

# Inspection Report

For

**Wake Tech Class**

**Inspection Address – 105 Clay Ridge Way**

**Holly Springs, NC 27540**

**Year of Construction (per Wake County Real Estate Data website): 1999**

**Square footage (per Wake County Real Estate Data website): 2249**

**Reason for Inspection: Class Field Trip**

**Price of Inspection: \$0.00**

**Performed on November 3, 2010**

**Time: 2:00pm**

**Weather: 53+°F / Cloudy & Rain**

**Inspected by: Eric Coates (License # 722)**



## **DETAILED HOME INSPECTIONS INC.**

P.O. Box 1812

Fuquay-Varina, NC 27526

Phone: (919) 608-3742

Fax: (866) 927-0265

## Summary of Conditions for Attention

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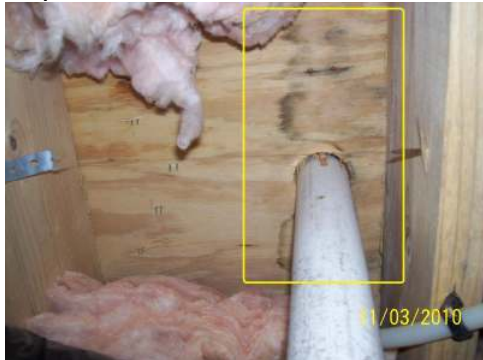
All directions are relative to facing the front of house.

The inspection was performed and the report was written per the Standards of Practice and the Code of Ethics set forth by the NC Home Inspector Licensure Board. A copy of those Standards of Practice and the Code of Ethics can be obtained from the NC Home Inspector Licensure Board at [www.nchilb.com](http://www.nchilb.com) or 919-662-4480.

The purpose of this inspection is for a class field trip to show the students how to inspect a home. Thus, much time is devoted to the students learning the process. There may be issues/problems with the house that were not found/reported during this inspection due to the time devoted to the students.

### Foundation

1. There was stained subflooring in the back-center of the crawl space subflooring in the back-center of the crawl space at a drain/vent pipe (Picture). The area was dry during the inspection, which could indicate an old leak. The area needs to be monitored for changes.



### Exterior

2. There were cracks in the junctions of the fiber cement siding and the wood/trim at areas like corner boards, windows, doors, etc. The cracks can allow water infiltration, which could cause decay. The exterior of the house needs to be repaired by a qualified contractor.

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3. There was damaged fiber cement siding on the left-front corner of the front-right dormer (Picture). The damaged siding could be an indication that it has absorbed water. The siding was installed in contact with the roof, which could allow it to absorb water. Typically, the manufacturer requires 1-2 inches of clearance between the siding and the roof. The siding on the dormer needs to be repaired/replaced by a qualified contractor.



4. There was decayed wood/trim in the following areas: back-left corner of the chimney (Picture); rake board at the back of the chimney (Picture); wood/trim at bottom corners of the back door. These areas could not be reached to probe. The decayed wood/trim can allow water infiltration, which could cause decay of the structural components behind the cladding. There was missing paint on the front-left corner of the chimney (Picture), which could allow the wood/trim to absorb water and decay. The wood/trim needs to be repaired/replaced by a qualified contractor.



5. The paint was flaking off of the wood/trim on the exterior of the house in many locations. This can allow the wood/trim to absorb water and decay. The wood/trim on the exterior of the house needs to be repaired/replaced by a qualified contractor.

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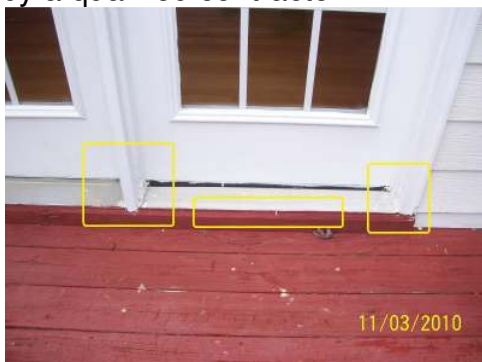
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6. There was a deadbolt lock on the exterior doors that was about five feet high from the floor (Picture). Small people and/or children may not be able to reach the deadbolt lock, which is a safety hazard during a fire and/or emergency. The doors need to be repaired/replaced by a qualified contractor.



7. There was damaged weather stripping on the two back doors. The front door did not fit tight against the weather stripping at the bottom of the knob side and there was small amount of daylight visible inside the house. These areas can allow air flow around the doors. The exterior doors needs to be repaired by a qualified contractor.
8. There was no sealant or factory sealant installed on the exterior doors where the wood door jamb met the metal threshold (Picture of back door as an example). Typically, the factory sealant is removed after the door is installed and the seams are sealed on-site. There was no sealant along the bottom of the threshold (Picture of back door as an example). The lack of sealant can allow water infiltration, which could cause decay. The front door was covered by porch roof, which will limit the amount of water that gets on the threshold. There was no roof over the back door. The exterior doors need to be repaired by a qualified contractor.



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9. There was a masonry front porch with a concrete floor, masonry steps, wood rails and square/hollow columns. The porch was closed/filled and there was no view under it. The concrete floor had settled and sloped toward the house (Picture). This can allow water to flow under the porch. The front porch needs to be repaired by a qualified contractor.



