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# Home Inspection Report

629 McGregor Rd. Winston-Salem, NC



**Inspection Date:**

06/24/2020

**Prepared For:**

**Prepared By:**

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**Report Number:**

062420-1

**Inspector:**

A handwritten signature in black ink that reads "John R. Guy".

John Guy

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# Report Summary

## PROPERTY OVERVIEW

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This home is typical quality for a home in this area and is approximately 41 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. **No issue mentioned in this report is automatically the responsibility of the seller to remedy. Consult your REALTOR® for guidance concerning negotiating repairs.** The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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

<b>Repair:</b>	Denotes a defect that is currently in need of repair, to restore a component/system to proper working order, or to prevent further and/or future damage to the property.
<b>Improve:</b>	Denotes maintenance or improvements recommendations, which would protect and/or enhance the property but are not required and are not included as part of the "Report Summary".
<b>Safety Issue:</b>	Denotes a defect that is considered an immediate Safety Concern
<b>Monitor:</b>	Denotes a system or component needing further investigation and/or monitoring, over time, is needed. Repairs may be necessary but insufficient information was available during the inspection to make such a determination.

Please note that those observations listed under "Discretionary Improvements" in the body of the report are not essential repairs, but recommendations for improvements and/or maintenance. Often, these are updates to a system that were not common practice at the time of the construction.

**Directions are given as if you are in the street, facing the front of the house.**

## SUMMARY OF SIGNIFICANT FINDINGS

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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, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page will also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

This summary is provided to highlight those findings that the inspector considers most significant. The full report contains additional findings as well as improvement and safety recommendations. This summary does not limit your ability to rely on the entire report in completing your transaction

**This summary is not the entire report.** The complete report may include additional information of interest or concern to you. **It is strongly recommended 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.

**Important note regarding repairs:** In **ALL** cases where repair, replacement, or additional evaluation is recommended, we strongly recommend that reputable, licensed professionals in the appropriate trade be employed and that signed receipts be obtained detailing the work performed. Transferable written guarantees are recommended on repairs. However, please understand that the inspector has no control over the selection of repairpersons or the quality of their work.

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**Important note concerning vacant homes:** Please keep in mind that, although every reasonable effort has been made to simulate living conditions in order to reveal defects, homes that are not occupied can conceal defects that may not be revealed until a new occupant takes possession and uses a variety of different components simultaneously and/or on a regular basis. Guy's Home Inspections cannot be responsible for such latent defects that are not apparent at the time of inspection.

It may be wise to consult your Realtor/Agent or insurance representative to obtain a C.L.U.E. report on the subject property as part of the due diligence period prior to closing. C.L.U.E. (Comprehensive Loss Underwriting Exchange) is a claims history database created by Choice Point that enables insurance companies to access consumer claims information when they are underwriting or rating a homeowner's insurance policy. The C.L.U.E. report may identify undisclosed items or areas that have been repaired that are not visible during the home inspection process. Findings on a C.L.U.E. report can be important in studying the history and/or a condition observed at the time of the home inspection.

Photographs are sometimes utilized to facilitate understanding of a condition or deficiency or to locate the specific area of concern. They are intended to be representative of the condition and are not all inclusive. Repairs should be completed of all similar situations since it may be difficult (or impossible) to photograph each occurrence.

This report has had color added to some areas to improve the reader's interpretation of comments and photographs included. The report is intended to be read and/or printed in color.

Please contact our office if you need clarification of any of the items listed below, or need additional inspection services. We offer follow-up inspections of repairs for an additional fee.

