



Eagle Eye

HOME INSPECTIONS, INC

Building Inspection Report Sample Report



Inspection Date:
Sample

Client:
Valued Client

Report Number:
Sample

Inspector:

Tom Edwards

NCHI #371

P.O. Box 2086
Jamestown, NC 27282

336-882-6321

Web Address: www.ee-hi.com

If you are not the client listed on this page or an agent working on behalf of the client you should not be in possession of this report. This report is owned by Eagle Eye Home Inspections, Inc and may not be sold, gifted or transferred to any other party without the express consent of Eagle Eye Home Inspections, Inc. Its use is limited to, and for the limited purpose of informing the client and their agent on behalf of the client only and the company shall assume no liability for its use beyond its original purpose. Possession of and use of this report, in whole or part, by parties other than the client, or on behalf of the client, is illegal and strictly forbidden. **Please consult our office to determine whether an authorized report is available to you for your needs. Authorized copies are not available as long as the listed client has an ongoing interest in ownership of this property.**



Table of Contents

REPORT SUMMARY	3
STRUCTURAL	6
EXTERIOR	7
ROOFING	8
PLUMBING	9
ELECTRICAL	11
HEATING	12
COOLING	13
INTERIORS	14
INSULATION / VENTILATION	15
BUILT-IN KITCHEN APPLIANCES	16
FIREPLACE	17
PHOTOS	18

Report Summary

THE HOUSE IN PERSPECTIVE

This is an average quality, well maintained, 25 year old, unoccupied, home, but some of the systems of the home are aging and will require updating soon. The repairs recommended in this report are common for a home of this age and type. All homes require maintenance, occasional repairs, and occasional system improvements.

Evidence suggests that modifications (structural, etc.) have been added for enclosure and conditioning of a sun room since original construction. Inquire with the seller regarding the status of any permits required for structural, and any other systems, additions. A home inspection is not a substitute for a code inspection.

UNDERSTANDING THE REPORT PRIORITIES

For your convenience, the following conventions/priorities have been used in this report.

- **Repair:** denotes an area of concern that is: (1) a non-functioning or deficient system or component in need of repair to restore the system to original design or full functionality (2) exterior components (siding/ trim/ doors/ windows) damaged by rot, etc.
- **Investigate:** denotes an area where further investigation is recommended. Repairs or corrections may be necessary after further investigation by a professional technician or after due consideration by the client and their plans for use of the property and/or budget considerations. During the inspection, there was insufficient information or a conclusion for corrective action is outside the knowledge base or purview of the inspector. A definite need for improvements cannot be determined until further investigation or observations are made. Each home buyer may approach these issues with a different set of priorities, concerns or budget constraints.
- **Safety:** denotes an area of concern of an item that is related to health or occupant safety.
- **Maintenance:** denotes improvements that should be anticipated over the short term. These items may be deferred maintenance such as exterior trim, painting, weatherizing or improvements not required for immediate structural integrity or system operations. Items in this priority category are, for the most part, considered maintenance that will be needed to maintain the property or systems.
- **Improvement:** denotes an area where updating to current standards is recommended to (#1) protect the investment in the property or (#2) improves or extends the serviceability of a component. Improvement recommendations are intended for information purposes and are not considered defects or deferred maintenance items.

SUMMARY

The following is a summary of systems or components observed during the inspection that, in the opinion of the inspector, do not function as intended or warrant further investigation by a specialist.

This summary is not the entire report.

Items included in the SUMMARY are listed according to the required limitations imposed by the Standards of Practice of the North Carolina Home Inspector Licensure Board.

The complete report (which follows) may include additional information of concern to the client. **It is strongly recommended that the client carefully read the complete report.** (Other significant improvements, outside the scope of this inspection, may also be necessary.)

The client is advised that all recommendations for corrective action should be performed by a licensed contractor, when appropriate or a "certified" technician when there is no provision for licensing in that field.

Structural

1. **Investigate:** The crawl space is dry with very little evidence of any bulk water intrusion. Some evidence can be seen at the front and right side foundation wall where water has previously streamed. A flexible drain has been installed along part of the front wall in an unprofessional manner. If greater water intrusion should occur this system could be improved to perform better.

2. **Investigate:** Evidence of wood destroying insect activity was observed at the left front corner in the crawl space and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be consulted. Wood destroying insects can do a substantial amount of damage to the wood structural components of a home.

