

1313 Mockingbird Lane Anger, NC

Inspection Date:

October 31st

Prepared For:

Herman Munster

Prepared By:

Iron Homes Inspections LLC 17 Fielding Ct Durham, NC 27703

919-720-1530

<u>eraudsep@ironhomesinspections.com</u> <u>www.ironhomesinspections.com</u>

Report Number:

103120190900

Inspector:

Erik Raudsep

NC Home Inspector License 3397

© 2019 Iron Homes Inspections LLC

1313 Mockingbird Lane Angier, NC Page 2 of 29

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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

BUILDING DATA

Approximate Age: 2 Years Style: Townhome

Main Entrance Faces: West
State of Occupancy: Vacant
Weather Conditions: Sunny
Recent Rain: Yes

Ground cover: Dry Temperature: Over 65°F



MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

(Comment 10-1) on the day of the inspection none of the floodlights are operating on the eaves of the home. It is recommended that the lightbulb be changed and checked for functionality. If this does not resolve the issue it is recommended that an electrician fully evaluate and repair or replace as necessary in order to ensure proper functionality of the floodlights.

(Comment 10-2) The condensation drip line for the HVAC system on the exterior of the home has been buried within mulch or soil. To ensure proper flow and drainage from the condensation line it is recommended that these be exposed and allow free and neutral drainage away from the home. If this is not done the drainage line is likely to be blocked and may result in backup of condensate material damaging the interior portion of the HVAC system.

(Comment 13-1) The area between the door frame and the firewall has not been sealed during the construction process. It is recommended that this be properly sealed with caulk silicone or a fire preventative material to ensure that fire can be properly retained within the garage area for an extended period of time to allow safe egress from the interior of the home. If this is not done fire may not be properly retarded and may restrict proper egress.

(Comment 14-1) On the day of the inspection the garbage disposal did not function. It is recommended that an appliance professional fully evaluate and repair or replace as necessary to ensure proper operation of the garbage disposal. If this is not done reduced functionality may exist.

(Comment 14-2) on the day of the inspection the waterline to the refrigerator was not properly attached and could not be tested for leaks or proper operation. It is recommended that a plumber fully evaluate and properly attach to ensure functionality of the water and I system for the refrigerator.

(Comment 16-1) The laundry room is not vented. It is recommended that a neutral air vent be added to a wall or ceiling to ensure no negative air pressure condition can exist in the laundry room. If this is not done laundry room doors may be difficult to operate and or the efficiency of the dryer may be reduced. A ducting professional should do this.

(Comment 22-1) the insulation tent for the attic stairs has fallen and has become bound in the springs of the pulldown. It is recommended that an insulation professional fully evaluate and properly replace as the damage to the insulation tent has rendered nonfunctional. If this is not done access to the attic may become difficult or insulation that was intended has now become nonfunctional.

(Comment 27-1) it is noted that when the air conditioning or heating is on in the first floor air is coming from the vents on both floors. This may denote and improperly programmed diverting computer or a damaged or nonfunctional baffle. It is recommended that an HVAC technician fully evaluate and repair or replace as necessary in order to ensure proper and full operation of the zone heating and air-conditioning systems. If this is not done this may result in an over heating or cooling of the second floor as well as a delayed heating or cooling of the first floor.

POTENTIAL SAFETY HAZARDS

None apparent

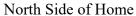
DEFERRED COST ITEMS

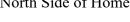
Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement <u>anytime during the next five (5) years</u>.

None apparent

- This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or attorney.
- A home inspection is general and visual in nature and is not technically exhaustive. It is by definition, intended to provide the client with a better understanding of the property conditions as observed at the time of the inspection. Any items and/or conditions listed on the summary page(s) should be repaired, corrected, or further assessed by an appropriately licensed or otherwise qualified and competent professional prior to closing.
- This report was prepared by a Home Inspector. Any modification which alters the contents of this report is a violation of North Carolina state law. If a change or revision is necessary, contact Erik Raudsep at (919) 720-1530.

