. CO alarms should be installed on each level of the home and outside sleeping areas. CO alarms should not be installed in attics or basements unless they include a sleeping area. Combination smoke and CO alarms are available to consumers. Also test GFCI protected outlets every few months for safety. We also recommend changing all batteries in smoke/carbon monoxide detectors prior to moving into the home since age of the current batteries are unknown.

6. Heating / Central Air Conditioning

The Heating/Air Conditioning was inspected in accordance with the NCHILB SOP section .1111 - .1112. All concerns related to the Heating System(s) identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, and/or are a safety concern to the occupants of this home. Sealed units, ducts and vent work built behind wallboard are not inspected. The seasonal inspection of the HVAC system during a home inspection is a non-invasive visual inspection that may not reveal internal problems, such as cracked heat exchangers. If a complete invasive inspection is desired a HVAC Contractor should be consulted prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor. All cooling system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. We do not verify whether gas logs are vented or ventless. We recommend having a qualified professional verify type of logs. If vented the damper should be open anytime the logs are lit.The removal of the unit covers to view coils and fans provided for service by a qualified service technician is beyond the scope of the home inspection. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a winter inspection when outside temperatures are below 65 degrees F, it is not possible to evaluate if the system will properly cool the home, therefore, the air conditioning system is visually inspected but not operated. It is not possible for the home inspector to draw a conclusion regarding the functionality of the system during a winter inspection. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems.

Styles & Materials

***Heat Type:**	***Energy Source:**	***Ductwork:**
Gas Furnace (Forced Air)	Natural Gas	Flexible Insulated Majority Not Visible
Types of Fireplaces:	***Cooling Equipment Type:**	***Cooling Equipment Energy Source:**
Gas Logs	Air Conditioner Unit	Electric
Type of System:	**A/C Unit Mfg. Date:**	**Furnace Mfg. Date:**
Split System	2014	Unable to Verify

Items

6.0 Heating Equipment

Not Inspected

(1) The cover panels were not removed from the gas furnace. Dismantling these units is beyond the scope of a general home inspection. You may wish to have a full invasive HVAC inspection by a licensed HVAC contractor.

(2) The heat system(s) is not tested for proper operation when the outside air temperature is 65 degrees or higher. Warmer temps make it difficult to determine proper function and can potentially damage components of a heat system.

(3) Gas furnace label.

6.1 Normal Operating Controls

Satisfactory

6.2 Automatic Safety Controls

Satisfactory

6.3 Heat Exchanger

Not Inspected

Not visible

6.4 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Further Evaluation Needed

There is only one thermostat on the first floor that controls both floors. This may cause the interior temperatures between floors to be noticeably different. This is for your information.

6.5 Refrigerant Lines

Satisfactory

6.6 Supply/Return Plenums

Satisfactory

6.7 Presence of Installed Heat Source in Each Habitable Room

Satisfactory

6.8 Chimneys, Flues and Vents (for fireplaces, heat systems)

Needs Repair

(1) There is not enough clearance between combustibles and the gas furnace flue in the attic. Recommend repair as needed to prevent a potential fire hazard.

(2) Recommend having interior of chimney flue(s) cleaned and inspected by a qualified professional prior to use.

6.10 Gas/LP Firelogs and Fireplaces

Not Inspected

The gas logs were not operated due to the pilot not being lit.

6.11 Cooling and Air Handler Equipment

Further Evaluation Needed, Needs Repair

(1) The supply drop temperatures for the A/C system were at the low end of the normal range. Recommend having the system serviced by a licensed HVAC contractor to ensure proper/reliable operation.

(2) A/C unit label.

6.12 Presence of Installed Cooling Source in Each Habitable Room

Satisfactory

Always replace return air filters according to manufacturer's recommendations. Dirty filters can cause icing on the evaporator coil. We recommend having the heating and A/C systems serviced annually by a licensed HVAC contractor to prolong the life of the system and ensure it is operating efficiently. Carbon Monoxide detectors should be installed according to manufacturer's recommendations on every floor. Outside condenser units should be elevated off the ground and clean of debris.