Exterior

1. **Safety:** The openings in the railing on the exterior walls serving the sliding doors without steps are large enough (over 4" wide) to allow a child to fall through. It is recommended that this be altered for improved safety.
2. **Safety:** The openings in the porch railing at the right side wall are large enough (over 4" wide) to allow a child to fall through. It is recommended that this be altered for improved safety.
3. **Repair:** The wooden railing is moisture damaged on the top at the right side porch.

Roofing

4. **Repair:** Any raised nails through the roof covering over the sun room should be re-driven and properly sealed.

Plumbing

1. **Repair:** A single lever fixture control valve at lavatories in both baths leaks during use.
2. **Repair:** Water supply valve handles are missing at the lavatory in the master bath. Replacement is needed to operate the valve.
3. **Repair:** The tub drain stopper mechanism in the main bathroom is in need of repairs to function properly. The stopper mechanism should move freely and seal the drain when closed. Consult a licensed plumber for correction.
4. **Repair:** The lavatory drain stopper mechanism in the master bathroom is in need of repairs to function properly. The stopper mechanism should move freely and seal the drain when closed. Repairs are typically inexpensive but needed where an operating stopper mechanism is desired.
5. **Repair:** There is evidence (wet) of leakage under the shower stall in the master bathroom. The leakage is concentrated around the drain hub. Consult a plumber for corrections.
6. **Repair:** The glass shower door is off the hinge pin in the master bathroom. If the shower door is not labeled as tempered it would be prudent to replace the glass door for occupant safety as well. Consult a glass installer for repairs and evaluation.
7. **Investigate:** Polybutylene (PB / gray plastic) supply piping has been installed in the subject home. It has been used in this area for years but has a higher than normal failure rate. Polybutylene water supply piping is an approved material in North Carolina. For further details contact 1-800-392-7591 or visit the **website: <http://www.pbpipe.com>**.
8. **Investigate:** The water from the hot water valve was brownish in color. This can occur when water stands inside a water heater that has a steel tank or steel tubing as part of its components. Consult a plumber to determine the cause and remedy, if needed.

Electrical

1. **Repair:** Lamp cord, not approved for this use, has been used to power lighting in the attic for the attic vent fan. Consult an electrical contractor for evaluation and correction. Improper wiring can be hazardous.
2. **Repair:** Improper electrical connections should be repaired in the attic for the attic vent fan. All electrical connections should be made inside junction boxes, affixed to the building frame, fitted with cover plates and appropriately secured at the entrance. Consult an electrical contractor for corrections.
3. **Safety:** Access to the electrical panel in the laundry room closet is not in keeping with recommended safety standards. Modern standards state that a 30 inch wide access corridor should exist for at least 36 inches directly in front of the panel box for safe access in the event of repairs or evaluation. In addition, there should be no obstructions in front of the panel from the floor to a height of 6'8". **SEE NCSBC VOL. 4, ELECTRICAL, ART. 110-16.** The safe access corridor to the enclosure is not available at this time. Improvement is recommended for occupant and service personnel safety.
4. **Repair:** Wiring (NM/Romex-type) installed inside the sink cabinet is exposed. This wiring type should be covered with a protective conduit when not installed inside a wall cavity, below floors or in attics. Consult a licensed electrical contractor for improvements.

Heating

1. **Repair:** Leaking condensation from the exhaust vent connection has caused corrosion to the metal furnace cabinet located in the crawl space. Consult a mechanical contractor for evaluation and correction.
2. **Repair:** Thin walled PVC vent tubing has been used to vent the furnace located. Consult a mechanical contractor for information concerning a total recall on the use of "**PLEXVENT**" and "**ULTRAVENT**" type Fiberglass exhaust venting (typically known in the industry as "high temperature plastic vent" or HTPV) which is in use on the furnace. The industry was notified in February 1998 of the Corrective Action Plan (CAP/ dial 1-800-758-3688) which stipulates that qualifying installations be retrofitted with type "B" multi-walled, metal vent pipe or other acceptable vent system. A

cracked vent can result in toxic fumes being released inside the furnace area and migrate to other occupied areas under some conditions. Although no evidence of vent cracking was viewed during the inspection, this can change at any time. To view the recall notice on the internet, go to: <http://www.cpsc.gov/cpsc/pub/prerel/prhtml98/98072.html>. All thin walled HTPV should be replaced for occupant safety. (PLEXVENT is specifically named in the recall by the CPSC.)