10. There was a wood deck with wood steps/rails/columns/posts that was bolted to the house and had visible flashing. The original deck had an additional added to it. The new back section of the deck had its joists supported by joist hangers. The joist hangers were installed with screws. The joist hangers were smaller than the joist and may not be sized properly. The joists were installed two feet apart. The back band of the new section was a single band. The deck had a loose left rail and a missing section of rail in the back-center (Picture). There were steps on the back deck that were loose and would move and had no rails. The deck construction was not typical and could fail. The deck needs to be evaluated by a professional engineer and repaired as necessary by a qualified contractor.



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11. There was a two-car garage on the front of the house. There was efflorescence on the right wall of the garage (Picture). The efflorescence is an indication of moisture in the block wall. See below for comments related to the exterior grade that could contribute moisture in that area. After the exterior grading is repaired, the wall needs to be monitored for changes.



12. There were bushes around the house that were touching the house and that limited the view of the house. This can foster decay and pests. The bushes need to be cut away from the house.

## Roof

13. There were damaged shingles in the following locations: right edge ridge shingle; front-left lower, front edge ridge shingle (Picture); front-center upper gable, front edge ridge shingle (Picture). Damaged shingles can allow water infiltration, which can cause decay. The damaged shingles need to be replaced.



14. There were four plumbing vent pipes on the back of the roof. The pipes had a boot installed that had a rubber seal around the pipe. The rubber seal was damaged on two of the pipes, which can allow water leaks at the pipes. The front of the seal was not visible from the ground and could be damaged. The boots on the plumbing vent pipes needs to be repaired/replaced by a qualified contractor.

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15. The loose fill insulation had been compressed in the front-center of the attic beside the fireplace by an animal (Picture). There was an animal trap in the attic but there were no signs of an animal in the attic during the inspection. The insulation had also been compressed where people had walked through the attic. These areas were not properly insulated, which can make it difficult for the HVAC system to heat/cool the floor under the attic. The attic insulation needs to be repaired by a qualified contractor.



16. There were two attic access doors on the wall in the bonus room and two on the wall in the 2<sup>nd</sup> floor left bedroom. The doors were hollow/interior doors with no insulation, which can allow heat transfer through the doors. The weather stripping on those doors was failing, which can allow air flow around the doors. The attic scuttle doors need to be repaired/replaced by a qualified contractor.

## Plumbing

17. The dishwasher drain pipe did not loop up to the top of the cabinet (Picture). The current installation can allow dirty water from the sink to drain into the clean environment of the dishwasher. The dishwasher drain needs to be looped up to the top of the cabinet and secured in place.



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18. The front sink in the 2<sup>nd</sup> floor hall bathroom (sink closest to the door) drained slowly. The overflow drain in both sinks in the 2<sup>nd</sup> floor hall bathroom drained slowly. The front sink in the master bathroom (sink closest to the tub) drained slowly. This can allow the sinks to overflow onto the floor. The drains need to be cleaned/repaired by a licensed plumbing contractor.
19. The toilet in the 2<sup>nd</sup> floor hall bathroom ran constantly after it was flushed. The water level inside the tank was too high and water was draining out of the overflow tube. This will waste water. I lowered the water level inside the tank. The toilet needs to be monitored to make sure it works properly.
20. The toilet and sink in the 1<sup>st</sup> floor half bathroom were not tested by request of the homeowner. The homeowner stated there was a leak in that bathroom. The toilet and sink in the 1<sup>st</sup> floor half bathroom need to be repaired/replaced by a licensed plumbing contractor and tested.
21. The kitchen sink faucet was off upon arrival for the inspection. During the inspection, the faucet was turned on but was difficult to turn on. After testing, the faucet could not be turned off. Thus, the water ran constantly. Also, the faucet was leaking water on top of the countertop, which can cause decay. The kitchen sink faucet needs to be repaired/replaced by a licensed plumbing contractor.
22. The utility sink in the laundry room was not secured to the wall/floor and would move, which could allow the plumbing supply/drain pipes to be damaged. The utility sink needs to be repaired by a licensed plumbing contractor.

## Electrical

23. The service entrance conduit was loose where it connected to the electrical meter (Picture). This can allow water into the conduit, which creates a shocking hazard. The conduit needs to be repaired by a licensed electrical contractor.

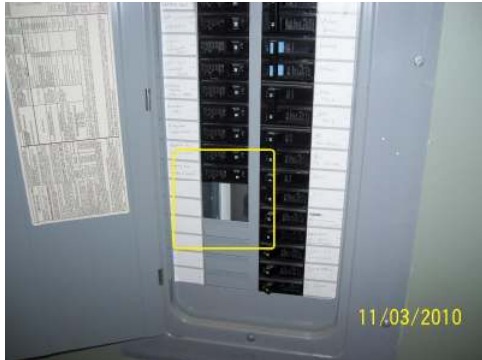


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24. There were holes in the cover of the main electrical panel in the laundry room (Picture). The holes could allow a person to reach into the panel and touch live electrical components, which is a shocking hazard. The electrical panel needs to be repaired by a licensed electrical contractor.



