1313 Mocking Bird Lane, Raleigh, NC 27609

Inspection Date:
01/01/2014

Prepared For:

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090920141300

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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:	8 Years
Style:	Single Family
Main Entrance Faces:	East
State of Occupancy:	Occupied
Weather Conditions:	Cloudy
Recent Rain:	Yes
Ground cover:	Wet Over 65 degrees

SUMMARY

ITEMS NOT OPERATING

Fireplace was not tested because no propane at location on the day of the test. Fireplace shows signs of never being used rocks still in plastic bag factory shipping clips still on fire screen.

MAJOR CONCERNS

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

(PG 7) In the north east corner of the building there is not gutter extension at the end of the downspout this is causing erosion in the flower bed and excess moisture against the structure. Recommend that an extension is placed at the end diverting it out of the flower bed and away from the foundation to avoid problems in the future.
(PG 7) There is a gap in the siding on the rear of the home, this is a possible pest and moisture entry point and should be repaired or replaced to eliminate the possibility of this in the future.
(PG 7) Light fixtures on front and back of house are not properly attached to structure and are now sagging down causing a warping in the vinyl siding. These should be attached to structure to avoid future damage to siding and also eliminate a possible electrical short issue with the light fixtures.
(PG 14) Moisture stain to the left of the front door over the closet upon inspection in attic no clear source for the moisture is present should be monitored for future dampness.
(PG 20) There is a sign of a prior refrigerant leak in the system a HVAC tech should make sure that is not a current issue as this can cause the system to stop functioning suddenly when the pressure in the system no longer is capable of moving heat.

POTENTIAL SAFETY HAZARDS

(PG 7) Two screens missing on home one on left side of home and one on the front of the home, these should be replaced to avoid pest infiltration into home when the window is open.
(PG 11) Countertop to the right of the sink is not attached to cabinets and is very loose would recommend securing it to the cabinets to avoid any injury while using countertop.
(PG 16) It is recommended that a CO detector is installed in the house there is a vent less fireplace on premises and is a potential source for CO. CO is a odorless and colorless gas that can cause hypoxia and if continued exposure even death. It is for this reason that a CO detector is highly recommended.
(PG 19) Filters should be replaced as often as needed however a good practice is to change them every 90 days. This will not only reduce the overall dust in the home, however also decrease the working load pressure on the central drive fan causing the entire home's HVAC system to operate longer without needed service.

- 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) 399-9408.

Directional Position of Home

North Side of Home

East Side of Home

South Side of Home

West Side of Home

SERVICE WALKS ☐ None ☐ Not visible ☐ ***Public sidewalk needs repair***

Material: ☑ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ *Trip Hazard* ☑ Typical cracks

☐ ***Pitched towards home* (See remarks)** ☐ ***Settling cracks***

DRIVEWAY/PARKING ☐ None ☐ Not visible

Material: ☑ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Settling Cracks*** ☑ Typical cracks

☐ ***Pitched towards home* (See remarks)** ☐ *Trip hazard* ☐ Fill cracks and seal

PORCH *(covered entrance)* ☐ None ☐ Not visible

Support Pier: ☐ Concrete ☑ Wood ☐

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Railing/Balusters recommended***

Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ *Safety Hazard*

DECK/BALCONY *(flat, floored, roofless area)* ☐ None ☐ Not visible

Material: ☑ Wood ☐ Metal ☐ Composite ☐ ***Railing/Balusters recommended***

Finish: ☐ Treated ☑ Painted/Stained ☐

☐ *Safety Hazard* ☐ ***Improper attachment to house*** ☐ *Railing loose*

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ ***Wood in contact with soil***