1. **Repair:** The concrete chimney cap on the masonry chimney is cracked and should be repaired to prevent moisture penetration. A qualified mason should be engaged to repair this.
  2. **Repair:** The gaps around the rear crawl space door should be sealed to prevent vermin entry.
  3. **Repair:** The loose or damaged siding at the rear exterior should be re-secured to avoid more wind-damage and possible moisture penetration. A qualified vinyl siding contractor should be engaged to repair this
  4. **Repair:** The handrail at the deck steps is loose and should be repaired for improved safety.
  5. **Repair:** The porch posts are rotten at the base and should be repaired or replaced to prevent sagging of the porch structure. A licensed contractor should be engaged to remedy this.
  6. **Repair:** The basement storm door is dragging. Repair/replace as desired.
  7. **Repair:** A maximum of 6 disconnects are allowed to disconnect power at the main electrical panel. A qualified electrical contractor should be engaged to remedy this and may involve significant expense.
  8. **Repair:** The light(s) is (are) inoperative in multiple locations, including the sunroom. If the bulb(s) are not blown, the circuit(s) should be repaired. A qualified electrical contractor should be engaged to investigate this and to repair as necessary.
  9. **Repair:** The ceiling fan at the sunroom is not working. This should be investigated and repaired or replaced as necessary by a qualified electrical contractor.
  10. **Repair:** As of 02/18/2010 **every occupied dwelling unit in the city limits of Winston-Salem** should have, at minimum, a ceiling-mounted smoke detector in each bedroom and a detector, near the ceiling, outside all bedrooms.
  11. **Repair:** Loose outlets, including one at the kitchen should be repaired to reduce the risk of electrical shock. A qualified electrical contractor should be engaged to repair this.
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12. **Repair:** The three-way switch at the living room fan is not wired properly and should be repaired for improved safety. Note: Buyers report fan lights operated erratically at previous visit. A qualified electrical contractor should be engaged to repair this as necessary.
  13. **Repair:** The installation of a ground fault circuit interrupter (GFCI) is required at the kitchen counter top outlets since the outlets have been replaced. A GFCI offers increased protection from shock or electrocution.
  14. **Repair:** The dirty air filters should be replaced for improved energy efficiency and to prolong the life of the unit. A qualified HVAC technician should be engaged to repair this.
  15. **Repair:** The basement unvented heater did not respond to normal operating controls. A licensed HVAC technician should be engaged to investigate this and to repair as necessary.
  16. **Repair, Safety Issue:** The crawlspace furnace exhaust terminates below a window and/or below a foundation vent. It should be a minimum of 4 ft. below, 4 ft. horizontal or 1ft. above any building opening. This should be repaired to prevent the possibility that carbon monoxide could enter the home. A qualified HVAC technician should be engaged to repair this.
  17. **Repair:** Exhaust fans, including the kitchen exhaust, should be vented to the building exterior. Excessive moisture in the attic can lead to delamination of the roof sheathing and other moisture related problems. Ideally, the exhaust should be insulated and routed to the soffit venting (if present). Otherwise, it can be vented to the ridge vent or roof vent (if present).
  18. **Repair:** The missing insulation in the basement walls, including at the stairs, should be replaced for improved energy efficiency.
  19. **Repair:** The water heater is rusty and leaking. A licensed plumber should be engaged to replace the water heater to prevent moisture penetration and possible damage.
  20. **Repair:** The drain piping is leaking at the hall bathroom vanity. This should be repaired by a licensed plumber to prevent (further) moisture issues in the crawlspace or basement.
  21. **Repair:** The sink stopper at the master bathroom vanity is missing or inoperative and should be repaired or replaced.
  22. **Repair:** Water staining was noted in multiple locations. The stains were not active at the time of the inspection but some damage ("popcorn" ceiling at the right front bedroom) was noted and should be repaired as desired.
  23. **Repair:** Water staining and wet carpet was noted at the right side basement wall. This should be investigated and repaired as necessary by a qualified waterproofing contractor.
  24. **Repair:** Windows at the living room and sunroom(2) have lost their seal. This has resulted in condensation developing between the panes of glass. This is not a significant energy concern. However, this "fogging" of the glass will eventually obscure the view through the window. Replacement of the pane is necessary to correct this condition. Since additional "fogged" windows may exist (see limitations), all windows should be re-inspected by a qualified window technician and repaired as required.
  25. **Repair, Safety Issue:** Some of the windows, including at the living room and sunroom are painted or otherwise stuck shut. It is especially important that the windows in the bedrooms are operable for safety reasons. This should be repaired by a qualified window technician.
  26. **Repair, Safety Issue:** The range is missing the anti-tip bracket. This should be installed to prevent accidental tipping of the range when the oven door is opened.
  27. **Repair:** The dishwasher door counter balances are defective. They should be repaired or replaced.
  28. **Monitor:** The current owner should be consulted whether a termite "bond" is in effect. If so, it is strongly recommended that it be transferred and maintained as long as you own the home. If not, one is strongly encouraged since they offer protection against wood destroying organism activity and/or damage. (Be sure to read the fine print.) This is particularly important in homes with inaccessible areas (i.e. tight crawlspaces) and also slab foundations since termites may cause damage anywhere in the home.
  29. **Monitor:** The National Fire Prevention Association (NFPA) recommends that a Level II inspection be performed whenever a home is sold. This involves cleaning and inspection of the flue. A qualified chimney sweep should be engaged.
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## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the **Standards of Practice and the Report Compliance Worksheet of the North Carolina Home Inspector's Licensure Board** (copy available at [http://www.ncdoi.com/OSFM/Engineering/hilb/engineering\\_hilb\\_statutes\\_and\\_rules.asp](http://www.ncdoi.com/OSFM/Engineering/hilb/engineering_hilb_statutes_and_rules.asp) )