Interiors

1. **Investigate:** Patching or repainting of the ceiling was visible in the sun room. Consult the seller regarding the reason for the cosmetic repair. If the cause was related to a plumbing, roofing or other mechanical failure it would be prudent to determine if proper repairs were made.
2. **Repair:** Doors should be adjusted as necessary to work properly without dragging on the frame in the right rear bedroom.
3. **Repair:** Doors should be adjusted as necessary to work properly without dragging on the floor at the hallway linen closet.

Built-In Kitchen Appliances

1. **Safety:** It would be prudent to consult an appliance technician to install an “anti-tilt” device at the rear side of the free-standing range. This device, when fastened to the floor, would prevent a child from accidentally causing the range to fall forward when downward pressure is applied to the oven door. According to a March 2007 report by the CPSC (Consumer Products Safety Commission), there were 33 fatalities and 84 severe injuries from 1/1980 to 12/2006 as a result of a missing anti-tip device on free-standing range/ovens during that period. One can only assume that a fully-functioning, firmly secured anti-tip device may have prevented these deaths and injuries. Correction is recommended.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the **Standards of Practice** of the **North Carolina Home Inspector Licensure Board** are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer *in a better position to make a buying decision*. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Responsibilities between Eagle Eye Home Inspections, Inc. and the client(s) are clearly determined by the regulating statutes and the **REAL ESTATE INSPECTION AUTHORIZATION FORM** signed by the client(s) or their legal representative.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection.
The estimated outside temperature was 85-90 degrees F.

RECENT WEATHER CONDITIONS

Occasional rain has fallen in the days leading up to the inspection.

Structural

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block & Brick Masonry •Crawl Space Configuration
Columns:	•Concrete Block
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Trusses •Plywood Sheathing

STRUCTURE OBSERVATIONS

Evidence suggests that modifications (structural, etc.) have been added for enclosure and conditioning of a sun room since original construction. Inquire with the seller regarding the status of any permits required for structural, and any other systems, additions. A home inspection is not a substitute for a code inspection.

RECOMMENDATIONS / OBSERVATIONS

- **Investigate:** The crawl space is dry with very little evidence of any bulk water intrusion. Some evidence can be seen at the front and right side foundation wall where water has previously streamed. A flexible drain has been installed along part of the front wall in an unprofessional manner. If greater water intrusion should occur this system could be improved to perform better.
- **Investigate:** Evidence of wood destroying insect activity was observed at the left front corner in the crawl space and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be consulted. Wood destroying insects can do a substantial amount of damage to the wood structural components of a home.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only representative samplings of visible structural components were inspected.
- Furniture and/or storage, when occupied, restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Insulation between the floor joints restricted a view of the sub flooring and some areas of the floor framing.
- The roof space/attic was viewed from the access floored area only. Inspection was very limited.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Vinyl Siding
Eaves and Fascias:	•Vinyl & Aluminum
Exterior Doors:	•Metal •Sliding Glass •Wood
Window Frames/Trim:	•Metal
Entry Walkways:	•Concrete
Porches, Steps, Railings:	•Concrete •Steps: Brick •Railings: Wooden
Surface Drainage:	•Graded Away From House

EXTERIOR OBSERVATIONS

The exterior siding that has been installed on the house is relatively low maintenance.

The aluminum and vinyl fascia and eaves are a low-maintenance feature of the exterior of the home.

Exterior window frames are clad, for the most part, with aluminum; a low maintenance material.

The exterior shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

- **Safety:** The openings in the railing on the exterior walls serving the sliding doors without steps are large enough (over 4" wide) to allow a child to fall through. It is recommended that this be altered for improved safety.
- **Safety:** The openings in the porch railing at the right side wall are large enough (over 4" wide) to allow a child to fall through. It is recommended that this be altered for improved safety.
- **Repair:** The wooden railing is moisture damaged on the top at the right side porch.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Exterior surfaces of window frames, sills, wall cladding and exterior trim above the first floor level (from soil grade) are viewed from the soil grade only. Additional measures to discover latent conditions not visible from the soil grade (use of extension ladders, etc.) are outside the scope of this report. The inspector is not required to mount a ladder to inspect the exterior side of windows and trim components. Where possible, viewing may be made from accessible and operable windows.
- Landscape components restricted a view of the exterior areas of the house at the front wall.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Fiberglass Composition Shingle
Roof Flashings:	•Metal •Rubber Plumbing Vent Flashing
Chimneys:	•Metal below siding
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Method of Inspection:	•Mounted roof

ROOFING OBSERVATIONS

In all, the roof coverings show evidence of normal wear and tear for a home of this age with moderate granular loss.