7. Interiors

Interiors were inspected in accordance with the NCHILB SOP section .1113. The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Homeowners should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/ shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. We cannot determine the condition of floors underneath floor coverings and carpet. The condition of concealed floors by floor coverings, finishing methods, and insulation is excluded from the home inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. The inspection of the garage does not include moving personal property and or storage. The verification of fire separation systems between the house and the garage such as doors and ceilings is beyond the scope of the home inspection. The washing machine and dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

Items

7.0 Ceilings

Needs Repair

Closed cracks were noted in the ceiling of the first floor left rear bathroom. There was no displacement at time of inspection. Recommend repair as needed.

7.1 Walls

Satisfactory

7.2 Floors

Satisfactory

7.3 Steps, Stairways, Balconies and Railings

Satisfactory

7.4 Counters and Cabinets (Representative Number)

Satisfactory

7.5 Doors (Representative Number)

Satisfactory

7.6 Windows (Representative Number)

Needs Repair

(1) Most of the windows throughout the home would not open with reasonable force. This is likely due to not being operated in awhile and/or being painted shut. Recommend repair for egress purposes.

(2) Evidence of water intrusion was noted in between the panes of windows in the first floor middle front room and at the front entryway. This indicates a blown seal. Recommend repair.

Dryer lint should be cleaned from equipment and vent periodically for safety. Vents clogged with lint or kinked can and do cause fires. Weather stripping at doors should be intact or replaced to ensure no unconditioned air is entering the home.

8. Insulation and Ventilation

The Insulation and Ventilation was inspected in accordance with the NCHILB SOP section .1114. All insulation and ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult a specialist in each trade as needed. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/ damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present in systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

Styles & Materials

***Attic Insulation:**

Batt Fiberglass

Blown Fiberglass

***Floor System Insulation:**

Batt Fiberglass (Faced)

Items

8.0 Insulation in Attic

Satisfactory

8.1 Insulation Under Floor System

Satisfactory

8.3 Ventilation of Attic and Foundation Areas

Satisfactory

8.4 Venting Systems (Kitchens, Baths and Laundry)

Satisfactory

9. Built-In Kitchen Appliances

Built-In Kitchen Appliances were inspected in accordance with the NCHILB SOP section .1115. All appliances listed or identified below were found to be of concern or in need of a full evaluation and repair by a Certified Appliance Repair Technician. If additional concerns are discovered during the process of evaluation and repair, a General Contractor should be consulted to contact specialist in each trade as needed. Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such as cleaning ability of the dishwasher, grinding efficiency of the disposal or calibration of the oven is beyond the scope of the home inspection. We only Refrigeration units and washing machines are beyond the scope of the home inspection.

Items

9.0 Dishwasher

Satisfactory, Operating

9.1 Ranges/Ovens/Cooktops

Satisfactory, Operating

9.2 Range Hood (s)

Satisfactory, Operating

10. Garage

Styles & Materials

Garage Door Type:

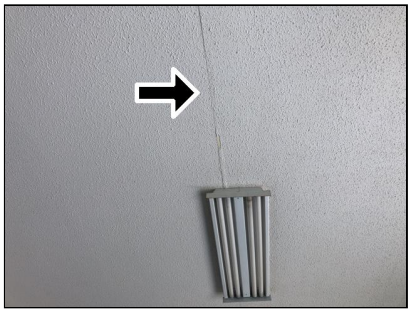
One Automatic

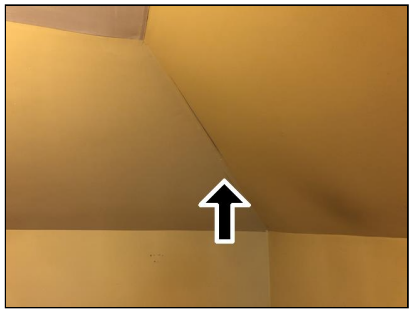
Items

10.0 Garage Ceilings

Needs Repair

Loose tape seams were noted in the ceiling of the garage and second floor middle room. Recommend repair as desired.





10.1 Garage Walls

Satisfactory

10.2 Garage Floor

Satisfactory

10.3 Garage Door (s)

Needs Repair

Deterioration was noted in the foam insulation at the bottom of the garage door. Recommend repair as desired.