and **American Society of Home Inspectors® Standards of Practice** are inspected where present, except as may be noted in the "Limitations of Inspection" sections within this report.

**IMPORTANT NOTE:** The scope of this home inspection is not the same as the scope of your real estate contract. Some items addressed here are not included in your real estate contract; and, some items included in your real estate contract are not addressed in this home inspection report. You must consult your real estate agent or your attorney (not your home inspector) to determine which issues apply to your real estate contract.

This inspection is visual only. A representative sampling of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to provide the client with a better understanding of the property condition, as observed at the time of the inspection. Not all concerns 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. Acceptance of this report and any use of the information provided (in part or in full) constitutes client(s) full agreement with the limitations noted within this inspection report and the inspection agreement.*

*Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While I can reduce some of your risk in purchasing a home, I cannot eliminate it, nor can I assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to home ownership. In addition to those improvements recommended in my report, I recommend that you budget for unexpected repairs. On average, I have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover routine maintenance unexpected repairs. Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of my liability in performing this inspection. I am not associated with any other party to the transaction of this property, except as may be disclosed to you. The information provided in this report is solely for your use. Guy's Home Inspection Services will not release a copy of this report without your written consent.*

The buyer(s) was (were) present for at least part of the inspection.

Please refer to the inspection agreement 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 80 degrees F.

### RECENT WEATHER CONDITIONS

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

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# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Concrete Block •Basement and Crawl Space Configuration •Crawl Space Access : Exterior, Interior
<b>Columns:</b>	•Concrete Block
<b>Floor Structure:</b>	•Wood Joist •Plywood Sub Floor
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Truss •Joist
<b>Roof Structure:</b>	•Trusses •Roof Rafters •Plywood Sheathing
<b>Attic Access:</b>	• Scuttle hole in bedroom closet •Attic Method Of Inspection: Entered – Inaccessible Areas •Viewed upper from lower •Viewed rear from lower

## STRUCTURE OBSERVATIONS

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The inspection did not discover evidence of substantial structural movement. The crawl space was inspected with a 70,000 candlepower Streamlight flashlight and a long probe. The inspector was wearing a half face respirator, which limits access in very tight spaces.

### AREAS OF CONCERN

- **Monitor:** The current owner should be consulted whether a termite “bond” is in effect. If so, it is strongly recommended that it be transferred and maintained as long as you own the home. If not, one is strongly encouraged since they offer protection against wood destroying organism activity and/or damage. (Be sure to read the fine print.) This is particularly important in homes with inaccessible areas (i.e. tight crawlspaces) and also slab foundations since termites may cause damage anywhere in the home.

## LIMITATIONS OF STRUCTURE INSPECTION

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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 a representative sampling of visible structural components were inspected.
- Furniture and/or storage 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.

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

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# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle •Number of Layers Observed: 1
<b>Roof Flashings:</b>	•Metal •Rubber
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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Gutter guards are installed in visible areas on the subject house. A chimney cap with vermin screen is installed to prevent vermin and moisture penetration.

