

DAVIS & HOME INSPECTION AND RENOVATION COMPANY



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TOM DAVIS

ASHI Certified Uniform Residential Inspection Report  
**HOME INSPECTION REPORT PREPARED FOR:**

**JACK & LORI PETTY**  
OF  
**107 RAINBERRY DRIVE**  
**MOORESVILLE, NC**



DATE OF INSPECTION Thursday, February 04, 2010 @ 3:00 PM

INSPECTOR'S SIGNATURE: Tom Davis

NC STATE HOME INSPECTOR LICENSE # 895: SC STATE HOME INSPECTOR LICENSE # 763  
ASHI MEMBER NUMBER 203497, NACHI MEMBER NUMBER 07052406

Thursday, February 04, 2010

**THIS REPORT IS CONFIDENTIAL AND FOR THE SOLE USE OF:**

**JACK & LORI PETTY**

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# DAVIS HOME INSPECTION AND RENOVATION COMPANY

## **SCOPE AND PURPOSE OF THE INSPECTION**

THE HOME INSPECTION IS A SPECIFIC SERVICE CONDUCTED BY VISUAL SAMPLING ACCORDING TO THE TERMS OF THE INSPECTION CONTRACT, AND ACCORDING TO THE STANDARDS OF PRACTICE OF THE NORTH CAROLINA HOME INSPECTOR LICENSURE BOARD (NCHILB). THE PURPOSE OF THE INSPECTION IS TO PROVIDE THE CLIENT WITH A BETTER UNDERSTANDING OF THE CONDITION OF THE PROPERTY AS OBSERVED AT THE TIME OF INSPECTION BY SAMPLING. CONDITIONS CAN EXIST WHICH WILL NOT BE DETECTED BY NORMAL INSPECTION PROCEDURES: COMPONENTS CAN FAIL AFTER THE DATE OF INSPECTION. ACCORDINGLY, THIS INSPECTION IS NOT A WARRANTY OF SYSTEM OR COMPONENT CONDITIONS AND IS NOT INSURANCE AGAINST SYSTEM OR COMPONENT FAILURE. ALL HOMEOWNERS SHOULD BUDGET FOR UNEXPECTED REPAIRS. HOME BUYERS' WARRANTIES ARE AVAILABLE FROM SEVERAL SOURCES AND SHOULD BE ACQUIRED IF AN OLDER HOME / COMPONENTS / SYSTEMS IS BOUGHT OR WARRANTIES ARE DESIRED. REFER TO THE INSPECTION CONTRACT AND THE STANDARDS OF PRACTICE FOR ADDITIONAL INFORMATION REGARDING THE SCOPE AND LIMITATIONS OF THE INSPECTION. LAST BASE REPORT MODIFICATION DATE 3/10/08.

IF A COMPLETE IN DEPTH INSPECTION IS DESIRED WHICH DISASSEMBLES ALL OF THE COMPONENTS BY SPECIALISTS, ADVISE THE INSPECTOR PRIOR TO THE INSPECTION DATE TO SET UP. PRICE IS BASED ON THE SPECIALIST CHARGES AND AVERAGES \$3,000.00.

THE REPORT IS CONFIDENTIAL AND IS FOR THE SOLE USE AND BENEFIT OF THE CLIENT(S) NAMED BELOW; WE ASSUME NO LIABILITY TO ANY THIRD PARTIES.

ATTICS AND CRAWLS IF AVAILABLE AND ACCESSIBLE ARE INSPECTED WITH NORMAL HAND HELD LIGHTS AND HAND PROBES.

OUR GOAL IS TO INSPECT THE SYSTEM AND COMPONENTS SPECIFIED FOR INSPECTION IN THE NCHILB STANDARDS OF PRACTICE, AND TO REPORT THOSE WHICH DO NOT FUNCTION AS INTENDED, ALLOWING FOR NORMAL WEAR AND TEAR, OR SIGNIFICANTLY AFFECT THE HABITABILITY OF THE HOUSE OR NEED FURTHER OR SUBSEQUENT ANALYSIS BY A SPECIALIST. REPORTING ON OTHER ISSUES, SUCH AS ROUTINE HOMEOWNERS MAINTENANCE AND SUGGESTIONS FOR IMPROVEMENTS, IS INCLUDED FOR YOUR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON AS ITEMS THAT MAY OR MAY NOT BE REPAIRED UNDER THE TERMS OF YOUR REAL ESTATE PURCHASE AND SALE AGREEMENT. WE OFFER NO WARRANTIES OR REPRESENTATIONS AS TO YOUR RIGHTS OR OBLIGATIONS UNDER ANY REAL ESTATE PURCHASE AND SALE AGREEMENT.

BEAR IN MIND THAT ALL HOMES NEED REPAIRS OF ONE TYPE OR ANOTHER, EVEN IF ONLY MINOR. GENERALLY, OLDER HOMES NEED MORE REPAIRS. THIS VARIES DEPENDING ON MAINTENANCE AND UPGRADING PERFORMED OVER THE YEARS, SOME OF THE REPORTED REPAIRS MAY BE OF THE TYPE THAT YOU MIGHT BE INCLINED TO LIVE WITH UNDER ORDINARY CIRCUMSTANCES. BUYERS AND SELLERS OF HOMES OFTEN HAVE DIFFERENT PERSPECTIVES ON THIS ISSUE.

STORED ITEMS ARE NOT MOVED BY THE INSPECTOR, AREA(S) WITH STORED ITEMS ARE NOT INSPECTED FOR LEAKING OR DAMAGE DUE TO OBSTRUCTIONS. THIS CAN INCLUDE WALLS, FLOORS, ATTIC, CLOSETS AND AREAS UNDER SINKS. SUGGEST A COMPLETE INSPECTION OF ALL AREAS WHICH WERE OBSTRUCTED WITH STORED ITEMS PRIOR TO CLOSING.

THIS INSPECTION IS NOT A WARRANTY OR GUARANTEE FOR PARTS OR COMPONENTS OF THE HOUSE IN ANY WAY. OBSERVATIONS ARE MADE AND REPORTED ON THE DAY OF INSPECTION TO AID THE BUYER (CLIENT) IN UNDERSTANDING ANY OBSERVED / VISUAL DEFECTS FOUND. DEFECTS CAN SHOW UP AT A LATER DATE WHICH WERE NOT PRESENT OR VISIBLE AT THE TIME OF INSPECTION AND ARE NOT THE RESPONSIBILITY OF THE INSPECTOR TO REPAIR BUT RATHER NORMAL OWNERSHIP RESPONSIBILITY. IF A WARRANTY OR GUARANTEE IS DESIRED PLEASE SEE YOUR REALTOR FOR AN OPTIONAL POLICY WHICH CAN BE PURCHASED BY YOU.

All Items/components in this inspection report that are Required to be inspected per the Standards of Practice of the North Carolina Home Inspector Licensure Board are inspected unless otherwise stated N/A (not applicable)/not present/did not inspect with the reason(s) for not inspecting.

## **IDENTIFYING CONDITIONS IN THE REPORT – STATUS KEYS**

**STATUS KEYS:** CODES ARE FOR THE CONDITIONS REPORTED OF SYSTEM(S) OR COMPONENT(S) INSPECTED

[ 1 ] = **FUNCTIONAL:** These are items that when tested / inspected, **functioned** as intended.

[ 2 ] = **REPAIR:** System or component that **did not function** as intended allowing for normal wear and tear, or adversely affects the habitability of the dwelling. (a system or component that is not functioning as intended and is in need of repair or replacement)

[ 3 ] = **INVESTIGATE:** Conditions which warrant **further investigation** or requires **subsequent examination** by a specialist. (items need additional investigation to determine if and type of repairs needed)

[ 6 ] = **N/A:** **Non applicable, not installed or did not inspect**

## **All ITEMS, SYSTEMS AND COMPONENTS IN THIS REPORT WERE INSPECTED UNLESS STATED OTHERWISE.**

**Notice:** This report contains technical information that may not be readily understandable. Therefore, **a verbal consultation with the inspector IS A MANDATORY part of this inspection report.** If you choose not to consult with the inspector, this inspection company cannot be held liable for your understandings or misunderstanding of this report's content. If you were not present during this inspection please call the office to arrange for your verbal consultation. Items found to be "FUNCTIONAL" are defined as capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

Some items checked (X) might not be on the summary page due to the opinion of the inspector, as the client you should read all the checked items (X) and add and remove items that you want reported to the seller. **PLEASE READ THE ENTIRE REPORT AND ALL ITEMS CHECKED.**

.1106-STRUCTURAL COMPONENTS

FOUNDATION: STATUS KEY: [ 1 ]:  Brick  Block  Concrete Stone  Stucco covered  Other:

- Appears serviceable  Common cracks in foundation, point up as needed
- Cracks larger than 1/4 inch, suggest further analysis by a specialist as this can be a sign of structural and costly problems.
- Mortar: Washing out--Missing--Sandy,  Loose or spalled brick / stucco facing,  Seal holes(s) in foundation
- Water infiltration through foundation penetrations: possible under unique conditions.
- Method used to inspect crawl: Entered and  crawled  walked,  using normal spot light and probe,  Access through crawl door
- Crawl space not accessible due to:  clearance/obstructed  water in crawl,  dangerous or adverse situations are suspected
- Debris in crawl space that needs to be removed.
- Sign of abnormal or harmful water penetration into the building or a sign of harmful condensation on building components.
- Efflorescence observed on brick / block in crawl / basement

COMMENTS:

FLOOR SYSTEM: STATUS KEY: [ 1 ]:  Conventional wood framed construction  Engineered Truss / TJI  Concrete slab

- Floor system(s) appears to be serviceable,  Trailer type construction, sealed, unable to inspect.
- Sub floor system:  Plywood  1x sheathing  pressboard / OSB  Moisture content:  Structural/ Moisture damage located:
- Organic Growth / Rot on wood components in crawl suggest further analysis / testing by a specialist as Organic Growth can pose health hazards if not corrected.
- 2<sup>nd</sup> story floor system concealed unable to inspect or determine type of construction.
- Concrete slabs while curing will crack, and because they are covered it is impossible to see or detect most cracks.
- Floor joists are butt jointed and not on ledger strips which can allow settlement in the floor system.
- Floor joists are cut more than 2 x 3" at ledger strips and can split repair as needed.
- Floor joists ends not sitting on 2.5" of bearing wall which can compress joist causing settlement and uneven floors.
- Floor joists are not shimmed with steel / treated lumber on piers, settlement can occur.