Directional Position of Home





East Side of Home



South Side of Home



West Side of Home

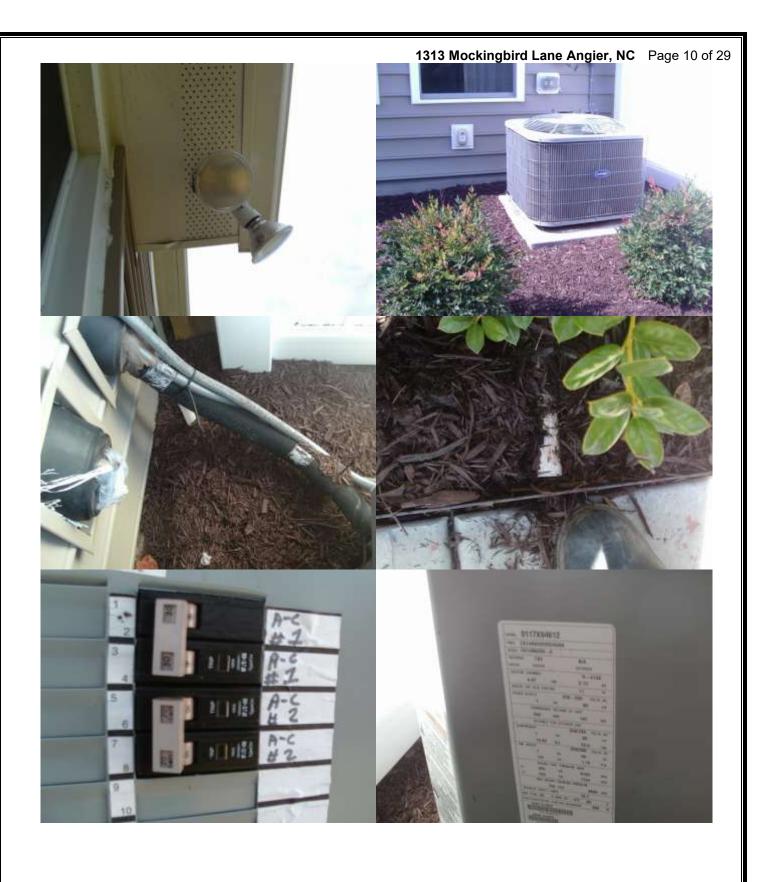


			13′	13 Mockingbird Lane Angier, NC Page 6 of 29
				DATAIN C
			GI GI	ROUNDS
SERVICE W		□ None		e Public sidewalk needs repair
Material:	☑ Concrete	☐ Flagstone	☐ Gravel	□ Brick □
Condition:	✓ Satisfactory	_	□ Poor	☐ Trip Hazard ☐ Typical cracks
	☐ Pitched towa			☐ Settling cracks
DRIVEWAY		□ None	☐ Not visib	
Material:	☑ Concrete	☐ Asphalt	☐ Gravel/Dirt	
Condition:	✓ Satisfactory ☐ <i>Pitched towa</i>	_	□ Poor	☐ Settling Cracks ☐ Typical cracks ☐ Trip hazard ☐ Fill cracks and seal
	□ Fucheu towa	irus nome (see	i emai ks)	1111 Clacks and Sear
DODCH (say		☐ None	☐ Not vis	ible
· · · · · · · · · · · · · · · · · · ·	ered entrance) ∴ ☑ Concrete			Side
Support 1 ici Condition:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Railing/Balusters recommended
Floor:	✓ Satisfactory	_	□ Poor	□ Safety Hazard
PATIO	□ None			
Material:	✓ Concrete	☐ Flagstone	☐ Kool-Deck [©]	[®] □ Brick □
Condition:	✓ Satisfactory	_	□ Poor	□ Settling Cracks □ Trip hazard
	☐ Pitched towa	ards home (See	remarks)	☐ Drainage provided ☐ Typical cracks
Negative Gra	ING AFFECTING de: □ Ease end additional ba	t	□ West	emarks) □ North □ South ☑ Satisfactory □ Recommend window wells/covers
□ Trim back	k trees/shrubberid contact with/imp	es	e to soil	
RETAINING			al: architectural b	plock
		Drainage holes		
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	\square Safety Hazard \square
Leaning/crack (Relates to th	k <i>ed/bowed</i> e visual conditior	of the wall)		
			hon valve	
HOSE BIBS	□ None	☐ No anti-sipl	non varve	☐ Recommend Anti-siphon valve
	☐ None ✓ Yes	☐ No anti-sipl☐ No	□ Not tested	☐ Not on
				•
				•
				•
				•
				•
HOSE BIBS				•
				*
				•

1313 Mockingbird Lane Angier, NC Page 7 of 2
ROOF
ROOF VISIBILITY □ All ☑ Partial □ None □ Limited by:
INSPECTED FROM ☐ Roof ☐ Ladder at eaves ☑ Ground (<i>Inspection Limited</i>) ☑ With Binoculars
STYLE OF ROOF Type: ✓ Gable ✓ Hip ☐ Mansard ☐ Shed ☐ Flat Pitch: ☐ Low ✓ Medium ☐ Steep ☐ Flat
Roof #1 Type: Asphalt Layers: 1 LayerApprox. age1-5+Yrs.
VENTILATION SYSTEM Type: ✓ Soffit ✓ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered Ventilation Present: ✓ Yes ☐ No ☐ (See Interior remarks)
FLASHING Material: ☐ Not visible ☐ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Condition: ☐ Not visible ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing ☐ Separated from chimney/roof ☐ Recommend Sealing
VALLEYS □ N/A Material: □ Not Visible □ Galv/Alum ☑ Asphalt □ Lead □ Copper Condition: □ Not visible ☑ Satisfactory □ Marginal □ Poor □ Holes □ Rusted □ Recommend Sealing CONDITION OF ROOF COVERINGS Roof #1: ☑ Satisfactory □ Marginal □ Poor Condition: □ Curling □ Cracking □ Ponding □ Burn Spots □ Broken/Loose Tiles/Shingles □ Nail popping □ Granules missing □ Alligatoring □ Blistering □ Missing Tabs/Shingles/Tiles □ Moss buildup □ Exposed felt □ Cupping □ Incomplete/Improper Nailing □ Recommend roofer evaluate □ Evidence of Leakage
□ Recommend roofer evaluate □ Evidence of Leakage □ PLUMBING VENTS □ Not Visible ☑ Yes □ No ☑ Satisfactory □ Marginal □ Poor
Conditions reported above reflect visible portion only. See additional Comments