25. There was no Ground Fault Circuit Interrupter (GFCI) protection for the bathroom receptacles. The bathroom receptacles were properly wired and grounded. The lack of GFCI protection creates shocking hazards in the wet environment of the bathrooms. GFCI protection needs to be added by a licensed electrical contractor.
26. The receptacle on the back of the house had no weather cover (Picture), which could allow water into the receptacle and creates a shocking hazard. The receptacle needs to be repaired/replaced by a licensed electrical contractor.



27. There were multiple receptacles in the house that were loose inside the wall. Thus, the receptacle would move when an item was plugged into or unplugged from the receptacle. This creates a shocking hazard. The receptacles in the house need to be repaired by a licensed electrical contractor.
28. The lights in the following locations did not work correctly: attic, bonus room, front-right; 2<sup>nd</sup> floor bathroom, light in the tub/shower/toilet room; dining room; master bathroom, above tub; master bathroom, above shower; flood light, back-left corner; flood light, front-right corner; garage, on garage door operator. The bulbs need to be replaced and the lights need to be tested. If the lights still do not work, the lights need to be repaired/replaced by a licensed electrical contractor.

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29. The doorbell did not work from the button at the front door. Also, the button was damaged (Picture). Thus, a person could not ring the doorbell to announce their arrival. The doorbell needs to be repaired/replaced by a licensed electrical contractor.



## Heating/Air Conditioning

30. The HVAC unit in the attic had a loose cover. This could allow the unit to pull the air from the attic into the system, which will reduce the efficiency of the system and could create a health hazard. The HVAC unit in the attic needs to be repaired by a licensed heating/air conditioning contractor.

## Interior

31. There were stains on the ceilings in the following locations: kitchen, left side near the back of the cabinets; bonus room, left side of ceiling fan. These areas were dry during the inspection. The stains can indicate a past leak. These areas need to be monitored for changes.
32. There were windows in the house that did not fit tightly against the side frame. There was daylight visible at the bottom corners of the windows, which could indicate areas that would allow air flow. The window in the front-right of the family room was marked with pink tape and serves as an example. The windows need to be repaired/replaced by a qualified contractor.

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33. The clothes rail in the front-left closet in the bonus room was too short (Picture). Thus, it could fall when clothes are hung on it. The clothes rail needs to be repaired/replaced by a qualified contractor.



34. The laundry vent pipe ran through the back-right of the crawl space. The pipe was a flexible pipe with dips/valleys. These dips/valleys could retain lint, which could clog the pipe and cause a fire hazard. The laundry vent pipe needs to be repaired/replaced by a qualified contractor.

### Built-in Kitchen Appliances

35. The dishwasher could not be tested because the water had to be turned off under the kitchen sink. Thus, it was not known if the dishwasher would work. After the kitchen sink is repaired, the dishwasher needs to be tested through a normal cycle.
36. There were four burners on top of the range. The burners did not sit level. The burners may be damaged and/or the drip pans may not be the proper fit. Thus, pots would not sit level, which could be a spill and/or scald hazard. The burners on the range need to be repaired/replaced by a qualified contractor.
37. There was no anti-tip bracket holding the range/oven in place. An anti-tip bracket would hold a range/oven in place if something heavy was placed on the open door or an extended shelf. An anti-tip bracket needs to be installed.

<b>FOUNDATION</b>		
<b>Foundation Type</b>		<b>Crawl Space</b>
<b>Foundation Construction Method</b>		<b>Block/Brick</b>
<b>Column/Pier Type</b>		<b>Block/Brick</b>
<b>Floor Structure</b>		<b>Frame with wood joists, wood girders &amp; plywood subflooring</b>
<b>Crawl Space Insulation</b>		<b>Fiberglass batts</b>
<b>Observation Method</b>		<b>Crawled the entire crawl space Entered via an access hole/door on the back-left of the house Viewed with a standard flashlight</b>
<b>CHECKPOINT</b>	<b>CONDITION</b>	<b>COMMENTS</b>
<b>Foundation Grade</b>	<b>Good</b>	
<b>Foundation Drain</b>	<b>Good</b>	Noted gravel in the back-right corner of the crawl space. The gravel can indicate a foundation drain.
<b>Foundation Wall</b>	<b>Good</b>	
<b>Sill Plate / Band</b>	<b>Good</b>	
<b>Girders</b>	<b>Good</b>	
<b>Floor Joists</b>	<b>Good</b>	
<b>Subflooring</b>	<b>Poor</b>	There was stained subflooring in the back-center of the crawl space subflooring in the back-center of the crawl space at a drain/vent pipe (Picture). The area was dry during the inspection, which could indicate an old leak. The area needs to be monitored for changes. Note the insulation was moved under the doors, at the earth-filled porches and at the plumbing pipe penetrations only. The subflooring was visible in those areas.
<b>Columns/Piers</b>	<b>Good</b>	
<b>Crawl Space Insulation</b>	<b>Good</b>	
<b>Crawl Space Ventilation</b>	<b>Good</b>	
<b>Crawl space Vapor Retarder</b>	<b>Good</b>	Noted a plastic vapor barrier on the ground in the crawl space.
<b>Chimney Foundation</b>	<b>N/P</b>	Noted a prefabricated fireplace does not need a foundation.

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Poor – Item was inspected and was not functioning as intended or adversely affects the habitability of the dwelling or requires further investigation by a specialist or requires subsequent observation.