LANDSCAPING AFFECTING FOUNDATION **(See remarks)**

Negative Grade: ☐ East ☐ West ☐ North ☐ South ☐ Satisfactory

☐ ***Recommend additional backfill*** ☐ ***Recommend window wells/covers***

☐ ***Trim back trees/shrubberies***

☐ ***Wood in contact with/improper clearance to soil***

HOSE BIBS ☐ None ☐ No anti-siphon valve ☐ **Recommend Anti-siphon valve**

Operable: ☑ Yes ☐ No ☐ Not tested ☐ Not on

ROOF VISIBILITY ☑ All ☐ Partial ☐ None ☐ Limited by:

INSPECTED FROM ☐ Roof ☑ Ladder at eaves ☑ Ground (***Inspection Limited***) ☑ With Binoculars

STYLE OF ROOF

Type: ☑ Gable ☑ Hip ☐ Mansard ☐ Shed ☐ Flat
Pitch: ☐ Low ☐ Medium ☑ Steep ☐ Flat

Roof #1 Type: Asphalt Layers: 1+ Layers Approx. age5-10+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***

PLUMBING VENTS ☐ Not Visible ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor

Conditions reported above reflect <u>visible</u> portion only. See additional Comments

GUTTERS/SCUPPERS/EAVESTROUGH ☐ *Needs to be cleaned* ☐ *Downspouts needed*

Material: ☐ Copper ☐ Vinyl/Plastic ☑ Galvanized/Aluminum ☐
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Rusting***
Leaking: ☐ Corners ☐ Joints ☐ ***Hole in main run***
Attachment: ☐ ***Loose*** ☐ ***Missing spikes*** ☐ ***Improperly sloped*** ***(See remark)***
Extension needed: ☐ North ☐ South ☑ East ☐ West
☐ ***Recommend repair/replacement of damaged sections***

In the north east corner of the building there is not gutter extension at the end of the downspout this is causing erosion in the flower bed and excess moisture against the structure. Recommend that an extension is placed at the end diverting it out of the flower bed and away from the foundation to avoid problems in the future. (Picture left first row)

SIDING

(*See remarks page)

Material: ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco
☐ EIFS* Not Inspected ☐ Asphalt ☐ Wood ☑ Metal/Vinyl
☐ Typical cracks ☐ Peeling paint ☐ ***Monitor*** ☐ ***Wood rot***
☑ ***Loose/Missing/Holes***
Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☐ ***Recommend repair/painting***

There is a gap in the siding on the rear of the home, this is a possible pest and moisture entry point and should be repaired or replaced to eliminate the possibility of this in the future. (Picture first row right)

Light fixtures on front and back of house are not properly attached to structure and are now sagging down causing a warping in the vinyl siding. These should be attached to structure to avoid future damage to siding and also eliminate a possible electrical short issue with the light fixtures. (Pictures second row)

1.)TRIM 2.)SOFFIT 3.)FASCIA 4.)FLASHING

Material: ☑ 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***

WINDOWS & SCREENS ☐ *Failed/fogged insulated glass*

Material: ☐ Wood ☐ Metal ☑ Vinyl ☐ Aluminum/Vinyl Clad
Screens: ☐ Torn ☐ Bent ☑ Not installed ☐ Glazing Compound/Caulk needed
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Wood rot*** ☐ ***Recommend repair/painting***

Two screens missing on home one on left side of home and one on the front of the home, these should be replaced to avoid pest infiltration into home when the window is open. (Picture third row)






SLAB-ON-GRADE/FOUNDATION

Foundation Wall: ☐ Concrete block ☑ Poured concrete ☐ Not visible

Condition: ☑ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Concrete Slab: ☑ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

Condition reported above reflect visible portion only.

EXTERIOR

SERVICE ENTRY ☑ Underground ☐ Overhead ☐ ***Weather head/mast needs repair***

Exterior receptacles: ☑ Yes ☐ No

Operable: ☑ Yes ☐ No ☐ ***Overhead wires too low***

GFCI present: ☑ Yes ☐ No **Operable:** ☑ Yes ☐ No ☐ ***Safety Hazard***

☐ **Reverse polarity** ☐ ***Open ground(s)*** ☐ Recommend GFCI Receptacles

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: ☐ Not visible ☑ Framed ☐ Masonry ☐

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: ☐ N/A **Location:** Left side of home

Brand: Trane Model #: 2TWB3030A1000AA Serial #: 62054XP35 Approximate age: 8 yrs.