	1313 Mockingbird Lane Angier, NC Page 8 of 29
	EXTERIOR
GUTTERS/	SCUPPERS/EAVESTROUGH Needs to be cleaned Downspouts needed
Material:	☐ Copper ☐ Vinyl/Plastic ☑ Galvanized/Aluminum ☐
Condition:	✓ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting
Leaking: Attachment	□ Corners □ Joints □ Hole in main run □ Hosea □ Missing spikes □ Improperby slaped (See remark)
Extension ned	
	☐ Recommend repair/replacement of damaged sections
SIDING	(*See remarks page)
Material:	☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco
	☐ EIFS* Not Inspected ☐ Asphalt ☐ Wood ☑ Metal/Vinyl
	☐ Typical cracks ☐ Peeling paint ☐ <i>Monitor</i> ☐ <i>Wood rot</i>
Condition:	 □ Loose/Missing/Holes ☑ Satisfactory □ Marginal □ Poor □ Recommend repair/painting
	, , , ,
Material:)SOFFIT 3.)FASCIA 4.)FLASHING ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☑ Vinyl ☐ Stucco
	☐ Recommend repair/painting ☐ Damaged wood
Condition:	✓ Satisfactory ☐ Marginal ☐ Poor
CAULKING	
Condition:	✓ Satisfactory ☐ Marginal ☐ Poor
	☐ Recommend around windows/doors/masonry ledges/corners/utility penetrations
	& SCREENS
Material: Screens:	□ Wood□ Metal□ Vinyl□ Aluminum/Vinyl Clad□ Torn□ Bent□ Not installed□ Glazing Compound/Caulk
needed	La Totti La Bent La Not instance La Giazing Compound/Caurk
Condition:	☑ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
SLAB-ON-	
	OUNDATION
Foundation Condition:	Wall: ☐ Concrete block ☐ Poured concrete ☐ Not visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated
	ab: ☑ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated
	Condition reported above reflect <u>visible</u> portion only.
	·

1313 Mockingbird Lane Angier, NC Page 9 of 29
EXTERIOR
SERVICE ENTRY
Exterior receptacles:
Operable: ✓ Yes □ No □ Overhead wires too low GFCI present: ✓ Yes □ No Operable: ✓ Yes □ No □ Safety Hazard
GFCI present: ✓ Yes ☐ No Operable: ✓ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s) ☐ Recommend GFCI Receptacles
Condition: ☐ Satisfactory ✓ Marginal ☐ Poor
(Comment 10-1) on the day of the inspection none of the floodlights are operating on the eaves of the
home. It is recommended that the lightbulb be changed and checked for functionality. If this does not
resolve the issue it is recommended that an electrician fully evaluate and repair or replace as necessary in
order to ensure proper functionality of the floodlights. (See photo)
BUILDING(S) EXTERIOR WALL CONSTRUCTION
Type: □ Not visible ☑ Framed □ Masonry □ Conditions ☑ Not visible ☑ Setisfactors □ Massical □ □ Process
Condition: ✓ Not visible ☐ Satisfactory ☐ Marginal ☐ Poor
EXTERIOR DOORS 1.) ENTRANCE 2.) PATIO 3.)STORM
Weatherstripping: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door Condition: ✓ Satisfactory ☐ Marginal ☐ Poor
, ,
EXTERIOR A/C - HEAT
PUMP
UNIT #1: \square N/A Location: Rear of home
Brand: Carrier Model #: CA14NA036-A Approximate age: 2 yrs.
Outside Disconnect: ✓ Yes ☐ No Maximum fuse/breaker rating: 30 Amp Fuses/breakers installed: 30 Amp
Level: ✓ Yes ☐ No ☐ Cabinet/housing rusted ☐ Improperly sized fuses/breakers
Condenser Fins: □ Damaged □ Need cleaning □ Damaged base/pad
□ Damaged Refrigerant Line
Insulation: Yes □ No □ Replace
Condition: ☐ Satisfactory ✓ Marginal ☐ Poor Improper Clearance (air flow) ☐ Yes ✓ No
(Comment 10-2) The condensation drip line for the HVAC system on the exterior of the home has been
buried within mulch or soil. To ensure proper flow and drainage from the condensation line it is recommended that these be exposed and allow free and neutral drainage away from the home. If this is not
done the drainage line is likely to be blocked and may result in backup of condensate material damaging
the interior portion of the HVAC system. (See photos)
(Comment 10-3) the exterior is set up for the presence of two air conditioning units. However the
remaining air conditioning unit appears sized correctly for the square footage of the home. It is
recommended that an HVAC technician fully evaluate and ensure that the remaining air conditioning
system is properly set up for the home utilizing baffles and a diverting computer to properly zone the home.
(See photo)



			1313 Mocking	bird Lane Angier, NC	Page 11 of 29
			ARAGE/CAR	PORT	
TYPE	□ None				
✓ Attached	☐ Detached ☐ 1-				
AUTOMAT	IC OPENER	Yes□ No ☑ Ope	rable Inoperal	ole	
SAFETY RI	EVERSE Onerable	Yes □ No	☐ Need(s) adjust	ing □ Safety hazar	ed.
	operation of	100 = 100			
ROOFING	Material: Same	as house			
GUTTERS A	EAVESTROUGH		Satisfactory Mame as House	arginal Door	
SIDING / T		□ W 1	□ M.4-1	□ X/:1	
Siding:	✓ Same as house ☐ Stucco	□ Wood □ Masonry	□ Metal □ Slate	□ Vinyl □ Fiberboa	ard
Trim:	✓ Same as house	☐ Wood	☐ Aluminu		
Material: Condition:	□ Recommend	I repair I/A berglass □ arginal □ & Edges: □ Yes		tal	
ELECTRIC	AL RECEPTICALS		✓ Yes □ No	, 0	
Reverse pola	rity:	☑ No Ope	n ground:	☐ Yes ☑ No ☐ S	
GFCI Prese			rable: ☑ Yes ng □ Recomme	☐ No nd GFCI Receptacle	s
	·				
		This c	onfidential report is n	repared exclusively for h	Jerman Munet