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<b>EXTERIOR</b>		
<b>Wall Structure</b>	<b>Wood Frame with standard lumber and OSB sheathing – visible in the garage</b>	
<b>Wall Cladding</b>	<b>Fiber Cement siding, Fiber Cement trim, Wood trim &amp; Wood windows – there was no view of the back of the chimney.</b>	
<b>Wall Insulation</b>	<b>Fiberglass batt (visible in the attic only)</b>	
<b>CHECKPOINT</b>	<b>CONDITION</b>	<b>COMMENTS</b>
<b>Wall Structure</b>	<b>Good</b>	Noted the wood wall and floor structure was bolted to the foundation wall but the bolts were space further apart than in current construction practice.
<b>Wall Insulation</b>	<b>Good</b>	
<b>Cladding</b>	<b>Poor</b>	There were cracks in the junctions of the fiber cement siding and the wood/trim at areas like corner boards, windows, doors, etc. The cracks can allow water infiltration, which could cause decay. The exterior of the house needs to be repaired by a qualified contractor. There was damaged fiber cement siding on the left-front corner of the front-right dormer (Picture). The damaged siding could be an indication that it has absorbed water. The siding was installed in contact with the roof, which could allow it to absorb water. Typically, the manufacturer requires 1-2 inches of clearance between the siding and the roof. The siding on the dormer needs to be repaired/replaced by a qualified contractor. Noted minor cracks in the siding-to-siding joints. Fiber cement installation instructions allow a 1/8 inch crack as long as the house was wrapped with a vapor retarder. There was no way to determine if the house had a vapor retarder installed.
<b>Flashings</b>	<b>Good</b>	
<b>Trim / Eaves / Soffits / Fascia</b>	<b>Poor</b>	There was decayed wood/trim in the following areas: back-left corner of the chimney (Picture); rake board at the back of the chimney (Picture); wood/trim at bottom corners of the back door. These areas could not be reached to probe. The decayed wood/trim can allow water infiltration, which could cause decay of the structural components behind the cladding. There was missing paint on the front-left corner of the chimney (Picture), which could allow the wood/trim to absorb water and decay. The wood/trim needs to be repaired/replaced by a qualified contractor. The paint was flaking off of the wood/trim on the exterior of the house in many locations. This can allow the wood/trim to absorb water and decay. The wood/trim on the exterior of the house needs to be repaired/replaced by a qualified contractor. Noted the wood trim around the garage door was covered with aluminum and was not visible.
<b>Windows</b>	<b>Good</b>	
<b>Entryway Doors</b>	<b>Poor</b>	There was a deadbolt lock on the exterior doors that was about five feet high from the floor (Picture). Small people and/or children may not be able to reach the deadbolt lock, which is a safety hazard during a fire and/or emergency. The doors need to be

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		<p>repaired/replaced by a qualified contractor.</p> <p>There was damaged weather stripping on the two back doors. The front door did not fit tight against the weather stripping at the bottom of the knob side and there was small amount of daylight visible inside the house. These areas can allow air flow around the doors. The exterior doors needs to be repaired by a qualified contractor.</p> <p>There was no sealant or factory sealant installed on the exterior doors where the wood door jamb met the metal threshold (Picture of back door as an example). Typically, the factory sealant is removed after the door is installed and the seams are sealed on-site. There was no sealant along the bottom of the threshold (Picture of back door as an example). The lack of sealant can allow water infiltration, which could cause decay. The front door was covered by porch roof, which will limit the amount of water that gets on the threshold. There was no roof over the back door. The exterior doors need to be repaired by a qualified contractor.</p> <p>Noted a pet door installed in the door from the laundry room to the back deck.</p>
<b>Porch/Stoop</b>	<b>Poor</b>	<p>There was a masonry front porch with a concrete floor, masonry steps, wood rails and square/hollow columns. The porch was closed/filled and there was no view under it. The concrete floor had settled and sloped toward the house (Picture). This can allow water to flow under the porch. The front porch needs to be repaired by a qualified contractor.</p>
<b>Deck</b>	<b>Poor</b>	<p>There was a wood deck with wood steps/rails/columns/posts that was bolted to the house and had visible flashing. The original deck had an additional added to it. The new back section of the deck had its joists supported by joist hangers. The joist hangers were installed with screws. The joist hangers were smaller than the joist and may not be sized properly. The joists were installed two feet apart. The back band of the new section was a single band. The deck had a loose left rail and a missing section of rail in the back-center (Picture). There were steps on the back deck that were loose and would move and had no rails. The deck construction was not typical and could fail. The deck needs to be evaluated by a professional engineer and repaired as necessary by a qualified contractor.</p>
<b>Balcony/ Areaway</b>	<b>N/P</b>	
<b>Screened Porch</b>	<b>N/P</b>	
<b>Patio</b>	<b>N/P</b>	
<b>Steps/Rails</b>	<b>Good</b>	Noted wood steps and rail in the garage.
<b>Driveway/ Walkway</b>	<b>Good</b>	Noted a typical concrete driveway and walkway.
<b>Garage/Carport</b>	<b>Poor</b>	<p>There was a two-car garage on the front of the house. There was efflorescence on the right wall of the garage (Picture). The efflorescence is an indication of moisture in the block wall. See below for comments related to the exterior grade that could contribute moisture in that area. After the exterior grading is repaired, the wall needs to be monitored for changes.</p>

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<b>Garage Door</b>	<b>Good</b>	Noted the automatic garage door operator did reverse when it encountered reasonable resistance and via its electric eyes.
<b>Columns</b>	<b>Good</b>	
<b>Retaining Walls</b>	<b>N/P</b>	
<b>Vegetation</b>	<b>Poor</b>	There were bushes around the house that were touching the house and that limited the view of the house. This can foster decay and pests. The bushes need to be cut away from the house.
<b>Exterior Grade</b>	<b>Good</b>	
<b>Other</b>		Note this inspection does not include the fence around the back yard.