10.4 Occupant Door (From Garage to Inside of Home)

Satisfactory

10.5 Garage Door Operators

Satisfactory

General Summary

J&P Home Inspections, LLC

Shelby, NC 28152

Customer
John Doe

Address
123 Inspection Dr.
Shelby NC

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

1. Structural Components

1.0 Foundations, Basement and Crawlspace

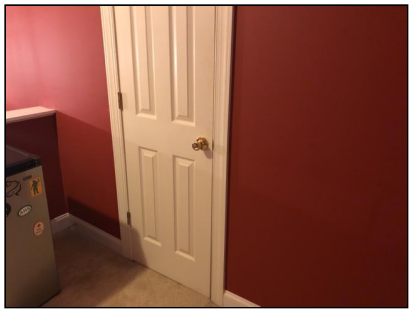
Further Evaluation Needed, Needs Repair

(1) Deteriorated vapor barrier and some organic growth on the wood structure was noted throughout the crawlspace. Recommend further evaluation and repair as needed by a crawlspace specialist to prevent further elevated moisture levels which overtime can cause damage to the wood structure.

1.5 Roof Structure and Attic

Needs Repair

Recommend installing childproof locks on all of the attic access doors. This is to prevent potential personal injury.

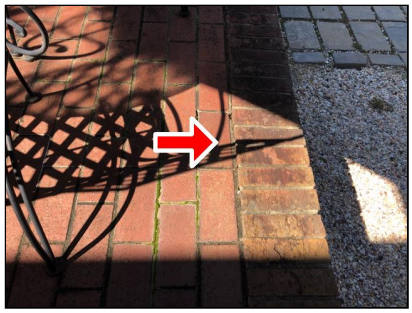


2. Exterior

2.3 Porches, Decks, Steps, and Railings

Needs Repair

(1) Mortar deterioration and some settlement was noted around the perimeter of the rear porch and steps. Recommend further evaluation and repair as needed by a masonry contractor.



(2) Loose railing was noted at the rear porch. Recommend securing.

4. Plumbing System

4.2 Hot Water Heater, Controls, Flues and Vents

Needs Repair

(1) Hot water temperature was above normal range. Recommend adjustment to prevent scalding.

4.3 Fixtures (Sinks, Tubs, Showers, etc.)

Needs Repair

(1) An active leak was noted underneath a first floor left rear bathroom sink. Recommend repair to prevent further leaking and damage to surrounding building components.

5. Electrical System

5.3 Operation of GFCI (Ground Fault Circuit Interrupters)

Needs Repair

The GFCI receptacle in the first floor right rear bathroom did not trip when tested. This is a safety concern that should be repaired.

5.6 Smoke Detectors

Needs Repair

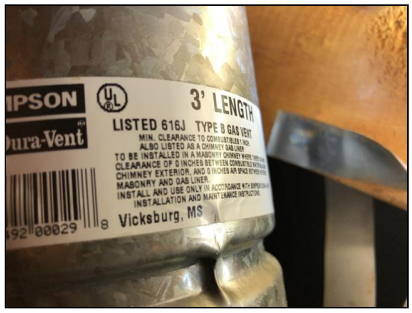
There are not enough smoke/CO detectors installed in the home. Some of the units that are installed are discolored indicating that they are out of date. Recommend installing new units throughout the home.

6. Heating / Central Air Conditioning

6.8 Chimneys, Flues and Vents (for fireplaces, heat systems)

Needs Repair

(1) There is not enough clearance between combustibles and the gas furnace flue in the attic. Recommend repair as needed to prevent a potential fire hazard.



6.11 Cooling and Air Handler Equipment

Further Evaluation Needed, Needs Repair

(1) The supply drop temperatures for the A/C system were at the low end of the normal range. Recommend having the system serviced by a licensed HVAC contractor to ensure proper/reliable operation.

7. Interiors

7.6 Windows (Representative Number)

Needs Repair

(1) Most of the windows throughout the home would not open with reasonable force. This is likely due to not being operated in awhile and/or being painted shut. Recommend repair for egress purposes.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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