### AREAS OF CONCERN

- **Repair:** The concrete chimney cap on the masonry chimney is cracked and should be repaired to prevent moisture penetration. A qualified mason should be engaged to repair this.



## LIMITATIONS OF ROOFING INSPECTION

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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:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- 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.

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# Exterior

## DESCRIPTION OF EXTERIOR

<b>Wall Covering:</b>	•Brick •Vinyl
<b>Eaves, Soffits, And Fascias:</b>	• Vinyl
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Metal-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Brick •Treated Wood
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Installed
<b>Surface Drainage:</b>	•Side to side
<b>Fencing:</b>	•Wood

## EXTERIOR OBSERVATIONS

The exterior of the home is low maintenance.

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

The garage door(s) is (are) equipped with an emergency release (typically a red handle attached to a nylon cord) that can be utilized to raise the door in the event of a power (or opener) failure. Please note that the door should be opened with extreme care (due to excessive weight) to if torsion springs are broken or other problems are apparent. If springs and counter balances are functional, the door should open with relative ease.

### AREAS OF CONCERN

- **Repair:** The gaps around the rear crawl space door should be sealed to prevent vermin entry.



- **Repair:** The loose or damaged siding at the rear exterior should be re-secured to avoid more wind-damage and possible moisture penetration. A qualified vinyl siding contractor should be engaged to repair this



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- **Repair:** The handrail at the deck steps is loose and should be repaired for improved safety.
- **Repair:** The porch posts are rotten at the base and should be repaired or replaced to prevent sagging of the porch structure. A licensed contractor should be engaged to remedy this.



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- **Repair:** The basement storm door is dragging. Repair/replace as desired.

**Discretionary Improvements**

- Hollow core exterior doors should be replaced with solid core doors for improved energy efficiency. Although not required when the home was constructed, proper fire separation (drywall and fire rated doors) between the garage and house proper is recommended for improved fire safety.

**LIMITATIONS OF EXTERIOR INSPECTION**

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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.
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- 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.

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

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# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amp
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Main Disconnect:</b>	•Breakers •Located: Garage
<b>Service Grounding:</b>	•Copper •Ground Rod Connection
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior •Garage
<b>GFCI Reset Locations:</b>	•Kitchen •Main Panel
<b>Smoke Detectors:</b>	•Present
<b>Carbon Monoxide Detectors:</b>	•None Noted

## ELECTRICAL OBSERVATIONS

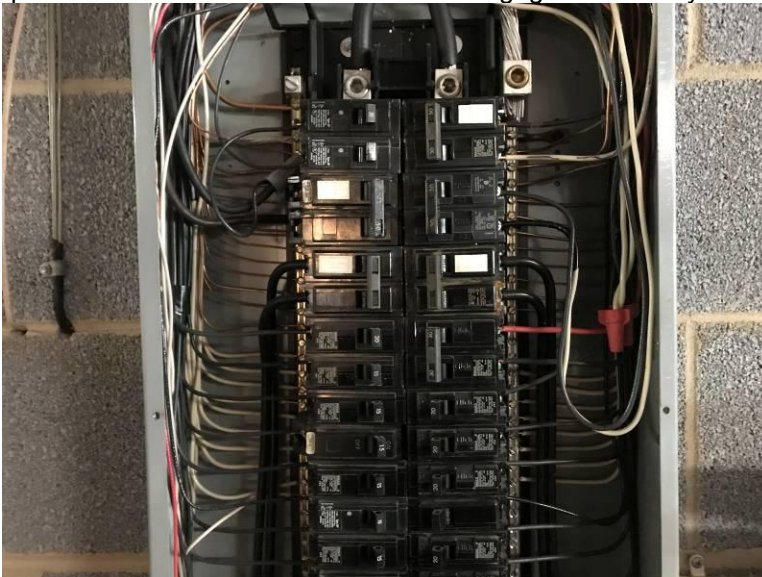
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Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's should be tested monthly by pushing the "Test" button and then the "Reset" button (or resetting the breaker if the GFCI is in an electrical panel). If the breaker fails to trip or to reset, the breaker should be replaced by a qualified electrician.