<b>ROOF</b>		
<b>Roof Type</b>	<b>Gable &amp; Hip</b>	
<b>Roofing coverings</b>	<b>Asphalt shingles</b>	
<b>Number of Layers</b>	<b>One</b>	
<b>Roof Drainage System</b>	<b>Aluminum</b>	
<b>Attic Ventilation Type</b>	<input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Gable <input type="checkbox"/> Turbine <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Power Fan <input type="checkbox"/> Vent Caps	
<b>Roof Observation Method</b>	<b>Viewed from ground with binoculars – there was limited view of the roof at the back of the chimney.</b>	
<b>Roof Structure</b>	<b>Wood Frame rafters of standard lumber with OSB sheathing</b>	
<b>Ceiling Structure</b>	<b>Wood Frame joists of standard lumber</b>	
<b>Ceiling Insulation</b>	<b>Loose Fill Fiberglass &amp; Fiberglass batts (visible in the attic only)</b>	
<b>Attic Access Method</b>	<b>Pull-down stairs (2<sup>nd</sup> floor bathroom) &amp; Scuttle holes/doors (bonus room and 2<sup>nd</sup> floor left bedroom)</b>	
<b>Attic Observation Method</b>	<b>Walked – upper attic from pull-down stairs to the left end. Right end of the attic was viewed from the pull-down stairs due to low clearance and air ducts.</b> <b>Viewed from access hole – attic spaces in the bonus room and 2<sup>nd</sup> floor left bedroom</b> <b>Viewed with a standard flashlight</b>	
<b><i>CHECKPOINT</i></b>	<b><i>CONDITION</i></b>	<b><i>COMMENTS</i></b>
<b>Coverings</b>	<b>Poor</b>	There were damaged shingles in the following locations: right edge ridge shingle; front-left lower, front edge ridge shingle (Picture); front-center upper gable, front edge ridge shingle (Picture). Damaged shingles can allow water infiltration, which can cause decay. The damaged shingles need to be

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		replaced. Noted fishmouthed shingles on the roof in various locations. Fishmouthed shingles are raised in the center and still attached on its edges.
<b>Flashing/Joints</b>	<b>Good</b>	
<b>Vent Pipes</b>	<b>Poor</b>	There were four plumbing vent pipes on the back of the roof. The pipes had a boot installed that had a rubber seal around the pipe. The rubber seal was damaged on two of the pipes, which can allow water leaks at the pipes. The front of the seal was not visible from the ground and could be damaged. The boots on the plumbing vent pipes needs to be repaired/replaced by a qualified contractor.
<b>Chimney</b>	<b>Good</b>	
<b>Drainage systems</b>	<b>Good</b>	
<b>Skylights</b>	<b>N/P</b>	
<b>Attic Ventilation</b>	<b>Good</b>	
<b>Attic Insulation</b>	<b>Poor</b>	The loose fill insulation had been compressed in the front-center of the attic beside the fireplace by an animal (Picture). There was an animal trap in the attic but there were no signs of an animal in the attic during the inspection. The insulation had also been compressed where people had walked through the attic. These areas were not properly insulated, which can make it difficult for the HVAC system to heat/cool the floor under the attic. The attic insulation needs to be repaired by a qualified contractor.
<b>Attic Vapor Retarder</b>	<b>Good</b>	Noted a vapor retarder on the fiberglass batt insulation in the attic.
<b>Ceiling Structure</b>	<b>Good</b>	Noted the ceiling structure was covered by insulation and was not visible during the inspection.
<b>Roof Structure</b>	<b>Good</b>	
<b>Roof Sheathing</b>	<b>Good</b>	
<b>Other</b>	<b>Poor</b>	There were two attic access doors on the wall in the bonus room and two on the wall in the 2 <sup>nd</sup> floor left bedroom. The doors were hollow/interior doors with no insulation, which can allow heat transfer through the doors. The weather stripping on those doors was failing, which can allow air flow around the doors. The attic scuttle doors need to be repaired/replaced by a qualified contractor.