The gutters are relatively clean.

Visible roof flashing components are in good order.

Rubber flashing boots at the plumbing vent stacks should be inspected annually and replaced every 10 years, if not before, to prevent leakage.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Any raised nails through the roof covering over the sun room should be re-driven and properly sealed.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Due to access and visibility restrictions, the entire underside of the roof sheathing is typically *not* inspected for evidence of leaks. Only those areas which are readily accessible and visible from a floored area and free of storage or other obstructions may be viewed within this inspection. Each attic is viewed on a case by case basis with these guidelines.
- Evidence of prior leaks may be disguised by interior finishes, painting or patching, which serve to mask over evidence.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Crawl Space/Front Wall
Interior Supply Piping:	•Copper •Plastic/PEX •Plastic/Grey/PB (polybutylene)
Waste System:	•Public Sewer System:
Drain, Waste, & Vent Piping:	•Plastic/PVC
Water Heater:	•Gas •Location: in the crawl space •Approximate Age: 3 years •Approximate Capacity: 40 gallons •Manufacturer: STATE

PLUMBING OBSERVATIONS

An evaluation of the plumbing fixtures and lines did not reveal a need for repairs at this time, except as noted below. Please consult a plumber for any technical evaluations of systems for problems that can only be detected by testing beyond a visual inspection, if desired. Historical evidence may be less visible when a dwelling has been unoccupied for over 2 months or when historical evidence has been concealed; ie., fresh painting. The waste lines were evaluated for “functional flow” only. Plumbing waste line leakages may not be detected during short, visual inspections and a technical, diagnostic evaluation of the plumbing systems would be prudent prior to purchase if a complete diagnostic evaluation is desired.

The water heater temperature should be set so that accidental scalding is minimized. Families with small children should be especially aware of this issue.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** A single lever fixture control valve at lavatories in both baths leaks during use.
- **Repair:** Water supply valve handles are missing at the lavatory in the master bath. Replacement is needed to operate the valve.
- **Repair:** The tub drain stopper mechanism in the main bathroom is in need of repairs to function properly. The stopper mechanism should move freely and seal the drain when closed. Consult a licensed plumber for correction.
- **Repair:** The lavatory drain stopper mechanism in the master bathroom is in need of repairs to function properly. The stopper mechanism should move freely and seal the drain when closed. Repairs are typically inexpensive but needed where an operating stopper mechanism is desired.
- **Repair:** There is evidence (wet) of leakage under the shower stall in the master bathroom. The leakage is concentrated around the drain hub. Consult a plumber for corrections.
- **Repair:** The glass shower door is off the hinge pin in the master bathroom. If the shower door is not labeled as tempered it would be prudent to replace the glass door for occupant safety as well. Consult a glass installer for repairs and evaluation.
- **Investigate:** Polybutylene (PB / gray plastic) supply piping has been installed in the subject home. It has been used in this area for years but has a higher than normal failure rate. Polybutylene water supply piping is an approved material in North Carolina. For further details contact 1-800-392-7591 or visit the **website: <http://www.pbpipe.com>**.
- **Investigate:** The water from the hot water valve was brownish in color. This can occur when water stands inside a water heater that has a steel tank or steel tubing as part of its components. Consult a plumber to determine the cause and remedy, if needed.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (storage below sinks, lavatories etc.), below the structure, or beneath the ground surface are not inspected or may not be visible for inspection within the scope of this report. Kitchen and lavatory cabinet storage can block visibility and discovery of some leaks or plumbing defects inside these cabinets.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.

- Clothes washing machine (appliance hoses to the water supply valves) connections are not inspected.
- Interiors of equipment flues or exhaust venting which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Service Drop:	•Underground •Located: at the rear wall
Size of Electrical Service:	•200 Amps, 120/240 Volt
Service Entrance Conductors:	•Aluminum
Service Equipment:	•General Electric •200 Amps, 120/240 Volt •Located: inside the laundry room closet
Service Grounding:	•Copper •Ground Rod Connection
Distribution Wiring:	•Copper •Non-Metallic Copper (NM) "Romex" type
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs.