Outside Disconnect: ☑ Yes ☐ No Maximum fuse/breaker rating: 20 Amp

Fuses/breakers installed: 20 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

KITCHEN

COUNTERTOPS ☐ Satisfactory ☑ Marginal ☐ ***Recommend repair/caulking***

Countertop to the right of the sink is not attached to cabinets and is very loose would recommend securing it to the cabinets to avoid any injury while using countertop. (Picture left)

CABINETS ☑ Satisfactory ☐ Marginal ☐ ***Recommend repair/adjustment***

PLUMBING COMMENTS

Faucet Leaks: ☐ Yes ☑ No **Pipes leak/corroded:** ☐ Yes ☑ No
Sink/Faucet: ☑ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ ***Recommend repair***
Functional Drainage: ☑ Satisfactory ☐ Marginal ☐ Poor

Functional Flow: ☑ Satisfactory ☐ Marginal ☐ Poor
Comments:

WALLS & CEILING

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ ***Moisture stains***

HEATING / COOLING SOURCE ☑ Yes ☐ No

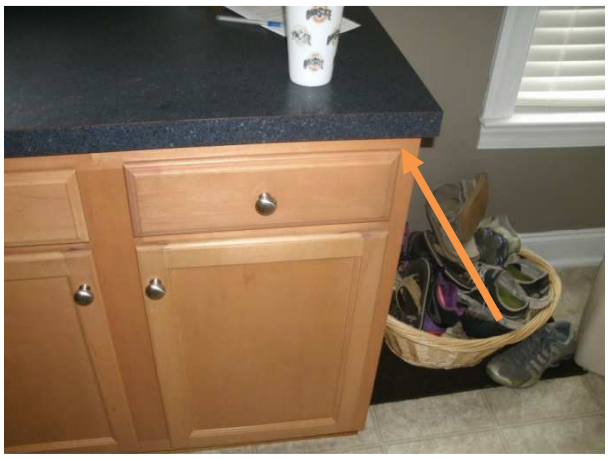
FLOOR **Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Comments:

APPLIANCES ***(See remarks page)***

☐ Disposal	*Operable*: ☐ Yes	☐ No	☐ Trash compactor	*Operable*: ☐ Yes	☐ No
☑ Oven	*Operable*: ☑ Yes	☐ No	☑ Exhaust fan	*Operable*: ☑ Yes	☐ No
☑ Range	*Operable*: ☑ Yes	☐ No	☑ Refrigerator	*Operable*: ☑ Yes	☐ No
☑ Dishwasher	*Operable*: ☐ Yes	☑ Not Tested	☐ Microwave	*Operable*: ☐ Yes	☐ No
☐ _____	*Operable*: ☐ Yes	☐ No	☐_____	*Operable*: ☐ Yes	☐ 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 polarity: ☐ Yes ☑ No ☐ ***Potential safety hazard(s)***



LAUNDRY

Laundry sink: ☑ N/A **Faucet leaks:** ☐ Yes ☐ No **Pipes leak:** ☐ Yes ☐ No
Cross connections: ☐ Yes ☑ No **Heat source present:** ☐ Yes ☑ No
Room vented: ☐ Yes ☑ No
Dryer vented: ☐ N/A ☑ Wall ☐ Ceiling ☐ Floor ☐ Not vented
☐ ***Plastic Dryer Vent not recommended*** ☐ ***Not vented to Exterior*** ☐ ***Recommend repair***
☐ ***Safety hazard***
Electrical: Open ground/reverse polarity within 6' of water: ☐ Yes ☑ No ☐ ***Safety hazard***
GFCI present: ☐ Yes ☑ No **Operable:** ☐ Yes ☐ No
☐ Recommend GFCI Receptacles
Appliances: ☑ Washer ☑ Dryer ☐ Water heater ☐ Furnace/Boiler
Washer hook-up lines/valves: ☐ Leaking ☐ Corroded ☐ Not visible
Gas Shut-off Valve: ☑ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ ***Safety hazard*** ☐ Not visible