1313 Mockingbird Lane Angier, NC Page 12 of 29
GARAGE/CARPORT
FIRE SEPARATION WALLS & CEILING (Between garage & living area) □ N/A □ Present □ Missing
Condition: ☐ Satisfactory ✓ Recommend repair ☐ Holes walls/ceiling ✓ Safety hazard(s) Moisture Stains Present: ☐ Yes ✓ No Typical Cracks: ☐ Yes ✓ No Fire door: ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ✓ Satisfactory Auto closure: ☐ N/A ☐ Satisfactory ☐ Inoperative ✓ Missing
(Comment 13-1) The area between the door frame and the firewall has not been sealed during the construction process. It is recommended that this be properly sealed with caulk silicone or a fire preventative material to ensure that fire can be properly retained within the garage area for an extended period of time to allow safe egress from the interior of the home. If this is not done fire may not be properly retarded and may restrict proper egress. (See photo)

	1313 Mockingbird Lane Angier, NC Page 13 of
	KITCHEN
COUNTERTOPS V	✓ Satisfactory Marginal Recommend repair/caulking
CABINETS	✓ Satisfactory ☐ Marginal ☐ <i>Recommend repair/adjustment</i>
CADINETS	Satisfactory in Warginar in Recommend repair/dajustment
PLUMBING COMME	
Faucet Leaks: ☐ Y Sink/Faucet: ☑ S	Yes ☑ No Pipes leak/corroded: ☐ Yes ☑ No Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair
Functional Drainage:	✓ Satisfactory ☐ Marginal ☐ Poor
G	
Functional Flow: ☑ S Comments:	Satisfactory Marginal Poor
WALLS & CEILING Condition: ✓ Satisfa	actory \square Marginal \square Poor \square Typical cracks \square <i>Moisture stains</i>
	7 2 71
WINDOWS & DOORS Condition: ✓ Satisfa	
	, , ,
HEATING / COOLING	G SOURCE Yes No
FLOOR Conditio	on: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
FLOOR Conditio	on: Saustactory in Marginal in Poor in Stoping in Squeaks
Comments:	
APPLIANCES	(See remarks page)
☑ Disposal Operable	1 9 /
	e: ☑ Yes ☐ No ☑ Exhaust fan Operable: ☑ Yes ☐ No
•	e: ✓ Yes □ No ✓ Refrigerator Operable: ✓ Yes □ No
☑ Dishwasher <i>Operable</i>	
□ Operable	$e: \square \ \mathrm{Yes} \ \square \ \mathrm{No} \ \square $ Operable: $\square \ \mathrm{Yes} \ \square \ \mathrm{No}$
Dishwasher Airgap:	☐ Yes ☑ No and/or Dishwasher Drain Line Looped: ☐ Yes ☑ No
Receptacles Present:	✓ Yes □ No Operable: ✓ Yes □ No
GFCI:	✓ Yes □ No Operable: ✓ Yes □ No
	☐ Recommend GFCI Receptacles
Open ground/Reverse p	polarity: ☐ Yes ☑ No ☐ Potential safety hazard(s
(Comment 14.1) On the	day of the increation the carbona disposal did not function. It is recommended th
	e day of the inspection the garbage disposal did not function. It is recommended the all fully evaluate and repair or replace as necessary to ensure proper operation of the
11 1	is not done reduced functionality may exist. (See photo)
	day of the inspection the waterline to the refrigerator was not properly attached as
	eaks or proper operation. It is recommended that a plumber fully evaluate and e functionality of the water and I system for the refrigerator. (See photo)
property attach to ensure	e functionality of the water and I system for the refrigerator. (See photo)

1313 Mockingbird Lane Angier, NC Page 14 of 29



RYROOM

			_			
LAUNDRY						
Cross connections:	☐ Yes	☑ No Heat so	ource present:	✓ Yes □	No	
Room vented:	☐ Yes	☑ No				
Dryer vented:	\square N/A	☑ Wall	☐ Ceiling	☐ Floo	r 🗆 No	t vented
☐ Plastic Dryer Ver	nt not rec	commended 🗆	Not vented to Ex	xterior \square	Recommend re	epair
☐ Safety hazard						_
Electrical:	Open gro	ound/reverse po	larity within 6' o	f water:	□ Yes 🗹 No	□ Safety hazara
GFCI present:	✓ Yes	□ No Operal	ble: ☑ Yes	□ No		
	☐ Recor	nmend GFCI R	eceptacles			
Appliances:	□ Wash	er 🗆 Dryer	☐ Water hea	iter 🗆 Furn	ace/Boiler	
Washer hook-up li	nes/valve	es: 🗆 Leakii	ng 🗆 Corroded	□ Not ·	visible	
Gas Shut-off Valve	: □ N	√A □ Yes	□ No □ Cap	Needed I	□ Safety hazar	d □ Not visible
(Comment 16.1) Th	1 1		- 1 To 1	1 1 1 1	. 1 .	

(Comment 16-1) The laundry room is not vented. It is recommended that a neutral air vent be added to a wall or ceiling to ensure no negative air pressure condition can exist in the laundry room. If this is not done laundry room doors may be difficult to operate and or the efficiency of the dryer may be reduced. A ducting professional should do this. (See photo)