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## **PLUMBING**

<b>Water Supply Piping</b>		<b>Pex – visible in the crawl space</b>
<b>Water Distribution Piping</b>		<b>Pex, Copper – visible in the crawl space and under the sinks/toilets</b>
<b>Drain / Waste / Vent Piping</b>		<b>PVC – visible in the crawl space, attic and under the sinks</b>
<b>Water Heater Manufacturer / Model / Serial # / Location</b>		<b>State / PR650N0DSV2 / B00425967 / Garage</b>
<b>Water Heater Type</b>		<b>Gas</b>
<b>Water Heater Capacity</b>		<b>50 Gallons</b>
<b>Main Water Shutoff Location</b>		<b>Entry foyer coat closet</b>
<b>CHECKPOINT</b>	<b>CONDITION</b>	<b>COMMENTS</b>
<b>Water Supply Piping</b>	<b>Good</b>	
<b>Water Distribution Piping</b>	<b>Good</b>	Noted a thermal expansion tank in the cold water distribution pipe in the garage at the water heater.
<b>Drain/Waste/Vent Piping</b>	<b>Poor</b>	The dishwasher drain pipe did not loop up to the top of the cabinet (Picture). The current installation can allow dirty water from the sink to drain into the clean environment of the dishwasher. The dishwasher drain needs to be looped up to the top of the cabinet and secured in place.
<b>Water Heater</b>	<b>Good</b>	Noted the gas water heater in the garage was raised above the floor, had its TPR valve piped to the floor and had a barrier to protect it from a car.
<b>Fuel Storage</b>	<b>N/P</b>	
<b>Fuel Distribution</b>	<b>Good</b>	Noted a gas meter on the left side of the house with visible steel piping and Corrugated Stainless Steel Tubing at the gas meter and inside the house. There was no electrical bonding to the gas supply pipe and there was Corrugated Stainless Steel Tubing gas pipes, which is an out-dated construction practice. These gas pipes can be damaged by lightning, which could cause gas leaks. It is recommended that the gas supply pipe have electrical bonding installed by a licensed electrical contractor.
<b>Sump Pump</b>	<b>N/P</b>	
<b>Water Pressure</b>	<b>Good</b>	Noted the pressure regulator/valve was in the center of the crawl space.
<b>Bathroom Fixtures</b>	<b>Poor</b>	The front sink in the 2 <sup>nd</sup> floor hall bathroom (sink closest to the door) drained slowly. The overflow drain in both sinks in the 2 <sup>nd</sup> floor hall bathroom drained slowly. The front sink in the master bathroom (sink closest to the tub) drained slowly. This can allow the sinks to overflow onto the floor. The drains need to be cleaned/repared by a licensed plumbing contractor. The toilet in the 2 <sup>nd</sup> floor hall bathroom ran constantly after it was flushed. The water level inside the tank was too high and water was draining out of the overflow tube. This will waste water. I lowered the water level inside the tank. The toilet needs to be monitored to make sure it works properly.

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		The toilet and sink in the 1 <sup>st</sup> floor half bathroom were not tested by request of the homeowner. The homeowner stated there was a leak in that bathroom. The toilet and sink in the 1 <sup>st</sup> floor half bathroom need to be repaired/replaced by a licensed plumbing contractor and tested.
<b>Whirlpool Tub</b>	<b>N/P</b>	
<b>Kitchen Fixtures</b>	<b>Poor</b>	The kitchen sink faucet was off upon arrival for the inspection. During the inspection, the faucet was turned on but was difficult to turn on. After testing, the faucet could not be turned off. Thus, the water ran constantly. Also, the faucet was leaking water on top of the countertop, which can cause decay. The kitchen sink faucet needs to be repaired/replaced by a licensed plumbing contractor.
<b>Exterior Faucets</b>	<b>Good</b>	
<b>Laundry Faucet</b>	<b>Poor</b>	The utility sink in the laundry room was not secured to the wall/floor and would move, which could allow the plumbing supply/drain pipes to be damaged. The utility sink needs to be repaired by a licensed plumbing contractor. Noted the clothes washer plumbing supplies/drain were not tested.
<b>Laundry Tub</b>	<b>N/P</b>	Note a laundry tub is not required in a 1 <sup>st</sup> floor laundry room.

<b><i>ELECTRICAL</i></b>		
<b>Main Service Amperage</b>	<b>200 Amps</b>	
<b>Main Service Voltage</b>	<b>120/240 Volts</b>	
<b>Service Entry Conductor Type</b>	<b>4/0 Aluminum</b>	
<b>Service Entry Type</b>	<b>Underground</b>	
<b>Main Panel Location</b>	<b>Laundry room</b>	
<b>Distribution Panel Location</b>	<b>Laundry room</b>	
<b>Distribution Panel Box Type</b>	<b>Breakers</b>	
<b>Additional Space Available</b>	<b>Yes</b>	
<b>Interior Wiring Type</b>	<b>Copper Multi-strand Aluminum for dedicated circuit Visible inside the electrical panels only</b>	
<b><i>CHECKPOINT</i></b>	<b><i>CONDITION</i></b>	<b><i>COMMENTS</i></b>
<b>Service Entrance</b>	<b>Poor</b>	The service entrance conduit was loose where it connected to the electrical meter (Picture). This can allow water into the conduit, which creates a shocking hazard. The conduit needs to be repaired by a licensed electrical contractor.
<b>Service Ground</b>	<b>Good</b>	Noted the grounding connections were buried and were not visible during the inspection.
<b>Main Panel</b>	<b>Poor</b>	There were holes in the cover of the main electrical panel in the laundry room (Picture). The holes could allow a person to reach into the panel and touch live electrical components,