In addition, the home is equipped with AFCI devices, which are intended to safeguard property (GFCI devices protect people against electrical shock) against electrical fires. Note that unplugging items such as vacuum cleaners before turning them off is likely to trip the AFCI breaker. The breaker can be reset by turning from the "tripped" position to the "off" position and then back to the "on" position.

### AREAS OF CONCERN

- **Repair:** A maximum of 6 disconnects are allowed to disconnect power at the main electrical panel. A qualified electrical contractor should be engaged to remedy this and may involve significant expense.



- **Repair:** The light(s) is (are) inoperative in multiple locations, including the sunroom. If the bulb(s) are not blown, the circuit(s) should be repaired. A qualified electrical contractor should be engaged to investigate this and to repair as necessary.
- **Repair:** The ceiling fan at the sunroom is not working. This should be investigated and repaired or replaced as necessary by a qualified electrical contractor.
- **Repair:** As of 02/18/2010 **every occupied dwelling unit in the city limits of Winston-Salem** should have, at minimum, a ceiling-mounted smoke detector in each bedroom and a detector, near the ceiling, outside all bedrooms.
- **Repair:** Loose outlets, including one at the kitchen should be repaired to reduce the risk of electrical shock. A qualified electrical contractor should be engaged to repair this.
- 
- **Repair:** The three-way switch at the living room fan is not wired properly and should be repaired for improved safety. Note: Buyers report fan lights operated erratically at previous visit. A qualified electrical contractor should be engaged to repair this as necessary.
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is required at the kitchen counter top outlets since the outlets have been replaced. A GFCI offers increased protection from shock or electrocution.

## LIMITATIONS OF ELECTRICAL INSPECTION

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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 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.
- **Smoke detectors are not tested if a security system is present.**
- The interior of Zinsco™ and similar electrical panels are not inspected due to inherent safety reasons.

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

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# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Number of Zones: 1 •Manufacturer: Carrier •BTU Rating: 60,000
<b>Vents, Flues, Chimneys:</b>	•Unitary@basement •Manufacturer: Glo-Warm •BTU Rating : 20,000
<b>Heat Distribution Methods:</b>	•Plastic
<b>Other Components:</b>	•Ductwork - Metal and Flex
	•Condensate Pump

## HEATING OBSERVATIONS

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The heating system is in generally good condition. The units are estimated to be 1 and NA (unitary) year old. The typical life cycle for a unit such as this is 25-30 years. Some units will last longer; others can fail prematurely.

### AREAS OF CONCERN

- **Repair:** The dirty air filters should be replaced for improved energy efficiency and to prolong the life of the unit. A qualified HVAC technician should be engaged to repair this.
- **Repair:** The basement unvented heater did not respond to normal operating controls. A licensed HVAC technician should be engaged to investigate this and to repair as necessary.
- **Repair, Safety Issue:** The crawlspace furnace exhaust terminates below a window and/or below a foundation vent. It should be a minimum of 4 ft. below, 4 ft. horizontal or 1ft. above any building opening. This should be repaired to prevent the possibility that carbon monoxide could enter the home. A qualified HVAC technician should be engaged to repair this.





## **LIMITATIONS OF HEATING INSPECTION**

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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.

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# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Carrier•Number of Zones: 1 •BTU Rating: 36,000
<b>Filter Locations:</b>	• Air Handler
<b>Other Components:</b>	•Condensate Pump

## COOLING / HEAT PUMPS OBSERVATIONS

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Upon testing in the appropriate mode, a normal temperature differential across the evaporator coil was observed. This suggests that the system is operating properly. The units are estimated to be 1 years old. The typical life cycle for a unit such as this is 10-15 years. Some units will last longer; others can fail prematurely. If repairs are costly or breakdowns become frequent replacement is recommended.