FIRST FLOO	OR BATHROOM
Sinks:	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No
Tubs:	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A
Showers:	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A
Toilet:	Bowl Loose: □ Yes ☑ No Operable: ☑ Yes □ No
	☐ Cracked bowl ☐ Toilet leaks
Shower/Tub	area: ✓ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐
	Condition: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
	Caulk/Grouting Needed: ☐ Yes ☑ No Where:
Drainage:	✓ Satisfactory ☐ Marginal ☐ Poor
Water flow:	✓ Satisfactory ☐ Marginal ☐ Poor
	ins present: ☐ Yes ☑ No ☐ Walls ☐ Ceilings ☐ Cabinetsy
Window/doo	
	Present: ✓ Yes □ No Operable: ✓ Yes □ No
GFCI:	✓ Yes □ No Operable: ✓ Yes □ No
Open ground	d/Reverse polarity: □ Yes ☑ No □ Potential Safety Hazard(s) (See remarks)
	present: ☑ Yes ☐ No
Exhaust fan:	
SECOND FL	LOOR BATHROOM
SECOND FL Sinks:	
	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No
Sinks:	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No □ N/A
Sinks: Tubs:	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No □ N/A
Sinks: Tubs: Showers:	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No □ N/A
Sinks: Tubs: Showers: Toilet:	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Bowl Loose: □ Yes ☑ No □ No □ No □ No □ Cracked bowl □ Toilet leaks
Sinks: Tubs: Showers: Toilet:	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Bowl Loose: □ Yes ☑ No Operable: ☑ Yes □ No □ Cracked bowl □ Toilet leaks area: ☑ Ceramic/Plastic □ Fiberglass □ Masonite □
Sinks: Tubs: Showers: Toilet:	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Bowl Loose: □ Yes ☑ No Operable: ☑ Yes □ No □ Cracked bowl □ Toilet leaks area: ☑ Ceramic/Plastic □ Fiberglass □ Masonite □ Condition: ☑ Satisfactory □ Marginal □ Poor □ Rotted floors
Sinks: Tubs: Showers: Toilet: Shower/Tub	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Bowl Loose: □ Yes ☑ No Operable: ☑ Yes □ No □ Cracked bowl □ Toilet leaks area: ☑ Ceramic/Plastic □ Fiberglass □ Masonite □ Condition: ☑ Satisfactory □ Marginal □ Poor □ Rotted floors Caulk/Grouting Needed: □ Yes ☑ No Where:
Sinks: Tubs: Showers: Toilet: Shower/Tub	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Bowl Loose: □ Yes ☑ No Operable: ☑ Yes □ No □ Cracked bowl □ Toilet leaks area: ☑ Ceramic/Plastic □ Fiberglass □ Masonite □ Condition: ☑ Satisfactory □ Marginal □ Poor □ Rotted floors Caulk/Grouting Needed: □ Yes ☑ No Where: ☑ Satisfactory □ Marginal □ Poor
Sinks: Tubs: Showers: Toilet: Shower/Tub Drainage: Water flow:	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Bowl Loose: □ Yes ☑ No Operable: ☑ Yes □ No □ Cracked bowl □ Toilet leaks area: ☑ Ceramic/Plastic □ Fiberglass □ Masonite □ Condition: ☑ Satisfactory □ Marginal □ Poor □ Rotted floors Caulk/Grouting Needed: □ Yes ☑ No Where: ☑ Satisfactory □ Marginal □ Poor ☑ Satisfactory □ Marginal □ Poor
Sinks: Tubs: Showers: Toilet: Shower/Tub Drainage: Water flow: Moisture stai	Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Faucet leaks: □ Yes ☑ No Pipes leak: □ Yes ☑ No □ N/A Bowl Loose: □ Yes ☑ No Operable: ☑ Yes □ No □ Cracked bowl □ Toilet leaks area: ☑ Ceramic/Plastic □ Fiberglass □ Masonite □ Condition: ☑ Satisfactory □ Marginal □ Poor □ Rotted floors Caulk/Grouting Needed: □ Yes ☑ No Where: ☑ Satisfactory □ Marginal □ Poor ☑ Satisfactory □ Marginal □ Ceilings □ Cabinets
Sinks: Tubs: Showers: Toilet: Shower/Tub Drainage: Water flow: Moisture stai Window/doo	Faucet leaks: □ Yes ✓ No Pipes leak: □ Yes ✓ No □ N/A Faucet leaks: □ Yes ✓ No Pipes leak: □ Yes ✓ No □ N/A Bowl Loose: □ Yes ✓ No Operable: ✓ Yes □ No □ Cracked bowl □ Toilet leaks area: ✓ Ceramic/Plastic □ Fiberglass □ Masonite □ Condition: ✓ Satisfactory □ Marginal □ Poor □ Rotted floors Caulk/Grouting Needed: □ Yes ✓ No Where: ✓ Satisfactory □ Marginal □ Poor ✓ Satisfactory □ Marginal □ Poor ins present: □ Yes ✓ No □ Walls □ Cabinets rs: ✓ Satisfactory □ Marginal □ Poor
Sinks: Tubs: Showers: Toilet: Shower/Tub Drainage: Water flow: Moisture stai Window/doo	Faucet leaks: Yes No Pipes leak: Yes No Faucet leaks: Yes No Pipes leak: Yes No No Faucet leaks: Yes No Pipes leak: Yes No No Bowl Loose: Yes No Operable: Yes No Cracked bowl Toilet leaks area: Ceramic/Plastic Fiberglass Masonite □ Condition: Satisfactory Marginal Poor Rotted floors Caulk/Grouting Needed: Yes No Where: Satisfactory Marginal Poor Satisfactory Marginal Poor ins present: Yes No Walls Ceilings Cabinets Image: Satisfactory Marginal Poor Present: Yes No Operable: Yes No
Sinks: Tubs: Showers: Toilet: Shower/Tub Drainage: Water flow: Moisture stai Window/doo Receptacles l GFCI:	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Bowl Loose: ☐ Yes ☑ No Operable: ☑ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks area: ☑ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ ☐ Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors Caulk/Grouting Needed: ☐ Yes ☑ No Where: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Ceilings ☐ Cabinets are: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Poor ☐ Poor ☐ No ☐ Yes ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ Yes ☐ No ☐ Yes ☐ Yes ☐ No ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ No ☐ Yes ☐
Sinks: Tubs: Showers: Toilet: Shower/Tub Drainage: Water flow: Moisture stai Window/doo Receptacles I GFCI: Open ground	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Bowl Loose: ☐ Yes ☑ No Operable: ☑ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks area: ☑ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors Caulk/Grouting Needed: ☐ Yes ☑ No Where: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Yes ☑ No ☐ Walls ☐ Ceilings ☐ Cabinets are: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Present: ☑ Yes ☐ No
Sinks: Tubs: Showers: Toilet: Shower/Tub Drainage: Water flow: Moisture stai Window/doo Receptacles I GFCI: Open ground	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Bowl Loose: ☐ Yes ☑ No Operable: ☑ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks area: ☑ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ ☐ Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors Caulk/Grouting Needed: ☐ Yes ☑ No Where: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors ☐ Cabinets area: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinets area: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Cabinets area: ☑ Yes ☐ No Operable: ☑ Yes ☐ No ☐ Potential Safety Hazard(s) (See remarks) area: ☑ Yes ☐ No ☐ Potential Safety Hazard(s) (See remarks) area: ☑ Yes ☐ No ☐ Potential Safety Hazard(s)