HALLWAY 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
Moisture stains present: ☐ Yes ☑ No ☐ Walls ☐ Ceilings ☐ Cabinetsy
Window/doors: ☑ Satisfactory ☐ Marginal ☐ Poor
Receptacles Present: ☑ Yes ☐ No **Operable:** ☑ Yes ☐ No
GFCI: ☑ Yes ☐ No **Operable:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ *Potential Safety Hazard(s)* ***(See remarks)***
Heat source present: ☑ Yes ☐ No
Exhaust fan: ☑ Yes ☐ No **Operable:** ☑ Yes ☐ No ☐ Noisy

MASTER BATH

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
Moisture stains present: ☐ Yes ☑ No ☐ Walls ☐ Ceilings ☐ Cabinetsy
Window/doors: ☑ Satisfactory ☐ Marginal ☐ Poor
Receptacles Present: ☑ Yes ☐ No **Operable:** ☑ Yes ☐ No
GFCI: ☑ Yes ☐ No **Operable:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ *Potential Safety Hazard(s)* ***(See remarks)***
Heat source present: ☑ Yes ☐ No
Exhaust fan: ☑ Yes ☐ No **Operable:** ☑ Yes ☐ No ☐ Noisy

ROOMS

LIVING ROOM

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage
Moisture stains: ☑ Yes ☐ No Where: To the left of the front door
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☑ Satisfactory ☐ Marginal ☐ Poor
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
Doors & Windows: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

Moisture stain to the left of the front door over the closet upon inspection in attic no clear source for the moisture is present should be monitored for future dampness. (Picture below left)

DINING 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
Doors & Windows: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware

FRONT CENTER BEDROOM

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ☑ No Where:
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Noisy
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

FRONT LEFT 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
Ceiling Fan: ☑ Satisfactory ☐ Marginal ☐ Poor
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

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 ☐ ***Woodburner stove*** ☐ Electric ☑ Ventless ***(See remarks)***
Material: ☐ Masonry ☑ Metal (pre-fabricated) ☐ Metal insert
Miscellaneous: ☐ Blower built-in **Operable:** ☐ Yes ☐ No ☑ Not Tested
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***

No propane at location on the day of the test. Fireplace shows signs of never being used rocks still in plastic bag factory shipping clips still on fire screen.

SMOKE / CARBON MONOXIDE DETECTORS *(See remarks)*

Present: ☑ Smoke Detector: ☑ Yes ☐ No **Operable:** ☑ Yes ☐ No ☐ Not tested
☐ CO Detector: ☐ Yes ☑ No **Operable:** ☐ Yes ☐ No ☐ Not tested

It is recommended that a CO detector is installed in the house there is a vent less fireplace on premises and is a potential source for CO. CO is a odorless and colorless gas that can cause hypoxia and if continued exposure even death. It is for this reason that a CO detector is highly recommended.

ATTIC/STRUCTURE/FRAMING/INSULATION ☐ N/A (See remarks)

Access: ☐ Stairs ☑ Pulldown ☐ Scuttlehole/Hatch ☐ ***No access***
Inspected From: ☐ Access panel ☑ In the attic
Location: ☑ Bedroom hall ☐ Bedroom closet ☐ Garage
Access Limited By:

Flooring: ☐ Complete ☑ Partial ☐ None
Insulation: ☑ Fiber glass ☑ Batts ☑ Loose ☐ Cellulose ☐ Foam
☐ Vermiculite ☐ Rockwoll Depth: 9-12
☐ ***Recommend Baffles @ Eaves***
☐ ***Damaged*** ☐ ***Displaced*** ☐ ***Missing*** ☐ ***Compressed***
Installed In: ☐ Rafters ☐ Walls ☑ Between ceiling joists ☐ Underside of Roof Deck
☐ Not visible
☐ ***Recommend additional insulation (See comments)***
Vapor Barriers: ☐ Kraft/foil faced ☐ Plastic ☑ Not visible ☐ ***Improperly Installed***
Ventilation: ☑ ***Ventilation appears adequate*** ☐ ***Recommend additional ventilation***
Fans Exhausted To: **Attic:** ☐ Yes ☑ No **Outside:** ☑ Yes ☐ No ☐ Not visible
HVAC Duct: ☐N/A ☑Satisfactory ☐***Damaged*** ☐***Split*** ☐***Disconnected*** ☐***Leaking*** ☐***Repair/Replace*** ☐ ***Recommend Insulation***
Chimney Chase: ☑ N/A ☐ Satisfactory ☐ ***Needs repair*** ☐ Not visible
Structural Problems Observed: ☐ Yes ☑ No ☐ ***Recommend repair*** ☐ ***Recommend Structural Engineer***
Roof Structure: ☑ Rafters ☐ Trusses ☐ Wood ☐ Metal ☐
☐ Collar Ties ☐ Purlins ☐ Knee Wall ☐ Not Visible
Ceiling Joists: ☑ Wood ☐ Metal ☐ Not visible
Sheathing: ☐ Plywood ☑ OSB ☐ Planking ☐ ***Rotted*** ☐ ***Stained*** ☐ ***Delaminated***
Evidence of Condensation/Moisture Leaking: ☐ Yes ☑ No ***(See remarks)***
Firewall Between Units: ☑ N/A ☐ Yes ☐ No ☐ ***Needs repair/sealing***
Electrical: ☐ ***Open junction box(es)*** ☐ ***Handyman wiring*** ☐ ***Visible knob-and-tube***

PLUMBING

WATER SERVICE

Main Shut-off Location: At the well head

Water Entry Piping: ☐ Not visible ☑ Copper/Galv. ☑ **Plastic*** (PVC) ☐ Lead
Lead Other Than Solder Joints: ☐ Yes ☑ No ☐ Unknown ☐ Service entry
Visible Water Distribution Piping: ☑ Copper ☐ Galvanized ☐ **Plastic*** (CPVC, **Polybutylene**, PEX)
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Water pressure over 80 psi***
Pipes, Supply/Drain: ☐ ***Corroded*** ☐ ***Leaking*** ☐ ***Valves broken/missing*** ☐ ***Dissimilar metal*** **Cross connection:** ☐ Yes ☑ No
Drain/Waste/Vent Pipe: ☐ Copper ☐ Cast iron ☐ Galvanized ☑ PVC ☐ ABS
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor
Support/Insulation: ☑ N/A Type:
Traps Proper P-Type: ☑ Yes ☐ No ☐ ***P-traps recommended***
Functional Drainage: ☑ Satisfactory ☐ Marginal ☐ Poor
Interior Fuel Storage System: ☑ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No
Gas Line: ☑ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not visible
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend plumber evaluate***

MAIN FUEL SHUT-OFF LOCATION

☑ N/A

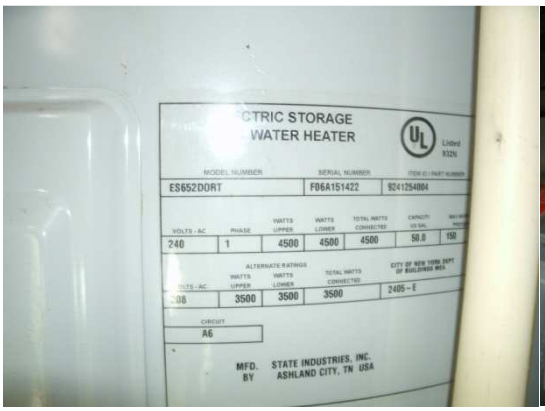
WELL PUMP

☐ N/A ☐ Submersible ☐ In basement ☑ Well house ☐ Well pit ☐ Shared well
Pressure Gauge Operable: ☑ Yes ☐ No Well pressure: 50 psi ☐ Not visible

