

Home Inspection Report For:

1234 Any St
Any City, NC 12345



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

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

Client Name: John Q. Public
Home Phone# XXX-XXX-XXXX
Work Phone# XXX-XXX-XXXX
Mobile Phone# XXX-XXX-XXXX
E-Mail Address# XXXXXXXXXXXX

Present Address:
1234 Any ST
Anytown, NC 12345

Inspection Address
1234 Any ST
Anytown, NC 12345

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

Report Number: XXXXXXXX
Date of Inspection: Any Day
Inspection Start Time: 9:00 am
Inspection End Time: 12:30 pm
Current Weather: Sun
Current Temperature: 80-85F
Ground Conditions: Dry
House Type: Single Family
State of occupancy: Occupied
Approx Property Age: 20-25 Years

Inspection Fee: \$ xxx.00
Radon Test Fee: \$ xxx.00
Other Fee: \$ xxx.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

Comments: Cracks were present in the upper section of the driveway. Seal all cracks in the driveway to help prevent further damage.

S M P H



2.3 Steps/Stoops/Porch

(See roof page if covered)

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

Support Posts:
Concerns: Deteriorated Finish Loose Bricks/Mortar Damaged Wood

Comments:

S M P H

2.4 Patio/Areaway (See roof page if covered)

Steps/Floor: Not Present
Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

Support Posts:
Comments:

S M P H

2.5 Deck (See roof page if covered)

Materials:
Concerns: Railing Loose/Missing Decking Warped/Splintered/Nail Pops
 Bouncing/Movement Apparent Improperly Secured to Structure
 Deteriorated Finish

Comments: Raised nails were present along the handrails and deck boards. The finish paint/stain is peeling in many places. Some of the deck boards are splintered/warped and may need replacement before new finish is applied. The deck should be cleaned, repaired as needed, and sealed as soon as possible to prevent further damage or personal harm.

S M P H



2.6 Landscaping Affecting Foundation

- Concerns:**
- Grade Slopes Towards Structure
 - Soil Levels Close to/in Contact With Wood
 - Tree Branches Overhang Roof
 - Shrubby/Vegetation in contact with siding
 - Low Spots in grade
 - Yard Drains Observed (Not Tested)
 -

S M P H

Comments: Shrubby in the front of the home is in contact with the siding.
 All vegetation should be trimmed or removed as needed so that vegetation is not in contact with the siding.



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

- Materials:** Not Present
- Concerns:**
- Bowing/Leaning
 - Low soil level at top of wall
 - Common Cracks
 - Major Cracks
 -

S M P H

Comments:

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: All

Limited By:

Inspected From: Ladder at eaves Ground with binoculars

Style of Roof: Intersecting Roof

Pitch: Medium

Materials: Asphalt Shingle

Estimated Age: 20+ Years*This is an estimate based on observed conditions and/or info obtained from owner, site, etc.

- Concerns:
- | | |
|---|--|
| <input type="checkbox"/> Nail Pops | <input type="checkbox"/> Missing Tabs/Shingles/Tiles |
| <input checked="" 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 type="checkbox"/> Damaged shingles/tiles | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> |

Comments: The roof covering is nearing the end of it's serviceable life. Recommend budgeting for replacement within the next 5 years.

S M P H

3.2 Flashings

Visibility: Percent

Limited By: Wall cladding Roof Coverings Closed valleys

Inspected From: Ladder at eaves Ground with binoculars

Materials: Galvanized/Aluminum

- Concerns:
- | | |
|---|--|
| <input type="checkbox"/> Rusted | <input 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:

S M P H

3.3 Plumbing Vents

Visibility: All

Limited By:

Inspected From: Ladder at eaves Ground with binoculars

- Concerns:
- | | |
|--|--|
| <input type="checkbox"/> Rusted | <input type="checkbox"/> Failing/Missing sealant |
| <input checked="" type="checkbox"/> Deteriorated boot flashing | <input type="checkbox"/> Pulled away at roof |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> |

Comments: The plumbing vents at the rear sections of roof have deteriorated boot flashings. Repair/Replace as needed.

S M P H



Exterior 4.0

4.1-a Chimney #1 *See roof section 2.2 for flashing

Location: Right Side
Visibility: Percent
Limited By: Height/Design
Inspected From: Ground with binoculars
Type/Material: Masonry

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

Comments:

S M P H

4.2 Gutters and Downspouts

Materials: Galvanized/Aluminum

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

Comments: Downspouts should be extended 6 feet or more from foundation walls and deck posts.

S M P H

4.3 Siding

Materials: Hardboard

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

Comments: Some swelling is visible around nail heads. This is a common concern with this type of siding. Although the siding is still functioning as a weather barrier, the deterioration of the siding will likely grow more pronounced over time. Recommend regular inspection of the siding and replacing planks as the need arises.

S M P H

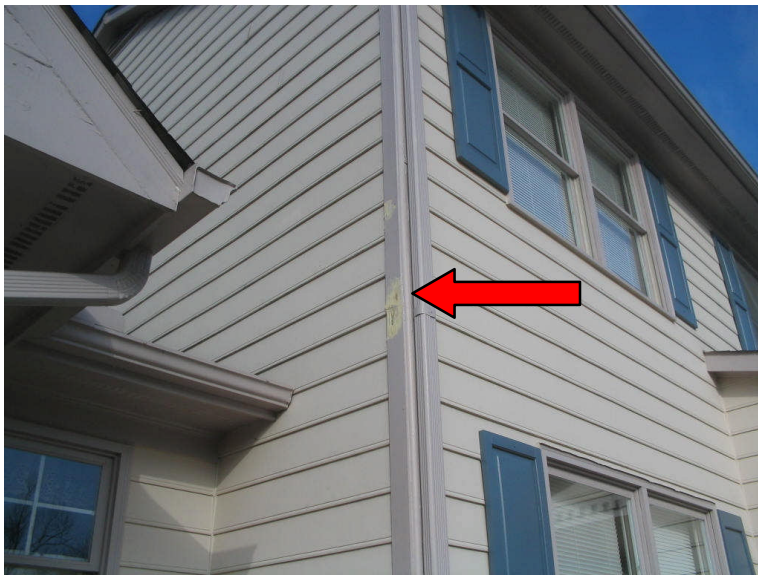
4.4 Trim/Soffit/Fascia

Materials: Wood

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

Comments: Damaged vertical wall trim present at the left front side of the house. Repair/Replace as needed.

S M P H



4.5 Exterior Doors

Front Entrance:

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

Comments:

:

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

Comments:

:

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

Comments:

4.6 Window Exterior

Materials:

- Concerns: Wood Rot Broken Glass
 Deteriorated caulking Deteriorated finish

Comments:

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

Comments:

4.8 Garage Walls and Ceiling

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

Comments:

4.9 Garage Floor

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

Comments:

S M P H

S M P H

S M P H

S M P H

S M P H

4.10 Garage Overhead Door(s)

Materials: Wood

Opener Type: Automatic

- Concerns:
- | | |
|---|---|
| <input type="checkbox"/> Damaged door panels | <input type="checkbox"/> Inoperable opener |
| <input type="checkbox"/> Photo sensor failed to operate | <input type="checkbox"/> Safety reverse failed to operate |
| <input type="checkbox"/> Photo sensor too high | <input checked="" type="checkbox"/> Halting/Jerking movements |
| <input type="checkbox"/> Poor counter balance | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/> | |

S M P H

Comments: The garage door opened but failed to close using the auto opener. The overhead door halted in the track when halfway closed and reversed direction; sending the door back to the open position. The door was then closed manually using the safety release lever. Repair/Replace as needed.

4.11 Garage Door to Interior

- Concerns:
- | | |
|---|---|
| <input type="checkbox"/> Installed pet door | <input type="checkbox"/> Missing/Damaged Weather-strip |
| <input type="checkbox"/> Not fire rated | <input checked="" type="checkbox"/> No automatic closer (recommended) |
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> |

S M P H

Comments: The installation of an automatic door closer on the garage door to interior is recommended. This will insure that the door remains closed and therefore reduce the risk of Carbon Monoxide and/or fire from entering the interior living areas of the home.

4.12 Garage Windows

- Concerns:
- | | |
|--|--|
| <input type="checkbox"/> Missing/Broken hardware | <input type="checkbox"/> Failed seals in insulated windows |
| <input type="checkbox"/> Deteriorated caulking | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Painted shut (unable to open) | <input type="checkbox"/> |

S M P H

Comments: N/A

4.13 Garage Electrical

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

S M P H

Comments:

Kitchen 5.0

5.1 Range/Oven/Cook top

Concerns: Burner(s) not operating

Oven not operating

S M P H

Comments:

5.2 Exhaust Fan

Concerns: Fan not operating
 Unsecured

Light not operating

S M P H

Comments:

5.3 Built-In Microwave

Concerns: Not operating
Comments: N/A

S M P H

5.4 Dishwasher

Concerns: Not operating
 Visible leaks

Excessive noises/vibration

S M P H

Comments:

5.5 Food Waste Disposal

Concerns: Not operating
 Visible leaks

Excessive noises/vibration

S M P H

Comments:

5.6

Concerns:
Comments:

S M P H

5.7 Kitchen Cabinets/Countertops

Concerns: Missing/Broken hardware
 Excessive wear/damage

Unsecured

S M P H

Comments:

5.8 Kitchen Walls and Ceiling

Concerns: Typical cracks found
 Moisture stains

Peeling Paint

S M P H

Comments:

5.9 Kitchen Floor

Concerns: Excessive wear/damage

Excessive slope/bounce/squeak/sag

S M P H

Comments:

5.10 Kitchen Electrical

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

S M P H

Comments:

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
-

Comments:

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

Laundry/Utility Room 6.0

6.1 Clothes Washer

Brand: Whirlpool
Concerns: Not operating Visible leaks
 Excessive noises/vibration

S M P H

Comments:

6.2 Clothes Dryer

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

S M P H

Comments:

6.3 Utility Sink

Type:
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: N/A

6.4 Walls and Ceiling

Concerns: Typical cracks found Peeling Paint
 Moisture stains

S M P H

Comments:

6.5 Floor

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

S M P H

Comments:

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

S M P H

Comments:

6.7 Doors

Concerns: Need repair/adjustment Missing/broken hardware

S M P H

Comments:

6.8 Windows

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

S M P H

Comments: N/A

Master Bathroom 7.0

7.1 Sink(s)

- Concerns:
- Leaking Faucet(s)
 - Heavily Corroded pipe(s)
 - Slow/No drainage
 - No functional water flow

- Leaking supply pipe(s)
- Cracked/Leaking Sink
- Leaking drain line(s)
-

S M P H

Comments:

7.2 Shower/Tub

- Type: Shower surround Bath tub
- Concerns:
- Leaking Faucet(s)
 - No visibility of plumbing
 - Slow/No drainage
 - No functional water flow

- Leaking supply pipe(s)
- Voids/Missing grout/caulking
- Leaking drain line(s)
-

S M P H

Comments:

7.3 Toilet

- Concerns:
- Leaking Tank
 - Bowl Loose
 - Cracked

- Leaking supply pipe(s)
- Bowl Leaking
-

S M P H

Comments:

7.4 Walls and Ceiling

- Concerns:
- Typical cracks found
 - Moisture stains

- Peeling Paint
-

S M P H

Comments:

7.5 Floor

- Concerns:
- Excessive wear/damage
 - Water damage

- Excessive slope/bounce/squeak/sag
-

S M P H

Comments:

7.6 Electrical

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

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 seals (insulated window)
 - Failed counter balance mechanism
 -

S M P H

Comments:

2nd 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 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:

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

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 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:

Not present

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 checked="" type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

Comments: The toilet bowl is not secured to the floor. The bowl should be re-seated. The condition of the flange should be further evaluated when the bowl is removed and if needed, repaired or replaced.

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:

S M P H

Interior Room(s) 8.0

8.1 Walls and Ceiling

Concerns: Typical cracks found Peeling Paint
 Moisture stains

Comments:

S M P H

8.2 Floor

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

Comments:

S M P H

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

Comments:

S M P H

8.4 Doors

Concerns: Need repair/adjustment Missing/broken hardware

Comments:

S M P H

8.5 Windows

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

Comments:

S M P H

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

Comments:

S M P H

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:

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: Scuttle hole
Inspected From: Inside attic
Visibility: Percent
Limited By: Insulation
Flooring: None
Comments:

S M P H

9.2 Attic Ventilation

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

Comments:

S M P H

9.3 Attic Insulation

Material: Fiberglass
Type: Loose fill
Average Inches: 10-12
Vapor barrier: None
Concerns: Voids/Missing insulation Vapor barrier installed on wrong side
 Insulation appears inadequate Two or more layers of vapor barrier

Comments:

S M P H

9.4 Attic Structure

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

Comments:

S M P H

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
 Roof vent motors not operating Unprotected/Exposed "Romex" wiring
 Extension Cord wiring

Comments:

S M P H

Structure 10.0

10.1 Foundation

Type: Crawl Space

Exterior wall: Frame

10.2 Foundation Walls

Material: Concrete Block Brick

Inspected from: Exterior (Above Grade) Inside Basement/Crawlspace

Visibility: Full

Limited By:

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

Leaning/Bowing

Comments: Vertical cracks less than 1/8 inch wide were visible on the front and right side foundation walls. These cracks have been sealed and no evidence of current or on going movement is present. Recommend monitoring these cracks for any future movement.



S M P H

10.3 Girders (A) and Columns(B)

Girder Type: Wood

Column Type: Concrete Block

Visibility: Partial

Limited By: Visible only from basement/Crawlspace

Concerns: Broken/Failing Cut/Altered

Moisture/Insect damage

Comments:

S M P H

10.4 Joists/Trusses

Type: Engineered lumber

Visibility: Partial

Limited By: Visible only from basement/Crawlspace Insulation

Concerns: Broken/Failing Cut/Altered

Moisture/Insect damage

Comments:

S M P H

10.5 Subfloor

Type: OSB

Visibility: Partial

Limited By: Visible only from basement/Crawlspace Insulation

Concerns: Broken/Failing Water stains visible

Moisture/Insect damage

Comments:

S M P H

10.6 Basement/Crawlspace Floor and Drainage

S M P H

Material: Dirt/Gravel

Visibility: Full

Limited By:

Concerns: Standing water Missing/Inadequate floor vapor barrier
 Inoperable sump pump Efflorescence/Water stains visible
 Major cracks in concrete found

Comments: The vapor barrier only covers about 75% of the dirt floor in the crawl space.
Recommend installing a vapor barrier that covers the entire floor to help reduce moisture levels in the crawl space.

Efflorescence was present at the front wall. This is the same area as the downspout discharge at the exterior. Extending this downspout will likely reduce and possibly eliminate the concern.

It appears as though a interior perimeter drain system and sump pump have been installed after the original construction of the house was completed.



Efflorescence (white stains) on foundation wall.

10.7 Basement/Crawlspace Insulation and Ventilation

S M P H

Material: Fiberglass batts

Location: Under subfloor

Visibility: Full

Limited By:

Ventilation: Wall vents

Concerns: Large voids/missing insulation Vapor barrier installed on wrong side
 Insulation falling from joists

Comments:

Plumbing 11.0

11.1 Main Shutoff Location: Closet under interior stairs

11.2 Service Entry Pipe

Material: Copper
Concerns: Leaks visible
Comments:

S M P H

11.3 Supply Distribution Lines

Material: Copper
Visibility: Partial
Limited By: Finished interior Visible only from basement/Crawlspace
Concerns: Leaks visible No functional water flow
 Dissimilar metal connections Loose/insufficient hangers/supports
 Broken/leaking valves
Comments: Pipe hangers in the crawlspace have pulled loose from the floor joists. Repair as needed

S M P H



11.4 Drain/Waste/Vent Pipe

Material: PVC
Visibility: Partial
Limited By: Finished interior Visible only from basement/Crawlspace
Concerns: Leaks visible No functional drainage

Comments:

S M P H

11.5 Fuel lines

Material: Black iron Copper
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: N/A

S M P H

11.7 Hose Bibs

Location: Front and rear
Concerns: No anti-siphon valve
Comments:

S M P H

11.8a **Water Heater #1** Location:

Brand: A.O. Smith
Model #: 12345678
Serial#: 12345667867

Estimated Age: 5

Capacity: 50 Gallons

System Type: Tank

Fuel: Gas

Concerns: Unit not operating
 Insufficient support
 Excessive rust/corrosion
 Rust/holes in chimney
 Visible leaks

Evidence of poor combustion/draft
 No cold water disconnect
 No Temperature/pressure relief valve/extension
 Improper chimney pitch/clearance

Comments:

S M P H

Heating and Air Conditioning 12.0

12.1 Main Fuel Shutoff

Location: Meter

12.2-a System # 1

Brand: Trane
Model #: 123456789
Serial#: 123456789
Estimated Age: 20
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: The vapor barriers on the insulated flexible ducts located in the crawlspace were torn. Repair/Replace as needed.



12.4 Burners/Heat Exchanger

Visibility:
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: Heavy rust and corrosion were found in the burners and heat exchanger. No holes were found, however, because of the limited visibility during a non-technical inspection, and the age of the furnace, an HVAC technician is needed to clean the burners and heat exchanger and further evaluate the condition of the heat exchanger.



12.5 Chimney

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

Comments:

S M P H

12.6 Filter(s)

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

Comments: [Change filters now and every 30-60 days thereafter.](#)

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

12.8 Fireplace #1

Location: Living room
Type: Vent free gas
Flue visibility: Partial
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: Trane
Model #: 123456789
Serial#: 123456789
Estimated Age: 20
Max Breaker: 30 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: [The air conditioner is at or past its typical life expectancy. Recommend budgeting for replacement.](#)

S M P H

Electric Service 13.0

13.1 Service Entrance

Type: Underground

Concerns: Frayed/Cracked

No drip loop

Loose/insufficient hangers/supports

Less than 3 ft from deck/balcony/window

Comments:

S M P H

13.2-a Service Panel #1

Location: Right exterior. Next to meter.

Brand:

Rated amps:

Voltage:

Over current:

Conductors:

Branch wiring:

Wire Type:

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

Comments: The panel was not opened. A padlock has been installed and no key was available to unlock it. The padlock should be removed or a key provided so that the electrical service can be disconnected in case of emergency. Recommend re-inspecting when the padlock is removed.

S M P H

13.3-a Sub Panel #1

Location: Garage

Brand: Square D

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

Comments:

S M P H

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 major 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: Cracks were present in the upper section of the driveway. Seal all cracks in the driveway to help prevent further damage.

Exterior Summary

4.4 Trim/Soffit/Fascia

Comments: Damaged vertical wall trim present at the left front side of the house. Repair/Replace as needed.

1st Floor Hall Bathroom Summary

7.3 Toilet

Comments: The toilet bowl is not secured to the floor. The bowl should be re-seated. The condition of the flange should be further evaluated when the bowl is removed and if needed, repaired or replaced.

Plumbing Summary

11.3 Supply Distribution Lines

Comments: Pipe hangers in the crawlspace have pulled loose from the floor joists. Repair as needed

Heating and Air Conditioning Summary

12.3 Distribution

Comments: The vapor barriers on the insulated flexible ducts located in the crawlspace were torn. Repair/Replace as needed.

12.4 Burners/Heat Exchanger

Comments: Heavy rust and corrosion were found in the burners and heat exchanger. No holes were found, however, because of the limited visibility during a non-technical inspection, and the age of the furnace, an HVAC technician is needed to clean the burners and heat exchanger and further evaluate the condition of the heat exchanger.

Electric Summary

13.2-a **Service Panel #1**

Location: Right exterior. Next to meter.

Comments: The panel was not opened. A padlock has been installed and no key was available to unlock it. The padlock should be removed or a key provided so that the electrical service can be disconnected in case of emergency. Recommend re-inspecting when the padlock is removed.