	1313 Mockingbird Lane Angier, NC Page 17 of 29
	BATHROOM(S)
MASTER BA	
Sinks:	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No
Showers: Toilet:	Faucet leaks: ☐ Yes ☑ No Pipes leak: ☐ Yes ☑ No ☐ N/A Bowl Loose: ☐ Yes ☑ No Operable: ☑ Yes ☐ No
i onet:	□ Cracked bowl □ Toilet leaks
Shower area:	✓ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐
	Condition: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Duainaga	Caulk/Grouting Needed: ☐ Yes ☑ No Where: ☑ Satisfactory ☐ Marginal ☐ Poor
Drainage: Water flow:	✓ Satisfactory ☐ Marginal ☐ Poor
	ns present: ☐ Yes ☑ No ☐ Walls ☐ Ceilings ☐ Cabinets
Window/door	\mathcal{L}
Receptacles F GFCI:	Present: ☑ Yes □ No Operable: ☑ Yes □ No ☑ Yes □ No Operable: ☑ Yes □ No
	✓ Yes ☐ No Operable: ✓ Yes ☐ No /Reverse polarity: ☐ Yes ✓ No ☐ Potential Safety Hazard(s) (See remarks)
	oresent: ✓ Yes □ No
Exhaust fan:	



Walls & Ceiling:
Walls & Ceiling:
Walls & Ceiling:

1313 Mockingbird Lane Angier, NC	Page 19 of 29
OOMS	

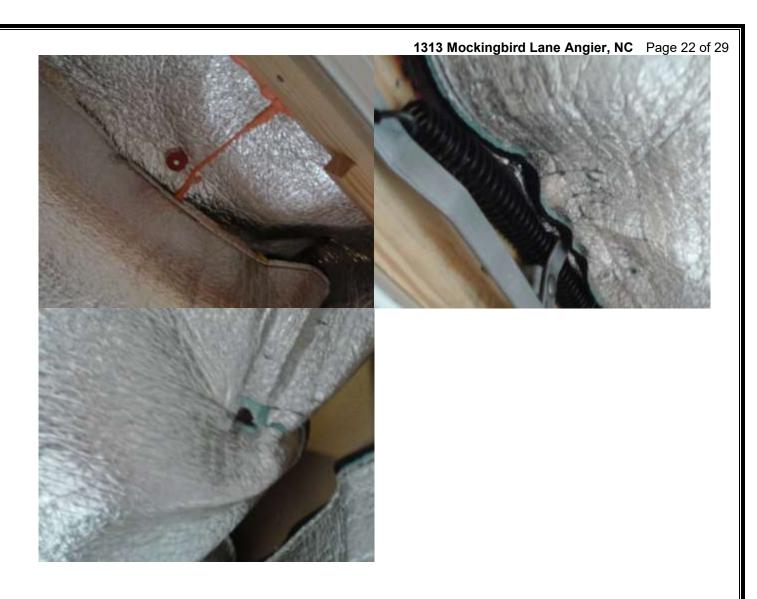
SECOND FLOOR BONUS ROOM
Walls & Ceiling: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ☑ No Where:
Floor: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Electrical: Switches: ✓ Yes ☐ No Receptacles: ✓ Yes ☐ No Operable: ✓ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Safety Hazard ☐ Cover plates missing
Heating Source Present: ✓ Yes □ Not visible
Holes: □ Doors □ Walls □ Ceilings
Egress Restricted: ☐ Yes ☑ No
Doors & Windows: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware
SECOND FLOOR BEDROOM
Walls & Ceiling: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ☑ No Where:
Floor: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Electrical: Switches: ✓ Yes □ No Receptacles: ✓ Yes □ No Operable: ✓ Yes □ No
Open ground/Reverse polarity: □ Yes ☑ No □ Safety Hazard □ Cover plates missing
Heating Source Present: ✓ Yes □ Not visible
Holes: □ Doors □ Walls □ Ceilings
Egress Restricted: ☐ Yes ☑ No
Doors & Windows: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware
MASTER BEDROOM
Walls & Ceiling: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage Moisture stains: ☐ Yes ✓ No Where:
Floor: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Electrical: Switches: Yes \(\subseteq \text{No} \) Receptacles: \(\subseteq \text{Yes} \) \(\subseteq \text{No} \) Operable: \(\subseteq \text{Yes} \) \(\subseteq \text{No} \)
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Safety Hazard ☐ Cover plates missing
Heating Source Present: ✓ Yes □ Not visible
Holes: Doors Walls Ceilings
Egress Restricted:
Doors & Windows: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