COMMENTS:

WALL STRUCTURE: STATUS KEY: [ 6 ]:  Conventional wood framed system  Metal  Masonry

- Wall system(S) appears to be serviceable,  Sealed, unable to inspect in home.

COMMENTS:

CRAWL COLUMNS or PIERS: STATUS KEY: [ 6 ]:

- Columns / Piers in crawl space are:  Appears serviceable
- Brick  Block  Stone  Steel jacks / posts  Wood  Other:
- Leaning  Wood piers in contact with ground
- Loose stacked not cemented together  Not on concrete footers
- Temporary wood/ steel piers observed in the crawl
- Columns / piers not attached at top intersection, can move  Columns / piers not attached at bottom intersection, can move

COMMENTS:

CEILING STRUCTURE: STATUS KEY: [ 6 ]:  Conventional wood framed system  Engineered Truss system  other

- Ceiling system(S) appears to be serviceable,  Sealed, unable to inspect in home
- 2 story home, 1st story ceiling system is concealed unable to inspect or determine type of construction.

COMMENTS:

.1106-STRUCTURAL COMPONENTS, continued

ROOF STRUCTURE: STATUS KEY: [ 1 ]:  Appears serviceable

Manufactured Truss framing  Ply clips  Trailer type construction, sealed, unable to observe

STICK - Standard dimensional wood framed system  Engineered lumber

Sheathing:  Plywood  OSB

Method used to inspect the attic: Attic was inspected from floored areas only with normal flashlight and probe

All attic areas should be checked at least once a year for signs of water penetration.

Decking is delaminating--mildewed--moisture damaged:

Rafters in attic are sagging / uneven

No knee wall bracings on roof rafters which can allow deflection causing uneven decking / rafter(s) over time

No evidence of leakage was observed in the readily accessible areas.

Leak observed at:

Probed structural components where deterioration is suspected (see summary page)

Signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components

COMMENTS:

BASEMENT: STATUS KEY:[ 6 ]:  Appears serviceable  Concrete slab

Water infiltration POSSIBLE. UNDER UNIQUE CONDITIONS. AS EFFLORESCENCE WAS OBSERVED ON BLOCK. (MOISTURE IS PRESENT BEHIND AND IN BLOCK) BUT NO OBSERVATION OF WATER AT THIS TIME. ALL BLOCK / BRICK(S) ARE SUBJECT TO LEAKING OF MOISTURE UNDER UNIQUE CONDITIONS OR CHANGES IN SURROUNDINGS. WATER SEEPAGE IS POSSIBLE BUT NOT OBSERVED AT THIS TIME.

Floor system appears to be serviceable  Cracks--Settlement--Expansion--Normal

Cracks need further analysis by a specialist as they can be a sign of structural problems which can be costly to correct.

COMMENTS:

BASEMENT COLUMNS or PIERS: STATUS KEY: [ 6 ]:  Appears serviceable

Columns / Piers in basement are:  Steel jacks / posts  Standard wood framing  Brick  Block  Stone  Other:

Leaning columns / piers  Rusty steel columns / piers

Columns / piers not attached at top intersection, can move  Columns / piers not attached at bottom intersection, can move

COMMENTS:

Notice: This inspection does not include geological conditions or site stability information. Contact soils engineer for this information.

Notice: All concrete slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or sediment in all but the most severe cases. The inspector will re-inspect for additional cost, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.

Notice: Although part of this inspection is for the structural stability of the home, damage caused by wood destroying insects in most cases should be discovered by our structural inspection if visible, but we do not inspect for termite or other wood destroying insects as another license is needed to do that type of inspection.

Notice: We have not had an opportunity to inspect the house for visible leaks or water seepage if it was not raining at the time of the inspection. If there was no evidence of leakage or water seepage, there could be problems when it rains.

.1107-EXTERIOR

**WALL CLADDING: STATUS KEY: [ 2 ]:**  Brick veneer  Wood Lap Siding  Vinyl Siding  Aluminum Siding

Wood Shakes  Hardboard / Concrete board Lap Siding  Artificial Stucco  Concrete Stone

Siding appears serviceable, *EXCEPT FOR SEE SUMMARY PAGE*  Common cracks in veneer  Hole in siding

Settlement cracks larger than 1/4 inch, suggest further analysis by a specialist as this can be a sign of structural and costly problems.

Weep holes not visible in veneer

Mortar disintegrating, missing  Efflorescence noted on veneer

Previous repairs to veneer / siding observed.  Mildew present.

Chimney(s)  Wood siding in contact with ground.  Moisture damage.

Veneer siding has missing mortar between bricks/stone, point up to tighten veneer.

Siding is chalky and starting to fade due to ultraviolet rays and sun light.

Siding in contact with shingles on chimney / dormers / off sets, some wicking of moisture at those locations.

Siding: split--cupping--warped--missing--nails loose or backing out--nails penetrated outer skin-- other

Finish: worn--stained--peeling--bubbled--deteriorating--other

Hardboard / Masonite / Concrete / Wood Lap Siding & all wood trim, will wick moisture at seams and nail holes/ heads and can have possible hidden damage not detected during a normal Home Inspection without an extensive / exhaustive investigation.

Home inspections are not extensive / exhaustive in nature, therefore areas identified / observed are considered the minimum damage observed to which a siding / trim contractor might add additional repairs if contacted.

COMMENTS: SEE SUMMARY PAGE

**HOUSE, WINDOW, DOOR TRIM: STATUS KEY: [ 1 ]:**

Appears serviceable  wood  wood / composite  vinyl / aluminum covered  Trim damaged at:

Trim is split--loose--rot--insect damage--need paint/stain

Trim damage observed suggest further analysis by a specialist of all wood trim as all trim is not probed during the inspection unless damage is observed. Damage to wood can be concealed and covered with paint / cladding.

Wood trim has bare wood with peeling paint, repair as needed to protect wood components

Paint/finish appears deteriorated  Paint/finish has peeling paint with bare wood.

Caulking needed at windows to siding / veneer

Moisture damage observed,  on window brick molding(s),  design molding(s)

COMMENTS:

**FLASHINGS: STATUS KEY: [ 3 ]:**

Appears serviceable – EXCEPT FOR SEE SUMMARY PAGE  over windows/doors  missing at:

Flashings cannot be guaranteed as changes in temperature causes expansion and contractions which can effect fit and function and allow moisture leaks. It is the RESPONSIBILITY OF THE OWNER TO HAVE THE FLASHINGS CHECKED SEASONALLY. Flashings which are not completely visible are not inspected as this is a visual inspection and non invasive.

COMMENTS: SEE SUMMARY PAGE

**WINDOWS EXTERIOR (representative number): STATUS KEY: [ 1 ]:**  Wood  Aluminum  Vinyl / composite  Metal

Appears serviceable.  Moisture damage observed,  on window sill(s)  Paint/finish appears deteriorated

Windows need caulking:  Glazing CRACKING deteriorating

Comments:

**DOORS EXTERIOR: STATUS KEY: [ 1 ]:**

Appears serviceable  Damaged  Caulking needed at doors to siding / veneer.

Paint/finish appears deteriorated on door(s).

COMMENTS:

*Notice: Per the Standards of Practice, the Home Inspector is not required to inspect: storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.*



.1107-EXTERIOR – continued

**GARAGE DOOR(S): STATUS KEY:[ 1 ]:**  Appears serviceable

Garage Door(s):  Automatic  Manual  Auto reverse functioning / door stops when meeting reasonable resistance during closing and when electric eyes are interrupted.  Not functioning  Safety spring not installed  Damage to door:

COMMENTS:

**DECKS/PORCH/STOOP: STATUS KEY:[ 1 ]:**  Appears serviceable

TILE/ BRICK / STONE / SLATE  Concrete  Wood

Deck / porch / stoop need(s) maintenance repairs.

Deck(s) are not flashed at house intersection, possible hidden moisture damage from wicking.  Deck(s) are not bolted to house

Concrete / SLATE / TILE has typical expansion crack  Concrete slopes toward house at:

Concrete to house gaps at expansion material, caulk areas where developed to keep out moisture.