### AREAS OF CONCERN

No repairs are considered necessary at this time.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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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 balance are not inspected.
- Safety devices (float switches, moisture sensor switches, etc.) on a/c drain pans are not tested.
- \*\*Air conditioning systems are not tested when the outdoor temperature is below 60 degrees F to avoid possible damage to older units. Lower temperatures also prevent accurate testing without advanced equipment utilized by some HVAC contractors.
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Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•R30 Cellulose, Fiberglass in Main Attic
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Crawl Space Insulation:</b>	•R19 Fiberglass in Floor above Crawl Space
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Ridge Vents •Gable Vents
<b>Crawl Space Ventilation:</b>	•Exterior Wall Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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For comparison purposes only, current insulation standards are R13/walls, R19/floor, R38/attic. New construction is designed to meet these criteria.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Repair:** Exhaust fans, including the kitchen exhaust, should be vented to the building exterior. Excessive moisture in the attic can lead to delamination of the roof sheathing and other moisture related problems. Ideally, the exhaust should be insulated and routed to the soffit venting (if present). Otherwise, it can be vented to the ridge vent or roof vent (if present).
- **Repair:** The missing insulation in the basement walls, including at the stairs, should be replaced for improved energy efficiency.



- **Discretionary Improvements**

Air sealing the penetrations (including at light fixtures, wire penetrations, etc.) between the attic and house prior to adding insulation is strongly recommended.

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Evidence suggests the “can” lights at the attic are not rated for insulation contact and correctly have clearances to insulation as required. It would be wise to replace the can lights with air tight can lights that allow insulation contact for improved energy efficiency. An alternative is the Tenmat *FF130E* ([www.tenmatusa.com](http://www.tenmatusa.com)) insulation protection cover is made from a fire-resistant material and is designed to keep insulation away from recessed light fixtures. When installed with a foam sealant, it also stops air leakage through the fixture (the DOE estimates that recessed lights account for 50% of total thermal losses through ceilings). The covers are not meant for use in one- or two-hour fire-rated ceiling assemblies.



## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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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.

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# Plumbing

## DESCRIPTION OF PLUMBING

<b>Water Supply Source:</b>	•Public Water Supply (Reported by Real Estate Representative)
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Crawl Space



<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Private Sewage System •Public Sewer System (Reported by R.E. Rep)
<b>Drain, Waste, &amp; Vent Piping:</b>	•ABS
<b>Sewer Cleanouts:</b>	•Crawl space
<b>Water Heater:</b>	•Electric •Manufacturer: Reliance •Approximate Capacity (in gallons): 40 •Location: Crawl space
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter •Appliances
<b>Gas Piping:</b>	•Copper •Black Iron Pipe

## PLUMBING OBSERVATIONS

The water heater is estimated to be 24 years old. The typical life cycle for a unit such as this is 7-11 years. Some units will last longer; others can fail prematurely.

It may be prudent to turn off main water valve when leaving the home overnight. If so, icemakers should also be deactivated to prevent freezing.

### Tips for Maintaining Your Septic System

- Do not put too much water into the septic system; typical water use is about 50 gallons per day for each person in the family.
- Do not add materials (chemicals, sanitary napkins, applicators, and so on) other than domestic wastewater.
- Restrict the use of your garbage disposal (if one is installed).
- Do not pour grease or cooking oils down the sink drain.
- Make or obtain a diagram showing the location of your tank, drain field, and repair area.

- Install a watertight riser over the septic tank to simplify access (if repairs are needed).
- Have the effluent filter in the septic tank cleaned periodically by a professional.
- Have the solids pumped out of the septic tank periodically.
- Maintain adequate vegetative cover over the drain field.
- Keep surface waters away from the tank and drain field.
- Keep automobiles and heavy equipment off the system.

Do not plan any building additions, pools, driveways, or other construction work near the septic system or the repair area.

The above list is from the NC Cooperative Extension. The link below will direct you to the full informational brochure on septic systems: <http://ehs.ncpublichealth.com/oswp/resources.htm>

### AREAS OF CONCERN

- **Repair:** The water heater is rusty and leaking. A licensed plumber should be engaged to replace the water heater to prevent moisture penetration and possible damage.