INTERIOR
INTERIOR WINDOWS / GLASS
Condition: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Needs repair
☑ Representative number of windows operated ☐ Painted shut (See remarks)
☐ Glazing compound needed ☐ Cracked glass ☐ Hardware missing
☐ Broken counter-balance mechanism
Evidence of Leaking Insulated Glass: □ Yes ☑ No □ N/A
Safety Glazing Needed: ☐ Yes ☑ No
Security Bars Present: ☐ Yes ☑ No ☐ Not tested ☐ Safety hazard
☐ Test release mechanism before moving in
FIREPLACE Location(s): Living room
Type: ☑ Gas ☐ Wood ☐ Wood burner stove ☐ Electric ☐ Ventless (See remarks)
Material: ☐ Masonry ☑ Metal (pre-fabricated) ☐ Metal insert
Miscellaneous: ☐ Blower built-in Operable: ☐ Yes ☐ No
Damper operable: ✓ Yes □ No
☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair
Damper Modified for Gas Operation: ✓ Yes ☐ No ☐ Damper missing
Hearth Extension Adequate: ✓ Yes ☐ No Mantel: ☐ N/A ✓ Secure ☐ Loose
Physical Condition: ✓ Satisfactory ☐ Marginal ☐ Poor
☐ Recommend having flue cleaned and re-examined
STAIRS / STEPS / BALCONIES
✓ Satisfactory ☐ Marginal ☐ Poor ☐ Missing
Handrail: ✓ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard
☐ Hand Rail/Railing/Balusters Recommended Risers/Treads: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven
☐ Hand Rail/Railing/Balusters Recommended Risers/Treads: ☐ Marginal ☐ Poor ☐ Risers/Treads uneven
☐ Hand Rail/Railing/Balusters Recommended Risers/Treads: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven SMOKE / CARBON MONOXIDE DETECTORS (See remarks)
☐ Hand Rail/Railing/Balusters Recommended Risers/Treads: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven SMOKE / CARBON MONOXIDE DETECTORS (See remarks)

1313 Mockingbird	Lane	Angier.	NC	Page 21 of 29
1010 MOCKINGSING	Lanc	Allgiol,	110	1 440 2 1 01 20



ATTIC/STRU	CTURE/FRAMING/INSU	JLATION	□ N/A (See re	marks)	
Access:	☐ Stairs ☑ Pulldown	☐ Scuttlehole/H	Hatch $\square No$	access	
Inspected From	n: □ Access panel ☑	In the attic			
Location:	☑ Bedroom hall ☐ Bed	lroom closet	☐ Garage		
(Comment 22-1) the insulation tent for the			ecome bound in the spri	ings of the
	recommended that an insula				
	nsulation tent has rendered				
	lation that was intended has				•
			`	• /	
Flooring:	☐ Complete ☑ Pa	rtial	□ None		
Insulation:	☑ Fiber glass ☐ Ba	tts 🗹 Loose	☐ Cellulose	☐ Foam	
	☐ Vermiculite ☐ Ro	ockwoll	Depth: 12-	H	
	☐ Recommend Baffles @	Eaves	_		
	□ Damaged □ Displace	ced \square Missin	g 🗆 Compre	ssed	
Installed In:	☐ Rafters ☐ Walls	Between ceili	ng joists 🔲 U	Inderside of Roof Deck	(
	☐ Not visible				
	☐ Recommend additiona	l insulation (Se	e comments)		
Vapor Barrier	s: Kraft/foil faced	☐ Plastic 🗹 N	lot visible □	Improperly Installed	
Ventilation:	☑ Ventilation appears ade	equate	□ Recommen	d additional ventilation	n
Fans Exhausted	To: Attic: □ Y	es 🗹 No	Outside: 🗹 🛚	Yes □ No □ Not	visible
HVAC Duct:	□N/A ☑ Satisfactory □ <i>Dam</i>	aged $\square Split \square$	Disconnected [□Leaking □Repair/Repl	lace 🗆
Recommend Ins	ulation				
Chimney Chas			y□ <i>Needs repa</i>	\Box Not visible	
Structural Pro	blems Observed:	es 🗹 No	\Box Rec	ommend repair	
	ructural Engineer				
Roof Structure	: □ Rafters ☑ Trusses	□ Wood			
	☐ Collar Ties	☐ Purlins		☐ Not Visible	
Ceiling Joists:	☑ Wood ☐ Metal	☐ Not visible			
	□ Plywood ☑ OSB	☐ Planking	□ Rotted	□ Stained □ Dela	minated
	ondensation/Moisture Lea	0		(See remarks)	
Firewall Between		✓ Yes		□ Needs repair/sealin	0
Electrical:	□ Open junction box(es)	□ Handymai	n wiring	☐ Visible knob-and-ti	ube