Exterior columns visible surfaces:  Metal  Wood  Composite  Fiberglass/composite  Brick  Stone  Treated lumber post(s)

COMMENTS:

**BALCONIES: STATUS KEY:[ 6 ]:**  Appears serviceable

Wood  Fiberglass/composite  Concrete

Balconies are damaged in need of repairs

Gaps at home connection expansion material, caulk area to keep out moisture.  slopes toward house at:

COMMENTS:

**RAILINGS: STATUS KEY:[ 6 ]:**  Appears serviceable

Wood  Composite  Fiberglass/composite  Brick  Stone  Metal

Railing need(s) maintenance repairs.  Loose / damaged railings need(s) repairs.

COMMENTS:

**STEPS: STATUS KEY:[ 6 ]:**  Appears serviceable

TILE/ BRICK / STONE / SLATE  Concrete  Wood

Steps are damaged in need of repairs

slopes toward house at:

Concrete to house gaps at expansion material, caulk area where they have developed to keep out moisture.

COMMENTS:

**EAVES, SOFFITS and FASCIAS: STATUS KEY:[ 1 ]:**  Appears serviceable

Wood  Aluminum / vinyl covered  Hardboard/Masonite/Wood Composite

Moisture damage observed:  Paint/finish appears deteriorated.  Paint/finish has peeling paint with bare wood.

Wood trim has bare wood with peeling paint, repair as needed to protect wood components.

Styles / trim in contact with the shingles will wick moisture and over time will need to be repaired, caulk and paint to maintain. Correction is to cut the bottoms off so that the styles / trim are at least 1/2" from shingles.

Trim damage observed suggest further analysis by a specialist of all wood trim as all trim is not probed during the inspection unless damage is observed. Damage to wood can be concealed and covered with paint / cladding.

FASCIAS appear serviceable  SOFFITS appear serviceable.  EAVES appear serviceable

FASCIAS: split--loose--rot--insect damage--need paint/stain

SOFFITS: split--loose--rot--insect damage--need paint/stain

EAVES: split--loose--rot--insect damage--need paint/stain

COMMENTS:

.1107-EXTERIOR – continued

**DRIVEWAYS: STATUS KEY: [ 1 ]:**  Concrete  Asphalt  Gravel  Other:  Appears serviceable  
 Typical expansion cracks  Concrete is spalling  Cracks are wider than 1/4 inch  Asphalt is eroding  
 Surface has settled  Surface has raised  Trip hazard  Evidence of poor drainage

COMMENTS:

**SIDEWALKS/PATIOS/WALKWAYS: STATUS KEY: [ 1 ]:**  Concrete  Brick  Paver/Tile  Gravel  Other: STONE  
 Appears serviceable  Typical expansion cracks  Trip hazard  Concrete is spalling  Cracks are wider than 1/4 inch  
 Surface has settled  Surface has raised

COMMENTS:

**RETAINING WALLS: STATUS KEY: [ 6 ]:**  Concrete  Brick  Landscaping timbers  Other  
 Appears serviceable  Drainage openings not evident  Typical cracks  Cracks are wider than 1/4 inch

COMMENTS:

**GRADING/VEGETATION/DRAINAGE: STATUS KEY [ 3 ]:**  Flat site  Slope minor  Slope moderate  Slope steep  
 Drainage of site/ slope of soil at foundation appears serviceable – EXCEPT FOR SEE SUMMARY PAGE  
 Improper slope toward foundation,  Trees and or Shrubs in contact with  Foundation  House  Roof  
 Trees and or Shrubs need to be trimmed or moved away to prevent contact  
 Surface drains noted, not tested.  Underground pipes cannot be judged  Site erosion visible.

COMMENTS: SEE SUMMARY PAGE

.1108-ROOFING

MAIN ROOF: STATUS KEY: [ 1 ]: Roof covering is:  Asphalt Fiberglass Shingle  Metal  Other

Appears serviceable/ within useful life  Appears to be at the end of its useful life, replacement in the near future

How inspected:

The roof was not walked on due to dangerous conditions: The roof was inspected visually from the ground only with binoculars. Some areas of the roof might not be visible from the ground and not inspected. If a complete roof inspection is required / desired or if shingles / decking is reported being damaged, it is suggested that further analysis of the whole / complete roof and roof systems be made by a licensed roofing contractor prior to closing on the home.

Roof Structure/type:  Gable  Hip  Shed  Flat  Gambrel  Butterfly  Mansard  Dutch Hip  Combo

Roof covering appears:

Weathering  Aging  Cracking  Cupping/curling  Blistering  Extreme mineral loss  Algae covered

Shingles to a degree are not functioning as intended (can't expand and contract as designed) needs further analysis by a licensed roofing contractor.

Sign of leaks or abnormal condensation on building components.

Shingles appears to have been improperly installed  insufficient nailing

Nails heads exposed, need caulking  Sheathing is buckling / uneven under roof covering  Moss covered

Evidence of prior patching and repairs  Repairs appear to have fixed any previous problems

Shingles have excessive mineral loss and shingle fiber is showing through.  Hole in roof  Shingle(s) are split / broken and need repair

More than one layer of shingles on the roof, this can reduce the life of a new roof by 1/2 to 1/3 due to heat build up.

Some shingles are not glued down / nails not properly seated, shingles need to be re-fastened, repair when > 1" high.

Didn't get on the roof to inspect chimney, crown, flue, bricks or flashing. Suggest contacting a chimney sweep and roofer to

inspect for defects before purchasing / using.  Crown concrete is cracked needs point up.

Chimney does not have a cricket / saddle on the roof to divert water from the back of chimney, debris build up on the back side can cause a water dam which can back up water under the shingles creating a water leak. Keep the back side clean. Suggest building a cricket / saddle to alleviate potential problem.

COMMENTS:

*Notice: This report is an opinion of the general condition of the roof. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.*

GUTTERS AND DOWNSPOUTS: STATUS KEY:[ 2 ]:  Appears serviceable, EXCEPT FOR MISSING BACK SPLASHES

Leaking at joints  Rusted  Damaged  Missing gutters, downspouts  Loose  Debris filled  Missing elbows

Improper pitch  Drains appear to be blocked  Recommend adding gutters and downspouts for drainage

COMMENTS: SEE SUMMARY PAGE

EXPOSED FLASHING: STATUS KEY: [ 1 ]:  Appears serviceable

Did not inspect, if a complete inspection is required / desired suggest further analysis by a specialist or licensed roofer.

Flashings cannot be guaranteed as changes in temperature causes expansion and contractions which can effect fit and function and allow moisture leaks. It is the RESPONSIBILITY OF THE OWNER TO HAVE THE FLASHINGS CHECKED SEASONALLY. Flashings which are not completely visible are not inspected as this is a visual inspection and non invasive.

Aluminum / Tar  Rubber Boots/ lead  Flashing(s) need maintenance repairs: SEASONALLY  Flashing(s) damaged

Skylight(s) appear serviceable  Leaking evident  Non professionally installed skylight

COMMENTS:

*Notice: We have not had an opportunity to inspect the house for visible leaks or water seepage if it was not raining at the time of the inspection. If there was no evidence of leakage or water seepage, there could be problems when it rains.*



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## .1109-PLUMBING

KITCHEN SINK(S): STATUS KEY:[ 6 ]:  single handle faucet  double handle faucet  shut-off valves  
 Old damage under the sink.  leaking under sink  damaged vegetable sprayer  Water turned off, unable to inspect

BATHROOMS: (HALF BATH) STATUS KEY:[ 6 ]:  commode  lavatory(s)  tub/shower combo  leaking wax seal  
 commode / tank loose needs tightening  whirlpool tub  shower  No ceiling fan/vent  Water turned off, unable to inspect

BATHROOMS: (2 BATHS UP) STATUS KEY:[ 6 ]:  commode  lavatory(s)  tub/shower combo  leaking wax seal  
 commode / tank loose needs tightening  whirlpool tub  shower  No ceiling fan/vent  Water turned off, unable to inspect

BATHROOM: (MASTER) STATUS KEY:[ 6 ]:  commode  lavatory(s)  No ceiling fan/vent  tub  
 LAVATORY(S) DRAIN stopper needs adjustment  commode / tank loose needs tightening  whirlpool tub  shower  
 Whirlpool tubs need to be sanitized frequently to eliminate any danger associated with tainted water left in lines. This is usually done with bleach added to the water and left in the lines to help keep the bacteria down.  leaking wax seal  
 Water turned off, unable to inspect

LAUNDRY: STATUS KEY:[ 6 ]:  sink  220  gas\*  washer/dryer connection  Water turned off, unable to inspect  
 Laundry's which are on the second floor can allow vibrations through the home when loads are uneven.

\* Recommend installing a carbon monoxide detector when using gas of any type

WATER HEATER: STATE STATUS KEY:[ 3 ]:  electric  gas\*  Water temperature is not checked as part of this inspection.  
 38 gal  40 gal  50 gal  Covered, unable to determine gals  Suggest setting water temperature to 120 degrees max

Location of Water heater  Attic  in Crawl  Laundry  Garage  Utility  Basement  Other:

No drip / sediment line installed on the gas line, moisture can rust / damage the unit suggest installing line

Safety Device(s)  Pressure release valve installed  Overflow Line run to within 6" of the floor/ ground

If Water heater is gas, and in the Garage, is it elevated off the floor:  Yes  No  Water heater has direct vent installed

If Water heater is gas and located in a room  Was a vent(s) for cold air supply observed  Yes  No

COMMENTS: SEE SUMMARY PAGE

Notice: Underground pipes or pipes inside wall cannot be judged for sizing, leaks or corrosion. Water quality testing for hazards such as lead is not part of this inspection. Note: Be advised that some Polybutylene plastic piping have experienced documented problems. Contact manufacturing representative or plumbing expert for further information or evaluation.