WATER HEATER #1

☐ N/A
Brand name: State **Serial #:** F06A151422
Type: ☐ Gas ☑ Electric ☐ Oil
Capacity: 50 gal. Approx. age: 8 year(s)
Combustion Air Venting Present: ☐ Yes ☐ No ☑ N/A
Seismic restraints needed: ☐ Yes ☐ No ☑ N/A
Relief Valve: ☑ Yes ☐ No **Extension proper:** ☑ Yes ☐ No ☐ ***Missing*** ☐ ***Recommend repair***
Vent Pipe: ☑ N/A ☐ Satisfactory ☐ Pitch proper ☐ ***Improper*** ☐ ***Rusted*** ☐ ***Recommend repair***
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

There are signs of rust on the cold water intake area of the water heater this does not affect function today however should be monitored for future effect.



HEATING SYSTEM

HEATING SYSTEM - UNIT #1 Location: In the Attic ***(See remarks)***

#1 Brand Name: TraneApproximate age: 8 year(s) ☐ Unknown
Model #: 2TEC3F24A1000AA Serial #: 6191X881V

Energy Source: ☐ Gas ☐ LP ☐ Oil ☑ Electric ☐ Solid Fuel

Warm Air System: ☐ Belt drive ☑ Direct drive ☐ Gravity ☐ Central system ☐ Floor/Wall unit

Heat Exchanger: ☑ N/A (sealed) ☐ Visual w/mirror ☐ ***Flame distortion*** ☐ ***Rusted*** ☐ ***Carbon/soot buildup***

Carbon Monoxide: ☑ N/A ☐ Detected at Plenum/Register ☐ Not tested

CO Test: Tester:

Combustion Air Venting 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 ☐ Missing

When Turned On By Thermostat: ☑ Fired ☐ Did not fire
Proper Operation: ☑ Yes ☐ No ☐ Not tested

Heat Pump: ☑ N/A ☐ Aux. electric ☐ Aux. gas

#1 – System Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC Technician

System Not Operated Due To: ☑ Exterior temperature

Filters should be replaced as often as needed however a good practice is to change them every 90 days. This will not only reduce the overall dust in the home, however also decrease the working load pressure on the central drive fan causing the entire home's HVAC system to operate longer without needed service.

ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: Exterior wall **Condition:** ☑ Satisfactory
Adequate Clearance To Panel: ☑ Yes ☐ No Amperage: 200 Volts 120/240
☑ Breakers ☐ Fuses
Appears Grounded: ☑ Yes ☐ No ☐ Not visible
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:**

ELECTRICAL FIXTURES A representative number of installed lighting fixtures, switches, and receptacles
located inside the house, garage, and exterior walls were tested and found to be:
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Open grounds ☐ Reverse polarity
☐ GFCIs not operating ☐ ***Solid conductor aluminum branch wiring circuits****
☐ Ungrounded 3-prong receptacles ***(See remarks)***
☐ ***Recommend electrician evaluate/repair****

UNIT ☑ Central system ☐ Wall Unit Location: On the side exterior wall In the Attic Age: 8 yrs.
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/Drain: ☑ To exterior ☐ To pump ☐ Floor drain
Operation: Differential 19 °F
Difference in temperature (split) should be 14-22° Fahrenheit ***(See remarks)***
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ ***Recommend HVAC technician examine***
☐ ***Not operated due to exterior temperature***

There is a sign of a prior refrigerant leak in the system a HVAC tech should make sure that is not a current issue as this can cause the system to stop functioning suddenly when the pressure in the system no longer is capable of moving heat. (Photo Below)