



Cover Page

Full Inspection Report

Inspection Date 11/23/2016

Client: John Doe

Agent:

Property Address: 123 Your Home Road, Sanford, NC 27330



123 Your Home Road

VIP Inspection Services Inc. Brian Innerarity #3576 919-468-3114

Brian Innerarity

Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
Summary.....	7
1 Interiors, Kitchens, Laundry, Baths.....	31
2 Exterior.....	42
3 Attics.....	53
4 Central HVAC systems and Fireplaces.....	55
5 Electric, Plumbing & Gas (main components).....	58
6 Crawl Space Areas.....	65
7 Structural.....	69

Date: 11/23/2016	Time:	Report ID: 123 Your Home Road
Property: 123 Your Home Road Sanford NC 27330	Customer: John Doe	Real Estate Professional:

The Purpose, Scope and Statements concerning this Building Report.

IT IS IMPORTANT THAT YOU RECOGNIZE THE INSPECTION WAS:

- 1. Conducted in accordance with the North Carolina Standards of Practice (SOP) and our signed contract** and is subject to the terms and conditions agreed upon therein. Our Inspector does not Pass or Fail the building. Rather, our Inspector sought to identify and accurately report on visible issues that affect the construction, general maintenance, and overall safety of the Home and its immediate surrounding areas. All printed comments and the opinions expressed herein are those of VIP Inspection Services Inc.
- 2. Limited in Scope.** The inspector conducted an impartial evaluation of the Home and its permanently-installed, readily-accessible systems and components required by the SOP. The Inspection was not an exhaustive or overly technical evaluation of the structure, systems or components. The inspector was not required to disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open wall coverings, or disturb items belonging to the Home owner/occupant. We are not responsible for the adequacy of any installed structural system, component or equipment. VIP Home Inspection Services does not make light of the Limitations and Exclusions inherent with a professional Building Inspection. If you have concerns with the Limitations and Exclusions listed in the Inspection Agreement, SOP or report you should make arrangements to have comprehensive and technically exhaustive inspection services performed at the building prior to closing.
- 3. Was Not a Code Inspection.** While the Inspection findings may report issues that are code-based our Inspector did not conduct a code compliance inspection or code safety inspection, and did not verify compliance with any manufacturer's installation instructions for any system or component. Vip Home Inspection Services Inc must operate under the reasonable presumption that all code requirements for the building were satisfied at the time the Certificate of Occupancy was issued and at the completion of any improvements. You should contact the appropriate government authority or manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues related to code compliance.

IT IS IMPORTANT THAT YOU RECOGNIZE THAT THE INSPECTION FINDINGS FINDINGS:

1. Reflect the visible condition of the systems and components of the Building, as they existed at the time and date of the Inspection. The Inspector was not able to and did not evaluate items that were concealed, underground, or inaccessible. The Inspector is not required to report on wear and tear or cosmetic issues. This is not an environmental or health/hygiene inspection. Consequently, the Building may have issues that were not discovered by the Inspector. Furthermore, conditions at the Building will change, sometimes quite dramatically, between the time that our Inspector conducted the Inspection and the time of any final walk through, end of due diligent periods, property changes hands or move in date. Some deficiencies are only found after living in a house for a time.
2. Reflect the observations and opinions of the Inspector. Subsequent inspections or evaluations performed by other parties may yield different, and in some cases contradictory, findings. There can be several reasons for discrepancies in findings, not the least of which are differences in the purpose and scope of each inspection/evaluation. In addition to differences in reporting standards, findings are always influenced by the background, training, and subjective opinions and experiences of the individuals performing an inspection or evaluation.
3. The Inspector is not a consumer report expert, attorney or practicing real estate agent and is not responsible to note any possible recalled items or to know any possible class action lawsuits for components in the building, property or equipment. If the Inspector is familiar with a specific issue or if an issue is disclosed it may be noted in the Inspection Report but this is strictly a courtesy and will not be a comprehensive list.

4. Do not specifically address each and every sub-system or component in the Home that our Building Consultant evaluated. Furthermore, numerous and repetitive items such as windows, electrical outlets and light fixtures were randomly selected and a representative number were checked for functionality.
5. This report is the exclusive property of Vip Home Inspection Services Inc and the client whose name appears herewith. No one is allowed to give our's and our client's property away to other parties not related to this named client's business. Its use by any unauthorized persons or third parties is strictly prohibited and could result in legal action. This client paid for this report and most feel that other clients should pay for their own report.
6. The observations and opinions expressed within this report are those of the Inspector and supersede any alleged verbal comments. Components that are inspected and found to be functional may have wear and tear issue that do not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need attention.
7. In short, a home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will likely reveal many minor defects discovered during our examination of the property, but it will not reveal every condition that exists or ever could exist, and is intended to identify only those material defects that were observed on the day of the inspection. In accordance with the terms of the contract, the investigation and service recommendations that we make in this report should be completed during your inspection contingency period by licensed specialists, or other qualified persons who have your best interest in mind, these specialists may well identify additional defects or recommend upgrades that could affect your evaluation of the property.
8. By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the CONTRACT AGREEMENT, which was presented to you at the time of the inspection or in an electronic format before your inspection date. If you do not have a copy of the CONTRACT AGREEMENT please contact Vip Home Inspection Services Inc and a copy will be provided to you either electronically or by fax. If you do not agree to be bound by the CONTRACT AGREEMENT in its entirety, you must contact Vip Home Inspection Services Inc immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.
9. The report may contain photographs of various conditions noted during the inspection. Photographs are not required. Photographs provided in this report are intended to help interested parties understand the context of the issues, but may not represent the sum total of all conditions.
10. Third Parties. Only the individuals who hired the company may rely on the company's findings anyone else who relies on this report does so at their own peril. Use of this report by unauthorized persons is strictly prohibited and could result in legal actions.

9. This is a representative inspection only. We do not probe, touch or see every single component of systems, siding, bricks or joists for example. This is a visual inspection and has limitations. We do not walk on rafters in attics. We only inspect attics from the equipment decks or floored covered areas which we can safely walk or crawl on at hands and knees height. Some crawl spaces and attic are low or have very close quarters and we disclaim any areas that cannot be inspected at hands and knees height. In crawl spaces insulation blocks many of the structural, electrical and plumbing items. We only move insulation behind decks, porches, exterior doors and around plumbing drains if we can get to them. Other insulation is not disturbed or moved. We do not move belongings and items blocked by belongings are disclaimed. We will not activate utilities without permission. Items that cannot be operated due to utilities off are disclaimed. Exterior areas not visible from the ground are disclaimed. Items in the house that we cannot reach with feet on the floor are not operated. A professional home inspection can reduce but not eliminate risk.

The report grid columns have the following abbreviated headings to help understand the report.

IN means INSPECTED. The inspector visually observed the item, component, system or unit and if statements do not exist in the summary then all tangible evidence suggested it was functioning as intended at the time of the inspection allowing for normal wear and tear or cosmetic issues. Normal wear and tear and cosmetic issues are not reported.

NI means NOT INSPECTED. A required item, area, component or unit could not be inspected and no representation is made as to whether or not it was functioning as intended. It is up to you to determine if these items are important or of concern to you. If they are you should have an appropriate specialist further investigate and advise you accordingly before your due diligence period expires.

NP means NOT PRESENT. The item, component or unit is not in this home or building at the time of the inspection.

SN means NOTES, DISCLAIMERS AND OTHER RECOMMENDATIONS. These sections contain other information, limitations and disclaimers specific to the property. Please take the time and the effort to read them, they are important and can affect your decisions.

RR means REPAIR, REPLACE OR FURTHER INVESTIGATE. These are Summary items with wording to Repair, Replace or Further Investigate. The item, component or unit is not providing the functioning for which it is intended, is not functioning as intended or is a safety issue and repair, replacement, further investigation or evaluation by a licensed contractor, qualified person, professional, expert or specialist review is warranted.

NOTE: Further investigations/evaluations do not always result in the need for immediate repairs but can result in defects being found that are not mentioned in the report. Often further investigation/evaluation may just be needed to verify proper operation and safety. Home inspectors are generalists and by NC state and industry standards we defer possible deficiencies to specialists. Your inspector is a generalist and is not an expert in all of the systems of a building. We are not tradesman, contractors, architects or engineers. **All summary items should be resolved, disclosed or corrected to your satisfaction before your due diligence period expires. Note, repair contractors in many cases find further defects during repairs. Contractors and other professionals should have your best interest in mind.**

VIP Home Inspection Services will only recommend licensed trades or other qualified persons to do repairs as we do not know you or the sellers abilities. VIP Home Inspection Services is not responsible for the repairs or the person who does them. Discuss repair issues with your North Carolina Real Estate Agent or an Attorney. The wording in this report, your contract and the NC standards of practice fully replaces and overrides any and all alleged conversations between you and VIP Home Inspection Services Inc personnel.

NOTE: Please Verify that reports are received. If you ordered a termite inspection, radon test, septic inspection or water testing with our company you should receive a report for each test or inspection ordered. We make every effort to make sure that you get all the reports that you paid for. Some tests or inspections involve 3rd party labs or firms. All reports are uploaded to a site created for the inspection address. You will receive an email when each is ready for viewing. Reports may be uploaded but will not be viewable until paid for in full. The internet and email are not always a perfect delivery system for time sensitive material. If you do not see any report, termite or otherwise from us within 3 business days (6 for radon) call our office immediately at 919-468-3114. We cannot be responsible if you close on a property move in and later discover that one of your reports was missing or had information in it that might affect your real estate purchase decision.

NOTE: Any area listed as limited visual, inaccessible or not inspected in this report, means for safety, belongings, or other reasons we did not inspect these areas or operate this equipment. These areas may be reported either in the body or the summary of this report. These areas can exist anywhere on the building/property and at least some exist in every property. We are required by the NC State SOP (standards of practice) to report if we cannot inspect a required area. In these areas defects could exist that are not reported. This is a representative visual inspection. Occupied homes will always have areas that cannot be evaluated, empty homes may have inaccessible areas.

Contract signed:

Yes, ISN electronically.

Payment Received:

Cash, At the inspection

Approximate Age:

51-60 Years.

Who Was Present:

The Client, The Buyer Agent

Weather at Start of inspection:

Clear

Outside temperature:

Below 60 Degrees

Precipitation in last 3 days:

Unable to tell, exterior areas dry.

Was the Owner present or available:

No

Is the building currently occupied:

No: House is vacant and unoccupied

Client was briefed at the property:

Yes

Building Style:

Traditional, Crawl Space, No Garage



General Summary

Summary

Inspection Date 11/23/2016

Client: John Doe

Agent:

Property Address: 123 Your Home Road, Sanford, NC 27330

VIP Inspection Services Inc. Brian Innerarity #3576 919-468-3114

A handwritten signature in black ink that reads "Brian Innerarity". The signature is written in a cursive style and is positioned above a horizontal line.

PLEASE READ ALL OF THE FOLLOWING IT IS IMPORTANT.

"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 an attorney."

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 or component from functioning as intended. The summary page will 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.

With any summary item you should get cost to repair estimates, second opinions or discuss remaining life issues with at least two licensed contractors or other qualified professionals before your due diligence period ends. Their review may find issues not mentioned in this report or costs to correct may be more than expected. VIP Home Inspection Services will list trades, licensed contractors or other qualified professions in this report. VIP Home Inspection Services is not responsible for the repairs or the person who does them or if you elect to take money or credit in lieu of repairs. The wording in this report and our contract fully replaces and overrides any and all conversations between you and VIP Home Inspection Services personal.

TIPS FOR READING THE REPORT

Interior Locations references including attics and crawl space. Unless a room or area has a normally recognized name, for example Kitchen, then all areas are referenced as if I am out front facing the front door whether or not the front door faces the street. Interior object locations are referenced as if I am in the room.

Exterior Location area referenced as if I am standing out front facing the front door whether or not the front faces the street. We reference the back of the house as if we are out back facing the back of the house, I do not reference the back as if I am out front looking through the house as this can be confusing.

Agents and Clients please remember this report is copyright material and personal property, giving it to other parties without the express permission of Vip Home Inspection Services and the person who paid for it is against applicable laws. Please do not give away the client's or our property. Listing agents: Giving this property away to other buyers/contractor/agents can result in legal action. Most clients feel that since they paid for their inspection so should others. This report is only valid for the day it was done, buildings change and can change quickly. If you are a buyer/client and you did not pay for this report nor get permission from the both the paying party and VIP Home Inspections Services this could result in legal action.

1. Interiors, Kitchens, Laundry, Baths.



General Summary - Items are Numbered Sequentially

Summary Items

Repair, Replace or Further Investigate

1. **NOTE: Interior, crawl space and attic locations can be difficult to describe. This is VIP's method. Unless an interior location has a specific name area location descriptions are from out front facing the front door of the house whether or not the door faces the street. Object (window, door, faucet etc...) descriptions are facing the object in question. This is for your information.**

A SPECIAL NOTE AND MEMORY JOGGER: Please Verify that reports are received. If you ordered a termite inspection, radon test, septic inspection or water testing with our company you should receive a report for

each test or inspection ordered. We make every effort to make sure that you get all the reports that you paid for. Some tests or inspections involve outside labs or firms. All reports are each uploaded to our site under the inspected address and you will receive an email when each is ready for viewing. The internet and email are not always a perfect delivery system for time sensitive material. If you do not see any report, termite or otherwise from us within 6 business days call our office at 919-468-3114. Thank you in advance for your help. We cannot be responsible if you close on a property move in and later discover that one of your reports was missing or had information in it that might affect your real estate purchase decision.

2. The house did not have permanently installed CO (carbon monoxide) detector that I could easily tell, it can be hard to positively identify these units from smoke detector only units. Note (plugins are not permanent and are not tested because they could be removed) or the detector appeared to be part of a central alarm system which we do not test, inspect or operate. Recommend verifying or have a qualified contractor install combination smoke/CO detectors following local building practices and the manufacture's recommendations.
3. This lead paint statement is paraphrased from the Federal Lead Paint warning statement. Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.
4. If a termite inspection was ordered by you or us for the property it may contain additional information about wood damage or moisture issues. Termite inspectors check different areas and use different methods than we do to inspect. Their report and our report will not always match. If their report contains any termite, wood or moisture issues please consider it as an addendum to this report. Any excess wood moisture, wood damage, wood destroying insect issues should be further investigated and corrected as necessary by qualified contractors.

Plumbing, Fixtures, Functional Drainage/Flow, Supply Lines

Repair, Replace or Further Investigate

5. **The following interior kitchen, bath or laundry plumbing fixtures or drains had issues.** All listed should be corrected so they function as intended, do not leak and any surrounding damage to building materials should be corrected. A licensed plumbing contractor or other qualified contractor with plumbing repair experience should repair/replace or further investigate as applicable. If there are water stains associated with any leaks there is always the possibility of hidden contiguous moisture damage that was not visible during the inspection. Repair persons should check for be aware of and correct any hidden moisture damage during repairs or further investigations.
 1. Master bathroom. The sink drain is slow or drains slower than the faucet fills it. An accidental overflow could occur.
 2. Kitchen faucet. When turned on, the faucet sprays. This suggests the strainer is damaged.
 3. Guest bathroom sink. The sink is cracked through or the edge is sharp. This could leak at any time or cause injury.
 4. Guest bathroom sink. The pedestal sink is loose from the wall. It could fall without correction.



1



2



3



4

Receptacles, Light Fixtures, Switches, Ceiling Fans (Representative number only), operation of accessible GFCI,s and polarity/grounding of all outlets within six feet of plumbing fixtures

Repair, Replace or Further Investigate

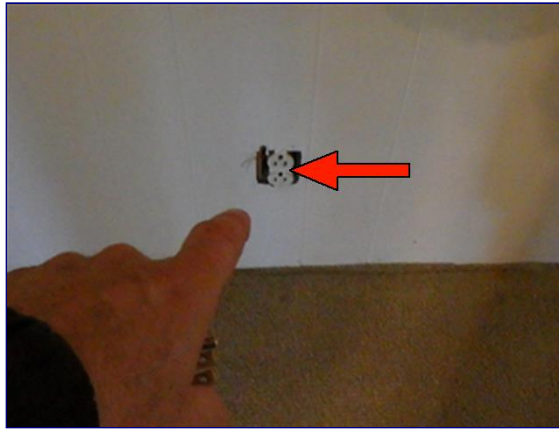
- 6. The following interior areas have receptacles, switches, cover plates or wiring issues.** These are considered electrical safety hazards. All should be corrected so they are safe and function as intended. A licensed electrical contractor, other qualified person with electrical repair experience or more specific person listed below should repair or replace.

1. Kitchen ceiling fluorescent fixture. The three way switches for the light fixture/s did not work correctly. The fixture/s should be fully controllable from both switches regardless of the switch position at the other side. The switches are not functioning as intended. Also, the fluorescent flickers when turned on.

2. Hallway. The electric outlet/box is missing a cover plate. This is an electric safety hazard.



1



2

Doors (Representative number)

Repair, Replace or Further Investigate

- 7. The following doors listed below have operating issues.** Doors with minor issues (in the inspector's opinion) will not be reported on. A licensed general contractor or other qualified contractor/person with door repair experience should repair or replace.
1. Master bathroom. The door hits the frame at the top and is more difficult to open/close.
 2. Dining room exterior door. The threshold weatherstripping is damaged.
 3. Dining room exterior door. The door pinches the frame on the left side and is more difficult to open/close.
 4. Guest bathroom. The door pinches the frame and is more difficult to open/close.



1



2



3



4

Ceilings, Walls, Closets, Floors, Steps, Stairways, Balconies, Railings

Repair, Replace or Further Investigate

8. **Interior stains - Interiors.** The following interior areas/rooms have water stains on floors, walls or ceilings as applicable. Stains can represent past corrected issues or small active leaks that are just dry at the time of the inspection. Since we are not familiar with the house and our visit is for a short time, it is prudent that all stains be considered active leaks until proven otherwise to your satisfaction. Often owners or occupants have more intimate knowledge and can disclose further information, it is a good idea to ask for copies of work orders if they exist. **If documented evidence of repairs or written satisfactory disclosure is not available then a licensed general contractor, plumbing contractor or roofing contractor as applicable should further investigate and after their evaluation make repairs or replacements as necessary. This report is not a guarantee against leaks.**

1. Living room. Right of the front door. The wall was soft and may have hidden moisture damage behind.
2. Back right bedroom. The ceiling has fungal growth and is stained.



1



1

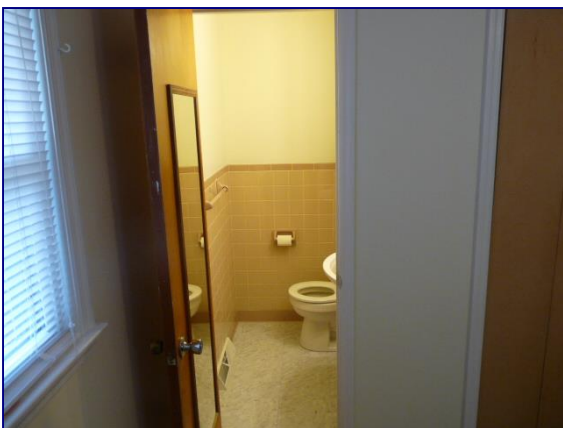


2

Venting Systems (Kitchen - Baths - Laundry) We do not inspect vent systems that are integrated into an appliances e.g., fans in microwave ovens or dryers

Repair, Replace or Further Investigate

9. Master bathroom does not have an exhaust fan nor a window. Moisture problems could occur. A licensed electrical contractor or other qualified contractor with electrical repair experience should further investigate and repair or replace as needed.



10. The laundry room, crawl space or other area as applicable. The dryer duct or portion of it is flexible thin foil or plastic. These are no longer approved for use and are considered fire safety hazards. A licensed general contractor, dryer appliance installer or other qualified contractor with current dryer duct installation knowledge should repair or replace, checking the whole length.

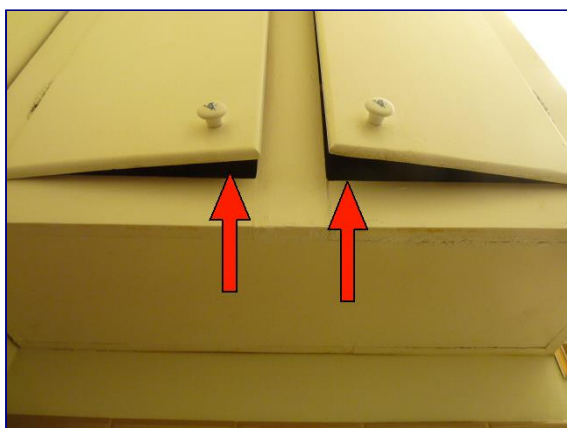


Counters & a Representative Number of Cabinets (One Per Room)

Repair, Replace or Further Investigate

11. The following cabinets have issues. They could cause injury or property damage if not corrected. All should be repaired or replaced by a licensed general contractor or other qualified contractor.

1. Master bathroom. Cabinet/s above the toilet. The cabinet doors will not close or stay closed.



1

BUILT IN KITCHEN APPLIANCES. Dishwasher, Stoves, Ovens, Cooktops, Microwaves, Sink disposers, Trash compactors, non-integral Exhaust Fans. If not in the summary they were successfully operated through a basic function

Repair, Replace or Further Investigate

12. Kitchen. The stove has the following issues. An appliances repair technician or other qualified contractor should repair or replace.

1. One or more of the burners do not sit properly in the grease pans. Evidence suggest the burners or the grease pans are the wrong size.



1

2. Exterior

General Summary - Items are Numbered Sequentially

Summary Items.

Repair, Replace or Further Investigate

13. **NOTE: Exterior locations can be difficult to describe. This is VIP's method. Exterior locations are described from out front facing the front door of the house (whether or not the door faces the road), except the back of the house is described as if facing it from the back yard. Object (window, door, faucet etc...) references are as if directly facing the object. This is for your information.**
14. The siding, trim and other exterior components are in need of paint and caulk. This will prevent wood rot. Recommend getting paint quoted from a reputable contractor.
15. Unless mentioned in the summary the hose faucets functioned as intended today. This is for your information.
16. Outside facing the back of the house. There is an abandoned oil tank. These tanks can represent safety and long term health hazards. A qualified tank removal company should remove and dispose of the tank and its related equipment.



17. NOTE: The NC Standards of Practice (SOP) do not require us to **"inspect for the presence or condition of buried fuel storage tanks"** or UST's (underground storage tanks) **and we do not**. Any mention of these tanks in this report is a courtesy only. These tanks can be expensive liabilities. We are not responsible if you later find a UST on the property. However this home was built around or before 1986 and the property could have a UST. Recommend consulting with an environmental consultant or contractor that knows the law and regulations pertaining to leaking tanks and real estate transactions to determine,

1. If there is a tank on premises or not.
2. To determine if the tank has leaked if one is found.
3. To remove the tank if possible and test for leaking.

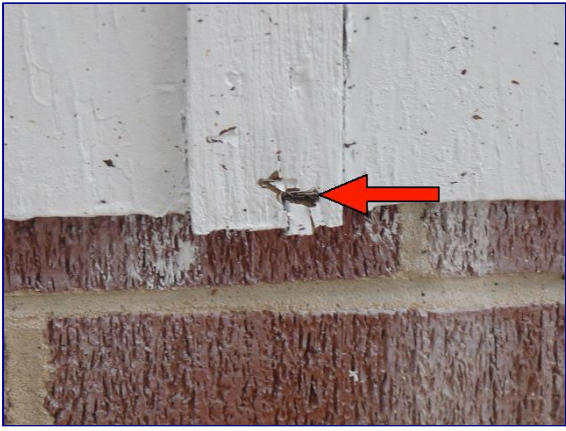
Exterior Areas. Moisture damage other damage.

Repair, Replace or Further Investigate

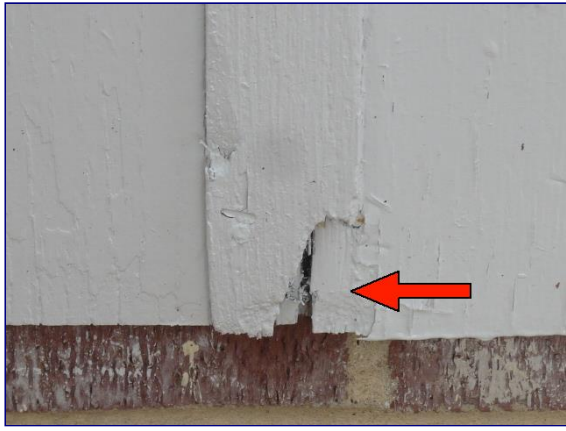
- 18. The following areas have damage, moisture damage, dry rot, decay or need preparation and paint.** Some areas are small dime size sections, some are larger and more obvious. Some areas may just need preparation, paint and sealants, some damage may need filling or patching and others areas may need actual replacement of materials. Further damage to these areas could result in more expensive repairs without correction. A licensed general contractor or other qualified contractor/person should further evaluate the areas in the photos and repair or replace as necessary. ***The contractor who performs this work should check for and correct any other areas of the exterior envelope that show damage, moisture or otherwise. They should also check for hidden contiguous moisture damage during repairs, that is not always visible. Leaks or damage can hide moisture damage bigger and in worse condition than the visible areas.*** We cannot and do not pull siding or trim loose to inspect. Not all areas can be probed/checked during my short visit. This is a representative visual inspection and not every piece or component of the exterior is or can be probed or checked.

Refer to the **full color photos** for locations of concern. **The photos show the locations of areas of concern, not all areas and not close ups.**

1. Attached storage shed. One or more vertical trim pieces between the siding boards are moisture damaged at the bottom.
2. Front door. There is moisture damage to the lower door jamb on both sides.



1



1



2

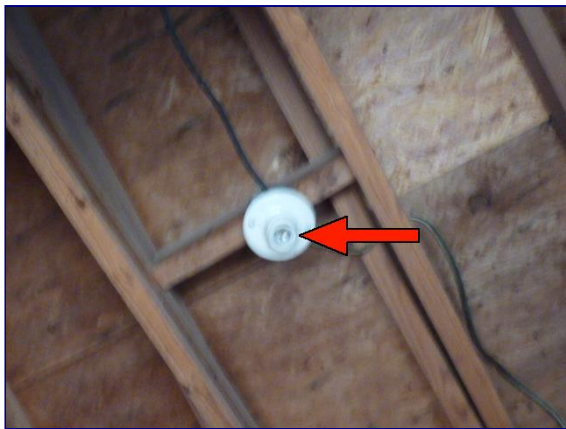
Recptacles, Lighting, Switches, operation of accessible GFCI outlets and polarity/grounding of all outlets.

Repair, Replace or Further Investigate

- 19. One or more of the exterior light fixtures did not work. A qualified person should replace or install bulbs first, if the problem still exists, then a licensed electrical contractor should repair or replace as needed. Switches are not always in obvious places. We do not test lights on photo, motion or time sensors. Check all.



Front right corner floodlight



Attached storage shed interior ceiling fixture

- 20. **The exterior has the following electric issues.** These are safety or property hazards. All should be corrected so they are safe for use and function as intended. A licensed electrical contractor, other qualified person with electrical repair experience or more specific person listed below should repair or replace.

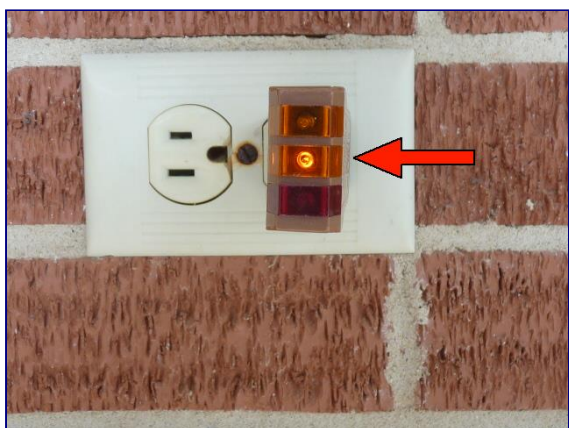
1. Outside facing the right side of the house. The outlet has an open neutral.
2. Covered car port. The outlet has a missing weather proof cover. Water penetration can cause corrosion, shorts or an electrocution hazard.
3. Covered car port and the attached storage shed. The wall outlets have an open ground. This is a hazard.
4. Inside the well house. There is expose high voltage wiring at the well pump. All exposed wiring should be put in conduits for safety.



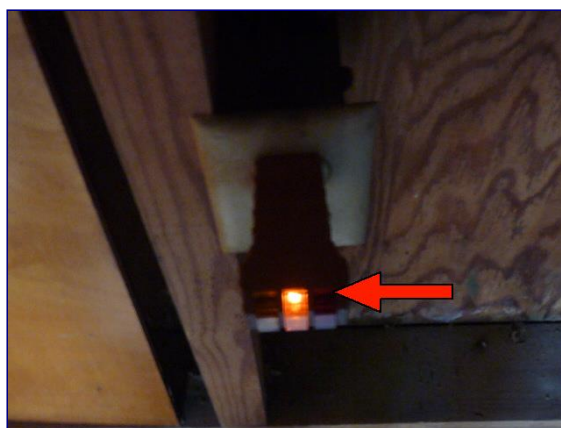
1



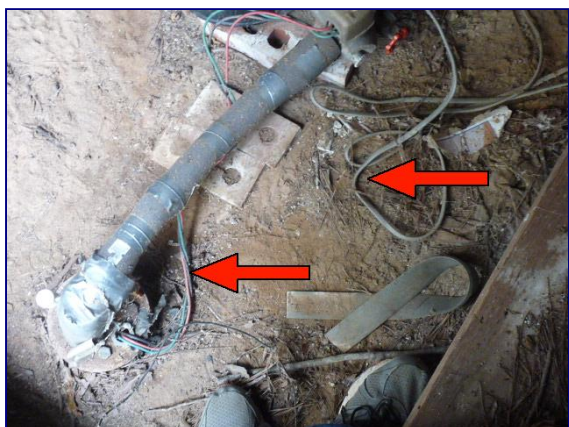
2



3



3



4

Hose Faucets, Drains, Other Plumbing (Representative number).

Repair, Replace or Further Investigate

21. The following hose faucets have issues and should be corrected so they function as intended. A licensed plumbing contractor or other qualified contractor/person with plumbing repair experience should repair or replace.
1. Outside facing the front of the house. The hose faucet handle is missing. The faucet is not useable, was difficult to or could not be operated.
 2. Outside facing the back of the house. The hose faucet handle is missing. The faucet is not useable, was difficult to or could not be operated.



1



2

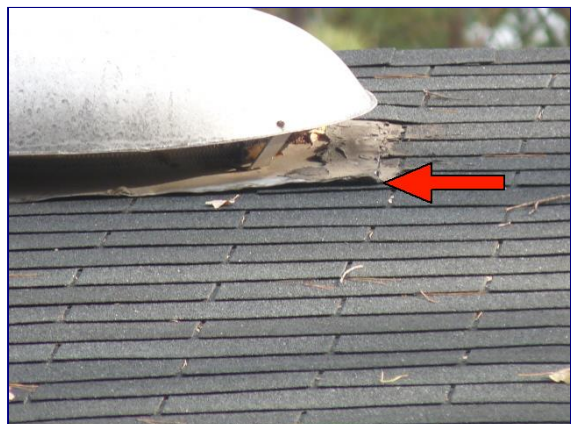
Gutters and Downspouts roof drainage systems.*Repair, Replace or Further Investigate*

22. The gutters or gutter guards have debris in places and should be inspected and cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. A qualified person or contractor should clean the gutters and then inspect the gutters and the areas behind the gutters for any contiguous moisture damage and repair or replace as and if needed.

**Roof Coverings, Penetrations, Flashings, Skylights, Chimneys, Vents.***Repair, Replace or Further Investigate*

23. The roof coverings, penetrations, flashings or other components have the following issues. If not corrected leaks could develop at any time. A qualified roofing contractor or other qualified contractor with roof repair experience should check the roof for these and any other issues and repair or replace as needed.

1. Outside facing the back of the house. One or more of the plumbing vent boot is weathered, lifted/loose, worn or has rusted exposed nail heads. Leaks could develop at anytime without correction. Most professionals just replace all the roof boots at the same time when one fails the others are close behind.
2. Around the chimney. The flashing is raised up or not secured. This can lead to leaks.



1



2

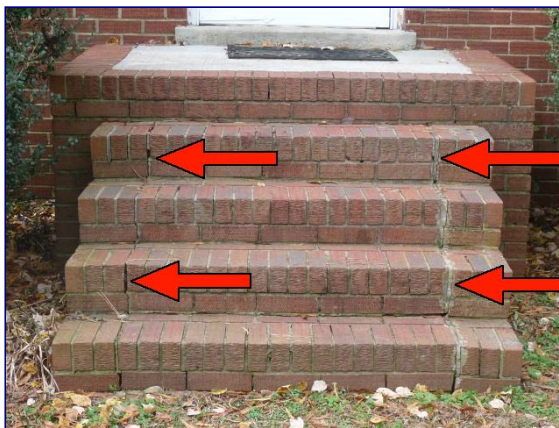
Decks, Balconies, Stoops, Steps, Areaways, Porches and applicable Railings.

Repair, Replace or Further Investigate

- 24. Outside facing the front of the house. (reference the front door). The porch has the following issues.** All should be corrected to prevent trip hazards, water penetration or other issues. A licensed general contractor or other qualified contractor should repair or replace.
1. Most professionals recommend that stairs which require 3 or more movements between landings should have hand rails installed for safety reasons.
 2. The steps are leaning or settling. This can be trip hazard. Also the mortar joints in and around the steps have some cracked and damaged areas. Water can get into these joints and through freeze and thaw cycles make them worse.



1



2



2

Vegetation, Grading and Drainage only with respect to their effect on the condition of the building.

Repair, Replace or Further Investigate

- 25. Outside facing the back of the house. The trees have several dead branch hanging loose. This is a hazard. A tree trimming or arborist should trim the trees to address any dead or weak branches over the house or the yard.



3. Attics

 **General Summary - Items are Numbered Sequentially**

Pulldown Stairs & Ceiling/Wall Scuttles & Doors as applicable

Repair, Replace or Further Investigate

26. The pull down stairs have the following issues. All should be corrected for safety or other reasons. A licensed general contractor or other qualified contractor should repair or replace.
1. The stairs are the wrong length. The bottom section is angled when it rests on the floor or weight is applied. The angle is putting excessive pressure on the lower stair hinges and hardware when weight is applied.
 2. The return springs/hardware are bent or damaged and are sticking out into the opening. This makes it hard to navigate the steps and is causing difficulty closing the stairs.



2

Gables and Screens (as applicable)

Repair, Replace or Further Investigate

27. From inside the attic. The attic gables have plant, insect, rodent, animal or other debris in them on the outside of the screens. Some of this can be hazardous to humans. A licensed general contractor or other qualified contractor should repair or replace a pest control contractor may be needed for animals/insects.



4. Central HVAC systems and Fireplaces

 General Summary - Items are Numbered Sequentially

Summary Items

Repair, Replace or Further Investigate

28. Central heating and cooling systems were operated, temperature differences were recorded in the main body of this report and the systems were run until at least a 3-5 degree change was noted on the controlling system's thermostat. Emergency heat positions of thermostats if available were tested. Covers and access panels were not removed. The heating and cooling systems should be tested, inspected and serviced regularly by a licensed mechanical contractor. **If documentation is not available (unless new construction) that this has been done within the last six months, then we recommend that a licensed mechanical contractor test, inspect and service the heating and cooling systems.** Heat exchangers (if present) or other components inside the cabinets were not observed. A mechanical contractor's inspection is much more comprehensive than ours and may find issues not reported on today. We also recommend you purchase a home warranty that covers the heating and cooling equipment on the inside and outside of the building. We do not do carbon monoxide testing on equipment, but will test detectors if available. This is for your information.

Limitations of outside temperature on HVAC operations: Outside air temperature at the time of the inspection affects the tests we can conduct on the HVAC systems. The following limitations apply. When outside temperatures are below 65 degrees within the last 24 hours the Central AC systems will not be operated because damage could occur, they will be visually inspected only. Further when outside air temperatures are above 80 degrees heat pump type central systems will not be operated in any heating mode either normal or emergency because damage could occur, they will be visually inspected only. Gas furnaces will be operated at all times of the year unless in the inspector's judgement/opinion it is unsafe or might cause damage. **Today the COOLING MODE WAS NOT INSPECTED OR OPERATED:** HVAC central cooling system/s were not operated. Only heat modes of any HVAC central heating system/s were attempted to be operated.

29. Outside facing the right side of the house. (reference the front door). The HVAC Package unit has the following issues. These issues can shorten the unit useful life span, raise utility bills, create unhealthy conditions for occupants or are just non-functional. A licensed mechanical contractor should further investigate and make any needed repairs or replacements and if the HVAC systems have not been serviced in the last 6 months the repair person should service and inspect all the central heating and cooling systems following the manufacture's recommendations.

1. The sealant on the metal hood or between the hood and the wall are missing, damaged or deteriorated. This could let water into the crawl space or duct work under the hood.



1

5. Electric, Plumbing & Gas (main components)

 **General Summary - Items are Numbered Sequentially**

Summary Items

Repair, Replace or Further Investigate

30. The well pump tank. The pressure gauge is showing zero PSI. Pressure in the house was adequate today. This indicates an issues with the pressure valve. A licensed plumbing contractor or other qualified contractor/person with plumbing repair experience should repair or replace.

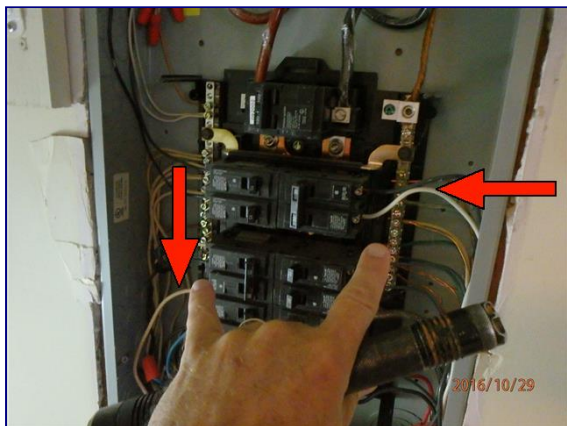


31. The hot water supply in the house had a rotten egg smell and debris during my visit. I am not a water treatment specialist. This issue should be further investigate by a water treatment contractor or licensed plumbing contractor to determine the cause, method of correction and make sure there is not a health concern.

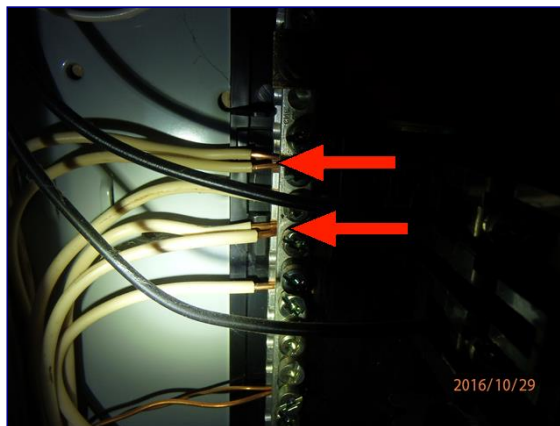


32. **The sub electric panel has the following issues.** All electrical issues are considered fire, shock or other hazards until corrected. A licensed electrical contractor should investigate and repair or replace.

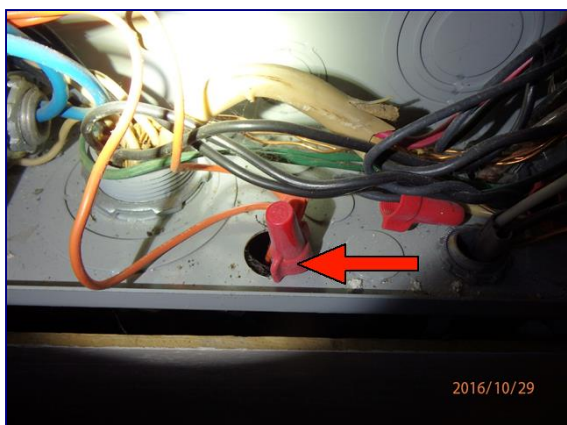
1. One or more white wires are being used for hot wires and have not been marked as such. Most professionals agree that they should be marked at the panel and at the far/other end for safety reasons.
2. There are doubled up common (white) wires on the buss bar, this is a safety hazard. This may not have been a code requirement at the time of construction, I do not know. However that is a question for the electrician to decide.
3. One or more of the wires in the panel is missing or has damaged protective cable grommets. The grommets protect the wires from the sharp metal casing.
4. At least one or more of the circuits are not labelled or are hard to read.



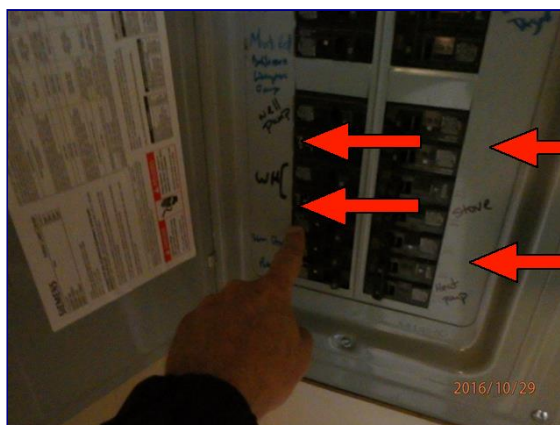
1



2



3



4

Waters heaters, hot water systems including, water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents

Repair, Replace or Further Investigate

33. The water heater in the laundry room utility closet has the following issues. All should be corrected for proper functioning, to correct water seepage, leaks or prevent injuries. A licensed plumbing contractor or other qualified contractor with plumbing repair experience should repair or replace. A more specific contractor may be described below.

1. The water heater's temperature and pressure relief valve is missing the drain line. An accidental scalding could occur if the valve opens.
2. The hot water heater has been installed behind the washer and dryer. The hot water heater is not accessible without having to move the washer and dryer out of the way. Hot water heaters should be easily accessible.
3. The water heater inlet lines are flexible rubber braided lines. Most professionals do not use them because of high failure rates. Also the rubber deteriorates under pressure and heat and small flakes of the rubber end up in the water.



1



2



3

6. Crawl Space Areas

General Summary - Items are Numbered Sequentially

Plumbing, Fixtures, Functional Drainage/Flow, Supply Lines

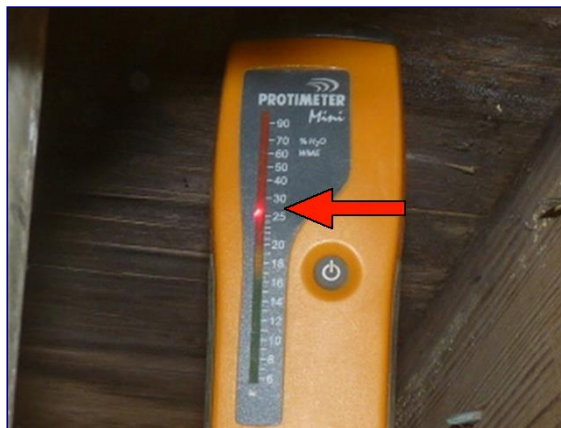
Repair, Replace or Further Investigate

34. The following crawl space drains may have active small leaks. Repair the leaks and check for hidden contiguous wood/flooring damage. We run water through drains or fill tubs/showers/sinks with some water and then drain before entering the crawl space. A licensed plumbing contractor or other qualified person should repair or replace.

1. Facing front from outside(reference the front door). Then at the back of the crawl space. The plywood subflooring has dark stains and had moisture readings in excess of 25%. Evidence suggest the drain is leaking.



1



1

Crawl Space Receptacles, Lighting, Switches, operation of accessible GFCI outlets and polarity/grounding.

Repair, Replace or Further Investigate

35. The crawl space has the following electrical issues. These are safety or property fire hazards. All should be corrected so they are safe for use and function as intended. A licensed electrical contractor, other qualified person with electrical repair experience or more specific person listed below should repair or replace.

1. There are several wires that appear to be abandoned. I did not test to see if these wires are still active.
2. The wiring has open/exposed splices or ends. This is an electric safety hazard. Most professionals agree that all splices should be in approved boxes. Just capping the ends with wire nuts or taping the ends is not considered safe enough. Abandoned wires or circuits should be removed.
3. The electric wires are loose and hanging down or are not attached to the wood members. This is a hazard to persons.



1



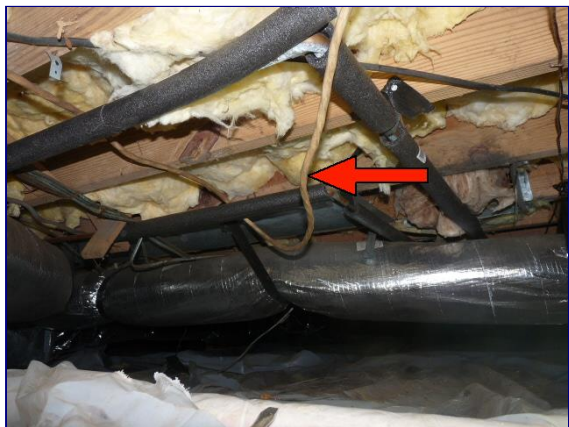
1



2



2



3

Crawl Space Moisture. Issues, Damage or Fungal Growths

Repair, Replace or Further Investigate

- 36. Crawl space. There are fungal growth on the wood framing. Fungal growths can be a health hazard and cause wood rot. Evidence suggests the cause is excess moisture from time to time. The summary will state if we noted excess or harmful moisture today. A licensed general or fungal remediation contractor should further investigate and correct as necessary and address the underlying cause to prevent reoccurrence.



37. At the front middle section. There is a puddle of water on top of the vapor barrier. I could not verify the source of the standing water. This will increase the moisture levels in the crawl space. Verify if the water is pre-existing or if caused by a leaking plumbing pipe. A licensed plumbing contractor or other qualified contractor/person with plumbing repair experience should repair or replace.



7. Structural

General Summary - Items are Numbered Sequentially

Structural Components Inspected. Include, foundation, floors, walls, columns/piers ceilings/roofs. Visually accessible components only.

Repair, Replace or Further Investigate

38. Crawl space. Several of the floor joists cross members are not secured or have come disconnected from the joists. These keep the joists from turning or rotating. A licensed general contractor or other qualified contractor should repair or replace.



Again "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 an attorney."

With any summary item you should get cost to repair estimates, second opinions or discuss remaining life issues with at least two licensed contractors or other qualified professionals before your due diligence period ends. Their review may find issues not mentioned in this report or costs to correct may be more than expected.

THIS IS THE END OF THE GENERAL SUMMARY

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brian Innerarity NC License #3576

1. Interiors, Kitchens, Laundry, Baths.

Interior inspections are conducted to meet the requirements of the North Carolina Standards of Practice (SOP) and our contract. All limitations of those standards and our contract apply. Further restrictions specific to this property will be listed in the report and apply.

Important, Descriptions and Disclaimers.

Installed appliances: Garbage disposer not present	Did the water heater/s function today: Yes, water temperature was measured.	Plumbing - Adequate functional flow: Yes, adequate functional flow
Plumbing - Adequate functional drainage: Yes, adequate functional drainage	Windows blocked by treatments or belongings: Yes Blinds Curtains Drapes	Window Types: Vinyl
Did windows have screens: Yes, we did not inspect the screens or remove them to look out the windows.	Interior recently painted: Yes, this can hide defects.	Walls/Ceiling with cosmetic issues: Yes
Did the home have Smoke Detectors: Yes	Did the house have at least one Permanent Carbon Monoxide detector: No Not that I could easily tell.	Built at or prior to 1978: Yes-Please read the lead based paint statement below
Grout and caulk joints need normal maintenance: Yes	Was a refrigerator or other consumer refrigeration equipment installed: Yes	Dry hard stain under sinks or on drains: Yes
Cabinets bottoms: Were covered or full of belongings: Due to storage, craft paper or personal belongings	Washer and Dryer installed at the time: Yes	Did the washer have rubber hoses: Yes
Washer drain pan or built in floor drain installed: No - Usually not installed unless washer is above finished spaces	Dryer 220 volt outlet powered: Yes	Bath fan/s if installed functioned: Yes, but not required in baths with an operable windows No. Not required in baths with operable windows
Tubs/showers/sinks minor cracks or scratches: Yes	Tubs/showers/sinks access panesl inaccessible: Yes	Radon Test: Yes
Termite Report: Yes		

		IN	NI	NP	SN	RR
1.0	Summary Items					•
1.1	Section Notes, Disclaimers and Recommendations.				•	
1.2	Standards of Practice Items and Components	•				
1.3	Plumbing, Fixtures, Functional Drainage/Flow, Supply Lines					•
1.4	Receptacles, Light Fixtures, Switches, Ceiling Fans (Representative number only), operation of accessible GFCI,s and polarity/grounding of all outlets within six feet of plumbing fixtures					•
1.5	Doors (Representative number)					•
1.6	Windows (Representative number)	•				
1.7	Ceilings, Walls, Closets, Floors, Steps, Stairways, Balconies, Railings					•
1.8	Smoke/CO Detectors (Report presence/absence and operate test function)	•				
1.9	Venting Systems (Kitchen - Baths - Laundry) We do not inspect vent systems that are integrated into an appliances e.g., fans in microwave ovens or dryers					•
1.10	Counters & a Representative Number of Cabinets (One Per Room)					•
1.11	BUILT IN KITCHEN APPLIANCES. Dishwasher, Stoves, Ovens, Cooktops, Microwaves, Sink disposers, Trash compactors, non-integral Exhaust Fans. If not in the summary they were successfully operated through a basic function					•
		IN	NI	NP	SN	RR

IN= Inspected, item functioned as intended today, NI= Not Inspected, NP= Not Present, SN= Section Disclaimers - Items to Monitor, RR= Repair, Replace or Further Investigate



1.0 **NOTE: Interior, crawl space and attic locations can be difficult to describe. This is VIP's method. Unless an interior location has a specific name area location descriptions are from out front facing the front door of the house whether or not the door faces the street. Object (window, door, faucet etc...) descriptions are facing the object in question. This is for your information.**

A SPECIAL NOTE AND MEMORY JOGGER: Please Verify that reports are received. If you ordered a termite inspection, radon test, septic inspection or water testing with our company you should receive a report for each test or inspection ordered. We make every effort to make sure that you get all the reports that you paid for. Some tests or inspections involve outside labs or firms. All reports are each uploaded to our site under the inspected address and you will receive an email when each is ready for viewing. The internet and email are not always a perfect delivery system for time sensitive material. If you do not see any report, termite or otherwise from us within 6 business days call our office at 919-468-3114. Thank you in advance for you help. We cannot be responsible if you close on a property move in and later discover that one of your reports was missing or had information in it that might affect your real estate purchase decision.



1.0 The house did not have permanently installed CO (carbon monoxide) detector that I could easily tell, it can be hard to positively identify these units from smoke detector only units. Note (plugins are not permanent and are not tested because they could be removed) or the detector appeared to be part of a central alarm system which we do not test, inspect or operate. Recommend verifying or have a qualified contractor install combination smoke/CO detectors following local building practices and the manufacture's recommendations.



1.0 This lead paint statement is paraphrased from the Federal Lead Paint warning statement. Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.



1.0 If a termite inspection was ordered by you or us for the property it may contain additional information about wood damage or moisture issues. Termite inspectors check different areas and use different methods than we do to inspect. Their report and our report will not always match. If their report contains any termite, wood or moisture issues please consider it as an addendum to this report. Any excess wood moisture, wood damage, wood destroying insect issues should be further investigated and corrected as necessary by qualified contractors.

1.1 Due to the limitations of finding all the deadbolt keys some of the deadbolts may not have been operated. Deadbolts are only operated from one side.

Any wall switches in the house that were taped, blocked or have switch locks installed were not operated.

In accordance with industry standards, we may not operate or inspect every window in the building, and particularly if the building is furnished. We will make sure each bedroom has a least one window that opens for emergency egress. There are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal barrier, as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, due to dust, dirt, weather conditions etc.. which is why we disclaim any evaluation of any dual pane glass or windows in the building. In addition, the proper installation of flashings around windows is critical to water proofing the exterior walls. Missing, damaged or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Floors and stairs in any house will squeak in some areas, although squeaks can be annoying they are rarely related to any structural issue and are considered cosmetic. We disclaim floor/stair squeaks.

For safety reasons we recommend that even if the house has smoke and CO (carbon monoxide) detectors already present that you purchase and install or have a qualified contractor/person install new combination smoke/CO detectors according to the manufacture's instructions. If the house is 10 year or older manufactures state that the detectors may not work even if they tested correctly. Replace all detectors if the house is 10 years or older. Most detectors do no have date stamps.

Floor coverings may be wood, carpet, vinyl or tile as applicable. I am not able to tell if wood floors are laminated or three quarter inch product. I only inspected any flooring for trip hazards and harmful water issues and only in visible areas. Only floor issues with water damage or that represent some kind of hazard will be reported. Loose carpet that is not in my opinion an obvious trip hazard is not reported. Damage/shrinkage to vinyl floor coverings is not reported. Normal flooring wear and tear issues are not reported. Minor cracks in tile floors are not reported.

I noted cosmetic issues throughout the house inside and out. It is recommended you walk the house to see if there are cosmetic items that may be important to you. Cosmetic items are issues that do not affect function. Cosmetic items will not be reported.

Most houses have one or more light fixtures with three/four way switch arrangements. This means a light fixture can be controlled from 2, 3 or multiple places. It is not possible to test every switch position of all the lights in a house during a home inspection. Identifying switch locations just takes to long. We disclaim the operation of any light fixture or receptacle that has multiple on/off locations. In accordance with industry standards we do make sure that stairwell lights can be switched on from either end of the staircase for safety reasons.

Overflows of tubs are not tested because we cannot see where the water might run and hidden damage could occur that the inspector might be liable for.

Toilets are tested for leaks by feeling underneath at the tank bolts and plumbing connections and inspecting floors for water. We do not crawl under toilets due to hygiene safety reasons.

1.1 Information: The hot water temperature temperature was measured with a hand held thermometer which showed that the heater worked today.

1.1 Information: Functional flow is a reasonable flow at the highest fixture in a building when another fixture is operated simultaneously. The functional flow of the plumbing system was tested at the highest fixture or faucet in the building with one other faucet on at the same time and was satisfactory at the time of the inspection. We are not required to test system pressure as this is not a good indicator of functional flow.



1.1 Information: Functional drainage means a drain that empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously. The building had adequate functional drainage today.

1.1 Information: The building's interior has been recently painted, has decorative painted surfaces or wall paper. This can hide defects that I am unable to see.

1.1 Information: The sheetrock or other wall covering in some areas had dry hard repairs, non-structural cracks, peeling tape at joints, nail pops, paint blemishes, small holes or other imperfections today. Without corroborating visible evidence these are considered wear and tear cosmetic issues today.

1.1 Information: Caulk and grout joints are found in kitchen, laundry, baths, sinks, tubs, showers, toilets and tiled floors or most anywhere in the building where water is used. These joints wear and need touch up from time to time. Today they are a normal wear and tear issue. Unless obvious visual damage was noted from lack of maintaining these joints they are not reported.

1.1 We are not required to and if installed we did not inspect any consumer type refrigeration equipment. This includes but is not limited to kitchen refrigerators, freezers or wine coolers. This is for your information.

1.1 Information: Dry/hard water stains were noted on the bottom of kitchen, bath and or other sink cabinets or on the outer surfaces of the drains. Unless reported in the summary we did not see active leaks under the sinks today.

1.1 Only a limited visual inspection of the sink, bath and other cabinets was done due to belongings or the bottoms were covered with craft paper or other material. This is for your information.

1.1 A washer and dryer were installed in the house at the time of the inspection. I am not required and cannot run the owners clothes washer and dryer because of the possibility of damage. I visually checked the plumbing supply and drain connections of the wash machine. Unless in the summary I did not see any tangible or visually obvious defects or leaks at the time of the inspection. If the washer and dryer are staying I recommend confirming with the owners if they work normally as expected.

1.1 The laundry room water supply lines from the wall faucets to the wash machine are rubber hoses. The rubber hoses have been known to burst suddenly causing expensive water damage. Recommend a qualified contractor or person replace the rubber hoses with stainless steel braided hoses or other burst proof lines. Regardless of the type they should be changed out at the manufacture's recommended time frame.

1.1 The dryer outlet was tested and had power at the time. This is for your information.

1.1 One or more of the showers/tubs/sinks or toilets have at least one or more chips in the finish coating. In my opinion these are cosmetic today, the showers/tubs unless mentioned in the summary were functioning as intended today. These may change/grow very slowly over time or they may not change at all. Monitor and repair if needed. A surface repair specialist can assist you and there are tub surface repair kits sold in home improvement/hardware stores.

1.1 One or more tubs/shower in the house. I did not inspect inside or behind the access panel/door because it was screwed sealed, painted shut, stuck, would not come loose with moderate force or there was no access. This is for your information.

1.1 The radon test could take up to six business days before you receive the results. Check your due diligence dates. Please call if you do not see your results in 6 business days. We cannot be responsible if you do not get your results and later discover an issue. This is for your information.



1.3 The following interior kitchen, bath or laundry plumbing fixtures or drains had issues. All listed should be corrected so they function as intended, do not leak and any surrounding damage to building materials should be corrected. A licensed plumbing contractor or other qualified contractor with plumbing repair experience should repair/replace or further investigate as applicable. If there are water stains associated with any leaks there is always the possibility of hidden contiguous moisture damage that was not visible during the inspection. Repair persons should check for be aware of and correct any hidden moisture damage during repairs or further investigations.

1. Master bathroom. The sink drain is slow or drains slower then the faucet fills it. An accidental overflow could occur.
2. Kitchen faucet. WHEN turned on, the faucet sprays. This suggest the strainer is damaged.
3. Guest bathroom sink. The sink is cracked through or the edge is sharp. This could leak at any time or cause injury.
4. Guest bathroom sink. The pedestal sink is loose from the wall. It could fall without correction.



1



2



3



4

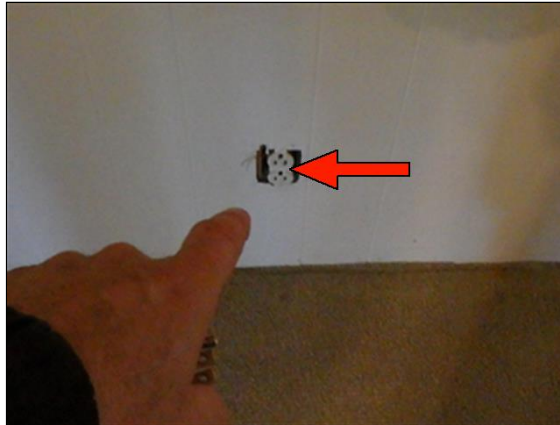


1.4 The following interior areas have receptacles, switches, cover plates or wiring issues. These are considered electrical safety hazards. All should be corrected so they are safe and function as intended. A licensed electrical contractor, other qualified person with electrical repair experience or more specific person listed below should repair or replace.

1. Kitchen ceiling fluorescent fixture. The three way switches for the light fixture/s did not work correctly. The fixture/s should be fully controllable from both switches regardless of the switch position at the other side. The switches are not functioning as intended. Also, the fluorescent flickers when turned on.
2. Hallway. The electric outlet/box is missing a cover plate. This is an electric safety hazard.



1



2



1.5 The following doors listed below have operating issues. Doors with minor issues (in the inspector's opinion) will not be reported on. A licensed general contractor or other qualified contractor/person with door repair experience should repair or replace.

1. Master bathroom. The door hits the frame at the top and is more difficult to open/close.
2. Dining room exterior door. The threshold weatherstripping is damaged.
3. Dining room exterior door. The door pinches the frame on the left side and is more difficult to open/close.
4. Guest bathroom. The door pinches the frame and is more difficult to open/close.



1



2



3



4



1.7 Interior stains - Interiors. The following interior areas/rooms have water stains on floors, walls or ceilings as applicable. Stains can represent past corrected issues or small active leaks that are just dry at the time of the inspection. Since we are not familiar with the house and our visit is for a short time, it is prudent that all stains be considered active leaks until proven otherwise to your satisfaction. Often owners or occupants have more intimate knowledge and can disclose further information, it is a good idea to ask for copies of work orders if they exist. **If documented evidence of repairs or written satisfactory disclosure is not available then a licensed general contractor, plumbing contractor or roofing contractor as applicable should further investigate and after their evaluation make repairs or replacements as necessary. This report is not a guarantee against leaks.**

- 1. Living room. Right of the front door. The wall was soft and may have hidden moisture damage behind.
- 2. Back right bedroom. The ceiling has fungal growth and is stained.



1



1



2



1.9 Master bathroom does not have an exhaust fan nor a window. Moisture problems could occur. A licensed electrical contractor or other qualified contractor with electrical repair experience should further investigate and repair or replace as needed.

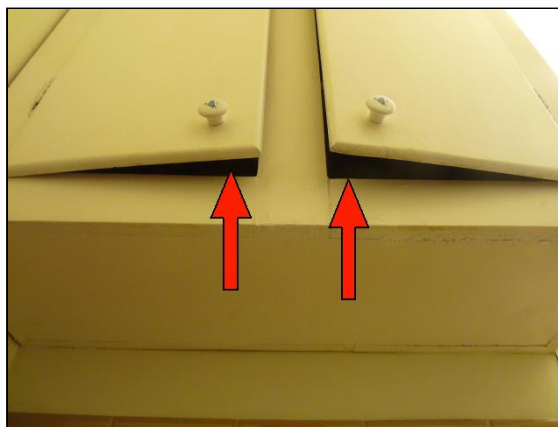


1.9 The laundry room, crawl space or other area as applicable. The dryer duct or portion of it is flexible thin foil or plastic. These are no longer approved for use and are considered fire safety hazards. A licensed general contractor, dryer appliance installer or other qualified contractor with current dryer duct installation knowledge should repair or replace, checking the whole length.



1.10 The following cabinets have issues. They could cause injury or property damage if not corrected. All should be repaired or replaced by a licensed general contractor or other qualified contractor.

1. Master bathroom. Cabinet/s above the toilet. The cabinet doors will not close or stay closed.



1



1.11 Kitchen. The stove has the following issues. An appliances repair technician or other qualified contractor should repair or replace.

1. One or more of the burners do not sit properly in the grease pans. Evidence suggest the burners or the grease pans are the wrong size.



1

2. Exterior

Exterior inspections are conducted to meet the requirements of the North Carolina Standards of Practice (SOP) and our contract. All limitations of those standards and our contract apply. Further restrictions specific to this property will be listed in the report and apply. The cladding, trim, roof covering, window, door and other exterior systems are visually inspected from the ground. Moisture testing of the underlying materials was not conducted and no representation is made regarding the condition of the materials behind the cladding or roof coverings.

Important, Descriptions and Disclaimers.

<p>Does the property have large trees near the house: Yes</p>	<p>Do exterior caulk joints need touch up.: Yes</p>	<p>Wall Cladding Materials: Brick or Brick Veneer Wood</p>
<p>Soffits & Fascias & Trim Material: Wood Aluminum Cladding</p>	<p>Do areas of the exterior need preparation and paint: Yes</p>	<p>Roof Type: Gable</p>
<p>Roof Covering Material: 3-Tab Asphalt Fiberglass</p>	<p>Method used to Inspect the Roof: From the Ground</p>	<p>Door Types - Operated all exterior entryway doors: Wood, steel and or fiberglass</p>
<p>Wood Decks/Balconies/porches connections to building: No Decks</p>	<p>Hose Faucets: Hose faucets functioned as intended today</p>	<p>Gutters & Downpouts present: Yes</p>

DriveWay Type:

Concrete
Gravel

Did driveways and other slabs have

normal cracks:

Yes

Built on or before 1986:

Yes

Exterior attached shed.:

Yes

House Wrap-water resistive barrier.:

Unable to tell

		IN	NI	NP	SN	RR
2.0	Summary Items.					•
2.1	Section Notes, Disclaimers and Recommendations.				•	
2.2	Standards of Practice Items and Components.	•				
2.3	Exterior Areas. Moisture damage other damage.					•
2.4	Doors & Windows (Representative number only).	•				
2.5	Recptacles, Lighting, Switches, operation of accessible GFCI outlets and polarity/grounding of all outlets.					•
2.6	Main Fuel Shut off Location.	•				
2.7	Hose Faucets, Drains, Other Plumbing (Representative number).					•
2.8	Gutters and Downspouts roof drainage systems.					•
2.9	Roof Coverings, Penetrations, Flashings, Skylights, Chimneys, Vents.					•
2.10	Wall Cladding, Flashings, Trim, Eaves, Soffits, and Fascias.	•				
2.11	Exterior Wall and Foundation Vents	•				
2.12	Decks, Balconies, Stoops, Steps, Areaways, Porches and applicable Railings.					•
2.13	Driveways, Patios, Walkways and Retaining Walls (only if protecting the building) and Trip Hazards.	•				
2.14	Vegetation, Grading and Drainage only with respect to their effect on the condition of the building.					•
		IN	NI	NP	SN	RR

IN= Inspected, item functioned as intended today, NI= Not Inspected, NP= Not Present, SN= Section Disclaimers - Items to Monitor, RR= Repair, Replace or Further Investigate



2.0 **NOTE: Exterior locations can be difficult to describe. This is VIP's method. Exterior locations are described from out front facing the front door of the house (whether or not the door faces the road), except the back of the house is described as if facing it from the back yard. Object (window, door, faucet etc...) references are as if directly facing the object. This is for your information.**



2.0 The siding, trim and other exterior components are in need of paint and caulk. This will prevent wood rot. Recommend getting paint quoted from a reputable contractor.



2.0 Unless mentioned in the summary the hose faucets functioned as intended today. This is for your information.



2.0 Outside facing the back of the house. There is an abandoned oil tank. These tanks can represent safety and long term health hazards. A qualified tank removal company should remove and dispose of the tank and its related equipment.



2.0 NOTE: The NC Standards of Practice (SOP) do not require us to **"inspect for the presence or condition of buried fuel storage tanks"** or UST's (underground storage tanks) **and we do not**. Any mention of these tanks in this report is a courtesy only. These tanks can be expensive liabilities. We are not responsible if you later find a UST on the property. However this home was built around or before 1986 and the property could have a UST. Recommend consulting with an environmental consultant or contractor that knows the law and regulations pertaining to leaking tanks and real estate transactions to determine,

1. If there is a tank on premises or not.
2. To determine if the tank has leaked if one is found.
3. To remove the tank if possible and test for leaking.

2.1 We are not required to and did not inspect any fences, gates, dog houses, doll houses, tree houses, detached sheds, detached garages, detached car ports, irrigation equipment, low voltage lighting, lights not on the main building, lights in trees/poles, free standing pergola's or related type structures, umbrellas, electric fences, barns, play ground equipment, exterior fireplaces/kitchens, ponds, pools, stairs and steps not attached to the building. We inspect the main house only. This is for your information.

2.1 There are one or more large trees around the house that could cause injury or property damage if they were to ever fall. I am not a an arborist and cannot advise you about their health. If they are a concern contact an arborist who can advise you how to monitor the health of the trees and when to consider their removal.

2.1 Caulk and other sealant joints are normally found around doors, windows, flashings, electrical and utility wires or boxes and other penetration or protrusions of the exterior surfaces. It is a normal wear and tear maintenance item for these joints to be touched up and repaired from time to time. Unless obvious visual damage was noted from lack of maintaining these joints they are not considered summary items. The NC standards of practice SOP do not require the summary section to contain wear and tear or maintenance items. Recommend checking all the caulk grout joints in any areas where they exist and repair as needed and then maintain them to prevent hidden moisture damage from occurring over time. If this chore is beyond your capabilities recommend you consult with a qualified person or contractor as needed.

2.1 The concrete slabs driveways, walkways, patios and garage floors, etc... if applicable and unless mentioned in the summary of this report had normal cracks and were providing their normal intended functions at the time of the inspection. All cracks can change at any time and I cannot tell you if the cracks will get worse, change, or stay the same with time. If any of the concrete slabs future condition is of further concern to you, you should consult with a qualified licensed general contractor who is experience with concrete flat work construction or your builder as applicable. Some professionals recommend sealing exterior cracks to help prevent water intrusion and freeze thaw cycles from making them worse with time. You might consider having this done by a qualified contractor or person if exterior cracks are present or become present.

**2.3 The following areas have damage, moisture damage, dry rot, decay or need preparation and paint.**

Some areas are small dime size sections, some are larger and more obvious. Some areas may just need preparation, paint and sealants, some damage may need filling or patching and others areas may need actual replacement of materials. Further damage to these areas could result in more expensive repairs without correction. A licensed general contractor or other qualified contractor/person should further evaluate the areas in the photos and repair or replace as necessary. ***The contractor who performs this work should check for and correct any other areas of the exterior envelope that show damage, moisture or otherwise. They should also check for hidden contiguous moisture damage during repairs, that is not always visible. Leaks or damage can hide moisture damage bigger and in worse condition then the visible areas.*** We cannot and do not pull siding or trim loose to inspect. Not all areas can be probed/checked during my short visit. This is a representative visual inspection and not every piece or component of the exterior is or can be probed or checked.

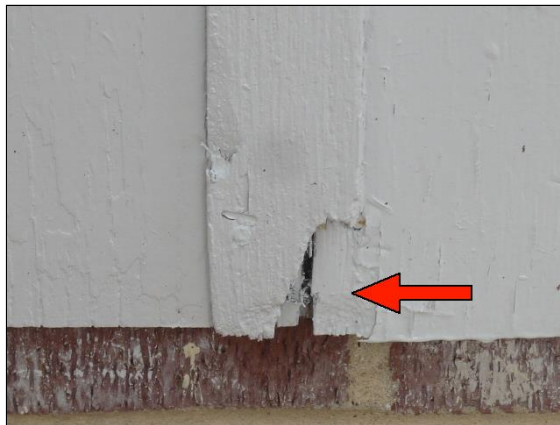
Refer to the **full color photos** for locations of concern. **The photos show the locations of areas of concern, not all areas and not close ups.**

1. Attached storage shed. One or more vertical trim pieces between the siding boards are moisture damaged at the bottom.

2. Front door. There is moisture damage to the lower door jamb on both sides.



1



1



2



2.5 One or more of the exterior light fixtures did not work. A qualified person should replace or install bulbs first, if the problem still exists, then a licensed electrical contractor should repair or replace as needed. Switches are not always in obvious places. We do not test lights on photo, motion or time sensors. Check all.



Front right corner floodlight



Attached storage shed interior ceiling fixture



2.5 The exterior has the following electric issues. These are safety or property hazards. All should be corrected so they are safe for use and function as intended. A licensed electrical contractor, other qualified person with electrical repair experience or more specific person listed below should repair or replace.

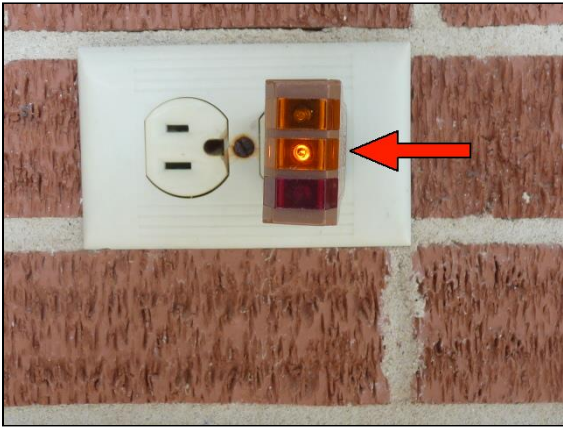
1. Outside facing the right side of the house. The outlet has an open neutral.
2. Covered car port. The outlet has a missing weather proof cover. Water penetration can cause corrosion, shorts or an electrocution hazard.
3. Covered car port and the attached storage shed. The wall outlets have an open ground. This is a hazard.
4. Inside the well house. There is expose high voltage wiring at the well pump. All exposed wiring should be put in conduits for safety.



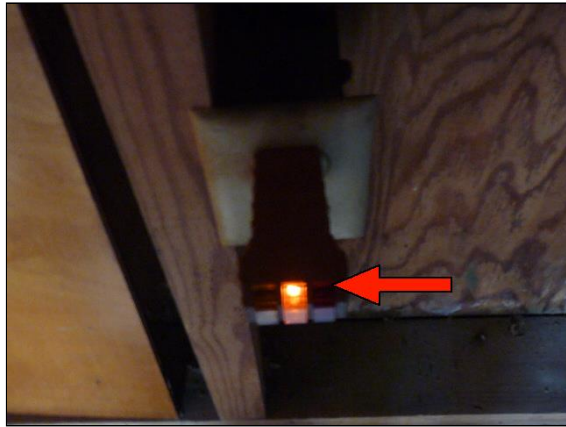
1



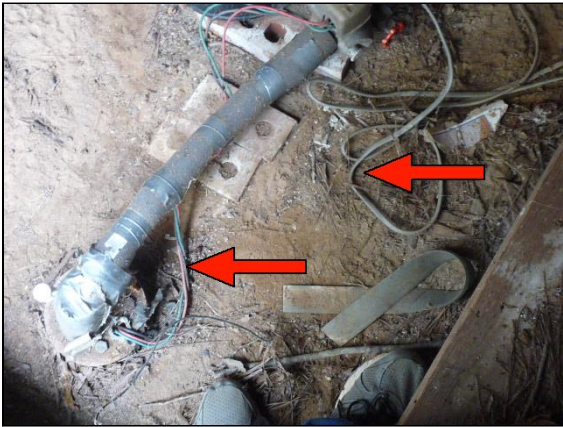
2



3



3



4



2.7 The following hose faucets have issues and should be corrected so they function as intended. A licensed plumbing contractor or other qualified contractor/person with plumbing repair experience should repair or replace.

1. Outside facing the front of the house. The hose faucet handle is missing. The faucet is not useable, was difficult to or could not be operated.

2. Outside facing the back of the house. The hose faucet handle is missing. The faucet is not useable, was difficult to or could not be operated.



1



2



2.8 The gutters or gutter guards have debris in places and should be inspected and cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. A qualified person or contractor should clean the gutters and then inspect the gutters and the areas behind the gutters for any contiguous moisture damage and repair or replace as and if needed.





2.9 The roof coverings, penetrations, flashings or other components have the following issues. If not corrected leaks could develop at any time. A qualified roofing contractor or other qualified contractor with roof repair experience should check the roof for these and any other issues and repair or replace as needed.

1. Outside facing the back of the house. One or more of the plumbing vent boot is weathered, lifted/loose, worn or has rusted exposed nail heads. Leaks could develop at anytime without correction. Most professionals just replace all the roof boots at the same time when one fails the others are close behind.

2. Around the chimney. The flashing is raised up or not secured. This can lead to leaks.





2.12 Outside facing the front of the house. (reference the front door). The porch has the following issues. All should be corrected to prevent trip hazards, water penetration or other issues. A licensed general contractor or other qualified contractor should repair or replace.

1. Most professionals recommend that stairs which require 3 or more movements between landings should have hand rails installed for safety reasons.
2. The steps are leaning or settling. This can be trip hazard. Also the mortar joints in and around the steps have some cracked and damaged areas. Water can get into these joints and through freeze and thaw cycles make them worse.



1



2



2



2.14 Outside facing the back of the house. The trees have several dead branch hanging loose. This is a hazard. A tree trimming or arborist should trim the trees to address any dead or weak branches over the house or the yard.



3. Attics

Attic inspections are conducted to meet the requirements of the North Carolina Standards of Practice (SOP) and our contract. All limitations of those standards and our contract apply. Further restrictions specific to this property will be listed in the report and apply.

Important, Descriptions and Disclaimers.

Attic info:

Attic is unfinished space
Pull Down Stairs

Method used to inspect the Attic:

A 2-C cell L.E.D hand held flashlight was used for illumination
Some areas were not accessible.
Inspected from:
The top or opening of the pull down stairs only
No Flooring

Did the attic have dry hard water stains:

Yes

Attic Insulation:

Fiberglass or cellulose. Batts or loose blown

Attic Ventilation:

Gable Vents
Soffit Vents
Passive

		IN	NI	NP	SN	RR
3.0	Section Notes, Disclaimers and Recommendations.				•	
3.1	Standards of Practice Items and Components	•				
3.2	Pulldown Stairs & Ceiling/Wall Scuttles & Doors as applicable					•
3.3	Ceilings, Walls, Closets, Floors, Steps, Stairways, Balconies, Railings	•				
3.4	Gables and Screens (as applicable)					•
3.5	Attic Receptacles, Lighting, Switches, operation of accessible GFCI outlets and polarity/grounding of outlets	•				
3.6	Attic Insulation	•				
		IN	NI	NP	SN	RR

IN= Inspected, item functioned as intended today, NI= Not Inspected, NP= Not Present, SN= Section Disclaimers - Items to Monitor, RR= Repair, Replace or Further Investigate

3.0 Information: Only a very limited visual inspection of most areas of the attic was performed. This is typical, it is very unusual to be able to walk and see all areas of the attic space in any home. I make no representation to areas of the attic which I could not see or access. Attics are inspected from the following areas only, from the entrance of wall or ceiling scuttles (at the inspectors discretion we may or may not enter scuttle areas), openings of pull down stairs and floored areas that have 60 inches of head clearance. Due to safety, property and insurance concerns we do not walk across rafters or ceiling joists.

3.0 The attic areas had water stains. In my generalist opinion and unless mentioned in the summary of this report they appeared hard and dry today. Attic gables typically have some staining and usually leak a bit with wind driven rains. There are typically some floor stains from storage or past repairs equipment leaks. Stains that in my opinion are active will be listed in the summary. All stains should be monitored for changes until you become intimate with the property. If stains change size, shape or darkened then a qualified roofing contractor should further investigate and correct as needed. We cannot always detect active but dry leaks from past repaired issues because the stains stay behind and repairs are not usually visually obvious. **We have to rely on the evidence today during our short visit.** Sometime owners have more intimate knowledge of stains and should be asked about them. **If the current or future status of the attic stains are of further concern to you then we recommend having a qualified (roof, plumbing etc.. as applicable) contractor further investigate.**



3.2 The pull down stairs have the following issues. All should be corrected for safety or other reasons. A licensed general contractor or other qualified contractor should repair or replace.

1. The stairs are the wrong length. The bottom section is angled when it rests on the floor or weight is applied. The angle is putting excessive pressure on the lower stair hinges and hardware when weight is applied.
2. The return springs/hardware are bent or damaged and are sticking out into the opening. This makes it hard to navigate the steps and is causing difficulty closing the stairs.



2



3.4 From inside the attic. The attic gables have plant, insect, rodent, animal or other debris in them on the outside of the screens. Some of this can be hazardous to humans. A licensed general contractor or other qualified contractor should repair or replace a pest control contractor may be needed for animals/insects.



4. Central HVAC systems and Fireplaces

Central HVAC and fireplace inspections are conducted to meet the requirements of the North Carolina Standards of Practice (SOP) and our contract. All limitations of those standards and our contract apply. Further restrictions specific to this property will be listed in the report and apply.

Important, Descriptions and Disclaimers.

<p>To cold to operate Central Air Conditioners: Yes</p>	<p>Heat Type: Heat Pump Forced Air (also provides cool air) Package Unit</p>	<p>Number of Central Heat Systems & Power Sources: One Electricity</p>
<p>Emergency Heat Functioned: Yes</p>	<p>Cooling Type: Package unit Heat Pump Forced Air (also provides warm air)</p>	<p>Number of Central Cooling Systems & Power Sources: One Electricity</p>
<p>HVAC Zone System description: Single Zone 1 Thermostat 1 HVAC System</p>	<p>Ductwork: All insulated metal Flexible Insulated Ducts</p>	<p>Did each habitable space have an installed heating and cooling source: Yes</p>

		IN	NI	NP	SN	RR
4.0	Summary Items					•
4.1	Section Notes, Disclaimers and Recommendations.				•	
4.2	Standards of Practice Items and Components	•				
4.3	Presence of Installed Heating & Cooling Source in each living space. Not including closets and baths.	•				
4.4	Central Heating Equipment	•				
4.5	Normal Operating & Automatic Safety Controls	•				
4.6	Central Air Conditioning Equipment	•				
4.7	Distribution Systems, Fans, Pumps, Ducts & Piping(with supports), Condensers, Air Handlers, Air Filters, Registers, Radiators, Fan Coils units, Convector, Flues, Exhausts	•				
4.8	Gas Logs, Fans, Dampers, Flues(only the visible sections)	•				
4.9	Fireplaces, Wood Stoves, Vents, Chimneys, Dampers, Flues(only the visible sections)	•				
		IN	NI	NP	SN	RR

IN= Inspected, item functioned as intended today, NI= Not Inspected, NP= Not Present, SN= Section Disclaimers - Items to Monitor, RR= Repair, Replace or Further Investigate



4.0 Central heating and cooling systems were operated, temperature differences were recorded in the main body of this report and the systems were run until at least a 3-5 degree change was noted on the controlling system's thermostat. Emergency heat positions of thermostats if available were tested. Covers and access panels were not removed. The heating and cooling systems should be tested, inspected and serviced regularly by a licensed mechanical contractor. **If documentation is not available (unless new construction) that this has been done within the last six months, then we recommend that a licensed mechanical contractor test, inspect and service the heating and cooling systems.** Heat exchangers (if present) or other components inside the cabinets were not observed. A mechanical contractor's inspection is much more comprehensive than ours and may find issues not reported on today. We also recommend you purchase a home warranty that covers the heating and cooling equipment on the inside and outside of the building. We do not do carbon monoxide testing on equipment, but will test detectors if available. This is for your information.

Limitations of outside temperature on HVAC operations: Outside air temperature at the time of the inspection affects the tests we can conduct on the HVAC systems. The following limitations apply. When outside temperatures are below 65 degrees within the last 24 hours the Central AC systems will not be operated because damage could occur, they will be visually inspected only. Further when outside air temperatures are above 80 degrees heat pump type central systems will not be operated in any heating mode either normal or emergency because damage could occur, they will be visually inspected only. Gas furnaces will be operated at all times of the year unless in the inspector's judgement/opinion it is unsafe or might cause damage. **Today the COOLING MODE WAS NOT INSPECTED OR OPERATED:** HVAC central cooling system/s were not operated. Only heat modes of any HVAC central heating system/s were attempted to be operated.



4.0 Outside facing the right side of the house. (reference the front door). The HVAC Package unit has the following issues. These issues can shorten the unit useful life span, raise utility bills, create unhealthy conditions for occupants or are just non-functional. A licensed mechanical contractor should further investigate and make any needed repairs or replacements and if the HVAC systems have not been serviced in the last 6 months the repair person should service and inspect all the central heating and cooling systems following the manufacture's recommendations.

1. The sealant on the metal hood or between the hood and the wall are missing, damaged or deteriorated. This could let water into the crawl space or duct work under the hood.

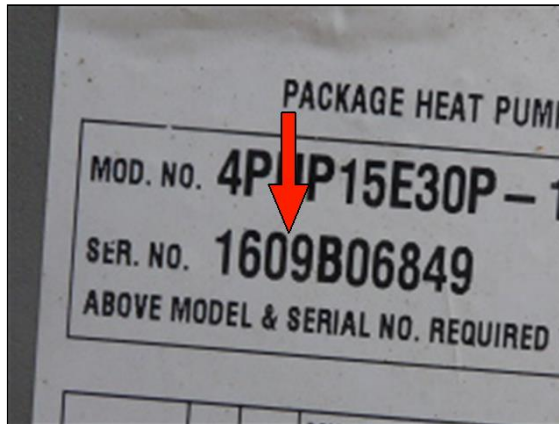


1

4.1 Evidence suggests the HVAC system was built in 2009. This built date statement is a courtesy only and we could be wrong about this and are not responsible if we are. The NC standards state we are not responsible for the age of any equipment/system. Not all parts of the system may be the same age. Indoor equipment typically lasts longer and is replaced less often. A mechanical contractor can give you a more accurate date. These units typically last 7-12 years. I cannot tell how much longer the equipment might last or when it might fail, while rare the equipment can fail the day after the inspection. If any of the units are 10 years or older then we recommend a licensed mechanical contractor further evaluate, service and inspect the units. Mechanical equipment can fail at any time. Budget for its replacement and consider the purchase of a home warranty to protect against failure on or before move in day or closing. Make sure the coverage includes the outside equipment as some warranties specifically exclude the outside equipment. This is for your information.



HVAC package unit on the right side of the house

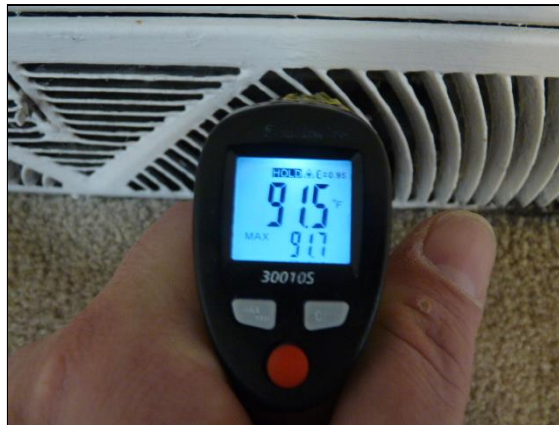


ID tag - Built in 2009

4.1 The heat pump system/s produced heat and warmed the house with the thermostat in the Emergency heat (EM or Emer heat) position. This is for your information. If any heat pump's thermostat has to be operated in the emergency heat (EM or Emer heat) position for warmth then the system is not working as intended, operating costs will increase significantly and a licensed mechanical contractor should be contacted for repairs as soon as practical.



Air in



Air out

4.4 The heating systems produced hot air and warmed the house at the time of the inspection. This is a visual inspection only, covers or other access panels from the units were not removed. The heating and cooling systems should be tested, inspected and serviced annually by a licensed mechanical contractor. If documentation is not provided to you that this has been done within the last six months, then a licensed mechanical contractor should test, inspect and service the heating and cooling systems. Home Inspectors are generalists and as such I did not remove the covers/cases of the air handlers, furnaces or AC equipment. There are no user serviceable parts inside the cabinets. I did not inspect any heat exchangers (if present) or other components inside the cabinets.

The difference between the return temperature (air going to the HVAC system) and the supply temperature (coming back to the rooms) was within acceptable limits today.



Air in



Air out

4.6 Our company did not operate or test the A/C system(s) for proper operation due to the outside air temperature was below 65 degrees in the last 24 hours and damage could result. The heating and cooling systems should be tested, inspected and serviced by a licensed mechanical contractor every six months. If documentation does not exist that this has been done in the last six months then a licensed mechanical contractor should inspect and service the HVAC systems according to the manufactures recommendations. Then the heating and cooling systems should be serviced every six months.

5. Electric, Plumbing & Gas (main components)

Electrical, Plumbing & Gas (main components) inspections are conducted to meet the requirements of the North Carolina Standards of Practice (SOP) and our contract. All limitations of those standards and our contract apply. Further restrictions specific to this property will be listed in the report and apply.

Important, Descriptions and Disclaimers.

Fuel Storage:

House is all electric - no gas fuel

Service Capacity & Panel Type:

200 AMP Circuit Breakers

Service Entry Conductor & Materials:

Overhead service

Branch Wiring & Wiring Type:

Copper. UM Romex (a type of modern plastic coated wire)

Ground Rod Visible:

No

Plumbing Water Supply (into the home):

Well Hose

Cross Connections in the Plumbing System:

None that were visually obvious.

Plumbing Water Distribution (inside the home):

PEX, CPVC (plastics) or Copper

Plumbing Waste and Vent Lines:

PVC - a modern plastic pipe

Cast Iron and or Galvanized underground

Water system odors/colors or debris.:

Yes, see summary

Wells and equipment:

Well volume.

		IN	NI	NP	SN	RR
5.0	Summary Items					•
5.1	Section Notes, Disclaimers and Recommendations.				•	
5.2	Standards of Practice Items and Components	•				
5.3	Electric. Main and Sub Panels. Main Disconnects: Locations	•				
5.4	Main Water Shut Off Location & Water Heater Info	•				
5.5	Waters heaters, hot water systems including, water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents					•
5.6	Water supply and distribution system, including. Piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections.	•				
5.7	Fuel storage and distribution systems including, interior fuel storage equipment, supply piping, venting, supports, leaks (visible sections only)	•				
5.8	Service Entrance Conductors	•				
5.9	Service, Grounding, Main Overcurrent Device, Main & Distribution Panels	•				
5.10	Branch Circuits Conductors , Overcurrent Devices & Compatibility of thier Ampacities	•				
5.11	Drain, waste, vent system, including traps, drain, waste, vent piping, piping supports and pipe insulation, leaks and functional drainage	•				
5.12	Operated all plumbing fixtures, including their faucets, all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance/hose/irrigation system	•				
		IN	NI	NP	SN	RR

IN= Inspected, item functioned as intended today, NI= Not Inspected, NP= Not Present, SN= Section Disclaimers - Items to Monitor, RR= Repair, Replace or Further Investigate



5.0 The well pump tank. The pressure gauge is showing zero PSI. Pressure in the house was adequate today. This indicates an issues with the pressure valve. A licensed plumbing contractor or other qualified contractor/ person with plumbing repair experience should repair or replace.





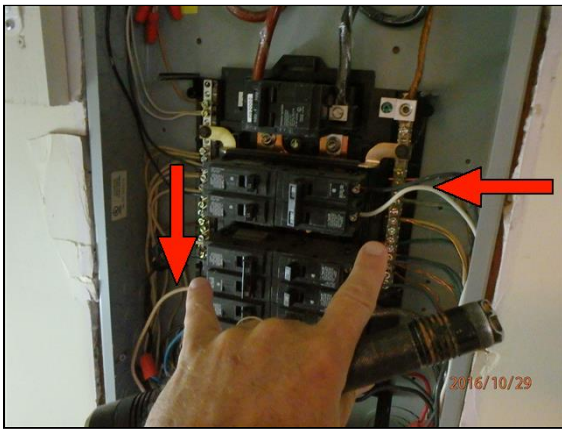
5.0 The hot water supply in the house had a rotten egg smell and debris during my visit. I am not a water treatment specialist. This issue should be further investigate by a water treatment contractor or licensed plumbing contractor to determine the cause, method of correction and make sure there is not a health concern.



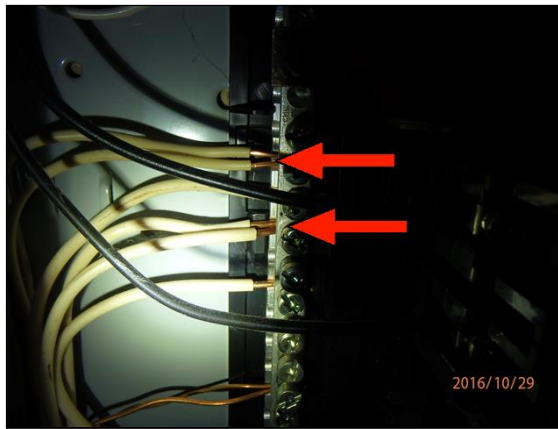


5.0 The sub electric panel has the following issues. All electrical issues are considered fire, shock or other hazards until corrected. A licensed electrical contractor should investigate and repair or replace.

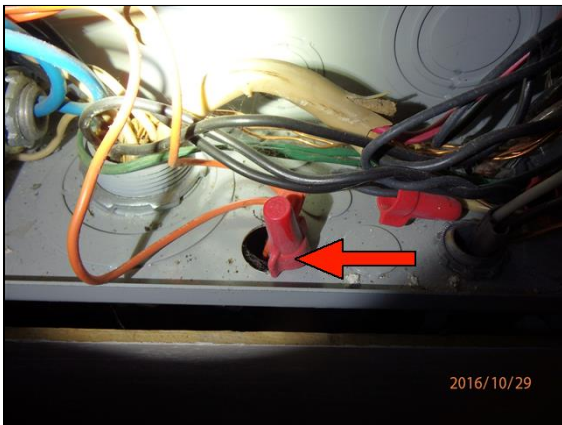
1. One or more white wires are being used for hot wires and have not been marked as such. Most professionals agree that they should be marked at the panel and at the far/other end for safety reasons.
2. There are doubled up common (white) wires on the buss bar, this is a safety hazard. This may not have been a code requirement at the time of construction, I do not know. However that is a question for the electrician to decide.
3. One or more of the wires in the panel is missing or has damaged protective cable grommets. The grommets protect the wires from the sharp metal casing.
4. At least one or more of the circuits are not labelled or are hard to read.



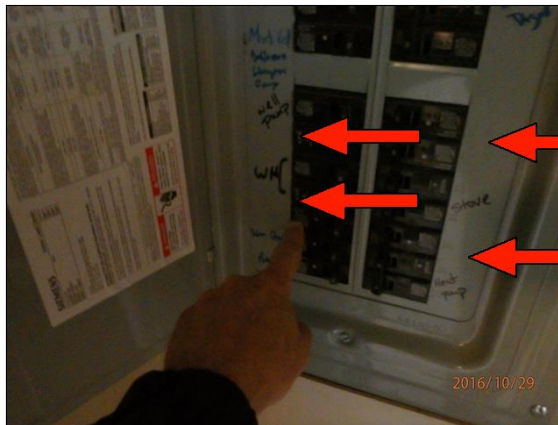
1



2



3



4

5.1 We do not inspect for building codes past or present. GFCI protected electrical outlets have had many building code revisions over the years. GFCI,s are ground fault circuit interrupters. They do provide a degree of safety against accidental shock over non GFCI outlets. The NC SOP (standards of practice) only require inspectors to inspect "The operation of ground fault circuit interrupters". We do that test by pressing the manufacture's installed test button and checking that the GFCI trips and loses power. We then push the reset button checking that the GFCI resets and power is restored. We do not check that GFCI,s are installed in all places that current building codes or code changes over the years might have required. We do not check that outlets downstream of GFCI,s are protected. We inspect the operation of GFCI's where we find them. We do check the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of structures. This is for your information.

5.1 Several of the larger plumbing drains are cast iron and or galvanized metal. Some of these drains run underground. These drains can slowly clog or deteriorate from the inside. I cannot tell how clear or clogged the drains are today. The house had functional drainage, this means two drains worked at the same time. Testing underground drains is outside the scope of a home inspection. If this is a concern you may at additional expense have the drains video scoped to give you a better indication of their serviceability. A licensed plumbing contractor or underground drain line installation contractor can perform this task and advise you. This is for your information.



5.1 We do not inspect the well for flow, volume or water quality. If the any of these variables are a concern I recommend a well drilling, water treatment or other well professional further investigate and advise you accordingly before your due diligence period expires. Drilling new well for any reason is expensive.

5.3 The main electric panel and main disconnect/s are located at the exterior right wall. This is for your information. We are not required to and did not operate any of the breakers.



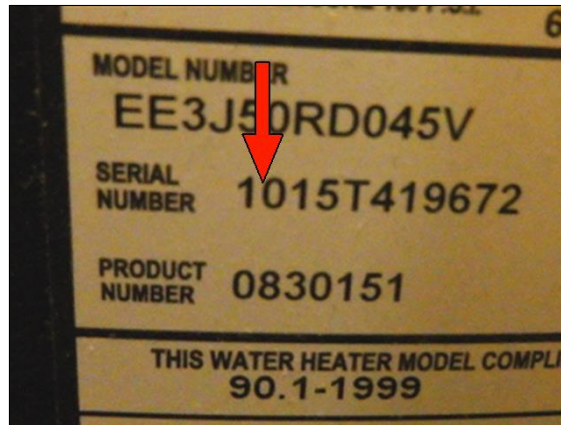
5.3 A sub panel is located in the back right bedroom. This is for your information. We are not required to and did not operate any of the breakers.



5.4 A main water shut off is in the at the well house. We do not operate these valves. Operation of these valves is not required by the North Carolina Standards of Practice (SOP) and we did not operate them.



5.4 The water heater located in the laundry room utility closet is an electric type with an approximate 50 gallon capacity. The ID. Tag Manufacture date or serial number suggests the unit was built in 2010. This statement is a courtesy only and we could be wrong about this and are not responsible if we are. The NC standards state we are not responsible for the age of any equipment or appliances. These units typically last 7-12 years. I cannot tell how much longer it might last or when it might fail. Budget for its replacement or purchase a home warranty. This is for your information.



ID tag - Built in 2010



5.5 The water heater in the laundry room utility closet has the following issues. All should be corrected for proper functioning, to correct water seepage, leaks or prevent injuries. A licensed plumbing contractor or other qualified contractor with plumbing repair experience should repair or replace. A more specific contractor may be described below.

1. The water heater's temperature and pressure relief valve is missing the drain line. An accidental scalding could occur if the valve opens.
2. The hot water heater has been installed behind the washer and dryer. The hot water heater is not accessible without having to move the washer and dryer out of the way. Hot water heaters should be easily accessible.
3. The water heater inlet lines are flexible rubber braided lines. Most professionals do not use them because of high failure rates. Also the rubber deteriorates under pressure and heat and small flakes of the rubber end up in the water.



1



2



3

6. Crawl Space Areas

Crawl Space inspections are conducted to meet the requirements of the North Carolina Standards of Practice (SOP) and our contract. All limitations of those standards and our contract apply. Further restrictions specific to this property will be listed in the report and apply.

Important, Descriptions and Disclaimers.

Crawl space drains have dry and hard water stains:

No obvious issues noted

Crawl Space & Vapor Barrier Info:

Earth Floor with Plastic Vapor Barrier

Crawl Space Insulation:

Fiberglass

Method used to inspect the Crawlspace:

A 2-C cell L.E.D hand held flashlight was used for illumination

Crawled, but I did not enter areas lower than my hands and knees height.

A flat blade screw driver for probing components and moving insulation

Crawl Space Ventilation:

Through the wall air vents
Ventilation Fans

Moisture levels normal:

Yes: A hand held moisture meter was used to check the moisture readings in the crawl space. The readings were within acceptable limits today. This is for your information.

		IN	NI	NP	SN	RR
6.0	Section Notes, Disclaimers and Recommendations.				•	
6.1	Standards of Practice Items and Components	•				
6.2	Plumbing, Fixtures, Functional Drainage/Flow, Supply Lines					•
6.3	Crawl Space Insulation	•				
6.4	Crawl Space Receptacles, Lighting, Switches, operation of accessible GFCI outlets and polarity/grounding.					•
6.5	Crawl Space Moisture. Issues, Damage or Fungal Growth					•
		IN	NI	NP	SN	RR

IN= Inspected, item functioned as intended today, NI= Not Inspected, NP= Not Present, SN= Section Disclaimers - Items to Monitor, RR= Repair, Replace or Further Investigate

6.0 Only a limited visual inspection of crawl space is possible. Duct work and insulation block large areas of the structure. We only move the insulation where required or where we suspect issues. Insulation is required to be moved from around plumbing drains, behind porches and if we can we move it below exterior doors. We do not move the insulation in most joist cavities to inspect and issues can exist that will not be discovered. This is for your information.

6.0 A hand held moisture meter was used to check the moisture readings in the crawl space. The readings were within acceptable limits today. This is for your information.



12%



6.2 The following crawl space drains may have active small leaks. Repair the leaks and check for hidden contiguous wood/flooring damage. We run water through drains or fill tubs/showers/sinks with some water and then drain before entering the crawl space. A licensed plumbing contractor or other qualified person should repair or replace.

1. Facing front from outside(reference the front door). Then at the back of the crawl space. The plywood subflooring has dark stains and had moisture readings in excess of 25%. Evidence suggest the drain is leaking.



1



1



6.4 The crawl space has the following electrical issues. These are safety or property fire hazards. All should be corrected so they are safe for use and function as intended. A licensed electrical contractor, other qualified person with electrical repair experience or more specific person listed below should repair or replace.

1. There are several wires that appear to be abandoned. I did not test to see if these wires are still active.
2. The wiring has open/exposed splices or ends. This is an electric safety hazard. Most professionals agree that all splices should be in approved boxes. Just capping the ends with wire nuts or taping the ends is not considered safe enough. Abandoned wires or circuits should be removed.
3. The electric wires are loose and hanging down or are not attached to the wood members. This is a hazard to persons.



1



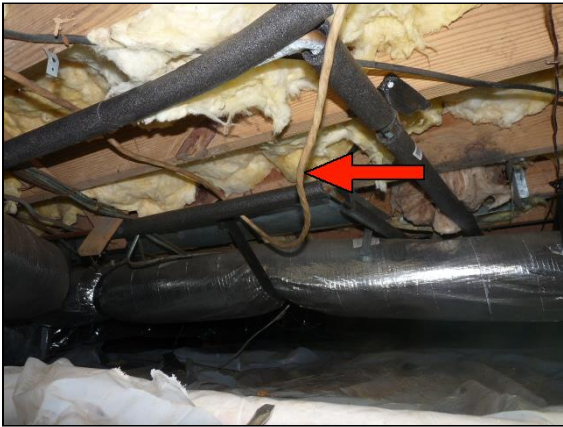
1



2



2



3



6.5 Crawl space. There are fungal growth on the wood framing. Fungal growths can be a health hazard and cause wood rot. Evidence suggests the cause is excess moisture from time to time. The summary will state if we noted excess or harmful moisture today. A licensed general or fungal remediation contractor should further investigate and correct as necessary and address the underlying cause to prevent reoccurrence.



6.5 At the front middle section. There is a puddle of water on top of the vapor barrier. I could not verify the source of the standing water. This will increase the moisture levels in the crawl space. Verify if the water is pre-existing or if caused by a leaking plumbing pipe. A licensed plumbing contractor or other qualified contractor/person with plumbing repair experience should repair or replace.



7. Structural

Structural inspections are conducted to meet the requirements of the North Carolina Standards of Practice (SOP) and our contract. All limitations of those standards and our contract apply. Further restrictions specific to this property will be listed in the report and apply.

Important, Descriptions and Disclaimers.

Foundation:

Brick walls

Columns / Piers:

Brick Piers

Floor Structure:

Dimensional lumber or manufactured joists/girders
Plywood Sheathing

Attic Structure:

Stick-Built or Manufactured Trusses
Plywood Sheathing

Ceiling Structure:

Wood Joists or Manufactured Trusses

Wall Structure:

Wood Studs

		IN	NI	NP	SN	RR
7.0	Section Notes, Disclaimers and Recommendations.				•	
7.1	Standards of Practice Items and Components.	•				
7.2	Structrual Components Inspected. Include, foundation, floors, walls, columns/piers ceilings/roofs. Visually accessible components only.					•
7.3	Foundations & Components in Unfinished Basements & Crawl Spaces, electric-plumbing-insulation-ventilation, etc (report harmful water penetration or no insulation).	•				
7.4	Roof Structure, Attics & Components, electric-plumbing-insulation-ventilation, etc (report water penetration or no insulation).	•				
		IN	NI	NP	SN	RR

IN= Inspected, item functioned as intended today, NI= Not Inspected, NP= Not Present, SN= Section Disclaimers - Items to Monitor, RR= Repair, Replace or Further Investigate

7.0 This report is not a recommendation for structural upgrades or a present or past building code inspection. Plumbing, electrical and structural items just a few years old would not meet the requirements of the current local building codes. We are not required to and did not inspect for any building codes. We are not required to and did not recommend any upgrades. Plumbing, electrical, structural and other items were inspected to determine that they are providing the function for which they were originally intended, allowing for normal wear and tear. Normal wear and tear will not be reported on. Also please understand normal maintenance items are not required to be reported on. The North Carolina Standards of Practice and your inspection contract may have more limitations.

We only performed a representative inspection of the structural items in crawl spaces, attics and other areas. There is not enough time during a home inspection to probe every piece or section of wood. Lots of areas are not accessible due to plumbing, electrical, mechanical equipment, insulation and other building components. Some areas are not accessible due to height or lack of flooring. We are not responsible for the adequacy of the structure. Most homes just a few years old would no longer meet today's building standards or codes. These standards change on almost a yearly basis. This is for your information.

Some of the structural components in attics, crawls, scuttles, walls, floors, interiors and exteriors as applicable were not visible for inspection. They were inaccessible, covered with insulation or finish materials etc.. This is a representative visual inspection only and not all components are probed, visual or inspected. This is for your information.



7.2 Crawl space. Several of the floor joists cross members are not secured or have come disconnected from the joists. These keep the joists from turning or rotating. A licensed general contractor or other qualified contractor should repair or replace.