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		which is a shocking hazard. The electrical panel needs to be repaired by a licensed electrical contractor.
<b>Main Overcurrent Device</b>	<b>Good</b>	
<b>Distribution Panel</b>	<b>Good</b>	
<b>Branch Circuit Conductors</b>	<b>Good</b>	Noted the branch circuit conductors were appropriately sized for the overcurrent devices.
<b>Overcurrent Devices</b>	<b>Good</b>	
<b>Bathroom Receptacles</b>	<b>Poor</b>	There was no Ground Fault Circuit Interrupter (GFCI) protection for the bathroom receptacles. The bathroom receptacles were properly wired and grounded. The lack of GFCI protection creates shocking hazards in the wet environment of the bathrooms. GFCI protection needs to be added by a licensed electrical contractor.
<b>Kitchen Receptacles</b>	<b>Good</b>	Noted the kitchen receptacles had GFCI protection and were controlled by two GFCI receptacles in the kitchen. The kitchen receptacles were properly wired and grounded.
<b>Garage/Exterior Receptacles</b>	<b>Poor</b>	The receptacle on the back of the house had no weather cover (Picture), which could allow water into the receptacle and creates a shocking hazard. The receptacle needs to be repaired/replaced by a licensed electrical contractor. Noted the garage/exterior receptacles had GFCI protection and were controlled by a GFCI receptacle in the garage. The garage/exterior receptacles were properly wired and grounded.
<b>Other Receptacles</b>	<b>Poor</b>	There were multiple receptacles in the house that were loose inside the wall. Thus, the receptacle would move when an item was plugged into or unplugged from the receptacle. This creates a shocking hazard. The receptacles in the house need to be repaired by a licensed electrical contractor. Noted a 4-prong clothes dryer receptacle was properly wired. Noted all of the accessible receptacles in the house were tested.
<b>Smoke Detectors</b>	<b>Good</b>	
<b>Lights</b>	<b>Poor</b>	The lights in the following locations did not work correctly: attic, bonus room, front-right; 2 <sup>nd</sup> floor bathroom, light in the tub/shower/toilet room; dining room; master bathroom, above tub; master bathroom, above shower; flood light, back-left corner; flood light, front-right corner; garage, on garage door operator. The bulbs need to be replaced and the lights need to be tested. If the lights still do not work, the lights need to be repaired/replaced by a licensed electrical contractor. Noted all of the lights in the house were tested.
<b>Switches</b>	<b>Good</b>	Noted all of the switches in the house were tested.
<b>Ceiling Fans</b>	<b>Good</b>	Noted all of the ceiling fans in the house were tested. The ceiling fan in the family room worked normally but could not be reached to adjust its fan speed.
<b>Doorbell</b>	<b>Poor</b>	The doorbell did not work from the button at the front door. Also, the button was damaged (Picture). Thus, a person could

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		not ring the doorbell to announce their arrival. The doorbell needs to be repaired/replaced by a licensed electrical contractor.
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<b>HEATING/AIR CONDITIONING</b>		
<b>Heating System Energy Source</b>	<b>1<sup>st</sup> floor: Gas/Electric 2<sup>nd</sup> floor: Electric</b>	
<b>Heating System Type</b>	<b>1<sup>st</sup> floor: Furnace / Package unit 2<sup>nd</sup> floor: Heat Pump / Split System</b>	
<b>Furnace Manufacturer / Model / Serial</b>	<b>1<sup>st</sup> floor: Rheem / RRKA-A024JK08E / 1R6301ADAAF169913627 / Mfd 4/199 2<sup>nd</sup> floor: Rheem / RBHA-14J11NFAA / TM429802024</b>	
<b>Air Conditioning Energy Source</b>	<b>Electric</b>	
<b>Air Conditioning System Type</b>	<b>1<sup>st</sup> floor: Central Electric / Package unit 2<sup>nd</sup> floor: Heat Pump / Split System</b>	
<b>Cooling Manufacturer / Model / Serial</b>	<b>1<sup>st</sup> floor: Same as above 2<sup>nd</sup> floor: Rheem / RPLA-025JAZ / 6404M459927577 / Mfd 11/99</b>	
<b>Distribution Type</b>	<b>Forced air and insulated metal &amp; flexible duct system</b>	
<b>CHECKPOINT</b>	<b>CONDITION</b>	<b>COMMENTS</b>
<b>Heating/Cooling Equipment</b>	<b>Poor</b>	The HVAC unit in the attic had a loose cover. This could allow the unit to pull the air from the attic into the system, which will reduce the efficiency of the system and could create a health hazard. The HVAC unit in the attic needs to be repaired by a licensed heating/air conditioning contractor. Note this inspection does not provide an exhaustive evaluation of the heat exchanger. No portion of the heat exchanger was visible in the 1 <sup>st</sup> floor furnace. For a thorough evaluation of the heat exchanger, contact a licensed heating/air conditioning contractor. Recommend Carbon Monoxide detector(s) be used in the house because of the presence of gas devices. Noted the 2 <sup>nd</sup> floor heat pump was tested in emergency heat mode and did produce heat at all registers inside the house. The auxiliary heat indicator on the thermostat did work.
<b>Heat Temp. Test</b>	<b>Good</b>	1 <sup>st</sup> Floor: Supply: 108-117°F / Return: 67°F 2 <sup>nd</sup> Floor: Supply: 80-82°F / Return: 65°F Noted the gas furnace for the 1 <sup>st</sup> floor had an air temperature rise of 55-85°F listed on its label.
<b>AC Temp. Test</b>	<b>N/I</b>	Noted the AC systems were not tested due to the outside temperature below 60°F. Testing the AC systems could have damaged the systems. Operation of the AC systems was