1313 Mockingbird	Lane	Angier.	NC	Page 23 of 29
1010 MOCKINGDING	Lanc	Aligici,	110	1 440 20 01 20

PLUMBING Main Shut-off Location: Coat Closet WATER SERVICE Water Entry Piping: ☐ Not visible ☐ Copper/Galv. ✓ Plastic* (PEX) ☐ Lead **Lead Other Than Solder Joints:** ✓ No ☐ Service entry ☐ Yes **Visible Water Distribution Piping:** □ Copper □ Galvanized ☑ **Plastic*** (PEX) **Condition:** ✓ Satisfactory ☐ Marginal □ Poor **Functional Flow:** ✓ Satisfactory ☐ Marginal □ Poor □ Water pressure over 80 psi \square Corroded \square Leaking \square Valves broken/missing Pipes, Supply/Drain: □ Dissimilar metal **Cross connection:** ☐ Yes ✓ No **Drain/Waste/Vent Pipe:** ☐ Galvanized ☑ PVC ☐ ABS ☐ Copper ☐ Cast iron **Condition:** ✓ Satisfactory ☐ Marginal ☐ Poor **Support/Insulation:** ✓ N/A Type: ✓ Yes □ No **Traps Proper P-Type:** □ *P-traps recommended* **Functional Drainage:** ✓ Satisfactory ☐ Marginal □ Poor Gas Line: \square N/A ☐ Copper ☐ Black iron ☑ CSST ☐ Not visible **Condition:** □ Poor ✓ Satisfactory ☐ Marginal ☐ *Recommend plumber evaluate* MAIN FUEL SHUT-OFF LOCATION At the Meter \square N/A \square N/A WATER HE **Brand name: Bradford White Serial #: TA42726101** Type: **✓** Gas □ Electric □ Oil Capacity: 48 gal. Approx. age: New year(s) **Combustion Air Venting Present:** ✓ Yes □ No □ N/A Extension proper: \square Yes \square No \square Missing \square Recommend repair **Relief Valve:** ✓ Yes □ No Vent Pipe: ✓ Satisfactory □ Pitch proper □ Improper □ Rusted □ Recommend repair \square N/A **Condition:** ✓ Satisfactory ☐ Marginal ☐ Poor



1313 Mockingbird Lane Angier, NC Page 25 of 29

Angier 1997 Angier



	HEATINGSISTERI	
HEATING SYSTI	EM - UNIT #1 Location: In the attic (See remarks)	
#1 Brand Name:	Carrier Approximate age: 2 year(s) ☐ Unknown	
	Model #: 58STA045-16112 Serial #: 1217A14837	
Energy Source:	☑ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid Fuel	
Warm Air System:		
Heat Exchanger:	\square N/A (sealed) \square Visual w/mirror \square Flame distortion \square Rusted	
	□ Carbon/soot buildup	
	Detected at Plenum/Register □ Not tested	
CO Test:	Tester: Monoxer II	
	ting Present: □ N/A ✓ Yes □ No	
Controls:	Disconnect: ✓ Yes □ No ✓ Normal operating and safety controls observed	
Distribution:	☐ Metal duct ☑ Insulated flex duct ☐ Cold air returns ☐ Duct board	
	☐ Asbestos-like wrap	
Flue Piping:	□ N/A ☑ Satisfactory □ Rusted □ Improper slope □ Safety hazard	
Filter:	✓ Standard ☐ Electrostatic ✓ Satisfactory ☐ Needs cleaning/replacement	
T	☐ Missing	
When Turned On	By Thermostat: ✓ Fired ☐ Did not fire	
"	Proper Operation: ✓ Yes ☐ No ☐ Not tested	
	tion: ☐ Satisfactory ☑ Marginal ☐ Poor ☑ Recommended HVAC Technician	
	ed Due To: Exterior temperature	
(Comment 27-1) it is noted that when the air conditioning or heating is on in the first floor air is coming from the vents on both floors. This may denote and improperly programmed diverting computer or a damaged or nonfunctional baffle. It is recommended that an HVAC technician fully evaluate and repair or replace as necessary in order to ensure proper and full operation of the zone heating and air-conditioning systems. If this is not done this may result in an over heating or cooling of the second floor as well as a delayed heating or cooling of the first		
floor.		





MAIN PANEL	Location: Exterior wall Condition:
Adequate Clearan	ce To Panel: ✓ Yes ☐ No Amperage: 200 Volts 120/240
	✓ Breakers □ Fuses
Appears Grounde	
GFCI Breaker:	☐ Yes ☑ No Operable: ☐ Yes ☐ No
AFCI Breaker:	☐ Yes ☑ No Operable: ☐ Yes ☐ No
MAIN WIRE:	□ Copper ☑ Aluminum □ Not visible □ Double tapping of the main wire
Condition:	✓ Satisfactory □ Poor □ Federal Pacific Panel Stab Lok® (See remarks)*
BRANCH WIRE:	✓ Copper ✓ Aluminum* ☐ Not visible
Condition:	✓ Satisfactory □ Poor □ Recommend electrician evaluate/repair*
	✓ Romex ✓ BX cable ☐ Conduit ☐ Knob & tube**
	☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
	☐ Panel not accessible ☐ Not evaluated Reason:
SUB PANEL(S)	☐ None apparent
Location 1: Garage	
	☐ Panel not accessible ☐ Not evaluated Reason:
GFCI Breaker:	☐ Yes ☑ No Operable: ☐ Yes ☐ No
AFCI Breaker:	✓ Yes □ No Operable : ✓ Yes □ No
Branch Wire:	☑ Copper ☐ Aluminum
Neutral/ground separ	
Condition:	✓ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend separating/isolating neutrals
ELECTRICAL FI	XTURES A representative number of installed lighting fixtures, switches, and receptacles
located incide the h	ouse, garage, and exterior walls were tested and found to be:
Condition:	Satisfactory ☐ Marginal ☐ Poor ☐ Open grounds ☐ Reverse polarity
Condition.	☐ GFCIs not operating ☐ Solid conductor aluminum branch wiring circuits*
	☐ Ungrounded 3-prong receptacles (See remarks)
	□ Recommend electrician evaluate/repair*
UNIT	ntral system
Energy Source:	☑ Electric ☐ Gas
Unit Type:	✓ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump
Evaporator Coil:	✓ Satisfactory ☐ Not visible ☐ Needs cleaning ☐ Damaged
Refrigerant lines:	□ Leak □ Damage □ Insulation missing □ Satisfactory
Condensate Line/Di	•
Operation:	Differential 17 °F
1	Difference in temperature (split) should be 14-22° Fahrenheit (See remarks)
Condition:	✓ Satisfactory ☐ Marginal ☐ Poor ☐ <i>Recommend HVAC technician examine</i>
	□ Not operated due to exterior temperature
	•