- **Repair:** The drain piping is leaking at the hall bathroom vanity. This should be repaired by a licensed plumber to prevent (further) moisture issues in the crawlspace or basement.
- **Repair:** The sink stopper at the master bathroom vanity is missing or inoperative and should be repaired or replaced.

### LIMITATIONS OF PLUMBING INSPECTION

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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 (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal (septic) 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.

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# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall •Paneling
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Laminate
<b>Window Type(s) &amp; Glazing:</b>	•Double Hung •Double Glazed
<b>Interior Doors:</b>	•Wood-Hollow Core
<b>Countertops:</b>	•Laminate

## INTERIOR OBSERVATIONS

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On the whole, the interior finishes of the home are to be in average condition. Typical flaws were observed in some areas. The countertops and a representative number of installed cabinets were inspected and were functional. The floors of the home are relatively level and walls are relatively plumb.

### AREAS OF CONCERN

- **Repair:** Water staining was noted in multiple locations. The stains were not active at the time of the inspection but some damage (“popcorn” ceiling @ right front bedroom) was noted and should be repaired as desired.



- - **Repair:** Water staining and wet carpet was noted at the right side basement wall. This should be investigated and repaired as necessary by a qualified waterproofing contractor.
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- **Repair:** Windows at the living room and sunroom (2) have lost their seal. This has resulted in condensation developing between the panes of glass. This is not a significant energy concern. However, this “fogging” of the glass will eventually obscure the view through the window. Replacement of the pane is necessary to correct this condition. Since additional “fogged” windows may exist (see limitations), all windows should be re-inspected by a qualified window technician and repaired as required.
- **Repair, Safety Issue:** Some of the windows, including at the living room and sunroom are painted or otherwise stuck shut. It is especially important that the windows in the bedrooms are operable for safety reasons. This should be repaired by a qualified window technician.

#### Environmental Issues

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be a wise improvement to install carbon monoxide detectors within the home. If your budget permits, a low level detector (which signals at 10 PPM), such as one available at [www.aeromedix.com](http://www.aeromedix.com) is recommended over the alarms typically available at mass merchandisers (which signal at 70 PPM). Detectors are recommended on each level of the home and each sleeping area. If the home is a split bedroom plan, one detector for each side is recommended. Bedrooms with fireplaces should be equipped with their own detector. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).
- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long-term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the E.P.A. for further guidance and a list of testing labs in your area.

### LIMITATIONS OF INTERIOR INSPECTION

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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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
  - Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
  - Dirty windows, time of day and the weather may limit Detection of broken window seals (“fogged windows”).
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- This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

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



# Appliances

## DESCRIPTION OF APPLIANCES

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- Appliances Tested:** •Gas Range •Dishwasher
- Laundry Facility:** •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
- Other Components Tested:** •Kitchen Exhaust Hood

## APPLIANCES OBSERVATIONS

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All appliances tested responded satisfactorily.

### AREAS OF CONCERN

- **Repair, Safety Issue:** The range is missing the anti-tip bracket. This should be installed to prevent accidental tipping of the range when the oven door is opened.
- **Repair:** The dishwasher door counter balances are defective. They should be repaired or replaced.

## LIMITATIONS OF APPLIANCES INSPECTION

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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.
- Smoke detector testing is battery testing only. Not all smoke detectors are tested.

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

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# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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**Fireplace(s):** •Masonry Firebox •Gas  
**Vents, Flues, Chimneys:** •Outside Combustion Air Provided

## FIREPLACES / WOOD STOVES OBSERVATIONS

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The fireplace and its visible components are in above average condition.

### RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The National Fire Prevention Association (NFPA) recommends that a Level II inspection be performed whenever a home is sold. This involves cleaning and inspection of the flue. A qualified chimney sweep should be engaged.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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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 inspected.
- Firescreens, 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.

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# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside and inside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.
- Complete warranty cards on all home appliances and return to the manufacturer. This information may be used in possible recall notices.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
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- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY/AS NECESSARY**

- Replace smoke and carbon monoxide detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.
- A licensed plumber should remove and inspect the TPR valve on the water heater every three years at a minimum to ensure safe operation.

### **PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

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