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		excluded on the contract.
<b>Supply Air Ducts</b>	<b>Good</b>	Noted there was a heating/cooling source for each habitable space.
<b>Return Air Ducts</b>	<b>Good</b>	Noted a clean 20x25x1 air filter on the wall in the family room/entry hall and a clean 14x20x1 air filter on the ceiling in the bonus room.
<b>Inside Fan</b>	<b>Good</b>	
<b>Thermostats</b>	<b>Good</b>	
<b>Condensation Drain</b>	<b>Good</b>	Noted the HVAC unit in the attic had its condensation drain piped out of the house and had a full-sized overflow pan under the unit. The pan had a float switch. The float switch should turn the AC system off if water builds up in the pan. The float switch was not tested.
<b>Solid Fuel Heating Devices</b>	<b>Good</b>	Noted a pre-fabricated wood-burning fireplace/chimney. There was limited view up the chimney due to curvature of the flue pipe.
<b>Chimney/Flue/Vent</b>	<b>Good</b>	Noted the vent pipes for the fireplace, water heater and furnace looked typical. There was no way to fully inspect the interior of the vent pipes.

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<b>INTERIOR</b>		
<b>CHECKPOINT</b>	<b>CONDITION</b>	<b>COMMENTS</b>
<b>Walls</b>	<b>Good</b>	Noted the house was occupied. There was limited view of the interior, closets, cabinets, drawers, etc. due to furniture and stored items.
<b>Columns</b>	<b>N/P</b>	
<b>Ceilings</b>	<b>Poor</b>	There were stains on the ceilings in the following locations: kitchen, left side near the back of the cabinets; bonus room, left side of ceiling fan. These areas were dry during the inspection. The stains can indicate a past leak. These areas need to be monitored for changes.
<b>Floors</b>	<b>Good</b>	
<b>Steps</b>	<b>Good</b>	
<b>Stairways</b>	<b>Good</b>	
<b>Balconies</b>	<b>Good</b>	
<b>Railings</b>	<b>Good</b>	
<b>Cabinets/Counters</b>	<b>Good</b>	
<b>Doors</b>	<b>Good</b>	Note that all doors that were not blocked were tested.
<b>Windows</b>	<b>Poor</b>	There were windows in the house that did not fit tightly against the side frame. There was daylight visible at the bottom corners of the windows, which could indicate areas that would allow air flow. The window in the front-right of the family room was marked with pink tape and serves as an example. The windows need to be repaired/replaced by a qualified contractor. Note that all windows that could be reached were tested.
<b>Closets</b>	<b>Poor</b>	The clothes rail in the front-left closet in the bonus room was too short (Picture). Thus, it could fall when clothes are hung on it. The clothes rail needs to be repaired/replaced by a qualified contractor.
<b>Laundry Venting System</b>	<b>Poor</b>	The laundry vent pipe ran through the back-right of the crawl space. The pipe was a flexible pipe with dips/valleys. These dips/valleys could retain lint, which could clog the pipe and cause a fire hazard. The laundry vent pipe needs to be repaired/replaced by a qualified contractor.
<b>Bathroom Venting Systems</b>	<b>Good</b>	Noted each bathroom had an exhaust fan that was vented to the outside.

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<b>BUILT-IN KITCHEN APPLIANCES</b>		
<b>Dishwasher (manuf/model/serial)</b>	<b>Amana / DDW361RAB / 10511202AJ</b>	
<b>Range/Cooktop</b>	<b>Amana / not recorded</b>	
<b>Oven</b>	<b>Same as range/cooktop</b>	
<b>Trash Compactor</b>	<b>N/P</b>	
<b>Garbage Disposal</b>	<b>N/P</b>	
<b>Range Hood/Vent Fan</b>	<b>N/P</b>	
<b>Microwave Oven</b>	<b>Amana / MVH250E / 9908806801</b>	
<b><i>CHECKPOINT</i></b>	<b><i>CONDITION</i></b>	<b><i>COMMENTS</i></b>
<b>Dishwasher</b>	<b>Poor</b>	The dishwasher could not be tested because the water had to be turned off under the kitchen sink. Thus, it was not known if the dishwasher would work. After the kitchen sink is repaired, the dishwasher needs to be tested through a normal cycle.
<b>Range/Cooktop</b>	<b>Poor</b>	There were four burners on top of the range. The burners did not sit level. The burners may be damaged and/or the drip pans may not be the proper fit. Thus, pots would not sit level, which could be a spill and/or scald hazard. The burners on the range need to be repaired/replaced by a qualified contractor. There was no anti-tip bracket holding the range/oven in place. An anti-tip bracket would hold a range/oven in place if something heavy was placed on the open door or an extended shelf. An anti-tip bracket needs to be installed.
<b>Oven</b>	<b>Good</b>	
<b>Garbage Disposal</b>	<b>N/P</b>	
<b>Kitchen Ventilation Equipment/Range Hood</b>	<b>Good</b>	Noted the exhaust fan on the microwave oven recirculated the air into the room.
<b>Microwave Oven</b>	<b>Good</b>	
<b>Trash Compactor</b>	<b>N/P</b>	
<b>Other</b>		Noted a refrigerator in the kitchen that was not inspected.

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