WATER SUPPLY LINES: STATUS KEY: [ 1 ]:

copper  galvanized  Polybutylene (GRAY)  Polybutylene (PEX) (WHITE/ CLEAR / RED / ORANGE / BLUE)  cpvc  other:

front hose bib  rear hose bib  side hose bib(s)  damaged hose bib  Galvanized pipe has white ash / rust at joints-monitor can leak anytime.

Water was run through all fixtures and drains, functional drainage and flow was observed

Cross-connections / backflow concerns observed at:

Suggest adding atmospheric-vacuum breakers on hose-threaded faucet spouts, hose bibs and sill cocks to prevent backflow into water supply

Drain line(s) and wet pipe(s) on outside and exposed, susceptible to damage / freezing – monitor.

location of main water shut-off device: ON WALL NEXT TO WATER HEATER & IN FRONT YARD  couldn't locate shut-off(s)

COMMENTS:

WASTE LINES: STATUS KEY: [ 1 ]:  cast iron  PVC - schedule 40  ABS - Black  other

Slow water drainage at:  Cast iron drain pipe has residue on the bottoms which shows etching - monitor can leak anytime.

COMMENTS:

SUMP PUMP(S): STATUS KEY: [ 6 ]:  filled with mud  not functioning  other

FUEL STORAGE: STATUS KEY: [ 6 ]:  Interior tank  Exterior tank  Oil  Propane

EXTERIOR IN GROUND STORAGE TANKS ARE NOT INSPECTED FOR OR LOCATED AS IT IS NOT PART OF THE SOP.

# DAVIS HOME INSPECTION AND RENOVATION COMPANY

## .1110-ELECTRICAL

SERVICE ENTRANCE: STATUS KEY: [ 1 ]:  Ground present  Clamp not visible

120/240 volt  Other  Ground system not visible  Connection(s) to line side of main disconnect

Overhead  Underground  meter location: RIGHT SIDE

Notice: Six or fewer breakers usually do not require a main breaker, however, this may indicate minimal electrical capacity. If the service is less than 100 amps, upgrade may be needed to operate larger electrical appliances.

MAIN SERVICE PANEL: STATUS KEY: [ 1 ]:

Location:  Garage  Laundry  Left side exterior  Basement  Utility  Breakers  Fuses ((AMPS:15-60)

Entered panel(s)  Panel blocked / locked did not inspect  Circuits labeled  Circuits not labeled

AMPS:  90  100  125  150  200 ((VOLTS:120/240)  Couldn't determine Amps.

CONDUCTORS:  Main service entrance,  Distribution Panel:  Copper  Aluminum  Could not determine

Branch wiring:  Copper  Aluminum  Could not determine

Wiring method:  insulated 2, 3 wire with ground  Other

DISTRIBUTION PANEL(S):  N/A STATUS KEY: [ 6 ]:

Location:  Kitchen  Rear  Laundry  Breakers  Fuses

Neutrals and grounds are NOT isolated in panel  Panel is NOT bonded to main service panel

Notice: Aluminum wiring connections should be checked by a licensed electrician, familiar with aluminum wiring.

PANEL NOTES: STATUS KEY: [ 1 ]:

Panel # (s) locked could not inspect

Panel #, was inaccessible-could not inspect. Suggest further evaluation.

Two wires connected to one breaker/ fuse (double tapping) at panel #

More than six breakers, with no main shutoff at panel (s).

\*Aluminum single strand wiring noted at the general 110 - 120 volt circuits (see statement in summary page)

Unprotected opening(s) in panel, needs to be plugged.  Antioxidant not visible on aluminum wire connections

Electrical system appears outdated by today's standards, suggest further analysis by a specialist to make adequate and safe.

COMMENTS:

WIRING NOTES: STATUS KEY: [ 2 ]:  Power not turned on electric not tested.

The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located in the house, and on exterior walls was performed unless blocked/restricted by stored items or furniture and considered serviceable unless placed on summary page.

Grounding and polarity of receptacles within 6 ft. of plumbing fixtures appears serviceable.

Voltage drop > 5% was detected in rooms furthest from the panel when 15 amp load was applied. This condition is usually ok as long as large amp units are not used on these receptacles. This condition is usually caused by push in wires instead of wrap wires on receptacles. (Nothing greater than 5% is a national code. Which is not observed / checked in North Carolina)

Three prong outlets did not test properly grounded:  Reverse polarity,  Open neutral

Open junction box (es),  Service entry is  Closet light(s) subject to hazard,  Light (s) did not operate

Missing/ Broken cover plate(s)  Loose/damaged receptacle

No GFCI present (a safety device for outlets near water)  House built prior to code.

ARC FAULT present  No ARC FAULT present  House built prior to code.

GFCI(s) responded to test: ALL  GFCI(s) not responding to test:

Suggest adding GFCI(s) to all receptacles that are within 6' of any water source for safety.

Exposed or Open spliced Wire,  Dead receptacle at,  Unidentified light switches.

Unprotected wiring not in conduit,  Weather head is

COMMENTS: SEE SUMMARY PAGE

SMOKE DETECTORS: STATUS KEY: [ 1 ]:  Smoke detector(s) test button responds  Smoke detectors did not respond.

No smoke detectors found, suggest adding in every hall and in every bedroom.

COMMENTS:

PAGE 10 OF 25

version # 100109

Thursday, February 04, 2010

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JACK & LORI PETTY

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.1111-HEATING SYSTEMS

HEATING: unit A: FURNACE IN ATTIC STATUS KEY:[ 1 ]:  Gas\*/forced air  Heat Pump/forced air  Fireplace\*  Gas Logs\*

Thermostat(s) calibrated, ok  needs calibration  Oil  Hot water  Electric Baseboard  Steam  Other:

HEATING: unit B: FURNACE IN ATTIC STATUS KEY:[ 1 ]:  Gas\*/forced air  Heat Pump/forced air  Fireplace\*  Gas Logs\*

Thermostat(s) calibrated, ok  needs calibration  Oil  Hot water  Electric Baseboard  Steam  Other:

Normal controls appear serviceable  Automatic safety controls observed  Pilot not lit-did not inspect

Thermostat (s) appears serviceable  Gauges appear serviceable  Unit(s) not inspected gas / power not turned on

\* Recommend installing a carbon monoxide detector when using gas of any type.

CONDITION

Air temperature above 85 degrees, unable to test system(s)-operation could cause damage to unit(s), unless owner had heat on at the time of inspection.

Combustion chamber/ Heat strips / coils not visible, therefore they were not tested. Unit(s) are not disassembled in any way. Suggest service prior to purchase.

Jacket condition: Scorched, Rusted, Back draft, Spillage, Other damage  Electric ignition malfunction

Inadequate air supply for  Rust flakes in burn chamber  Flame propagation needs adjustment

No drip or sediment line installed on the gas line, moisture and debris can rust / damage the unit suggest installing drip and or sediment line.

Heat exchanger(s), Heat strips, condensation unit and coils, interior of duct work were not inspected as part of this inspection, suggest having a licensed heating and air technician inspect units yearly. Ask that the heat exchangers be checked for cracks. As cracks can occur any time in a unit.

Suggest service of the Heat Unit above due to age or condition prior to closing on the inspected property.

Copper gas lines are run in and in contact with galvanized pipe which can cause galvanic action and a pitting of the copper pipe, suggest further analysis and repair as appropriate to prevent possible pitting / leaking.

Improper vent rise  Deterioration  Open joints

Vent lacks proper clearance from combustible materials  Not sealed at chimney  No attic access, could not observe

Debris blocking exhaust vent  No barometric damper(s)  Corrosion  Non vented fuel burning device

Clearance to combustibles was observed and appears to be adequate. Be sure to maintain clearance from combustibles for safety reasons.

THE PRESENCE OR ABSENCE OF AN INSTALLED HEAT AND AIR SOURCE FOR EACH HABITABLE SPACE.

Heat and Air source IS PRESENT.  Heat and Air source IS NOT PRESENT.

Notice: A habitable space does not mean a bathroom, toilet room, closet or any space used or designed for storage (reference section .1100, .1101,12 of the NCISOP

COMMENTS:

- SUGGEST A SERVICE OF UNIT(S), HEAT AND AIR UNITS, HEAT EXCHANGERS(S), HEAT STRIPS, CONDENSATION UNIT AND COIL(S), AND ALL DUCT WORK INTERIORS PRIOR TO CLOSING AS THEY WERE NOT CHECKED / INSPECTED AS PART OF THIS INSPECTION.

FIREPLACES: STATUS KEY:[ 1 ]: Location(s)  Family room  Other:  Basement  Living room

Gas log insert at:  Gas pilot not lit (recommend contacting gas company for operation instructions)

Wood burning stove insert - blocks visual inspection of firebox  NON - vented fireplace  Fireplace(s) sealed unable to inspect.

No damper- DIRECT VENT  Damaged damper  Direct vent

Flue/chimney/lining not visible due to creosote build up / soot, suggest cleaning and inspection prior to purchase.

Prefabricated firebox  Cracked or spalling firebrick / material  Cap restricted view of flue condition

No cap or fire screen on chimney top  Mortar wash cracks need point up.  Cracks / gaps at hearth to fire box and in firebox to surround

Chimney draft / pull / venting of smoke is not checked as part of this inspection.

Recommend further inspection of complete fireplace system, chimney, draft, fire box, and hearth by certified chimney sweep prior to closing. As a visual inspection of the hearth, firebox and bottom of damper (if present) was done from in the home only as part of this Home Inspection. "Most fireplaces and chimneys have some degree of problems / defects and are not constructed correctly". per (Chimney Sweep Company's).

Ashes / gas log material in fire box restrict view of contents and condition of fire brick/ liner

COMMENTS:

Notice: This inspector is not equipped to thoroughly inspect heat exchangers for evidence of leaks or cracks or heat strips or coils. These are beyond the scope of this inspection. Suggest inspection of the above items by a licensed heat and air technician prior to purchase of home.

.1112-AIR CONDITIONING

**DUCT SYSTEM for AIR CONDITIONING and HEATING SYSTEMS**

STATUS KEY:[ 1 ]: Type:  Solid  Flex  Insulated

- Joints open, leaking, disconnected  Duct Supports: broken, missing  Insulation on ducts loose, damaged
- Registers: loose, missing  Duct(s) are compressed which can cause reduction in air flow and collapse of the duct.

Return air filter:  serviceable  dirty  missing

The duct lines and system(s) are inspected from the out side only, if a complete inspection of the interior and pressure / leakage test is required we suggest a service by a licensed heating and air specialist be done prior to purchase.

This home has forced air, the age of the unit is: (NEW), and the likelihood of poor air quality is  Low  High, which can be examined and determined by an Specialist other than a home inspector. All homes have the possibility of dirty air ducts and condensation coils / air units due to leakage, dirty or missing filters, humidity, moisture, mold and mildew spores in the environment. If this is a concern, the Client / Buyer needs to have the duct work inspected and or cleaned / repaired by a specialist prior to purchase.

**COMMENTS:**

*Notice: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant change or line integrity. Subjective judgment of system capacity is not a part of the inspection. Interior of duct work is not inspected for mold or mildew or leakage.*

**MODEL NAME:** Unit A: LENNOX STATUS KEY:[ 6 ]:  Electric  other

Location of Air Unit: REAR RIGHT (LEFT UNIT 1909)

**MODEL NAME:** Unit B: LENNOX STATUS KEY:[ 6 ]:  Electric  other

Location of Air Unit: REAR RIGHT (RIGHT UNIT 1909)

- Normal controls appear serviceable
- Air temperature below 65 degrees for 24 HR period, unable to turn on system(s)-operation could cause damage to unit(s)
- No power-unable to test  Condensate line clean out tube not capped (blowing or sucking air into attic)
- Unit(s) not level  Air handler(s) rusted, suggest service by a specialist prior to closing,
- Electrical disconnect(s) present  Pad out side unit is resting on is damaged  Refrigerant line(s): damaged insulation-- missing insulation.
- Dirty coil(s), recommend cleaning  Fins bent, recommend combing  Unit makes unusual noise during operation
- Air handler(s) are leaking air  Condensate line empties into  No emergency over flow line installed
- Air handler is leaking moisture on ground in crawl/ pan, have system serviced and checked / repaired.
- Condensate line slopes wrong  Condensate line not fully visible, couldn't observe
- Emergency overflow condensate pan has water or rust stains in it, this suggests that the condensation unit needs further analysis by a licensed Heating and Air Contractor to identify any problems and repair as needed, prior to closing.
- Emergency condensate pan in attic is filled with insulation and needs to be cleaned out.
- Recommend annual service of unit(s) for normal maintenance..

**COMMENTS:**

*Notice: Electronic air cleaner, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.*

*Notice: Be advised that mechanical equipment can fail without warning at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. We recommend that you purchase a warranty or service contract to cover replacement or repair. It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters should be changed monthly.*

*Notice: This report is an opinion of the general condition of the fireplace. The Inspector cannot, and does not, offer an opinion or warranty as to whether the fireplace is functional but suggests that a chimney sweep be contacted to inspect the fireplace, smoke chamber, flue or lining and chimney prior to closing on the home.. This report is issued in consideration of the foregoing disclaimer.*

*Notice: Inspector does not light pilots. If pilots are OFF, a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSING TRANSACTION.*

*Notice: Asbestos has been commonly used in heating systems. Determining the presence of asbestos can only be determined by a laboratory and testing is beyond the scope of this inspection*

.1113-INTERIOR

CEILINGS: STATUS KEY: [ 1 ]:  Drywall  Plaster  Acoustic- PANELS  Other:

- Typical wear and tear  Cracks noted as not structural  Nail pops in ceiling
- Moisture stains observed, APPEARS OLD NOT ACTIVE  Ceiling texture is peeling / falling off  Cracks at drywall tape
- New home fit and finish could be better point up and finish as needed.  Panels loose / bowed

COMMENTS:

*Notice: Determining whether acoustic ceilings contain asbestos is beyond the scope of this inspection.*

INTERIOR WALLS: STATUS KEY: [ 1 ]:  Drywall  Plaster  Paneling  Other:

- Typical wear and tear  Walls slightly bowed / not square
- Furnishings prevent full inspection - do a careful check on your final walk through  Nail pops in wall  Cracks at drywall tape
- Cracks noted as not structural  Cracks noted need further evaluation from a licensed contractor
- New home fit and finish could be better point up and finish as needed.
- Moisture damage observed.  Organic growth observed on some walls.

COMMENTS:

*Notice: Minor cracks are found on interior surfaces in most buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement and or shrinkage of building components. Small cracks of this type are not mentioned in the report.*

FLOORS: STATUS KEY:[ 3 ]:  Carpet  Vinyl  Wood  Tile  Laminate  Other

- Typical wear and tear
- Furnishings prevent full inspection - do a careful check on your final walk through
- Cracks noted as not structural
- Damaged/ torn / loose floor:
- Loose / popping sub floor and/or squeaking nails: UPSTAIRS LANDING OUTSIDE LEFT SIDE BEDROOM DOOR
- Wood floors are cupping, suggest further analysis and repairs as needed.
- High spot(s)/ not level / sloping:
- More than normal floor flex:

COMMENTS: SEE SUMMARY PAGE

*Notice: The condition of wood flooring below carpet and other coverings cannot be determined and is specifically excluded from this inspection report and is not inspected. Floor damage may also be hidden by furniture.*

DOORS (a representative number): STATUS KEY: [ 2 ]:  Doorbell operational

- Weather stripping deteriorated, MISSING ON FRONT DOOR
- Door sill(s) rotten, deteriorated,  Door stops missing from some door / walls:
- Door(s) stick.
- Latching hardware operational  Latching not operational at:
- Needs adjustment.  Storm door(s):
- door(s) appears serviceable- check again prior to closing  Damaged.
- Rear door(s) appears serviceable  Damaged.

COMMENTS: SEE SUMMARY PAGE

*Notice: Inspection for Chinese drywall is beyond the scope of this inspection and not part of the Standard Of Practice of the NC State Licensure Board and not inspected for as part of this inspection. If this is of a concern of yours we suggest you contact a licensed contractor who is familiar with testing and recognition of this type of drywall prior to closing on the property.*

.1113-INTERIOR *Continued*

**WINDOWS** (a representative number): **STATUS KEY:[ 2 ]:**  Wood  Vinyl  Metal  Clad  Other:

Window style:

Single/double hung  Casement  Awning  Slide-by  Insulated glass  Single pane with storms

Fouled thermal seals observed:

Windows dirty possible Fouled thermal seals but none observed at time of inspection.

Windows painted shut, and or windows need more than normal force to open, not inspected, need further analysis.

Missing / damaged sash locks,  Broken panes  Sashes do not line  Crank(s) missing

Sash cords/springs broken or Not attached:

COMMENTS: *SEE SUMMARY PAGE*

*Notice: Determining condition of all insulated windows and thermal seals is not possible due to temperature, weather and lighting variations. One window per room is required to be inspected.*

**INTERIOR FEATURES:** **STATUS KEY:[ 1 ]:**  A representation number of ceiling fan(s) inspected were operational

Attic fan operational (whole house fan)

Steps, stairways, railings and handrails appear serviceable:  Railing(s) / Newel posts are loose.

Balconies appear serviceable

Wet bar faucet appears serviceable.  Counter appears serviceable.  Plumbing under sink appears serviceable.

Signs of water penetration or signs of abnormal or harmful condensation on building components.

Disappearing stairway appears serviceable

**INTERIOR COLUMNS:** **STATUS KEY:[ 1 ]:**

Materials of visible surfaces:  Metal  Wood  Composite  Fiberglass/composite  Brick  Stone  Sheetrock covered

COMMENTS:

*Notice: Ceiling fans aren't checked for looseness, firmness, mounts or proper installation but for operation by switch only.*

*Notice: The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or smoke detectors which appear to be part of a central alarm system.*



.1114-INSULATION AND VENTILATION

**CRAWL VAPOR RETARDERS & INSULATION: STATUS KEY:[ 6 ]:**

Vapor Retarders:  Plastic on ground in crawl  Paper backing on insulation in sub floor

Insulation type:  Fiberglass Batts  None installed

Condition:  serviceable  fallen  wet  cold spot(s)  covered couldn't see

COMMENTS:

**VENTILATION OF CRAWL:  N/A STATUS KEY:[ 6 ]:**

Foundation vents are functional/ (auto)  Foundation vents not functional  missing / torn screens/ loose

Vents not open, this causes moisture build up in crawl. Keep vents open as long as possible.

Poor ventilation in the crawl which can lead to mold / mildew / rot / moisture damage to the floor system in the crawl.

Suggest installing automatic vents for adequate ventilation.

Vent(s) at or below ground level, can allow moisture access to crawl.

COMMENTS:

**ATTIC VAPOR RETARDERS & INSULATION: STATUS KEY:[ 1 ]:**

Vapor Retarders observed

Insulation type:  None installed  Loose fiberglass  Fiberglass Batts  Cellulose  Thermo board covered insulation on walls

Condition:  serviceable  Cold spot(s) in insulation

COMMENTS:

**VENTILATION OF ATTIC(S): STATUS KEY:[ 1 ]:**

Ventilation:  Gable  SOFFIT  Continuous ridge  Power ventilator(s)  Turbine vent (s)  Pan vent(s)  Copula

Attic is poorly ventilated

COMMENTS:

**VENTING SYSTEMS (kitchen (see under .1115), bathroom and laundry): STATUS KEY:[ 1 ]:**

Dryer vent empties into the crawl should go to outside  Dryer vent damaged

Wall / Ceiling ventilation equipment in Kitchen functional  Wall / Ceiling ventilation equipment in Kitchen NOT functional

Bath room, kitchen vents venting into attic or outside.  not vented to fresh air  No bath room vents

Vent pipes baths / dryer are made of flexible vinyl / plastic and can clog up, suggest solid metal ducts be installed as an enhancement.

Vent pipe toward ridge vents / out of the insulation and can condensate moisture which can run back down to ceilings or fan unit.

COMMENTS:

*Notice: Vents over stoves that exhaust into the attic are potential fire hazards.*

**ATTIC VENTILATION FANS: STATUS KEY:[ 6 ]:**  Operated when tested  Did not operate when tested

Unit(s) were too high to reach could not operate  Attic fan operational (whole house fan)  Attic fan not operational

COMMENTS:

.1115-KITCHEN APPLIANCES

**DISHWASHER: STATUS KEY: [ 6 ]:**  Leak observed at door seal  Would not fill with water  
 Dishwasher drain does not loop upwards  Unusual noise during operation  Aging  Not secure to counter

COMMENTS: NOT TESTED AS IT WAS NOT COMPLETELY INSTALLED

*Notice: Drain lines for dishwasher should loop up to prevent potential backwash from sink drain.*

**RANGE/COOK TOP/OVEN: STATUS KEY:[ 1 ]:**  Gas  Electric  Range  Oven(s)  
 Freestanding  Drop in(s)  Built in(s)  Anti-tip clip / bracket not installed

COMMENTS:

**VENTILATION EQUIPMENT: STATUS KEY:[ 1 ]:**  Hood  Exhaust  Self Vented  
 Exhaust venting into attic space  In microwave  Fan does not work  Vented  In Cook top down draft

COMMENTS:

**DISPOSAL: STATUS KEY:[ 6 ]:**  Motor appears to have locked-up  
 Improper wiring  Aging  Unusual noise during operation  Leaks

COMMENTS: NOT TESTED AS THE WATER WAS TURNED OFF

**KITCHEN CABINETS and COUNTERTOPS: STATUS KEY:[ 2 ]:**

Normal ware and tear  DELAMINATING / CRACKED countertop.  Water damage to cabinet bottom under sink  
 Cabinet doors / drawers are damaged and / or need adjustment  Island is not anchored to the floor (can tip over)

COMMENTS: SEE SUMMARY PAGE

**MICROWAVE: STATUS KEY:[ 1 ]:**

**Trash Compactor: STATUS KEY:[ 6 ]:**

COMMENTS:

**Notice:** Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved. Basic functions of the appliances were operated using normal operating controls. Extensive testing of timers, thermostats, and other controls is not performed. No report is made regarding the effectiveness of any appliance. The inspection only determines whether or not the appliances are operational.

**Notice:** Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report. If the house has a septic system, inspection by a registered / licensed sanitarian should be done before closing. Septic tanks need regular pumping to maintain..

**SUMMARY PAGES**

(pages:17,18,19,20,21,22)

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**“This summary page is not the entire report. The complete report may include additional information of interest or concern to you (the buyer). 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, consult your North Carolina real estate agent or an attorney.”**

**IMPORTANT NOTE – PLEASE READ:** The Summary page(s) are provided to allow the reader a brief overview of the report. These page(s) are not encompassing. Reading these page(s) alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the North Carolina Home Inspector Licensure Board Standards of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is recommended that any deficiencies and the components / systems related to these deficiencies noted in the report be evaluated / inspected and repaired as needed by licensed contractors / professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system(s) or component(s) for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

**.1106-STRUCTURAL COMPONENTS:** **Subsequent examination or further investigation** is recommended by a Licensed, General Contractor / Specialist / Professional Engineer of the following issue(s) / items and related systems, prior to closing to determine extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed General Contractor / Specialist to return item(s) and related system(s) to original working condition(s).

- ITEMS THAT WERE INSPECTED / TESTED APPEARED TO FUNCTION AS INTENDED AT THE TIME OF THE INSPECTION.

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**.1107-EXTERIOR:** Subsequent examination or further investigation is recommended by a Licensed General Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed General Contractor / Specialist to return item(s) and related system(s) to original working condition(s).



1. GAPS BETWEEN CONCRETE STONE AND TRIM VERTICAL BOARDS ON RIGHT SIDE OF GARAGE DOOR WHICH CAN ALLOW WATER TO INFILTRATE. SUGGEST FURTHER INVESTIGATION BY A LICENSED CONTRACTOR TO DETERMINE EXTENT OF REPAIRS.



2. SLOPE OF YARD AT REAR CENTER NEXT TO PATIO, HOME AND FIREPLACE DOES NOT APPEAR TO BE PROPER. THE SLOPE APPEARS TO BE AROUND 1" FOR EVERY 1' AWAY FROM HOME OUT TO 5' TO 6'. SUGGEST FURTHER INVESTIGATION BY A LICENSED CONTRACTOR TO DETERMINE IF ANY REPAIRS TO SLOPE IS NEEDED.



3. WOOD / COMPOSITE UNDER RIGHT SIDE GARAGE DOOR THRESHOLD IS IN CONTACT WITH THE SOD AND GROUND AND CAN WICK WATER AND DELAMINATE. SUGGEST FURTHER INVESTIGATION BY A LICENSED CONTRACTOR.

**SUMMARY PAGES**

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**.1107-EXTERIOR CONTINUED:** Subsequent examination or further investigation is recommended by a Licensed General Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed General Contractor / Specialist to return item(s) and related system(s) to original working condition(s).



4. FLANGE ON TOP OF LEFT HOSE BIB BOX IS MISSING / CUT OFF WHICH CAN ALLOW WATER TO INFILTRATE BEHIND BOX, REPAIRS NEEDED.



5. UNABLE TO SEE THE FLASHINGS OVER AND AROUND THE FREON LINES WHERE THEY ENTER THE HOME. IT LOOKS LIKE A RUBBER WET PIPE BIB WAS USED. ALSO, UNABLE TO SEE FLASHINGS OVER AND AROUND REAR RIGHT POWER OUTLET BOX AS LARGE GAPS ARE PRESENT AND IF THIS AREA IS NOT SEALED CORRECTLY IT CAN LEAK WATER INTO THE WALL. PLASTIC WRAP WAS ONLY OBSERVED. SUGGEST FURTHER INVESTIGATION BY A LICENSED CONTRACTOR.

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**.1108-ROOFING:** Subsequent examination or further investigation is recommended by a Licensed Roofing Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine if and type of repairs needed. **Repairs needed** by a Licensed Roofing Contractor / Specialist to return item(s) and related system(s) to original working condition(s).



needs back splash at bottom of down spout

1. DOWN SPOUTS ARE MISSING BACK SPLASHES AT BOTTOMS TO DIVERT WATER AWAY FROM FOUNDATION AND TO PREVENT EROSION OF THE GROUND. SUGGEST ADDING.

**.1109-PLUMBING / BATHS:** Subsequent examination or further investigation is recommended by a Licensed Plumbing Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed Plumbing Contractor / Specialist to return item(s) and related system(s) to original working condition(s).

1. WATER HEATER BREAKER WAS TURNED ON IN POWER PANEL BUT THE WATER TO HOME WAS TURNED OFF. SUGGEST FURTHER INVESTIGATION OF WATER HEATER WHEN WATER IS TURNED ON AS THE WATER HEATER ELEMENT COULD BE DAMAGED.

**.1110-ELECTRICAL:** Subsequent examination or further investigation is recommended by a Licensed Electrical Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine if and extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed Electrical Contractor / Specialist to return item(s) and related system(s) to original working condition(s).

1. MISSING COVER PLATE ON SWITCH IN FRONT CLOSET IN LEFT SIDE BEDROOM UPSTAIRS, REPAIRS NEEDED.



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**.1111-HEATING SYSTEMS:** Subsequent examination or further investigation is recommended by a Licensed Heating and Air Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine if and type of repairs needed. **Repairs needed** by a Licensed Heating and Air Contractor / Specialist to return item(s) and related system(s) to original working condition(s).

- ITEMS THAT WERE INSPECTED / TESTED APPEARED TO FUNCTION AS INTENDED AT THE TIME OF THE INSPECTION.

**.1112-AIR CONDITIONING SYSTEMS:** Subsequent examination or further investigation is recommended by a Licensed Heating and Air Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed Heating and Air Contractor / Specialist to return item(s) and related system(s) to original working condition(s).

- COOLING UNIT(S) WERE NOT TESTED IF OUT SIDE TEMPERATURE WAS LOWER THAN 65 DEGREES WITH IN THE LAST 24 HOURS UNLESS OWNER HAD THEM RUNNING AT THE TIME OF THE INSPECTION.
- AIR CONDENSATION COILS IN FURNACE WERE NOT INSPECTED, IF THIS IS DESIRED, SUGGEST SERVICE PRIOR TO CLOSING.
- ITEMS THAT WERE INSPECTED / TESTED APPEARED TO FUNCTION AS INTENDED AT THE TIME OF THE INSPECTION.

**.1113-INTERIOR:** Subsequent examination or further investigation is recommended by a Licensed General Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed General Contractor / Specialist to return item(s) and related system(s) to original working condition(s).

1. WEATHER STRIPPING IS MISSING ON FRONT DOOR, REPAIRS NEEDED.



2. RIGHT SIDE REAR WINDOW IN MASTER BEDROOM IS NOT INSTALLED CORRECTLY. THE WINDOW WILL NOT STAY IN THE TRACK OR OPEN, REPAIRS NEEDED.
3. SQUEAKING SUB FLOOR ON UPSTAIRS LANDING OUTSIDE OF LEFT SIDE BEDROOM DOOR. SUGGEST FURTHER INVESTIGATION BY A LICENSED CONTRACTOR TO DETERMINE EXTENT OF REPAIRS.



4. DAMAGED / MISSING GLAZING / TRIM ON FRONT CENTER WINDOW IN BONUS ROOM, REPAIRS NEEDED.

**SUMMARY PAGES**

(pages:17,18,19,20,21,22)

**“The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system(s) or component(s) from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern”**

**“This summary page is not the entire report. The complete report may include additional information of interest or concern to you (the buyer). 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, consult your North Carolina real estate agent or an attorney.”**

**.1114-INSULATION AND VENTILATION:** Subsequent examination or further investigation is recommended by a Licensed Insulation and Ventilation Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed Insulation and Ventilation Contractor / Specialist to return item(s) and related system(s) to original working condition(s).

- ITEMS THAT WERE INSPECTED / TESTED APPEARED TO FUNCTION AS INTENDED AT THE TIME OF THE INSPECTION.

**.1115-KITCHEN APPLIANCES:** Subsequent examination or further investigation is recommended by a Licensed General Contractor / Specialist of the following issue(s) / items and related systems, prior to closing to determine extent of damage and repairs necessary to return system(s) or component(s) to original condition. **Repairs needed** by a Licensed General Contractor / Specialist to return item(s) and related system(s) to original working condition(s).

1. LEFT SIDE AND RIGHT SIDE DRAWERS IN BUTLERS PANTRY RUB / STICK WHEN OPENING, REPAIRS NEEDED.
2. DISHWASHER WAS NOT COMPLETELY INSTALLED AT TIME OF INSPECTION, REPAIRS NEEDED.

WHILE WE MAKE AN EFFORT TO IDENTIFY EXISTING OR POTENTIAL PROBLEMS, IT IS NOT POSSIBLE FOR A HOME INSPECTOR TO IDENTIFY EVERY DEFECT NOR CAN AN INSPECTOR PREDICT THE FUTURE. FOR THIS REASON, IT WOULD BE ADVISABLE TO BUDGET FOR UNFORESEEN REPAIRS AND MAINTENANCE. THIS WOULD HOLD TRUE FOR ANY HOUSE YOU WERE CONSIDERING.

PLEASE FEEL FREE TO CALL AT ANY TIME IF YOU HAVE ANY QUESTIONS.

INSPECTOR'S SIGNATURE: *Tom Davis*

NC LICENSE NUMBER 895, SC LICENSE NUMBER 763, ASHI MEMBER NUMBER 203497

# DAVIS HOME INSPECTION AND RENOVATION COMPANY

**BUYER FYI PAGE:** LIVABILITY, SAFETY, NORMAL MAINTENANCE ITEMS AND SUGGESTED ENHANCEMENTS AND IMPROVEMENTS FOR THE BUYER TO HANDLE.  
ANY ITEM DESIGNATED FOR INSPECTION BUT NOT INSPECTED AND REASON NOT INSPECTED.

THIS INSPECTION IS NOT A WARRANTY OR GUARANTEE FOR PARTS OR COMPONENTS OF THE HOUSE IN ANY WAY. OBSERVATIONS ARE MADE AND REPORTED ON THE DAY OF INSPECTION TO AID THE BUYER (CLIENT) IN UNDERSTANDING ANY OBSERVED / VISUAL DEFECTS FOUND. DEFECTS CAN SHOW UP AT A LATER DATE WHICH WERE NOT PRESENT OR VISIBLE AT THE TIME OF INSPECTION AND ARE NOT THE RESPONSIBILITY OF THE INSPECTOR TO REPAIR BUT RATHER NORMAL OWNERSHIP RESPONSIBILITY. IF A WARRANTY OR GUARANTEE IS DESIRED PLEASE SEE YOUR REALTOR FOR AN OPTIONAL POLICY WHICH CAN BE PURCHASED BY THE CLIENT.

## **INFORMATION FOR ALL HOMES INSPECTED:**

- MOISTURE INFILTRATION AT PORCH(S) / STOOP(S) / DOORS / WINDOWS / CRAWL / ROOF FLASHING(S) ARE POSSIBLE DUE TO A LACK OF OR DAMAGED FLASHINGS WHICH MIGHT NOT BE OBSERVED AS THEY CAN BE HIDDEN. MOLD IS POSSIBLE IN THESE DAMP / HIDDEN AREAS, SUGGEST FURTHER ANALYSIS BY A SPECIALIST WHICH IS CERTIFIED / LICENSED IN TOXIC MOLD AND REPAIR ANY CONDITION WHICH MIGHT THREATEN HEALTH RELATED PROBLEMS.
- SUGGEST SERVICE OF UNIT(S), AS HEAT EXCHANGER(S), HEAT STRIPS, COILS, CONDENSATION UNIT AND INTERIOR OF DUCT SYSTEM AND INTERIOR OF UNITS WERE NOT CHECKED / INSPECTED AS PART OF THIS INSPECTION. SUGGEST THAT THE SERVICE CHECK BE DONE BY A LICENSED HEATING AND AIR TECHNICIAN PRIOR TO PURCHASE.
- SUGGEST ADDING A CO DETECTOR ON EVERY FLOOR / LEVEL 12 - 18 " FROM CEILING.
- Air temperatures below 65 or above 85 degrees for a 24 HR period prior to the inspection, we are unable to test system(s), Operation of these system(s) could cause damage due to extreme temperatures expanding and contracting components. Unless units were on at the time of the inspection.
- MONITOR AND CAULK SHOWER SURROUND TO WALL TO PREVENT LEAKING.
- MONITOR AND CAULK BACK SPLASHES TO COUNTERS TO PREVENT WATER DAMAGE.
- CHECK AND MONITOR THE COMMODES AND WATER TANKS FOR LOOSENESS AND TIGHTEN AS NEEDED EVERY 6 MONTHS.
- FOUNDATION TO PORCHES / PATIOS, CAULK AS NEEDED WHEN GAPS DEVELOP. USE EXPANSION STRIP MATERIALS.
- MONITOR ROOF SHINGLES TO MAKE SURE IF THEY RAISE UP SO THAT YOU CAN GET YOUR HAND UNDER THEM THAT YOU RE-NAIL / CAULK SO THAT THEY LAY FLAT.
- MONITOR ROOF FLASHINGS SEASONALLY TO MAKE SURE THAT THEY ARE IN GOOD CONDITION AND NOT LEAKING AS THEY CAN FAIL DUE TO SEASONAL EXPANSIONS AND CONTRACTIONS. CAULKINGS CRACK AS ELASTICITY FAILS WITH AGE.

## **SPECIFIC INFORMATION FOR THIS HOME AND SUGGEST ENHANCEMENTS:**

- A. CONCRETE STONE IS TOO CLOSE TO OR IS IN CONTACT WITH THE GROUND.
- B. TRIM BOARDS ON ROOF SHOULD BE 2" TO 4" AWAY TO PREVENT WICKING OVER TIME. THE COMPOSITE MATERIAL CAN WICK MOISTURE AND BECOME DAMAGED.
- C. GAS METER AND SHUT OFF ON LEFT SIDE OF HOME.
- D. CABLE, TELEPHONE WIRES ARE NOT INSTALLED TO HOME AT TIME OF THE INSPECTION.
- E. THE CEILING, FLOOR AND WALL STRUCTURES WERE NOT ACCESSIBLE FOR INSPECTION DUE TO FINISHED AREAS.
- F. THE TEMPERATURE TAKEN AT REGISTERS FROM ROOM TO ROOM DOWNSTAIRS WAS 120 TO 127 DEGREES AND THE TEMPERATURE UPSTAIRS WAS 106 TO 110 DEGREES.

## **SYSTEM(S) AND COMPONENT(S) DESIGNATED FOR INSPECTION NOT INSPECTED:**

- A. WATER WAS TURNED OFF AT METER AT TIME OF INSPECTION, UNABLE TO TEST ANY PLUMBING FIXTURES.
- B. GARBAGE DISPOSAL WAS NOT TESTED DUE TO THE WATER BEING TURNED OFF.
- C. ATTIC INSPECTED FROM FLOORED AREAS ONLY.

**SCOPE OF SERVICE:**

**Dear Client(s), IMPORTANT NOTE – PLEASE READ ANY QUESTIONS PLEASE CONTACT US.**

Thank you for choosing our inspection services. You have contracted with us to perform a generalist inspection in accordance with the Standards of Practice established by the North Carolina State Licensure Board. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, or as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant material defects or adverse conditions that could result in serious injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for any secondary specialist evaluations. Therefore, you should be aware of the limitations of this type of inspection, which are set forth in the Standards of Practice and which will be described in greater detail therein. Primarily, we will evaluate conditions, systems, or components to determine if they are functional or not functional. We will take into consideration when a house was built and allow for the predictable wear or deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, unless they represent a significant safety hazard, we tend to overlook what we may consider to be insignificant and predictable defects, although some may be included in the report as a courtesy to you. This is especially true for those conditions that would be apparent to the average person, or to someone without any construction experience. Items that are reported as being functional, satisfactory, or responsive to normal user controls were found to be capable of performing their normal, proper and characteristic action at the time of the inspection. When they are not reported as such, and/or we suggest, recommend or advise service, repair, replacement, correction, improvement, maintaining, upgrading, monitoring or further specialist evaluation of an item or condition, we have made what we believe is a reasonable conclusion that the present condition of this item may significantly affect the desirability, habitability or safety of the dwelling, and that consultation with appropriately qualified specialists is now needed in order to ascertain the true and exact nature of the deficiency and the cost for improvement, correction, provision, maintaining, monitoring, repair or replacement of said defective item or deficiency. When an item or condition is reported as being outside the scope of the inspection, this item or condition was not inspected but has been deferred for further evaluation by an appropriately qualified specialist. It is vitally important that all specialist evaluations and estimates for repair or replacement of all reported material defects be obtained prior to the close of this transaction and/or within the client's contracted inspection contingency period in order to avoid any unpleasant surprises after taking legal possession of the home. Please be aware that in most instances, further evaluations of reported deficiencies by specialists in any given trade will result in the identification of additional defects or recommendations for additional upgrades that could affect your evaluation of the property. For safety reasons, it is strongly recommended that all health and safety upgrades, improvements, and repairs be made by appropriate specialists prior to occupation of the home. We do not have the expertise or the necessary qualifications to inspect for or comment on wood destroying pests such as termites and beetles, and organisms such as dry rot, fungus or mold. We therefore recommend that you schedule any such specialized inspection with the appropriate specialists before the close of this transaction and/or within your contracted inspection contingency period. Please note that inspecting or testing for mold is not included as a part of our inspection or this report, and that the inspector's insurance company does not cover any mold-related claims. Although mold, in one form or another, is everywhere, some types of mold are known to be toxic and may present a serious health risk to some people, especially newborns, infants and those with bronchial conditions or asthma. The seller may or may not be required to repair or replace any material defects identified within the report, if any, and that determination should be made among the buyer, the seller, and any real estate agents, brokers or attorneys involved in the transaction. In any event, this report is not intended to be used as a guide in renegotiating the sales price of the property, nor is it to be considered an all-inclusive listing of repairs needed to be made. This report may not and should not be used in lieu of a seller's disclosure statement (as may be required by law), as the seller may have knowledge of other undiscovered, latent or historical defects that may significantly influence or affect the value, habitability, desirability or safety of the property. This report is not transferable and should not be used or relied upon by any third parties or subsequent buyers. We recommend that the Client(s) obtain copies of all building permits, final inspections and certificates of occupancy from the sellers or from the local building department. These documents should be reviewed to the client's satisfaction with the assistance of appropriate specialists in order to help identify any unapproved, and therefore potentially defective or unsafe, additions, conversions, or alterations to the original structure(s). This service is not provided by your home inspector. For your additional protection we suggest that you personally perform a diligent visual inspection of the property after the seller(s) or tenant(s) have vacated to insure that no adverse conditions were concealed by personal belongings or stored items while occupied, or that any damage was incurred at the time the property was vacated. Should any adverse conditions be revealed that were not addressed within this report prior to or after the close of escrow, please contact our office immediately to schedule an additional inspection of these conditions. Finally, it is your responsibility to read and comprehend the contents of this report in its entirety and to make your own determination as to the overall condition, suitability for any purpose, and specific deficiencies that may be concerning to you. This report contains technical information that may not be easily understood by the lay person. If you were not present during this inspection, or should you require any clarification or further information with regard to our inspection or this inspection report, it is essential that you call our office for a verbal consultation. The only recommendations and opinions endorsed by your inspector are those contained within this written report, as any oral commentary made during the inspection process may be misunderstood or possibly misinterpreted by those attending the inspection. A house and its components are complicated, and because of this we offer unlimited consultation and encourage you to ask questions.

**Dear Client(s), IMPORTANT NOTE – PLEASE READ ANY QUESTIONS PLEASE CONTACT US.**

We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects. However, we may not have tested every outlet, opened every window, or identified every minor defect. Also, because we are not specialists and because our inspection is strictly a visual one, some defects may have gone undetected. Therefore, you should not consider our inspection or this report as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of this property at the time of the inspection. Furthermore, as a homeowner, you should expect problems to occur. Roofs may leak, drain lines may become blocked, and components and systems may fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need with regards to these policies and/or those warranty company Employees who represent them. As it is unlikely that the seller will correct all of the items or conditions listed in the report and/or that you will purchase this house in perfect condition, we have included a safety and maintenance checklist for you to review.

**NOTE:** This list is not by any means all-inclusive, and all conditions or recommendations may not be applicable to this property.

- Have an electrician make any electrical improvements or repairs as might be recommended in the inspection report. Label all of the circuits in the electrical panel(s).
- Test ground fault circuit interrupters (GFCI's) using the test buttons on a monthly basis.
- Eliminate any wood/soil contact around and under the home to prevent rot and insect damage.
- Make sure that the soil is adequately sloped/graded to drain water away from the structure(s), and that the sprinklers, if any, do not spray the exterior of the home. - Cut back the trees and shrubs from the house walls, roof and air conditioning unit(s) as needed.
- Remove or correct trip hazards such as broken or uneven walks, patios and driveways. Loose or torn carpet or flooring should also be repaired promptly.
- Have and keep all deck and balcony floor coverings/finishes well sealed and waterproofed.
- Have all chimneys and fireplaces inspected and serviced by a professional prior to using them. A certified fireplace specialist using scoping cameras and other specialist equipment is best qualified to detect any unsafe or illegal fireplace conditions that may not be visible or readily accessible.
- Locate the shutoffs for the water supply, gas supply, and electrical systems. These strategic devices should be readily accessible in the event of an emergency condition. Check the water shutoff valve once a year to determine if it works and to make sure that it is not frozen in the "open" position. The shutoff valve for the gas meter can only be turned with a wrench. You should have a dedicated wrench located nearby in the event of a gas leak or other emergency.
- Consideration should be given to the installation of a seismic shut-off valve for the gas supply if one has not been provided.
- Install carbon monoxide detectors throughout the home per manufacturer's installation instructions to help guard against accidental poisoning or death from this deadly gas.
- Have the gas company conduct a full review of all gas lines, fixtures and appliances prior to occupying the premises.
- Clean the roof rain gutters and downspouts in the spring and fall. Gutters tend to become congested with leaves/debris and may become clogged.
- Check for damaged roofing and flashing materials twice a year (especially before the rainy season). Have your roof professionally inspected every year to check for areas in need of maintenance or repair.
- Clear the tracks on horizontal sliding windows annually, and ensure the drain holes are clear. - Service the furnace at the end of summer each year.
- Check furnace filters, humidifiers and electronic air cleaners monthly.
- Continuous, ongoing maintenance of grout/caulking will be needed at all the bathroom tubs, showers and sinks.
- All visible cracks, gaps or openings must be sealed immediately to prevent water entry and the possibility of subsequent water damage or mold growth. All damaged grout/caulking should be removed and replaced immediately.
- Mold, mildew, fungus and other microbial organisms may grow in areas or near areas that show evidence of or have the potential for leaking, condensation, excessive humidity, moisture intrusion and/or inadequate ventilation. These conditions, should they arise or become apparent after moving into the home, should be corrected immediately to help prevent the growth of mold, as some types of mold can be toxic and represent a potential health hazard to some people. As part of routine building maintenance, we recommend that the home be inspected regularly (suggested every 6 months) for the presence of these conditions by an appropriately qualified environmental specialist. At least twice a year, have an appropriate specialist check all attic and subarea crawlspaces for evidence of leaks and condensation and to make sure vents are not obstructed and are properly screened. This inspection should also reveal any pest control issues such as termite and/or rodent infestation.
- Verify that the water heater is properly anchored/braced the water heater as needed to resist seismic movement. To prevent scalding, make sure the water heater is adjusted so that the water temperature is under 130 Fahrenheit.
- Do not store any items that are combustible (liquids, gases, clothing, paper, etc.) near the water heater(s) or furnace(s).
- Have the automatic garage door opener safety reversing mechanisms checked monthly for proper operation. Install electronic safety sensors if not provided.