



5037 Wallace Circle
Hickory, N.C. 28602
828-308-2280

Name: James Williams
Address: 3867 Grassy Lane
Somewhere USA
Telephone Number: 324 xxx xxxx
Inspection Ordered by: Martha Williams
Property Address: 123 Main Drive
Somewhere USA
Age of Structure: 14
Date Performed: 9/29/05
Reason for the Inspection: Pre-Sale



Statement of Services for the Above \$275.00

Named Property:

Paid in 9/29/05 Check #: 2689 Thank you.

Full on: _____

I inspected the above property address on the date listed.

Richard Winkler

North Carolina Home Inspector's License Number 1722

Summary Sheet for:

NOTE: This summary page is only a portion of the home inspection report for the above named property. It lists items that do not function as intended or adversely affect the habitability of the structure. The complete report consists of this summary sheet and a nine part detailed home inspection checklist. The checklist may include additional information of concern to the client. If certain materials are found present in the home, a listing of items for further investigation may

follow the list of unsatisfactory items. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required. **It is strongly recommended that the client read the entire report.**

The following items are considered to be **Unsatisfactory**:

I. Foundation

1. Summary Page Item:

Crawlspace door is below grade. This can cause water to drain into the crawlspace area. This area needs additional water blocking and landscape changes to prevent future problems.



1A. Backyard has downhill slope toward the home that has been a problem at one time, but now has a French drain to route the water to the side of the home. Conditions were dry at the time of inspection. Recommend further observation to ensure drainage problem has been solved.



II. Exterior

3. Summary Page Item:

Window will not roll up tight in the corner bedroom on the south side of the home. This is creating an unnecessary loss of energy and needs to be corrected. Recommend repair or replacement by licensed general contractor.

5. Summary Page Item:

Garage door trim has a few places that are starting to deteriorate. I tested the deteriorated trim with a small probe.



6. Paint is deteriorating and peeling above the garage door and also at the small entrance door on the south end of the home. These areas will let deterioration occur if not corrected. These areas need to be repaired by licensed general contractor or professional painter. 3 photos below



III. Roof

6. Summary Page Item:

The installation manual for the fireplace is lying on top of the firebox. This photo is taken from the attic from which it could not possibly be reached.. This item on the firebox creates the possibility of a fire and should be corrected immediately. Have a licensed general contractor or HVAC company remove the manual and test the fireplace after the removal.



9. Summary Page Item:

Bath vents (2) are not terminated to the outside. Because of the moisture associated with the vent system it should terminate to the outside of the attic area. A third vent for the bath next to the garage has been disconnected from the electric supply and did not have a vent hose attached.

Recommend correction and replacement be made by a licensed general contractor or plumber.



IV. Plumbing

6. Summary Page Item:

Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

6A. Summary Page Item:

Changes have been made to the original plumbing and pipes were not secured properly afterwards. The supply lines for the plumbing are lying on the ground and need to be fastened securely to the joists above. This is causing undue stress on the existing plumbing and should be corrected. Recommend repair by licensed plumber.



V. Electrical

2. Summary Page Item:

Tree in front yard has power lines from the utility company running through the branches. This poses a risk of electrical hazard. Needs to be trimmed by licensed professional tree company.



5. Summary page item:

GFCI receptacle located in bath at garage entrance will not trip manually or by tester. The other bathrooms did not have a GFCI receptacle in them, but may be wired to this same one that is not working. As the other baths were tested, no ground fault was tripped.

5A. Summary Page Item:

An exposed wiring in a non standard junction box without a cover was found within 4 feet over from the attic stairs. This is a potential for an electrical hazard and needs immediate repair. Recommend repair by professional licensed electrician.



5B. Summary Page Item:

This improper cover was used as a cover for a junction box. This is in the storage part of the attic. . This is a potential for an electrical hazard and needs immediate repair. Recommend repair by professional licensed electrician.



5C. Summary Page Item:

Loose wiring modifications were not completed, leaving exposed wiring and questionable practices. This is a potential for an electrical hazard and needs immediate repair. Recommend repair by professional licensed electrician.



5D. Electrical wiring needs to be properly secured in the crawl space. This wire is runs between the added support posts to the left of the crawl space entrance.



5E. Cable wiring needs to be attached to joist to avoid damage from moisture or other hazards



9. The outside receptacle on retainer wall is not working. Recommend repair by professional licensed electrician.

VI. Central Heating System

10. With gas appliances in the home it is a serious safety issue if a carbon monoxide detector is not installed in a home. Recommend professional installation by licensed general contractor.

18. Air duct strapping is off where the new braces were added under the floor system. This looks like it is causing stress on the vent and needs to be reattached and inspect for leakage. Recommend repair by licensed HVAC technician.



