



Home Inspection Report For:

1234 Any Street
Anytown, USA 12345



Inspector: Matthew Bartels
NCHILB License # 2490
Report Number: XXXXXXXX
Date of Inspection: XXXXXXXX

Table of Contents

- 1.0 General Information
- 2.0 Site
- 3.0 Roof Coverings
- 4.0 Exterior
- 5.0 Kitchen
- 6.0 Laundry/Utility Room
- 7.0 Bathrooms
- 8.0 Interior Rooms
- 9.0 Attic
- 10.0 Structure
- 11.0 Plumbing
- 12.0 Heating and Air Conditioning
- 13.0 Electric
- 14.0 Additional Comments, Components & Resources
- 15.0 Summary

Definition of Terms

Satisfactory (S): Indicates the component is functionally consistent with its original purpose allowing for normal wear and tear and deterioration.

Marginal (M): Indicates that while the component may be functioning, it may be an inappropriate installation, need maintenance, further observation, or need repair /replacement in the near future.

Poor (P): Indicates that the component will need repair or replacement now or in the very near future.

Hazard (H): Indicates that a component is unsafe and in need of immediate attention.

General Information 1.0

This inspection is being performed for the exclusive use and benefit of the client, and the inspection, including this report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission from Sure Sight Home Inspection, Inc.

*Please note that all directional references in this report will be from the street looking towards the front of the home

Client Name: XXXXXXXXX

Home Phone# XXXXXXXXX

Work Phone#

Mobile Phone#

E-Mail Address# XXXXXXXXX

Present Address:

XXXXXXXXXX

XXXXXXXXXX

Inspection Address

XXXXXXXXXX

XXXXXXXXXX

*Please note that all directional references in this report will be from the street looking towards the front of the home

Report Number: XXXXXXXXX

Date of Inspection: XXXXXXXXX

Inspection Start Time: 8:30 am

Inspection End Time: 5:00 pm

Current Weather: Partly cloudy

Current Temperature: 65-70 F

Ground Conditions: Moist

House Type: Single Family

State of occupancy: Unoccupied

Approx Property Age: 0-1 Years

Inspection Fee: \$ XXX.00

Radon Test Fee: \$ XXX.00

Other Fee: \$ 0.00

Total Fee: \$ XXX.00

Paid in full by: Cash Check# Credit Billed

Payment Accepted By: 

Date:

Site 2.0

2.1 Service Walks

Materials: Concrete
Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

Comments:

S M P H

2.2 Driveway

Materials: Concrete
Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

S M P H

Comments: A hairline crack was found in the concrete driveway starting at the corner of the side entrance stoop. Monitor

The driveway slopes towards the home in the area near the side entrance. This may allow water to collect around the foundation and retaining wall(s). Repair as needed



2.3 Steps/Stoops/Porch

(See roof page if covered)

Steps/Floor: Concrete Brick
Concerns: Common Cracks Loose Bricks/Mortar Damaged Wood
 Spalling/Pitted

S M P H

Support Posts: Brick

Concerns: Deteriorated Finish Loose Bricks/Mortar Damaged Wood

Comments: A loose brick was found at the outside corner of the front garage entrance stoop. Repair as needed

2.4 Patio/Areaway

(See roof page if covered)

Steps/Floor: Concrete Tile
Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

S M P H

Support Posts: Brick

Comments: Cracks were present in the tiles and grout throughout the tile patio at the rear of the house. This may be indicating some structural movement and/or inappropriate or amateur preparatory measures, materials, and/or installation. Further investigation is needed as to the cause of the cracking and repairs should be made as needed.

A downspout terminates directly onto the rear concrete patio, near the rear exit door. The water from this downspout appears to be pooling around the home instead of running off of the patio.

Recommend moving or extending this downspout and improving the slope of the concrete patio and/or installing a drain(s) if needed to remove water from the patio and surrounding the home. The remaining area should be monitored for functional drainage during and after rain.

The concrete at the left side areaway slopes towards the home under the hose bib. This may allow water to collect around the foundation. Repair as needed



2.5 **Deck** (See roof page if covered)

Materials:

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Railing Loose/Missing | <input type="checkbox"/> Decking Warped/Splintered/Nail Pops |
| <input type="checkbox"/> Bouncing/Movement Apparent | <input type="checkbox"/> Improperly Secured to Structure |
| <input type="checkbox"/> Deteriorated Finish | <input type="checkbox"/> |

Comments: N/A

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.6 **Landscaping Affecting Foundation**

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Grade Slopes Towards Structure | <input type="checkbox"/> Soil Levels Close to/in Contact With Wood |
| <input type="checkbox"/> Tree Branches Overhang Roof | <input type="checkbox"/> Shrubbery/Vegetation in contact with siding |
| <input checked="" type="checkbox"/> Low Spots in grade | <input type="checkbox"/> Yard Drains Observed (Not Tested) |
| <input type="checkbox"/> | |

Comments: Recommend improving the grade (slope) of the front and left side planting beds (where A/C's are located) to improve drainage and prevent water from collecting around the homes foundation. The installation of a retaining wall may be needed at the front, left corner of the home. Repair as needed

Recommend improving the grade at the right side of the house where the driveway water is channeled to the foundation and retaining wall. To prevent water from collecting here.

S	M	P	H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2.7 **Retaining Wall(s)** (Retaining walls are only inspected if they can affect the structure of the inspected home)

Materials: Masonry

Concerns: Bowing/Leaning Low soil level at top of wall
 Common Cracks Major Cracks

Comments: [See comments in section 2.6](#)

S M P H

2.8 **Fencing** (Fencing is not included in the home inspection unless is affecting the inspected home in a negative way)

Materials: Not Present

Comments:

S M P H

Roof Coverings 3.0

3.1-a Roof Covering #1

Visibility: Percent
Limited By: Height/Design
Inspected From: Ground with binoculars
Style of Roof: Intersecting Roof
Pitch: Steep
Materials: Asphalt Shingle Metal
Estimated Age: 0-5 Years*This is an estimate based on observed conditions and/or info obtained from owner, site, etc.

- Concerns:**
- | | |
|--|--|
| <input checked="" type="checkbox"/> Nail Pops | <input type="checkbox"/> Missing Tabs/Shingles/Tiles |
| <input type="checkbox"/> Granule Loss | <input type="checkbox"/> Curling |
| <input type="checkbox"/> Moss Buildup | <input type="checkbox"/> Cracked/Torn |
| <input type="checkbox"/> Buckling/Wrinkling | <input type="checkbox"/> Blistered |
| <input type="checkbox"/> Standing Water | <input type="checkbox"/> Exposed Felt |
| <input checked="" type="checkbox"/> Damaged shingles/tiles | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> |

Comments: A nail pop was found at the rear, center roof. Repair as needed
A damaged shingle was found at the front, left gable roof. Repair as needed. (Shingle is already marked with blue tape.)

See also section 9.4



3.2 Flashings

Visibility: Percent
Limited By: Height/Design Roof Coverings
Inspected From: Ground with binoculars
Materials: Galvanized/Aluminum
Concerns:

<input type="checkbox"/> Rusted	<input checked="" type="checkbox"/> Failing/Missing sealant
<input type="checkbox"/> Pulled away at chimney	<input type="checkbox"/> Pulled away at roof
<input type="checkbox"/> Missing/Incomplete	<input type="checkbox"/> Improper/Amateur Installation
<input type="checkbox"/> Previous Repairs Visible	<input type="checkbox"/>

Comments: The flashing at the roof/wall intersection at front, left gable has holes in it that need to be sealed. (Near blue taped shingle) Repair



S M P H

S M P H

3.3 Plumbing Vents

Visibility: Percent

Limited By: Height/Design

Inspected From: Ground with binoculars

Concerns: Rusted Failing/Missing sealant
 Deteriorated boot flashing Pulled away at roof
 Previous Repairs Visible

Comments:

S M P H

3.4 Skylights

Visibility: Percent

Limited By: Height/Design

Inspected From: Ground with binoculars

Concerns: Previous Repairs Visible Improper/Amateur Installation

Comments:

S M P H

Exterior 4.0

4.1-a Chimney(s)*See roof section 2.2 for flashing

S M P H

Location:
 Visibility:
 Limited By:
 Inspected From:
 Type/Material:

- Concerns:
- | | |
|---|--|
| <input type="checkbox"/> Leaning/Settlement
<input type="checkbox"/> Loose/Missing Bricks
<input type="checkbox"/> Cracked chimney cap
<input type="checkbox"/> Missing spark arrestor/rain cap
<input type="checkbox"/> Unlined flue | <input type="checkbox"/> Deteriorated/loose mortar
<input type="checkbox"/> Spalling masonry
<input type="checkbox"/> Rusted chimney/cap
<input type="checkbox"/> Soot/Creosote Buildup visible
<input type="checkbox"/> |
|---|--|

Comments: N/A

4.2 Gutters and Downspouts

S M P H

- Materials: Galvanized/Aluminum
- Concerns:
- | | |
|---|--|
| <input type="checkbox"/> Rust/Holes
<input type="checkbox"/> Debris Filled
<input type="checkbox"/> Missing splash block(s) | <input type="checkbox"/> Loose fasteners
<input checked="" type="checkbox"/> Missing/short downspout extensions
<input type="checkbox"/> |
|---|--|

Comments: Recommend extending all downspouts to discharge water several feet from the foundation and retaining walls.

4.3 Siding

S M P H

- Materials: Brick Veneer
- Concerns:
- | | |
|--|--|
| <input type="checkbox"/> Wood Rot
<input type="checkbox"/> Damaged/Loose Components
<input type="checkbox"/> Nail Problems
<input type="checkbox"/> Deteriorated caulking
<input type="checkbox"/> Deteriorated/loose mortar
<input type="checkbox"/> Spalling masonry
<input type="checkbox"/> Previous Repairs Visible
<input type="checkbox"/> | <input type="checkbox"/> Cupping/Checking
<input type="checkbox"/> Missing Components
<input type="checkbox"/> Swelling/Buckling/Warping
<input type="checkbox"/> Deteriorated finish
<input type="checkbox"/> Loose/Missing Bricks
<input type="checkbox"/> Cracks Found
<input type="checkbox"/> Improper/Amateur Installation |
|--|--|

Comments: A piece of steel is protruding from the brick at the front wall above receiving room. (near damaged roof shingle) Repair and seal this area of brick as needed.



4.4 Trim/Soffit/Fascia

S M P H

- Materials: Wood
- Concerns:
- | | |
|--|--|
| <input type="checkbox"/> Wood Rot
<input type="checkbox"/> Deteriorated caulking
<input type="checkbox"/> Previous Repairs Visible
<input type="checkbox"/> | <input type="checkbox"/> Cupping/Checking
<input checked="" type="checkbox"/> Deteriorated finish
<input type="checkbox"/> Improper/Amateur Installation |
|--|--|

Comments: A piece of fascia at the front right gable over the garage is in need of paint touch up. Repair

4.5 Exterior Doors

- Concerns: Wood Rot Missing/Damaged Weather-strip
 Deteriorated caulking Deteriorated finish
 Need repair/adjustment

S M P H

Comments: The door to the garage is dented and cosmetically damaged. Recommend repair

4.6 Window Exterior

- Materials: Wood
 Concerns: Wood Rot Broken Glass
 Deteriorated caulking Deteriorated finish

S M P H

Comments: Voids were found in the caulking and mortar joints around many of the exterior windows. Reseal windows around brick with caulk and/or mortar as needed to prevent water from penetrating behind the wall/window.

A broken window was found at the basement bump-out windows. Repair as needed.



4.7 Exterior Electrical

- Concerns: Receptacle(s) Damaged Missing/Damaged weatherproof cover(s)
 Reverse Polarity Open Ground
 GFCI protection not verified Receptacle(s) not GFCI Protected
 Light(s) not operational Light(s) not secured to wall
 Concerns: Light(s) operation not verified Unprotected/Exposed "Romex" wiring
 Extension Cord wiring

S M P H

Comments:

4.8 Garage Walls and Ceiling

- Concerns: No firewall present Unsealed holes in firewall
 Exposed flammable insulation Unfinished joints in firewall
 Moisture stains

S M P H

Comments:

4.9 Garage Floor

- Materials: Concrete
 Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

S M P H

Comments: A crack was present in the garage floor. Recommend repair/seal as needed.

4.10 Garage Overhead Door(s)

- Materials: Metal
 Opener Type: Automatic
 Concerns: Damaged door panels Inoperable opener
 Poor counter balance Improper/Amateur Installation

S M P H

Comments: The far left garage door was not opened. A large window is leaning against the door. Test when removed.

4.11 Garage Door to Interior

- Concerns: Installed pet door Missing/Damaged Weather-strip
 Not fire rated No automatic closer (recommended)
 Need repair/adjustment

Comments:

S M P H

4.12 Garage Windows

- Concerns: Missing/Broken hardware Failed seals in insulated windows
 Deteriorated caulking Failed counter balance mechanism
 Painted shut (unable to open)

Comments: [The window closest to the door is stuck shut. Repair as needed.](#)

S M P H

4.13 Garage Electrical

- Concerns: Receptacle(s) Damaged Missing/Damaged cover(s)
 Reverse Polarity Open Ground
 GFCI protection not verified Receptacle(s) not GFCI Protected
 Light(s) not operational Light(s) not secured to wall
Concerns: Light(s) operation not verified Unprotected/Exposed "Romex" wiring
 Extension Cord wiring

Comments:

S M P H

Kitchen 5.0

5.1 Range/Oven/Cook top

Concerns: Burner(s) not operating Oven not operating

Comments:

S M P H

5.2 Exhaust Fan

Concerns: Fan not operating Light not operating
 Unsecured

Comments:

S M P H

5.3 Built-In Microwave

Concerns: Not operating

Comments:

S M P H

5.4 Dishwasher

Concerns: Not operating Excessive noises/vibration
 Visible leaks

Comments:

S M P H

5.5 Food Waste Disposal

Concerns: Not operating Excessive noises/vibration
 Visible leaks

Comments:

S M P H

5.6

Concerns:

Comments:

S M P H

5.7 Kitchen Cabinets/Countertops

Concerns: Missing/Broken hardware Unsecured
 Excessive wear/damage

Comments: The upper pull out tray on the base cabinet to the left of the cook top is not secured to track. Repair.

S M P H

5.8 Kitchen Walls and Ceiling

Concerns: Typical cracks found Peeling Paint
 Moisture stains

Comments:

S M P H

5.9 Kitchen Floor

Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag

Comments:

S M P H

5.10 Kitchen Electrical

Concerns: Receptacle(s) Damaged Missing/Damaged covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Ceiling fan loose/out of balance

Comments: The garbage disposal is plugged into a receptacle installed into the floor of the cabinet under the sink. Recommend relocating receptacle if possible or possibly replacing the duplex receptacle with a single appliance receptacle to prevent debris and/or items from falling into the receptacle. Consult with licensed electrician for possible solutions.

S M P H



5.11 Kitchen Plumbing

- Concerns:**
- Leaking Faucet(s)
 - Slow/No drainage
 - No functional water flow

- Leaking pipe(s)
- No Air gap/High loop for dishwasher discharge
-

S M P H

Comments:

Laundry/Utility Room 6.0

6.1 Clothes Washer

Brand:

- Concerns: Not operating Visible leaks
 Excessive noises/vibration

Comments: N/A

S M P H

6.2 Clothes Dryer

Brand:

- Concerns: Not operating Excessive noises/vibration
 Damaged vent Not vented to exterior
 Excessive lint at hood (clean)

Comments: N/A

S M P H

6.3 Utility Sink

Type: Plastic

- Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 Heavily Corroded pipe(s) Cracked/Leaking Sink
 Slow/No drainage Leaking drain line(s)
 No functional water flow

Comments:

S M P H

6.4 Walls and Ceiling

- Concerns: Typical cracks found Peeling Paint
 Moisture stains

Comments:

S M P H

6.5 Floor

- Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag

Comments:

S M P H

6.6 Electrical

- Concerns: Receptacle(s) Damaged Receptacle(s) missing covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Ceiling fan loose/out of balance

Comments:

S M P H

6.7 Doors

- Concerns: Need repair/adjustment Missing/broken hardware

Comments:

S M P H

6.8 Windows

- Concerns: Missing/broken hardware Failed counter balance mechanism
 Failed seals (insulated window)

Comments: N/A

S M P H

2nd floor adjoining bonus Bathroom 7.0

7.1 Sink(s)

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Heavily Corroded pipe(s) | <input type="checkbox"/> Cracked/Leaking Sink |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

Comments:

S M P H

7.2 Shower/Tub

Type:

Shower/Tub

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> No visibility of plumbing | <input type="checkbox"/> Voids/Missing grout/caulking |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

Comments:

S M P H

7.3 Toilet

Concerns:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Leaking Tank | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

Comments:

S M P H

7.4 Walls and Ceiling

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Typical cracks found | <input type="checkbox"/> Peeling Paint |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

Comments:

S M P H

7.5 Floor

Concerns:

- | | |
|--|--|
| <input type="checkbox"/> Excessive wear/damage | <input type="checkbox"/> Excessive slope/bounce/squeak/sag |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> |

Comments:

S M P H

7.6 Electrical

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Receptacle(s) missing covers |
| <input type="checkbox"/> Reverse polarity | <input type="checkbox"/> Open Ground(s) |
| <input type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Excessive noise from Exhaust fan | <input type="checkbox"/> |

Comments:

S M P H

7.7 Doors

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

Comments:

S M P H

7.8 Windows

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Missing/broken hardware | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Failed seals (insulated window) | <input type="checkbox"/> |

Comments: N/A

S M P H

2nd floor hall Bathroom 7.0

7.1 Sink(s)

- Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 Heavily Corroded pipe(s) Cracked/Leaking Sink
 Slow/No drainage Leaking drain line(s)
 No functional water flow

S M P H

Comments:

7.2 Shower/Tub

- Type:
Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 No visibility of plumbing Voids/Missing grout/caulking
 Slow/No drainage Leaking drain line(s)
 No functional water flow

S M P H

Comments: N/A

7.3 Toilet

- Concerns: Leaking Tank Leaking supply pipe(s)
 Bowl Loose Bowl Leaking
 Cracked

S M P H

Comments:

7.4 Walls and Ceiling

- Concerns: Typical cracks found Peeling Paint
 Moisture stains

S M P H

Comments:

7.5 Floor

- Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag
 Water damage

S M P H

Comments:

7.6 Electrical

- Concerns: Receptacle(s) Damaged Receptacle(s) missing covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Excessive noise from Exhaust fan

S M P H

Comments: A cover plate is missing at the light switch. Repair as needed.

7.7 Doors

- Concerns: Need repair/adjustment Missing/broken hardware

S M P H

Comments:

7.8 Windows

- Concerns: Missing/broken hardware Failed counter balance mechanism
 Failed seals (insulated window)

S M P H

Comments: N/A

2nd floor front bedroom Bathroom 7.0

7.1 Sink(s)

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Heavily Corroded pipe(s) | <input type="checkbox"/> Cracked/Leaking Sink |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.2 Shower/Tub

Type:

Shower/Tub

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> No visibility of plumbing | <input type="checkbox"/> Voids/Missing grout/caulking |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.3 Toilet

Concerns:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Leaking Tank | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.4 Walls and Ceiling

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Typical cracks found | <input type="checkbox"/> Peeling Paint |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.5 Floor

Concerns:

- | | |
|--|--|
| <input type="checkbox"/> Excessive wear/damage | <input type="checkbox"/> Excessive slope/bounce/squeak/sag |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.6 Electrical

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Receptacle(s) missing covers |
| <input type="checkbox"/> Reverse polarity | <input type="checkbox"/> Open Ground(s) |
| <input type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Excessive noise from Exhaust fan | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.7 Doors

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.8 Windows

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Missing/broken hardware | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Failed seals (insulated window) | <input type="checkbox"/> |

Comments: N/A

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2nd floor rear bedroom Bathroom 7.0

7.1 Sink(s)

- Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 Heavily Corroded pipe(s) Cracked/Leaking Sink
 Slow/No drainage Leaking drain line(s)
 No functional water flow

S M P H

Comments: Minor chips in the sink surface noted by blue tape. Recommend repair

7.2 Shower/Tub

- Type: Shower/Tub
Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 No visibility of plumbing Voids/Missing grout/caulking
 Slow/No drainage Leaking drain line(s)
 No functional water flow

S M P H

Comments: The grout in the shower tile wall is poorly installed. Voids are present at the wall corners and at the tub/wall intersection. Re-grout and caulk as needed.

7.3 Toilet

- Concerns: Leaking Tank Leaking supply pipe(s)
 Bowl Loose Bowl Leaking
 Cracked

S M P H

Comments:

7.4 Walls and Ceiling

- Concerns: Typical cracks found Peeling Paint
 Moisture stains

S M P H

Comments:

7.5 Floor

- Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag
 Water damage

S M P H

Comments:

7.6 Electrical

- Concerns: Receptacle(s) Damaged Receptacle(s) missing covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Excessive noise from Exhaust fan

S M P H

Comments:

7.7 Doors

- Concerns: Need repair/adjustment Missing/broken hardware

S M P H

Comments:

7.8 Windows

- Concerns: Missing/broken hardware Failed counter balance mechanism
 Failed seals (insulated window)

S M P H

Comments:

Master Bathroom 7.0

7.1 Sink(s)

- Concerns:**
- | | |
|---|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Heavily Corroded pipe(s) | <input type="checkbox"/> Cracked/Leaking Sink |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S M P H

Comments:

7.2 Shower/Tub

- Type:** Shower surround Whirlpool tub
- Concerns:**
- | | |
|--|--|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> No visibility of plumbing | <input checked="" type="checkbox"/> Voids/Missing grout/caulking |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S M P H

Comments: The grout at the inside corner of the shower surround is cracked. Re-grout/caulk as needed

7.3 Toilet

- Concerns:**
- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Leaking Tank | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

S M P H

Comments:

7.4 Walls and Ceiling

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Typical cracks found | <input type="checkbox"/> Peeling Paint |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

S M P H

Comments:

7.5 Floor

- Concerns:**
- | | |
|--|--|
| <input type="checkbox"/> Excessive wear/damage | <input type="checkbox"/> Excessive slope/bounce/squeak/sag |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> |

S M P H

Comments:

7.6 Electrical

- Concerns:**
- | | |
|---|---|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Receptacle(s) missing covers |
| <input type="checkbox"/> Reverse polarity | <input type="checkbox"/> Open Ground(s) |
| <input type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Excessive noise from Exhaust fan | <input type="checkbox"/> |

S M P H

Comments:

7.7 Doors

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

S M P H

Comments:

7.8 Windows

- Concerns:**
- | | |
|--|---|
| <input type="checkbox"/> Missing/broken hardware | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Failed seals (insulated window) | <input type="checkbox"/> |

S M P H

Comments:

1st floor hall Bathroom 7.0

7.1 Sink(s)

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Heavily Corroded pipe(s) | <input type="checkbox"/> Cracked/Leaking Sink |
| <input checked="" type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S	M	P	H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: The sink in the 1st floor hall bathroom drains slower than the fill rate and is not draining at a steady rate. The drain makes belching or gurgling noises while draining. This could be from a clog and/or inadequate venting. Recommend further evaluation and repair as needed.

7.2 Shower/Tub

Type:

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> No visibility of plumbing | <input type="checkbox"/> Voids/Missing grout/caulking |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: N/A

7.3 Toilet

Concerns:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Leaking Tank | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7.4 Walls and Ceiling

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Typical cracks found | <input type="checkbox"/> Peeling Paint |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7.5 Floor

Concerns:

- | | |
|--|--|
| <input type="checkbox"/> Excessive wear/damage | <input type="checkbox"/> Excessive slope/bounce/squeak/sag |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> |

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7.6 Electrical

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Receptacle(s) missing covers |
| <input type="checkbox"/> Reverse polarity | <input type="checkbox"/> Open Ground(s) |
| <input type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Excessive noise from Exhaust fan | <input type="checkbox"/> |

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7.7 Doors

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7.8 Windows

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Missing/broken hardware | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Failed seals (insulated window) | <input type="checkbox"/> |

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: N/A

Basement Bathroom 7.0

7.1 Sink(s)

- Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 Heavily Corroded pipe(s) Cracked/Leaking Sink
 Slow/No drainage Leaking drain line(s)
 No functional water flow

S M P H

Comments:

7.2 Shower/Tub

- Type: Shower/Tub
Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 No visibility of plumbing Voids/Missing grout/caulking
 Slow/No drainage Leaking drain line(s)
 No functional water flow

S M P H

Comments: Voids were found in the grout. Re-grout as needed.

7.3 Toilet

- Concerns: Leaking Tank Leaking supply pipe(s)
 Bowl Loose Bowl Leaking
 Cracked

S M P H

Comments:

7.4 Walls and Ceiling

- Concerns: Typical cracks found Peeling Paint
 Moisture stains

S M P H

Comments:

7.5 Floor

- Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag
 Water damage

S M P H

Comments:

7.6 Electrical

- Concerns: Receptacle(s) Damaged Receptacle(s) missing covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Excessive noise from Exhaust fan

S M P H

Comments:

7.7 Doors

- Concerns: Need repair/adjustment Missing/broken hardware

S M P H

Comments:

7.8 Windows

- Concerns: Missing/broken hardware Failed counter balance mechanism
 Failed seals (insulated window)

S M P H

Comments: N/A

Interior Room(s) 8.0

8.1 Walls and Ceiling

- Concerns: Typical cracks found Peeling Paint
 Moisture stains

S M P H

Comments: The holes cut out for the recessed light in the rear, 2nd floor bedroom and pantry area are too large. Repair as needed.

A hole that appears to be where a central vac hook-up is to be installed was open in the bonus room. (Above garage) Install hook-up as intended or seal hole as needed.



8.2 Floor

- Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag
 Water damage

S M P H

Comments: A loose section of subfloor was found at the platform at the bottom of the basement stairs. Recommend repair.

8.3 Electrical

- Concerns: Receptacle(s) Damaged Receptacle(s) missing covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Ceiling fan loose/out of balance

S M P H

Comments: The receptacles in the 1st floor receiving room are installed in a unique way. 4 receptacles are connected to the switch at the room entrance way. Typically only one receptacle is the switched receptacle.

8.4 Doors

- Concerns: Need repair/adjustment Missing/broken hardware

S M P H

Comments: The door into the bonus room sitting/closet area (over garage) does not latch closed. Repair as needed.

The door stop to the closet door in the master bedroom is inadequate. It does not stop the door from hitting the shelves. Repair as needed

8.5 Windows

- Concerns: Missing/broken hardware Failed counter balance mechanism
 Failed seals (insulated window)

S M P H

Comments: The window at the rear wall of the great room is stuck closed. Repair as needed.

8.6 Stairs

- Concerns: Loose handrail/balusters No handrail/balusters present
 Balusters spaced <4" apart Uneven risers/treads
 Loose treads Open risers
 Door opens into stairway

S M P H

Comments:

8.7 Smoke Detectors

- Concerns:** No Smoke detectors found Smoke Detectors likely more than 10 years old
 Smoke detectors not operating Smoke detectors not tested
 Smoke detectors damaged

*Sure Sight Home Inspection recommends replacing all smoke & CO detectors every 10 years or when moving into a new home
Comments: [Not all tested.](#) [Interconnected.](#)

S M P H

8.8 Carbon Monoxide Detectors

- Concerns:** No CO detectors found CO detectors likely more than 10 years old
 CO detectors not operating CO detectors not tested
 CO detectors damaged

*Sure Sight Home Inspection recommends installing Carbon Monoxide detectors in all homes with gas appliances and fireplaces
Comments:

S M P H

8.9 Heat Source

- Concerns:** No heat source found

Comments:

S M P H

Attic 9.0

9.1 Attic Access

Access Type: Pull down stairs Kneewall
Inspected From: Inside attic
Visibility: Percent
Limited By: Insulation Design/Layout
Flooring: Partial
Comments:

S M P H

9.2 Attic Ventilation

Type: Soffit vents Ridge vent(s)
Concerns: Blocked Soffit vents Damaged gable vent screens
 Ventilation appears inadequate Bathroom fan(s) exhaust into attic
 No ventilation visible

S M P H

Comments:

9.3 Attic Insulation

Material: Fiberglass
Type: Loose fill Batts
Average Inches: 6-10
Vapor barrier: Kraft Paper
Concerns: Voids/Missing insulation Vapor barrier installed on wrong side
 Insulation appears inadequate Two or more layers of vapor barrier

S M P H

Comments: Insulation was missing from the pull down stairs to the attic. Install insulation as needed to attic hatch.

A section of batt insulation has fallen from between the wall studs at the section of attic on the left side of the house, accessible from closet knee-wall in the front bedroom. Repair as needed.



9.4 Attic Structure

Framing: Rafters/Joists
Sheathing: OSB
Concerns: Delaminating sheathing Water stains
 Damaged Sheathing Trusses cut/altered
 Warped/twisted framing Broken framing members

S M P H

Comments: Water stains were found on the right side attic that is accessible through the knee-wall opening in the bonus room. The water stains were found on the plywood floor and framing members at the far end of the crawl area, opposite built in desk and under roof valley. Rust was also present on the staples securing the romex wiring in this area. The stained areas were checked with a pin type moisture meter and registered about 4% higher moisture on visibly stained surfaces as compared with nearby framing that was not visibly stained. This may indicate an active leak. Further investigation is needed and repairs should be made as needed.

9.5 Attic Electrical

Concerns: Receptacle(s) Damaged Missing/Damaged cover(s)
 Reverse Polarity Open Ground
 Light(s) not operational Light(s) operation not verified

S M P H

Comments:

Structure 10.0

10.1 Foundation

Type: Basement

Exterior wall: Frame

10.2 Foundation Walls

Material: Poured Concrete

Inspected from: Inside Basement/Crawlspace

Visibility: Partial

Limited By: Finished walls Finished Ceiling

Concerns: Typical cracks found (Monitor) Major cracks found (Have evaluated)

Leaning/Bowing

Comments: [Visibility of the foundation and structural portions of the home were limited to the utility area of the basement.](#)

S M P H

10.3 Girders and Column/Piers

Girder Type:

Column Type:

Visibility: None

Limited By: Finished walls Finished Ceiling

Concerns: Broken/Failing Cut/Altered

Moisture/Insect damage

Comments:

S M P H

10.4 Joists/Trusses

Type: Engineered lumber

Visibility: Partial

Limited By: Finished walls Finished Ceiling

Concerns: Broken/Failing Cut/Altered

Moisture/Insect damage

Comments:

S M P H

10.5 Subfloor

Type:

Visibility: None

Limited By:

Concerns: Broken/Failing Water stains visible

Moisture/Insect damage

Comments:

S M P H

10.6 Basement/Crawlspace Floor and Drainage

Material: Concrete

Visibility: Partial

Limited By: Insulation

Concerns: Standing water Missing/Inadequate floor vapor barrier

Major cracks in concrete found

Comments:

S M P H

10.7 Basement/Crawlspace Insulation and Ventilation

Material: Fiberglass batts

Location: Under subfloor

Visibility: Partial

Limited By: Finished Ceiling Finished walls

Ventilation: N/A

Concerns: Large voids/missing insulation Vapor barrier installed on wrong side

Insulation falling from joists

Comments:

S M P H

Plumbing 11.0

11.1 **Main Shutoff** Location: Front basement wall. Utility room

11.2 Service Entry Pipe

Material: PEX
Concerns: Leaks visible
Comments:

S M P H

11.3 Supply Distribution Lines

Material: PEX
Visibility: Partial
Limited By: Finished interior
Concerns: Leaks visible No functional water flow
 Dissimilar metal connections Loose/insufficient hangers/supports
 Broken/leaking valves
Comments:

S M P H

11.4 Drain/Waste/Vent Pipe

Material: PVC
Visibility: Partial
Limited By: Finished interior
Concerns: Leaks visible No functional drainage

Comments: [See comments in 1st floor hall bath](#)

S M P H

11.5 Fuel lines

Material: Black iron CSST
Concerns: Less than 6 inches from ground Loose/insufficient hangers/supports
 Heavy corrosion
Comments:

S M P H

11.6 Sanitary Pump

Concerns: No check valve
Comments:

S M P H

11.7 Hose Bibs

Location:
Concerns: No anti-siphon valve
Comments:

S M P H

11.8-a **Water Heater #1** Location: Basement utility room

Brand: American
Model #: G6275T754NV
Serial#: 0737134674
Estimated Age: 1
Capacity: 75 Gal.
System Type: Tank
Fuel: Gas
Concerns: Unit not operating Evidence of poor combustion/draft
 Insufficient support No cold water disconnect
 Excessive rust/corrosion No Temperature/pressure relief valve/extension
 Rust/holes in chimney Improper chimney pitch/clearance
 Visible leaks
Comments:

S M P H

Heating and Air Conditioning 12.0

12.1 Main Fuel Shutoff

Location: Gas meter

12.2-a System #1

Brand: Lennox
Model #: G4CUH48B09015
Serial#: 5906k25787
Estimated Age: 1
Fuel Type: Gas
System Type: Central forced air
Equipment: Furnace
Comments:

S M P H

12.3 Distribution

Type: Insulated flex ducts
Concerns: Torn/Split ducts Ducts kinked (restricting airflow)
 Leaking Rust/Corrosion
 Missing/Insufficient supports

S M P H

Comments: A torn vapor barrier on a flex duct was found in the attic, approx. 3-4 ft from plenum.
Repair as needed



12.4 Burners/Heat Exchanger

Visibility: Percent
Concerns: Burner flame appears improper Excessive dirt/dust in heat exchanger
 Rust/Corrosion in burner area Rust/Corrosion visible in heat exchanger

S M P H

Comments:

12.5 Chimney/Flue

Material: Metal
Visibility: All
Concerns: Improper pitch Rust/Holes visible
 Improper clearance

S M P H

Comments:

12.6 Filter(s)* Change disposable filters every 30-60 days.

Type: Disposable
Concerns: Dirty filters Filters in poor location
 No filters present

S M P H

Comments:

12.7 Operation and Controls

- Concerns:** No visible disconnect means Thermostat damaged
 Excessive noise/vibration Missing/Inoperable blower door switch
 Not operated

Comments:

S M P H

12.8 Fireplace #1

- Location:** Great room
Type: Vent free gas
Flue visibility:

- Concerns:** Malfunctioning damper Missing damper
 Undersized Hearth Improper clearances to combustibles
 Warped/Damaged liner Deteriorated firebrick/mortar
 Blower not operating Discolored wall/masonry around hearth
 Soot/Creosote buildup in flue

Comments:

S M P H

12.9-a Air Conditioner #1

- Brand:** Lennox
Model #: 13ACD04823003
Serial#: 5807J28739
Estimated Age: 1

Max Breaker: 40 Amp

System Type: Air cooled central A/C

- Concerns:** Unit not operating Unit not operated due to exterior temp >60F
 Damaged/Bent condenser coil Excessive dirt/dust in condenser coil
 General lack of maintenance Obstructions/Vegetation blocking airflow
 Condenser unit sits out of level Deteriorated insulation on refrigerant lines
 No visible disconnect Poor temperature differential. Air on/off evap.
 Excessive noise/vibration

Comments: Pine needle mulch is piled high and in contact with the condenser coils. Remove as needed.

Shrubs were planted close to the A/C condensers. Manufactures typically recommend several feet of clear space surrounding the condenser. Recommend removing vegetation close to condenser.

S M P H

12.2-a System #2

- Brand:** Lennox
Model #: G40UH48C11015
Serial#: 5907A14265
Estimated Age: 1

Fuel Type: Gas

System Type: Central forced air

Equipment: Furnace

Comments:

S M P H

12.3 Distribution

- Type:** Insulated flex ducts
- Concerns:** Torn/Split ducts Ducts kinked (restricting airflow)
 Leaking Rust/Corrosion
 Missing/Insufficient supports

Comments:

S M P H

12.4 Burners/Heat Exchanger

- Visibility:** Percent
- Concerns:** Burner flame appears improper Excessive dirt/dust in heat exchanger
 Rust/Corrosion in burner area Rust/Corrosion visible in heat exchanger

Comments:

S M P H

12.5 Chimney/Flue

Material: Metal
Visibility: Percent
Concerns: Improper pitch Rust/Holes visible
 Improper clearance

Comments:

S M P H

12.6 Filter(s)* Change disposable filters every 30-60 days.

Type: Disposable
Concerns: Dirty filters Filters in poor location
 No filters present

Comments:

S M P H

12.7 Operation and Controls

Concerns: No visible disconnect means Thermostat damaged
 Excessive noise/vibration Missing/Inoperable blower door switch
 Not operated

Comments:

S M P H

12.9b Air Conditioner #2

Brand: Lennox
Model #: 13ACD04823003
Serial#: 5807K17148

Estimated Age: 1

Max Breaker: 40 Amp

System Type: Air cooled central A/C

Concerns: Unit not operating Unit not operated due to exterior temp >60F
 Damaged/Bent condenser coil Excessive dirt/dust in condenser coil
 General lack of maintenance Obstructions/Vegetation blocking airflow
 Condenser unit sits out of level Deteriorated insulation on refrigerant lines
 No visible disconnect Poor temperature differential. Air on/off evap.
 Excessive noise/vibration

Comments: Condensation was dripping into the overflow pan from the secondary drain on system #2. Repair as needed.

Pine needle mulch is piled high and in contact with the condenser coils. Remove as needed.

Shrubs were planted close to the A/C condensers. Manufactures typically recommend several feet of clear space surrounding the condenser. Recommend removing vegetation close to condenser.

S M P H

12.2c System #3

Brand: Lennox
Model #: CB26UH042R2301
Serial#: 6006H41845

Estimated Age: 1

Fuel Type: Electric

System Type: Central forced air

Equipment: Heat pump

Comments:

S M P H

12.3 Distribution

Type: Insulated flex ducts
Concerns: Torn/Split ducts Ducts kinked (restricting airflow)
 Leaking Rust/Corrosion
 Missing/Insufficient supports

Comments:

S M P H

12.4 Burners/Heat Exchanger

Visibility: None

- Concerns: Burner flame appears improper Excessive dirt/dust in heat exchanger
 Rust/Corrosion in burner area Rust/Corrosion visible in heat exchanger

Comments:

S M P H

12.5 Chimney/Flue

Material:

Visibility:

- Concerns: Improper pitch Rust/Holes visible
 Improper clearance

Comments: N/A

S M P H

12.6 Filter(s)* Change disposable filters every 30-60 days.

Type: Disposable

- Concerns: Dirty filters Filters in poor location
 No filters present

Comments:

S M P H

12.7 Operation and Controls

- Concerns: No visible disconnect means Thermostat damaged
 Excessive noise/vibration Missing/Inoperable blower door switch
 Not operated

Comments:

S M P H

12.9-c Air Conditioner #3

Brand: Lennox

Model #: 13HPD04223001

Serial#: 580711890

Estimated Age: 1

Max Breaker: 40 Amp

System Type: Air cooled heat pump

- Concerns: Unit not operating Unit not operated due to exterior temp >60F
 Damaged/Bent condenser coil Excessive dirt/dust in condenser coil
 General lack of maintenance Obstructions/Vegetation blocking airflow
 Condenser unit sits out of level Deteriorated insulation on refrigerant lines
 No visible disconnect Poor temperature differential. Air on/off evap.
 Excessive noise/vibration

Comments: Pine needle mulch is piled high and in contact with the condenser coils. Remove as needed.

Shrubs were planted close to the A/C condensers. Manufactures typically recommend several feet of clear space surrounding the condenser. Recommend removing vegetation close to condenser.

S M P H

Electric Service 13.0

13.1 Service Entrance

- Type: Underground
- Concerns: Frayed/Cracked Loose/insufficient hangers/supports
 No drip loop Less than 3 ft from deck/balcony/window

S M P H

Comments:

13.2-a Service Panel #1&2

- Location: Exterior, next to meter
- Brand: Cutler Hammer
- Rated amps: 200ea. 320 service rating
- Voltage: 120/240
- Over current: Breakers
- Conductors: Aluminum
- Branch wiring: Aluminum
- Wire Type: NM Sheathed
- Concerns: Branch wires undersized Multiple tapping at a single breaker/fuse
 Arc fault breakers not operating Different brand panel & breakers
 GFCI breakers not operating More than 6 disconnects to shut off
 Rust/wet panel breakers Evidence of overheating
 No visible grounding Neutral & grounds not bonded
 Abandoned wires in panel

S M P H

Comments:

13.3-a Sub Panel #1&2

- Location: Garage
- Brand: Cutler Hammer
- Over current: Breakers
- Branch wiring: Copper
- Wire Type: NM Sheathed
- Concerns: Branch wires undersized Multiple tapping at a single breaker/fuse
 Arc fault breakers not operating Different brand panel & breakers
 GFCI breakers not operating More than 6 disconnects to shut off
 Rust/wet panel breakers Evidence of overheating
 No visible grounding Neutral & grounds not separated
 Abandoned wires in panel

S M P H

Comments:

Additional Comments, Components & Resources 14.0

For more information on Sure Sight Home Inspection, please visit our website at:

www.SureSightInspection.com

All of our home inspections are performed according to the Standards of Practice set forth by the North Carolina Home Inspector Licensure Board. To view the Standards of Practice, visit, www.NCHILB.com, or ask your inspector for a copy.

There are many products that have been recalled over the years and some with class action lawsuits. Since this is beyond the scope of a home inspection, we have included some important website addresses for your further research into some of the most common areas of concern.

*The information on any of the following sites is the view of the authors maintaining the websites and not necessarily that of Sure Sight Home Inspection.

Consumer Product Safety Commission

www.cpsc.gov

Hardboard/Composite siding claims

www.masoniteclaims.com Phone: 1-800-330-3722

www.lpsidingclaims.com Phone: 1-800-245-2722

www.weyerclaims.com Phone: 1-800-365-0697

EIFS ("Exterior Insulation and Finish System", aka "synthetic stucco")

www.kinsella.com Discusses Litigation

www.eima.com EIFS Industry Page

Polybutylene Pipe

www.pbpipe.com

www.polybutylene.com

Aluminum Wiring

www.inspect-ny.com

www.cpsc.gov

Federal Pacific Electric Panel and Stab-Lok Breakers

www.inspect-ny.com

Summary 15.0

This summary is not the entire report. The complete report may include additional Information of concern for the client. It is recommended that the client read the entire report.

*Please note that not every defect or maintenance item found during the inspection may be listed here. This Summary section is provided because it is required by NCHILB Standards of Practice and is to be viewed as a quick reference or convenience. What is considered a defect or concern is many times a matter of personal and/or professional opinion, and opinions can vary from person to person and even from one professional to the next.

*All repairs and further evaluations should be performed only by *licensed and competent contractors* who specialize in the area in need of attention. Ex: A licensed electrician should be called for further evaluation and repair of all electrical concerns. All further evaluations and repairs should be made *prior to the close of escrow*. Further evaluation *prior* to close of escrow is recommended so an appropriately licensed professional can evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be beyond the inspector's expertise or beyond the scope of our inspection. Please contact our office at 919-386-5540 for any clarifications or further questions.

Site Summary

2.2 Driveway

Comments: A hairline crack was found in the concrete driveway starting at the corner of the side entrance stoop. Monitor

The driveway slopes towards the home in the area near the side entrance. This may allow water to collect around the foundation and retaining wall(s). Repair as needed

2.3 Steps/Stoops/Porch (See roof page if covered)

Comments: A loose brick was found at the outside corner of the front garage entrance stoop.

Repair as needed

2.4 Patio/Areaway (See roof page if covered)

Comments: Cracks were present in the tiles and grout throughout the tile patio at the rear of the house. This may be indicating some structural movement and/or inappropriate or amateur preparatory measures, materials, and/or installation. Further investigation is needed as to the cause of the cracking and repairs should be made as needed.

A downspout terminates directly onto the rear concrete patio, near the rear exit door. The water from this downspout appears to be pooling around the home instead of running off of the patio.

Recommend moving or extending this downspout and improving the slope of the concrete patio and/or installing a drain(s) if needed to remove water from the patio and surrounding the home. The remaining area should be monitored for functional drainage during and after rain.

The concrete at the left side areaway slopes towards the home under the hose bib. This may allow water to collect around the foundation. Repair as needed

2.6 Landscaping Affecting Foundation

Comments: Recommend improving the grade (slope) of the front and left side planting beds (where A/C's are located) to improve drainage and prevent water from collecting around the homes foundation. The installation of a retaining wall may be needed at the front, left corner of the home.

Repair as needed

Recommend improving the grade at the right side of the house where the driveway water is channeled to the foundation and retaining wall. To prevent water from collecting here.

Roof Coverings Summary

3.1-a Roof Covering #1

Comments: A nail pop was found at the rear, center roof. Repair as needed

A damaged shingle was found at the front, left gable roof. Repair as needed. (Shingle is already marked with blue tape.)

See also section 9.4

3.2 Flashings

Comments: The flashing at the roof/wall intersection at front, left gable has holes in it that need to be sealed. (Near blue taped shingle) Repair

Exterior Summary

4.2 Gutters and Downspouts

Comments: Recommend extending all downspouts to discharge water several feet from the foundation and retaining walls.

4.3 Siding

Comments: A piece of steel is protruding from the brick at the front wall above receiving room. (near damaged roof shingle) Repair and seal this area of brick as needed.

4.4 Trim/Soffit/Fascia

Comments: A piece of fascia at the front right gable over the garage is in need of paint touch up. Repair

4.5 Exterior Doors

Comments: The door to the garage is dented and cosmetically damaged. Recommend repair

4.6 Window Exterior

Comments: Voids were found in the caulking and mortar joints around many of the exterior windows. Reseal windows around brick with caulk and/or mortar as needed to prevent water from penetrating behind the wall/window.

A broken window was found at the basement bump-out windows. Repair as needed.

4.9 Garage Floor

Comments: A crack was present in the garage floor. Recommend repair/seal as needed.

4.10 Garage Overhead Door(s)

Comments: The far left garage door was not opened. A large window is leaning against the door. Test when removed.

4.12 Garage Windows

Comments: The window closest to the door is stuck shut. Repair as needed.

Kitchen Summary

5.7 Kitchen Cabinets/Countertops

Comments: The upper pull out tray on the base cabinet to the left of the cook top is not secured to track. Repair.

5.10 Kitchen Electrical

Comments: The garbage disposal is plugged into a receptacle installed into the floor of the cabinet under the sink. Recommend relocating receptacle if possible or possibly replacing the duplex receptacle with a single appliance receptacle to prevent debris and/or items from falling into the receptacle. Consult with licensed electrician for possible solutions.

2nd floor hall Bathroom Summary

7.6 Electrical

Comments: A cover plate is missing at the light switch. Repair as needed.

2nd floor rear bedroom Bathroom Summary

7.1 Sink(s)

Comments: Minor chips in the sink surface noted by blue tape. Recommend repair

7.2 Shower/Tub

Comments: The grout in the shower tile wall is poorly installed. Voids are present at the wall corners and at the tub/wall intersection. Re-grout and caulk as needed.

Master Bathroom Summary

7.2 Shower/Tub

Comments: The grout at the inside corner of the shower surround is cracked. Re-grout/caulk as needed

1st floor hall Bathroom Summary

7.1 Sink(s)

Comments: The sink in the 1st floor hall bathroom drains slower than the fill rate and is not draining at a steady rate. The drain makes belching or gurgling noises while draining. This could be from a clog and/or inadequate venting. Recommend further evaluation and repair as needed.

Basement Bathroom Summary

7.2 Shower/Tub

Comments: Voids were found in the grout. Re-grout as needed.

Interior Rooms Summary

8.1 Walls and Ceiling

Comments: The holes cut out for the recessed light in the rear, 2nd floor bedroom and pantry area are too large. Repair as needed.

A hole that appears to be where a central vac hook-up is to be installed was open in the bonus room. (Above garage) Install hook-up as intended or seal hole as needed.

8.2 Floor

Comments: A loose section of subfloor was found at the platform at the bottom of the basement stairs. Recommend repair.

8.4 Doors

Comments: The door into the bonus room sitting/closet area (over garage) does not latch closed. Repair as needed.

The door stop to the closet door in the master bedroom is inadequate. It does not stop the door from hitting the shelves. Repair as needed

8.5 Windows

Comments: The window at the rear wall of the great room is stuck closed. Repair as needed.

Attic Summary

9.3 Attic Insulation

Comments: Insulation was missing from the pull down stairs to the attic. Install insulation as needed to attic hatch.

A section of batt insulation has fallen from between the wall studs at the section of attic on the left side of the house, accessible from closet knee-wall in the front bedroom. Repair as needed.

9.4 Attic Structure

Comments: Water stains were found on the right side attic that is accessible through the knee-wall opening in the bonus room. The water stains were found on the plywood floor and framing members at the far end of the crawl area, opposite built in desk and under roof valley. Rust was also present on the staples securing the romex wiring in this area. The stained areas were checked with a pin type moisture meter and registered about 4% higher moisture on visibly stained surfaces as compared with nearby framing that was not visibly stained. This may indicate an active leak. Further investigation is needed and repairs should be made as needed.

Heating and Air Conditioning Summary

12.2-a System #1

12.3 Distribution

Comments: A torn vapor barrier on a flex duct was found in the attic, approx. 3-4 ft from plenum. Repair as needed

12.9-a Air Conditioner #1

Comments: Pine needle mulch is piled high and in contact with the condenser coils. Remove as needed.

Shrubs were planted close to the A/C condensers. Manufactures typically recommend several feet of clear space surrounding the condenser. Recommend removing vegetation close to condenser.

12.9-b Air Conditioner #2

Comments: Condensation was dripping into the overflow pan from the secondary drain on system #2. Repair as needed.

Pine needle mulch is piled high and in contact with the condenser coils. Remove as needed.

Shrubs were planted close to the A/C condensers. Manufactures typically recommend several feet of clear space surrounding the condenser. Recommend removing vegetation close to condenser.

12.9-c Air Conditioner #3

Comments: Pine needle mulch is piled high and in contact with the condenser coils. Remove as needed.

Shrubs were planted close to the A/C condensers. Manufactures typically recommend several feet of clear space surrounding the condenser. Recommend removing vegetation close to condenser.