The electrical panel is arranged well and all fuses/breakers are properly sized.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Lamp cord, not approved for this use, has been used to power lighting in the attic for the attic vent fan. Consult an electrical contractor for evaluation and correction. Improper wiring can be hazardous.
- **Repair:** Improper electrical connections should be repaired in the attic for the attic vent fan. All electrical connections should be made inside junction boxes, affixed to the building frame, fitted with cover plates and appropriately secured at the entrance. Consult an electrical contractor for corrections.
- **Safety:** Access to the electrical panel in the laundry room closet is not in keeping with recommended safety standards. Modern standards state that a 30 inch wide access corridor should exist for at least 36 inches directly in front of the panel box for safe access in the event of repairs or evaluation. In addition, there should be no obstructions in front of the panel from the floor to a height of 6'8". **SEE NCSBC VOL. 4, ELECTRICAL, ART. 110-16.** The safe access corridor to the enclosure is not available at this time. Improvement is recommended for occupant and service personnel safety.
- **Repair:** Wiring (NM/Romex-type) installed inside the sink cabinet is exposed. This wiring type should be covered with a protective conduit when not installed inside a wall cavity, below floors or in attics. Consult a licensed electrical contractor for improvements.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage, when occupied, restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

•Gas	Energy Source:
Heating System Type:	•High Efficiency Forced Air Furnace •Manufacturer: BARD •Size: 60,000 BTU's •Age: 15 years •Location: in the crawl space
Vents, Flues, Chimneys:	•Thin-Walled PVC/High Temperature Plastic Vent (PLEXVENT)
Heat Distribution Methods:	•Ductwork/Insulated

HEATING OBSERVATIONS

If the heating system has not been serviced within the last 12 months it would be prudent to do so prior to purchase. Annual maintenance is essential to keeping the heating system operating without sudden interruptions.

The heating system was operated and performed normally. No technical diagnostics were performed. If the system is older a technical evaluation is recommended for safety reasons.

The system is a high efficiency heating system.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Leaking condensation from the exhaust vent connection has caused corrosion to the metal furnace cabinet located in the crawl space. Consult a mechanical contractor for evaluation and correction.
- **Repair:** Thin walled PVC vent tubing has been used to vent the furnace located. Consult a mechanical contractor for information concerning a total recall on the use of "**PLEXVENT**" and "ULTRAVENT" type Fiberglass exhaust venting (typically known in the industry as "high temperature plastic vent" or HTPV) which is in use on the furnace. The industry was notified in February 1998 of the Corrective Action Plan (CAP/ dial 1-800-758-3688) which stipulates that qualifying installations be retrofitted with type "B" multi-walled, metal vent pipe or other acceptable vent system. A cracked vent can result in toxic fumes being released inside the furnace area and migrate to other occupied areas under some conditions. Although no evidence of vent cracking was viewed during the inspection, this can change at any time. To view the recall notice on the internet, go to: <http://www.cpsc.gov/cpscpub/prerel/prhtml98/98072.html>. All thin walled HTPV should be replaced for occupant safety. (**PLEXVENT is specifically named in the recall by the CPSC.**)

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling

DESCRIPTION OF COOLING

Energy Source:

•Electricity •240 Volt Power Supply

Central System Type:

•Air Cooled Central Air Conditioning •Manufacturer: GOODMAN •Size: 3.0 Ton •Age: 15 yrs.

COOLING OBSERVATIONS

If the cooling system has not been serviced within the last 12 months it would be prudent to do so prior to purchase. Annual maintenance is essential to keeping the cooling system operating without sudden interruptions.

The cooling system was operated and performed normally without need for repairs to the system or visible ductwork at this time. No technical diagnostics were performed and no evaluations of the system's internal components were made. Consult a cooling technician for a technical evaluation of the components if a technical evaluation is desired.

LIMITATIONS OF COOLING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balances are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interiors

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Casement/Insulated •Fixed Pane/Insulated
Doors:	•Wood-Hollow Core
Attic Access:	•Pull Down Ladder

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are to be in average condition.

No water stains were found on ceilings or walls to indicate any previous history of leakage at plumbing, roof coverings or attic-mounted cooling systems, if present.

The windows are good quality units.

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

- **Investigate:** Patching or repainting of the ceiling was visible in the sun room. Consult the seller regarding the reason for the cosmetic repair. If the cause was related to a plumbing, roofing or other mechanical failure it would be prudent to determine if proper repairs were made.
- **Repair:** Doors should be adjusted as necessary to work properly without dragging on the frame in the right rear bedroom.
- **Repair:** Doors should be adjusted as necessary to work properly without dragging on the floor at the hallway linen closet.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior, especially windows, was limited by (but not restricted to) personal items set on or hanging inside window sashes, window treatments covering windows and furniture restricting access to windows and the following conditions:

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. The client is advised to inspect any components of the home which were hidden or visibility restricted by furnishings during the “walk through” prior to purchase. The inspection does not include areas or components which not readily visible during the inspection.
- Carpeting, floors hidden by rugs, walls and/or evidence of defects covered by furnishings, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Exterior Wall Insulation:	•R13 Fiberglass
Crawl Space Insulation:	•R19 Fiberglass
Vapor Retarders:	•Polyethylene over Soil
Roof Ventilation:	•Gable Vents •Eve Vents •Power Ventilator
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/Vent Locations:	•Clothes Dryer •Bathroom

INSULATION / VENTILATION OBSERVATIONS

This is a well insulated home in keeping with modern standards.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Built-In Kitchen Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range/Oven •Kitchen Exhaust Fan/Light, Unvented •Dishwasher
•Waste Disposer

Laundry Facility:

•120 Volt Circuit for Washer/240 Volt Receptacle for Dryer/Hot and Cold
Water Supply for Washer with Waste Standpipe

APPLIANCES OBSERVATIONS

All appliances tested responded satisfactorily.

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

RECOMMENDATIONS / OBSERVATIONS

- **Safety:** It would be prudent to consult an appliance technician to install an “anti-tilt” device at the rear side of the free-standing range. This device, when fastened to the floor, would prevent a child from accidentally causing the range to fall forward when downward pressure is applied to the oven door. According to a March 2007 report by the CPSC (Consumer Products Safety Commission), there were 33 fatalities and 84 severe injuries from 1/1980 to 12/2006 as a result of a missing anti-tip device on free-standing range/ovens during that period. One can only assume that a fully-functioning, firmly secured anti-tip device may have prevented these deaths and injuries. Correction is recommended.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplace

DESCRIPTION OF FIREPLACE

Fireplaces:

•Metal Firebox with Damper

Vents, Flues, Chimneys:

•Metal Flue-Insulated Multi-Wall

FIREPLACE OBSERVATIONS

On the whole, the fireplace and its components are in above average condition. A complete chimney and liner inspection is outside the scope of a home inspection. It would be prudent to consult a chimney sweep for a Level 2 chimney inspection to determine that there are no unseen problems with the chimney or cap.

LIMITATIONS OF FIREPLACE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not fully or completely inspected when viewed from a fireplace. A full and thorough flue liner inspection is rarely achievable within the scope of a home inspection. Consultation with a chimney sweep for a Level II chimney inspection is recommended.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Photos



Evidence of previous water streaming along inside of foundation walls.



Crawl space drain conduits “porpoising” creates blockages in drain.



Insect tunneling on left front floor sills.



Wooden porch railing suffered moisture damage at right side.



Right side porch railing openings are unsafe for children.



Railing openings at sliding doors are unsafe for children.



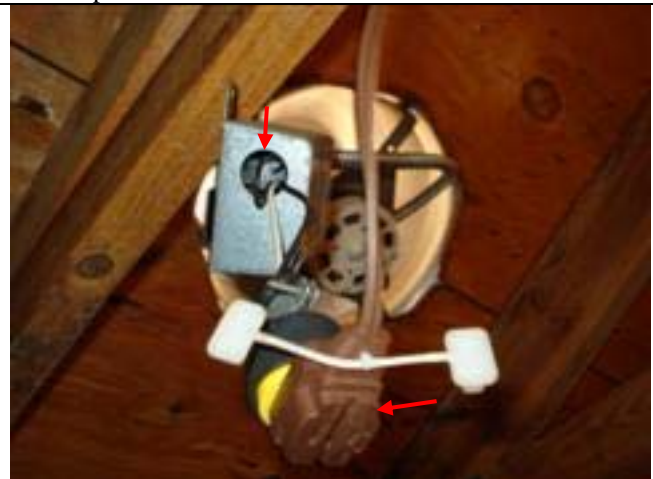
A single nail has “popped” up through shingles over the sun room.



Dead front cover removed for inspection of electrical service panel.



Electrical service panel has restricted access.



Unsafe wiring of attic vent fan should be corrected immediately. **Lamp cord, missing grommets, powered from receptacle, etc., etc.**



Wiring cables rated for use inside walls and conduit need protection from damage inside kitchen sink cabinet.



Brownish water from water heater.



Gate valve handles missing for master bath lavatory water supply lines.



Shower door rusted at bottom hinge pin. Door fell off assembly when opened.



PB water supply tubing used in crawl space.



Leaking condensate drips onto flare shield of furnace.



PLEXVENT exhaust venting is specifically recalled by the CPSC.