VII. Air Conditioning System

VIII. Interior

14. Summary Page Item

No smoke alarms are installed in the bedrooms or attic. This is a safety issue and I recommend carbon monoxide and smoke alarms be installed by licensed general contractor.

IX. Appliances

END OF SUMMARY

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I. Foundation, Basement and Structure

Foundation Type: Concrete Block Brick Other
 Basement Crawlspace Slab

Thickness: 8 inches

Method used to observe under floor crawlspaces:

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Grade at Foundation	S	See Summary Page
2	Walks/Driveway	S	See Comment Below
3	Retaining Walls	S	
4	Foundation Walls	S	Block with Brick Veneer
5	Sill Plate	S	
6	Footing Drain Pipe	S	
7	Floor Joists	S	
8	Sub-flooring	S	
9	Beam Supports	S	8" block columns See Comment below
10	Insulation	S	6 ¼ R-19
11	Cracks	NO	
12	Ventilation	S	
13	Prior Water Infiltration	YES	See Summary Page
14	Vapor Barrier	YES	See Summary Page
15	Sump Pump	NA	
16	Chimney Foundation	NA	
17	Dist. 1st Wood to Ground	S	

Comments:

1. Summary Page Item:

Crawlspace door is below grade. This can cause water to drain into the crawlspace area. This area needs additional water blocking and landscape changes to prevent future problems.



1A. Backyard has downhill slope toward the home that has been a problem at one time, but now has a French drain to route the water to the side of the home. Conditions were dry at the time of inspection. Recommend further observation to ensure drainage problem has been solved.



2. Driveway and sidewalk cracks were noted but not posing a problem.

9. Additional beam supports have been added to the original construction in the area under the living room. The floor joists in the area show no signs of cracking or deterioration. The supports appear to be to remove any bounce in the living room floor. The walking area above showed no signs of problems.



13. Some water marks on the piers indicate prior water problems. With all indications from the outside showing the work done with the French drain. It seems there is no longer a problem with water infiltration. Conditions were dry for the past 6 days. Suggest monitoring the area during a wet season to be sure. .



14. Only about 50% of the crawlspace was covered with poly. Because of the dampness problems in crawlspace areas it is suggested to have the entire area covered. Recommend installation of plastic over all exposed areas by licensed general contractor. See same photo above showing water marks on pier.

II. Exterior: Siding, Windows, Doors, and Other Elements

Wall Structure Type: Masonry X Frame **Material:** Hard board siding

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Siding Condition	S	
2	Cracks (Masonry)	NO	
3	Windows	U	See Summary Page
4	Doors	S	
5	Trim work	U	Summary Page Item
6	Paint & Caulk	S	See Comment Below
7	Storm Doors & Windows	S	
8	Porch	S	See Comment Below
9	Decks	S	
10	Steps	S	
11	Balconies	NA	
12	Railings	S	
13	Shed	S	
14	Carport	NA	
15	Garage	S	
16	Garage Door Rev. Mech.	S/O	

Comments

3. Summary Page Item:

Window will not roll up tight in the corner bedroom on the south side of the home. This is creating an unnecessary loss of energy and needs to be corrected. Recommend repair or replacement by licensed general contractor.

5. Summary Page Item:

Garage door trim has a few places that are starting to deteriorate. I tested the deteriorated trim with a small probe.



6. Paint is deteriorating and peeling above the garage door and also at the small entrance door on the south end of the home. These areas will let deterioration occur if not corrected. These areas need to be repaired by licensed general contractor or professional painter. 3 photos below



6. Caulking is needed to create water seal next to the wall on front porch and around the windows.

8. Crack running through front porch concrete. Photo below



III. Roof

Type of Roof: Flat Shed Gambrel X Gabled Hip

Method used to observe Roof Surface: Walk-on

Materials: X Asphalt Asbestos Ceramic Slate
 Wood Metal X Fiberglass

Layers: X Original One Layer Two Layers

Rain Gutters: Galvanized X Aluminum Copper Vinyl None

Attic Access Method: Pull-down stairs

Attic Ventilation: Soffit Vents Ridge Vents X Gable Vents
 X Power Fan Wind Turbine Vent Caps

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	Checkpoint	Rating	Comments
1	Condition of Shingles	S	
2	Flashing & Joints	S	
3	Soffits & Fascias	S	
4	Skylights	S	
5	Vent Pipes	S	
6	Chimney	S	See Summary Page
7	Gutters	S	
8	Downspouts	S	
9	Attic Ventilation	S	See Summary Page
10	Attic Water Infiltration	NO	
11	Attic Insulation	S	9.5" R-30
12	Attic Wood Condition	S	
13	Joists & Rafters	S	

14	Sheathing	S	
15	Trusses	S	

Comments:

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IV. Plumbing System

Water Supply: Municipal

Water Piping: Polybutylene with copper

Waste Disposal: Municipal

Waste Piping: PVC

Hot Water Heater: Natural Gas

State 7/12/04 40 Gallon Capacity

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	Checkpoint	Rating	Comments
1.	Condition and existence of vent pipe system to exterior	S	
2.	Water Pressure (Functional Flow)	S	
3.	Functional Drainage	S	
4.	Condition of water piping	S	
5.	Main Water Shut Off Valve	S/O	Red handle just inside crawlspace door
6.	Plumbing Fixtures Connectors including Faucets & Traps	S	See Summary Page

7.	Interior Drain, Sewer and Vent Piping	S	
8.	Hot Water Heaters	S/O	
9.	Bathroom Plumbing Fixtures	S	
10.	Bathroom Tile and Grout	S	
11.	Shower Pans	S	
12.	Whirlpool Tub	NA	
13.	Laundry Tubs	NA	
14.	Bar Sinks	NA	
15.	Exposed Water Storage Tanks	NA	
16.	Septic System and Well System	NA	
17.	Condensate Pump	NA	
18.	Drainage Ejector Pump	NA	
19.	Water Filter	NA	

Comments:

1	Service Ground and Bonding Wires		
2	Main Service Cable Attached to House		See Summary page
3	Service Panel Box		Cuttler Hammer
4	Breaker/Fuse Condition		
5	Interior House Wiring	U	See Summary Page
6	Receptacles, Switches, & Fixtures	S	
7	Wiring to Central Heat/AC Systems	S	
8	Wiring to other Major Electrical Equipment		
9	Outside Receptacles and Fixtures		See Comments below

Comments:

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9. The outside receptacle on retainer wall is not working. Recommend repair by professional licensed electrician.

VI. Central Heating System

Type: Mfg date 08/91

Brand:

Model:

Condition: Operating

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	Checkpoint	Rating	Comments
1	Flue Pipes		
2	Chimneys		
3	Slope		
4	Joints		
5	Oil Tank		
6	Oil Tank Vent		
7	Draft Device		
8	Heat Exchanger		
9	Furnace		
10	Carbon Monoxide Detector		Use of carbon monoxide detector is recommended with gas appliances
11	Thermostat		
12	Heat Pump		
13	Emergency/Aux. Heat Strips		
14	Coil		
15	Evaporator		
16	Refrigerant Lines		
17	Outside Fan		
18	Air Ducts		
19	Supply / Return Plenums		
20	Inside Fan		
21	Fireplaces	U	Summary Page Item
22	Gas Piping / Connection		

Comments:

10. With gas appliances in the home it is a serious safety issue if a carbon monoxide detector is not installed in a home. Recommend professional installation by licensed general contractor.

18. Air duct strapping is off where the new braces were added under the floor system. This looks like it is causing stress on the vent and needs to be reattached and inspect for leakage. Recommend repair by licensed HVAC technician.



21. Summary Page Item: (Repeat from roof section)

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VII Air Conditioning System

Type:

Brand:

Model: YCC030F168143

Condition: Operating

Tested System:

S = Satisfactory **U** = Unsatisfactory **O** = Operating **NA** = Not Applicable **NV** = Not Visible

	Checkpoint	Rating	Comments
1	Filters		
2	Controls		
3	Fan		
4	Coil Fins		
5	Condensation Drain		
6			

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Comments:

VIII. Interior: Walls, Ceilings, Floors, Windows, & Doors

S = Satisfactory **U** = Unsatisfactory **O** = Operating **NA** = Not Applicable **NV** = Not Visible

	Checkpoint	Rating	Comments
1	Walls		
2	Ceilings		
3	Floors		
4	Stairways		
5	Steps		
6	Closets		
7	Railings		
8	Doors		
9	Trim work		
10	Insulation		
11	Kitchen Cabinets		
12	Kitchen Counter Tops		
13	Locks		
14	Fire Alarms/Smoke Detector		See Summary Page
15	Ceiling Fans		

Comments:

14. Summary Page Item

No smoke alarms are installed in the bedrooms or attic. This is a safety issue and I recommend carbon monoxide and smoke alarms be installed by licensed general contractor.

IX. Kitchen Appliances

S = Satisfactory **U** = Unsatisfactory **O** = Operating **NA** = Not Applicable **NV** = Not Visible

	Checkpoint	Rating	Comments
1	Sinks	S	
2	Dishwasher	S	
3	Range	S	
4	Oven	S	
5	Microwave	NA	
6	Refrigerator	NA	
7	Fan/Hood	S	Vent: Interior Exterior
8	Garbage Disposal	S	
9	Trash Compactor	NA	
10	Central Vacuum System	NA	
11	Clothes Washer	NA	

12	Clothes Dryer	NA	
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Comments: