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## RESIDENTIAL REPORT

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08/29/2024



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Your report is viewable online here which is interactive. The report is also viewable in PDF for (link on the right side of the page) where the full text for the comments is viewable at all times.

## SUMMARY

- 1.1.1 Informational section - Viewing your report: Non repair item - informational for best method to view the report
- 1.1.2 Informational section - Viewing your report: Repair recommendations - new or existing home
- 2.1.1 Appliances - Dishwasher: Appliance contractor is needed for repair
- 3.1.1 Electrical - Meter / Service: Box for electrical service is damaged
- 3.5.1 Electrical - Smoke and Carbon Monoxide Detectors: Smoke detector not functional
- 4.1.1 Exterior - siding etc. - Siding & Trim: A general repair is needed for the siding.
- 4.1.2 Exterior - siding etc. - Siding & Trim: Siding/trim too close to a surface
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- 6.2.1 Garage - Garage Door & Opener: Spring (main) - bolts missing
- 10.1.1 Interior - Windows, Doors, Stairs, ceiling & Walls - Doors - interior : Door rubs
- 10.3.1 Interior - Windows, Doors, Stairs, ceiling & Walls - Walls and ceilings: Nail pops
- 10.4.1 Interior - Windows, Doors, Stairs, ceiling & Walls - Windows: Difficult to open and/or close
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- 11.2.1 Interior - Rooms - Bathroom(s): Cabinet repairs needed
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- 16.2.1 Roof - Roof Drainage Systems: Downspout extension ends ????
- 16.2.2 Roof - Roof Drainage Systems: Pop up extension caps

## 1: INFORMATIONAL SECTION

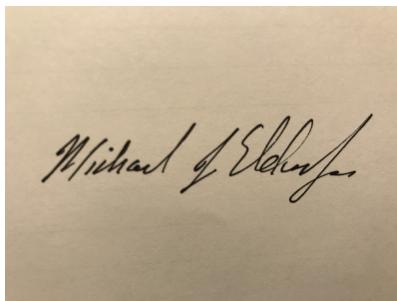
### Deficiencies

### 1.1.1 Viewing your report

## NON REPAIR ITEM - INFORMATIONAL FOR BEST METHOD TO VIEW THE REPORT

For the best view of the information concerning repairs, click on the PDF version marked by the arrows on the bottom right of the photo.

If the inspector needed to amend the report, you will need to click "Refresh PDFs" to see the latest version.



Michael Eldredge Lic#3527



Click on the PDF summary for the best way to view the report

### 1.1.2 Viewing your report

## REPAIR RECOMMENDATIONS - NEW OR EXISTING HOME

### Instructions for a new home:

The builder, who is a licensed general contractor, is your primary source for repairs of your new home. The builder will defer to licensed plumbers, electricians, HVAC technicians, and engineers as needed based on the findings in the report. In the majority of home purchases, the buyer does not need to hire a separate outside licensed plumber etc.

\*\*\* Engineers have measured the number of steps to building a home which totals out to approximately 30,000 steps for an average size home. Please be encouraged that although each finding is very important, the overwhelming majority of the build for your home has been well built.

### Instructions for an existing home:

Your report will include recommendations for further investigation by licensed HVAC, electrical, plumber, and general contractors for many of the repairs. Hiring the licensed individual protects you, the buyer, from incorrectly performed repairs. For example, not using both glue and primer when repairing a simple HVAC condensate drain will result in water damage from leaks even years later. In some cases, an engineer is recommended when the repair plan is likely to be beyond the scope of the licensed general contractor.

Recommendation

Contact a qualified professional.

## 2: APPLIANCES

### Deficiencies

#### 2.1.1 Dishwasher

## APPLIANCE CONTRACTOR IS NEEDED FOR REPAIR

An appliance contractor should be consulted for the evaluation and repair of this appliance.

Recommendation

Contact a qualified professional.



See the description and the following photo regarding the supply line for the dishwasher.

The dishwasher typically has a braided steel flexible line for the supply. This rubber style has less longevity of use. When these hoses fail, they burst flooding the home. Upgrading this supply hose is recommended.

## 3: ELECTRICAL

### Deficiencies

#### 3.1.1 Meter / Service

##### **BOX FOR ELECTRICAL SERVICE IS DAMAGED**

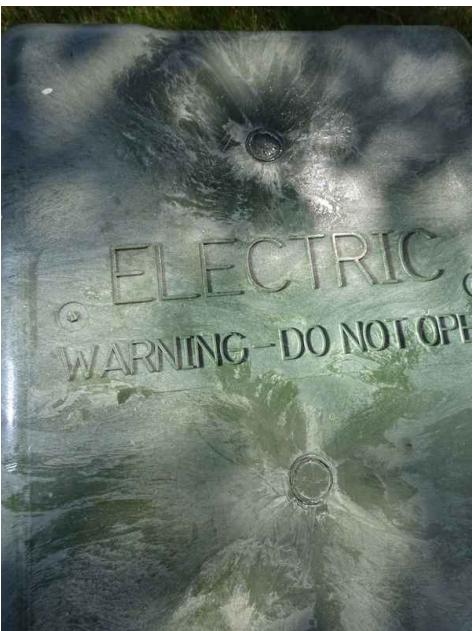
The box is damaged for the electrical service to this home. The box protects the high voltage electrical wires that supply electricity to multiple homes. When the box is damaged and cannot be locked, this exposes these high-voltage wires to children, etc. This can result in electrocution and death. The full and complete repair to the box and properly locking the box are very important. This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

Recommendation

Contact a qualified professional.



The lock in fastener is broken on both sides of the box.



Additional photo of the warning label



Additional photo of the broken lock mechanism



The cover can easily be pushed to the side exposing multiple high-voltage wires. Severe electrocution is possible.

### 3.5.1 Smoke and Carbon Monoxide Detectors

#### **SMOKE DETECTOR NOT FUNCTIONAL**

The smoke detector was not functional. All smoke detectors throughout the home should be fully assessed and repaired as needed.

Recommendation

Contact a qualified professional.



This unit is the carbon monoxide and smoke detector.



Multiple detectors have been removed.  
All areas of the home should be assessed for the same finding.

## 4: EXTERIOR - SIDING ETC.

### Information

**4. Porch or Stoop**  
Concrete surface

**Vegetation, Grading, & Retaining Walls: Grading**      **Vegetation, Grading, & Retaining Walls: Vegetation**

### Deficiencies

4.1.1 Siding & Trim

**A GENERAL REPAIR IS NEEDED FOR THE SIDING.**

The home has significant microbial growth on the surface in areas. Pressure washing is recommended. All repairs should be completed by a siding installation company or a licensed general contractor.

Recommendation

Contact a qualified professional.



See the description and the following photos. Painting



Additional photo of this finding.

#### 4.1.2 Siding & Trim

### **SIDING/TRIM TOO CLOSE TO A SURFACE**

The siding is too close to the surface in the photo. Water that hits the surface below the siding is wicked up into the siding causing damage to the siding. Proper flashing should be verified during the repair which should be made by a licensed general contractor.

Recommendation

Contact a qualified professional.



See description for this finding.

#### 4.2.1 Doors - exterior

### **DEADBOLT - SCREWS AND PLATE**

The screws used for the deadbolt are light weight, not heavy duty. Also, the off centered heavy duty strike plate directs the screw more toward middle of the stud. The proper off centered strike plate should be installed so that the screws enter the proper portion of the stud. The trim will easily break if an intruder were to force their entry. These should be replaced with off centered heavy duty plate and proper screws that reach into the stud by a licensed general contractor.

Note - some builders purchase locks without this security feature. The repair is still recommended.

See the instruction provided for typical deadbolts below. Step #7 provides details regarding this.  
<https://www.schlage.com/blog/categories/2016/06/how-to-install-a-deadbolt-lock.html>

**Recommendation**

Contact a qualified professional.



See the description and the following photos.



The proper screw is twice as long and twice as thick.



The front door has the heavy duty plate but is missing the heavy duty large head screws.

**4.4.1 Porch, Deck, Balcony****AN EVALUATION AND REPAIR PLAN SHOULD BE COMPLETED.**

A full evaluation and repair plan should be completed regarding this area of the home. These repairs should be completed and managed by a licensed general contractor.

**Recommendation**

Contact a qualified professional.



The awning cover/mechanism is damaged.



These two arms should be the same.

#### 4.5.1 Vegetation, Grading, & Retaining Walls

### TREES AND/OR BUSHES TOO CLOSE TO HOUSE

The trees / bushes are too close and or overgrown. When vegetation is too close to the home the area does not dry out and siding decay occurs. Also, the siding and / or roof can be damaged. These areas cannot be fully inspected. A landscaper or arborist should be consulted to cut back the vegetation.

Recommendation

Contact a qualified professional.



Too close to the house and too close to the flue for the hot water heater.

## 5: FIREPLACE

## 6: GARAGE

### Deficiencies

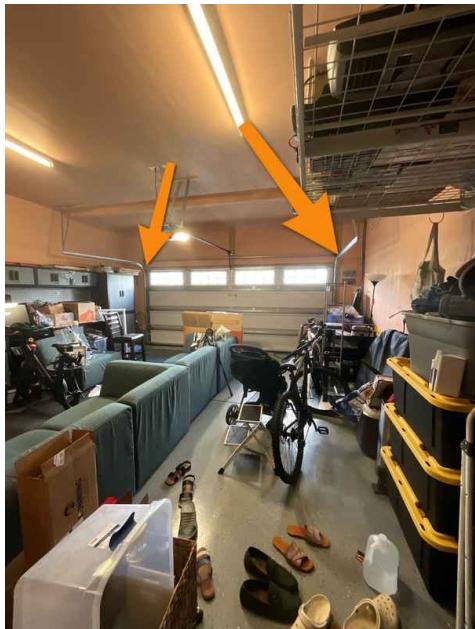
#### 6.2.1 Garage Door & Opener

### SPRING (MAIN) - BOLTS MISSING

The bracket that holds in place the large spring that assists to raise the door is missing a bolt on each end. This is dangerous, as noted on the orange warning label by the bracket. A licensed general contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs.

Recommendation

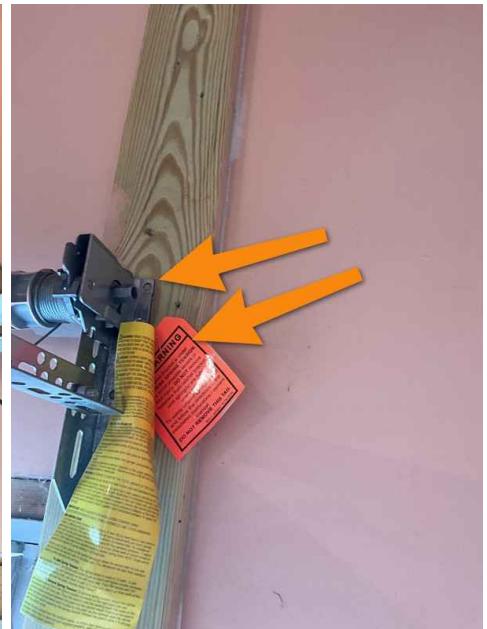
Contact a qualified professional.



The location of the defect is shown in this photo.



See the description and the following photos.



The bolt is missing on both sides. Note the warning label regarding the large spring.

## 7: GAS LINES

### Information

#### Main Gas Shut-off Location

Gas Meter

## 8: HVAC - COOLING

### Information

#### Presence of Installed Cooling

**Source in Each Room:** Presence of HVAC in finished spaces unless noted below

## 9: HVAC - HEATING

## Information

**Presence of Installed Heat Source  
in Each Room: Presence of HVAC  
in finished spaces unless noted  
below**

# 10: INTERIOR - WINDOWS, DOORS, STAIRS, CEILING & WALLS

## Deficiencies

10.1.1 Doors - interior

### DOOR RUBS

The door rubs against the door frame / floor. A licensed general contractor should be consulted for the repair.

Recommendation

Contact a qualified professional.



Middle right bedroom

10.3.1 Walls and ceilings

### NAIL POPS

Multiple nail pops were found which means that the drywall was not properly fastened to the wall. The drywall moves when pressed on. This is not cosmetic. This is incorrect installation of the drywall. This applies to multiple areas of the home. A general repair specialist or licensed general contractor should be consulted for evaluation and repair. It is recommended that the homeowner go through the home marking all areas with blue tape to assist the painters in finding these areas for repair.

Note - truss style roof structures should not have drywall nailed on the ceiling so close to the walls because this will cause nail pops during truss lift.

Recommendation

Contact a qualified professional.



Located in the ceiling of the center walls of the second floor. Nail pops this close to a wall indication of improperly fastened drywall at the ceiling. Truss lift/movement is normal. For this reason, drywall on the ceiling is not fastened close to the wall.



See description for this finding.



Additional photo of this finding in the master bathroom.



Significant drywall damage was found in the master bathroom



More drywall damage in the master bathroom

#### 10.4.1 Windows

### **DIFFICULT TO OPEN AND/OR CLOSE**

The window was found to be difficult to open. An elderly person or small child would have difficulty opening this window during a fire. The sash fits very tightly in the framing of the opening. Often, lubricating or paint removal is a functional repair. After lubricating the window, if the windows still stick or now fall too fast then, a licensed general or window contractor should be consulted to evaluate the cause and to repair as needed.

Recommendation

Contact a qualified professional.



Master bedroom

#### 10.4.2 Windows

### LOCK NOT OPERATIONAL

The window needs repair to ensure proper operation which is a security issue. The window did not properly lock. The locks should be fastened tightly to the window and also operate properly. All windows should be evaluated as repairs are made. A licensed general contractor should be consulted to review the installation and repair as needed to ensure safe and secure operation.

Recommendation

Contact a qualified professional.



Located in the master bedroom.

## 11: INTERIOR - ROOMS

### Deficiencies

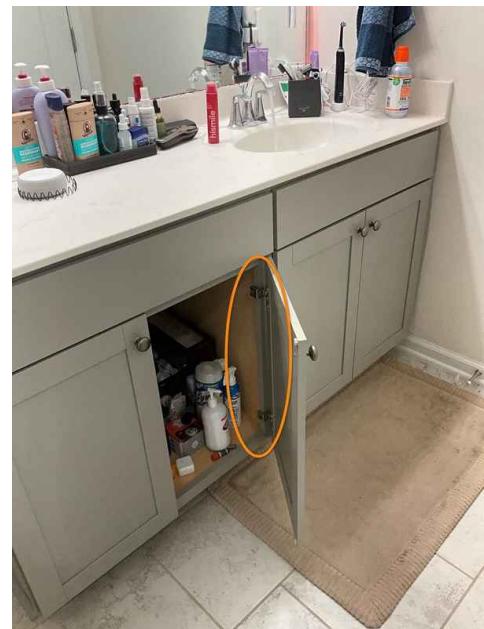
#### 11.2.1 Bathroom(s)

### CABINET REPAIRS NEEDED

The open cabinets are in need of repair. The hinges/tracks should be assessed and repaired so that they are tight or the drawer tracks glide properly by a contractor. Often, longer or wider screws are needed in order to secure the hinges.

Recommendation

Contact a qualified professional.



Second-floor hallway bathroom

#### 11.4.1 Kitchen

### AN EVALUATION AND REPAIR IS NEEDED

It is recommended that a qualified/licensed professional be consulted for a full evaluation and repair of the findings described in the photos by this report finding.

Recommendation

Contact a qualified professional.



The glass is missing for one of the lights



The wire has been pulled out which may have also damaged the wiring in the ceiling. A licensed electrician should be consulted for a complete evaluation and repair of the electrical system.

#### 11.4.2 Kitchen

### CABINET REPAIRS NEEDED

The open cabinets are in need of repair. The hinges/tracks should be assessed and repaired so that they are tight or the drawer tracks glide properly by a contractor.

Recommendation

Contact a qualified professional.



#### 11.5.1 Laundry

### WASHING MACHINE DRAIN LINE NOT SECURE

The drain line for the washer is not secured. The drain line for a washing machine is pressurized when water is pumped out which can pop the hose out of the drain damaging the home. This line should be properly secured.

Recommendation

Contact a qualified professional.



#### 11.6.1 Living areas

### FLOORING, INSTALLATION INCORRECT

When the flooring is not installed according to the manufacture recommendations, it is more likely to become damaged.

Recommendation

Contact a qualified professional.



There is a floor creak or debris under the carpet here in the bonus room.

#### 11.6.2 Living areas

#### RADON TEST

The radon testing equipment was installed in this location and will be picked up from the home after the minimum 48 hour run time for the test. Signs were placed in the home to notify the owners to keep the doors and windows closed.

#### Recommendation

Contact a qualified professional.



## 12: INSULATION & VENTILATION - ATTIC

## 13: INSULATION AND VENTILATION - CRAWL SPACE

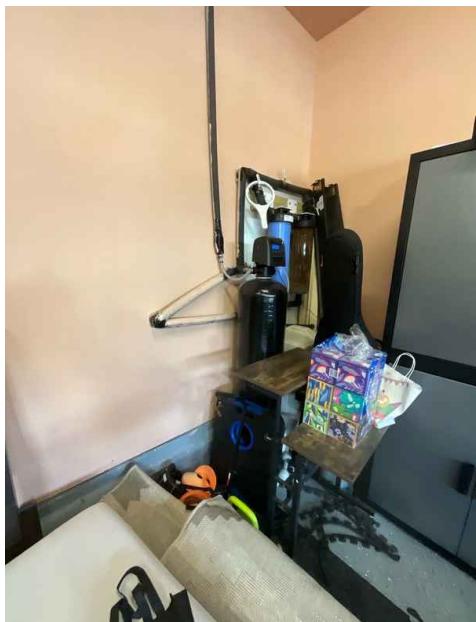
## 14: PLUMBING

### Deficiencies

#### 14.2.1 Water Supply, Distribution Systems & Fixtures

#### **PLUMBER – IS NEEDED FOR THIS REPAIR**

A licensed plumber should be consulted for a complete evaluation of this finding and repair to avoid leaks and property damage.



The water filters and system is not part of the home inspection. See the description and the following photos.



Zip ties were used to secure a plumbing line. Zip ties tend to break and are not strong enough to secure plumbing lines.

## 15: STRUCTURE

### Deficiencies

#### 15.1.1 Foundation

#### **PARGING REPAIRS ARE NEEDED**

Parging is a hard surface applied to the foam insulation around the foundation. Parging repairs or completion are needed around the foundation of the home.

Recommendation

Contact a qualified professional.



All areas of the home should be assessed for the same finding.

Additional photo of this finding.

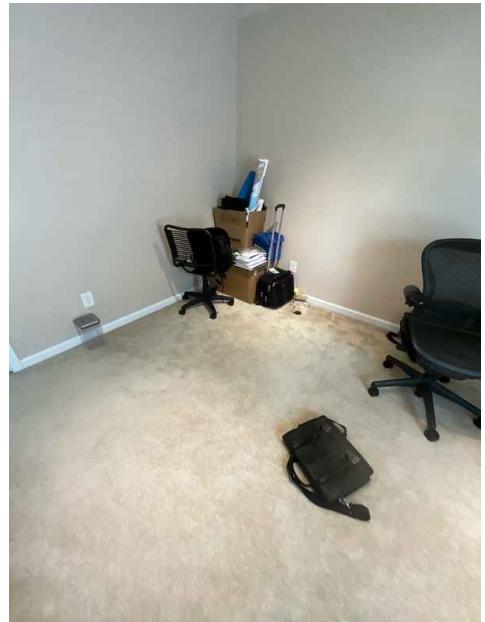
#### 15.3.1 Floor Structure

### FLOOR CREAK

There is a creak in the floor. The sheathing that attaches to the floor joist is not tight enough. A licensed general contractor should be consulted for the repair to the floor.

Recommendation

Contact a qualified professional.



Creaking sounds can be heard this room when other areas of the second floor are walked. All areas of the second floor should be assessed for the same finding. The creak is in the area of the adjoining wall in the laundry room.

# 16: ROOF

## Deficiencies

### 16.1.1 Coverings

#### DAMAGE FROM TRAFFIC FROM WALKING, LADDERS, PAINT, ETC.

The shingles have been damaged when work was being done on the house. Damage was caused from items like ladders, chopping tools, etc. All damaged shingles should be replaced by a roofing contractor to avoid leaks.

Recommendation

Contact a qualified professional.



Two shingles were damaged and only one was replaced. Also, tab shingles come in three tabs. Typically, the full length should be replaced when damaged.

### 16.1.2 Coverings

#### NAIL HEADS NEED ROOFING SEALANT

The nail heads are not sealed with roofing sealant to prevent leaks into the home. This will or currently is leaking. Hidden damage is possible. A roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system.

Recommendation

Contact a qualified professional.



Located over the garage

### 16.1.3 Coverings

#### NAIL POPS/RAISED SHINGLES

Bumps in the shingles like this are often caused from nails working loose on an older roof which is a sign of age. On a newer roof this is likely to be from a bent nail from installation. Stepping on these area will damage the shingles and these area can leak regardless. Also, these shingles will be the ones that catch the wind and will be the more likely to blow off. A licensed roofing contractor should be consulted for the complete evaluation and repair to the roof covering system.

##### Recommendation

Contact a qualified professional.



See the description and the following photos. There are more raised shingles than what is common.



Additional photo of this finding.



Additional photo of this finding.



Additional photo of this finding.



Additional photo of this finding.

### 16.2.1 Roof Drainage Systems

#### DOWNSPOUT EXTENSION ENDS ????

The gutter downspout empties into an underground drainage system. The outlet for the pipe was not located. This is important so that the system can be maintained. If the home owner is not able to determine where this drain empties then a licensed general contractor can be contacted to locate the outlet.

Recommendation

Contact a qualified professional.



See description for this finding. also, eroded soil indicates that the downspout extension has been over flooring.



Additional photo of this finding.



Similar finding found here on the left rear corner of the home.

#### 16.2.2 Roof Drainage Systems

#### **POP UP EXTENSION CAPS**

The gutter extensions are equipped with a pop up release system for water at the end of the downspout. These systems are prone to cause the gutters to overflow. Evidence of overflowing was observed for this home. It is very important to keep gutter functioning properly to reduce direct drainage to the foundation and wall cladding systems. A licensed general contractor should be consulted for a complete inspection to determine the significance of the concern and to make necessary repairs.

Recommendation

Contact a qualified professional.



See the description

# 17: INSPECTION DETAILS

## Information

<b>Occupancy</b> Vacant	<b>Weather Conditions</b> Typical for the season	<b>Bedroom #1 Master</b>
<b>Bedroom #2</b> 1st Floor	<b>Bedroom #3</b> 2nd Floor Middle Right	<b>Bedroom # 4</b> 2nd Floor Front
<b>Hall Bathroom</b> 1st Floor	<b>Hall Bathroom</b> 2nd Floor	<b>Master Bathroom</b>
<b>Bonus room / Loft</b> Floor 2	<b>Dining Room</b> Floor 1 Front	<b>Kitchen</b>
<b>Living Room</b> Floor 1		

# 18: FOUNDATION - SLAB OR BASEMENT

## Information

<b>Appliances : 1. Cooktop on counter</b> Natural Gas, Present and operated	<b>Appliances : 2. Hood Vent</b> Kitchen Exterior duct, Present and operated	<b>Electrical : 2. Meter / Service</b> Below Ground, Ground Electrode type - driven rod
<b>Electrical : 3. Main Panel Capacity/Wire/Location</b> Garage 200 AMP, Service wire - Aluminum	<b>Electrical : 5. Branch Wiring - area location main panel</b> Copper	<b>Electrical : 6. Smoke and CO detectors</b> Finished space Smoke Detector, Carbon Monoxide Detector
<b>Exterior : 2. Siding Material</b> Main House Fiber Cement, Stone Veneer - Front	<b>Exterior : 4. Porch or Stoop</b> Not Present	<b>Exterior : 4. Porch or Stoop</b> Rear Concrete surface
<b>Exterior : 6. Screen Porch</b> Rear Not present	<b>Exterior : 7. Walkway</b> Main House Front Concrete	<b>Exterior : 8. Driveway</b> Front Concrete
<b>Exterior : 9. Patio</b> Rear Concrete	<b>Gas lines: Gas lines types</b> CSST, Steel pipe	<b>Garage: Garage</b> Main House

<b>HVAC - Cooling: 1. Type</b> Attic Central Air Conditioner, Location - Exterior and Attic	<b>HVAC - Cooling: 3. Ductwork</b> Attic Forced air, Ductwork is the same for all units	<b>HVAC - Heating: 1. Type</b> Heat Pump, Location - Exterior and Attic
<b>HVAC - Heating: 3. Ductwork</b> Attic Forced air, Metal box and flexible branches, Ductwork the same for all units	<b>Plumbing: 2. Water Supply Material (meter to the home)</b> Not visible	<b>Plumbing: 3. Main water shut off location</b> Water meter
<b>Plumbing: 4. Water Supply Material (all visible areas)</b> Not visible	<b>Plumbing: 5. Drain material</b> Not visible	<b>Plumbing: 6. Water heater location</b> Garage
<b>Plumbing: 7. Water heater capacity</b> Tankless	<b>Plumbing: 8. Water heater power source</b> Natural gas	<b>Roof: 2. Material - main house</b> Asphalt - main house
<b>Roof: 4. Flashing</b> Present	<b>Roof: 5. Gutter</b> Present, Standard Tray System	<b>Structure : 2. Roof Type/Design</b> Gable
<b>Structure : 3. Foundation</b> Concrete, Slab on Grade	<b>Structure : 4. Piers / Columns - Materials/Type/Location</b> Porch - wood	<b>Structure : 5. Floor structure</b> Main house Inaccessible
<b>Structure : 7. Wall Structure</b> Main House Undetermined	<b>Structure : 8. Ceiling structure</b> Main House Truss	<b>Structure : 9. Roof structure</b> Truss
<b>Appliances : 3. Dishwasher</b> Kitchen Present, Operated	Inspection Method: The dishwasher was operated through the "Normal Cycle" or until a defect is discovered . The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.	
<b>Appliances : 4. Garbage Disposal</b> Kitchen Present, Operated	Inspection Method: The sink disposal was operated by turning the switch to the one position and allowing the grinder to operate for 10 seconds or until a defect is discovered. The grinding effectiveness or the feasibility of use for the waste system was not determined	
<b>Appliances : 5. Microwave</b> Kitchen Present, Operated	Inspection Method: The microwave was operated on HIGH for 1 minute or to the point that steam is created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.	
<b>Appliances : 6. Range/Oven</b> Kitchen Electric, Operated	Inspection Method: The range oven stove top was operated. If the unit is electric, the burners were heated until they turned red. If The unit is gas, the burners were operating at both hi and low.	

## Attic Ventilation : Insulation and Ventilation Type

Climate controlled, Spray Foam

### Insulation and Ventilation Section (General Limitations, Implications, and Directions):

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult specialist in each trade as needed. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

## Electrical : 1. Electrical Section

### Electrical Section (General Limitations, Implications, and Directions):

All Electrical items listed below that were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

## Exterior : 1. Inspection Exterior

Visual

### Exterior Section (General Limitations, Implications, and Directions):

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

## Garage: Operation

Operated with controls, Electric eyes inspected

Door Inspection Methods: The Garage door automatically stops and reverses when meeting a reasonable resistance during closing. Note remote control transmitter are not inspected or operated.

## HVAC - Cooling: 2. Cooling Section

### Cooling Section (General Limitations, Implications, Directions, and Inspection Methods):

All concerns related to the Air Conditioning System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, create possible environmental concerns due to high humidity levels or condensate leakage, and / or are a safety concern to the occupants of this home. Winter inspections do not include the operation of the system. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor. The covers were not removed for inspection.

## Plumbing: 1. Water Source

Source - Public

### **Plumbing Section (General Information, General Limitations, Implications, and Directions):**

General Limitations, Implications, and Directions: All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti-scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not found and reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Backflow protection is not a requirement for all homes, and determining the presence or absence of backflow protection is beyond the scope of the inspection. Annual service and inspection of the main waste line will prevent system clogging and backup. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the plumbing lines, the buyer should consult a licensed plumbing contractor prior to purchase.

## Roof: 1. Inspection Method

Ground, Zoom Camera

### **Roofing Section (General Limitations, Implications, and Directions):**

The roof covering, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and Roof gutters system inspections are limited to evidence of past problems unless the inspection is performed on during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections.

### **Roofing Section (Roof Covering Inspection Methods):**

The roof covering was inspected using binoculars / zoom camera and from a ladder at the roof eaves. Walking on the roof surface this steep or aged will cause damage to shingles. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

## Structure : 1. Inspection Method

### Slab Foundation

#### **Structural Section (General Limitations, Implications, and Directions):**

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance/cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible foundations, piers, columns, roof, and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

#### **Structural Section (Foundation and Attic Inspection Methods):**

When accessible and safe the inspector entered attic and crawl space inspection areas with a small probe, a camera, and a standard flash light. Where visible and accessible; floor and roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

# STANDARDS OF PRACTICE

## **Electrical**

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## **Exterior - siding etc.**

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## **Fireplace**

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

## HVAC - Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

## HVAC - Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

## Interior - Windows, Doors, Stairs, ceiling & Walls

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

## Insulation & Ventilation - Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

## Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot

and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

## **Structure**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## **Roof**

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## **Inspection Details**