Pait Home Inspections of North Carolina, LLC

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Home Inspection Report

Prepared For:

Joe Homeowner

Property Address:

123 New Home Rd
Durham, NC 27703

Inspected on Thu, Mar 28 2019 at 8:15 PM

Table of Contents

Thank you for the opportunity to conduct a pre-drywall inspection on your new home. We understand that the function of this report is to assist you in understanding the condition of the property and assist you in ensuring that your contractor is providing you with the quality product that you expect.

The report contains a review of components in the following basic categories: exterior, roofing, structure, electrical rough in, HVAC rough in, plumbing rough in, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS
Satisfactory: At the time of inspection the component appears to installed/constructed properly.

Marginal: At the time of inspection the component is installed according to minimum guidelines but could benefit from better building practices.

Repair: At the time of inspection the component is not installed properly or will not function as properly intended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

All directions noted as viewed from looking at the front door from the outside of the home.

Report Summary

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 real estate agent or an attorney.

Patios/Decks

1) The rear deck was not being installed according to sealed building plans. The joists lacked joist hangers, and the ledger was attached only through half-inch OSB sheathing. The plans called for two by blocking to be on the interior side of the OSB sheathing and the ledger bolted through both the two by blocking and the sheathing.

Figure 2-1

Figure 2-2

(Report Summary continued)

Figure 2-3

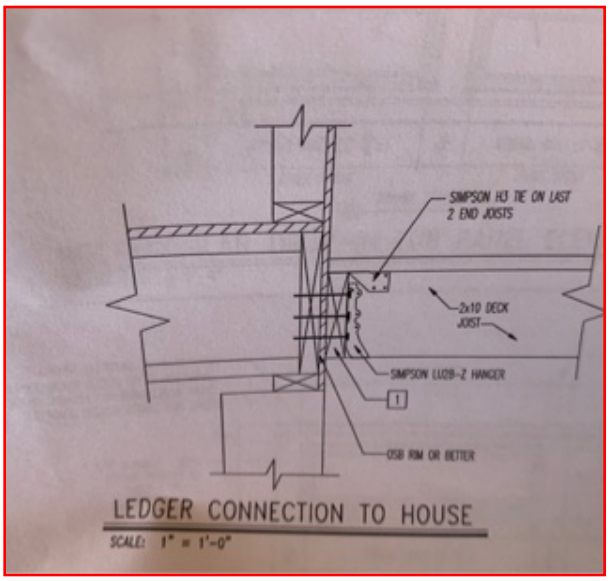

Figure 2-4

Exterior

2) Gable barge/fly rafters have been cut too short. Over time, this will cause roof decking to sag and rafters to close together. It is recommended to add some blocking behind each fly rafter where they meet at the ridge to reduce this effect in the future.

Figure 3-1

(Report Summary continued)

Inspection Method

3) Proper kick out flashing is missing. Kick out flashing should be present at all roof and wall intersecting locations to divert water from entering behind the siding. This could lead to water damage of framing materials located behind the exterior cladding. It is recommended that kick out flashing be installed at all similar locations.

Figure 7-1

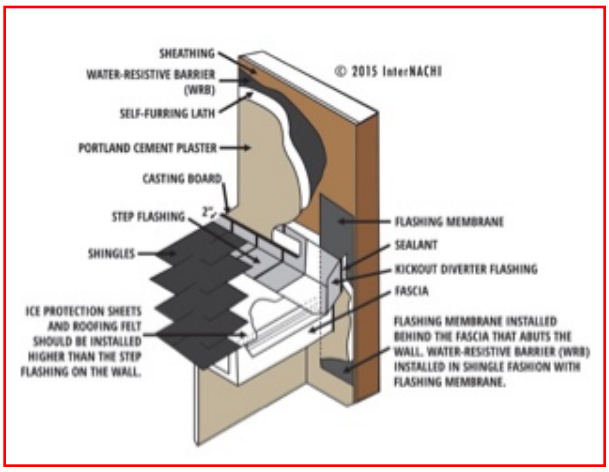

Figure 7-2

4) The bottom section on the left gable of the garage lacks headwall flashing. In addition, the roof sheathing did not extend all the way up the roof rafter to the wall framing. This caused the shingles to collapse downward. Lack of headwall flashing and lack of sheathing will ultimately result in water intrusion in this location.

Figure 8-1

Figure 8-2

(Report Summary continued)

Figure 8-3

Wall Structure

5) The knee wall located on the left side of the upstairs landing has been requested to be a stained handrail with iron spindles per the customer.

Figure 10-1

6) The stud spacing at the master shower is too great to allow for proper tile backer strength. Spacing should be a maximum of 16" OC to give the tile back proper support for a long lasting shower surround.

(Report Summary continued)

Figure 11-1

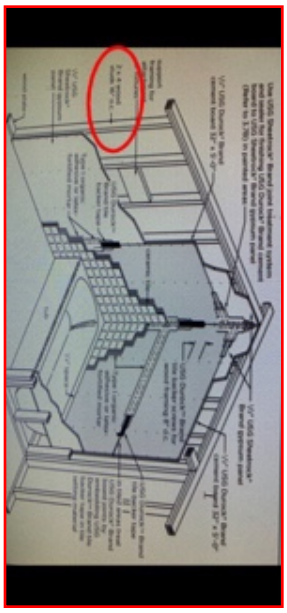

Figure 11-2

Vapor Retarder

7) Sealed basement criteria has not been met. The vapor retarder seams are not taped, the vapor retarder does not extend up the concrete block pier walls.

Figure 12-1

Figure 12-2

(Report Summary continued)

Figure 12-3

Moisture Condition

8) Significant amounts of standing water was observed in multiple areas of the crawlspace.

Figure 13-1

Figure 13-2

(Report Summary continued)

Plumbing

9) Nail plates should be installed where the gas pipe protrudes through sole plates and top plates to prevent accidental fastener penetration. Needed on first and second floors in the "study" and "game room". While fastener penetration is unlikely, for precaution, nail plates are recommended.

Figure 16-1

Figure 16-2

10) Gas cooktop per plans lacks gas stub out in the kitchen.

(Report Summary continued)

Interior

11) Upper windows on the rear family room have not been foam sealed around the edges.

Figure 18-1

Figure 18-2

12) Install construction adhesive under all exterior door thresholds to prevent movement.

Figure 20-1

General

Inspector's Signature:

Property Type:	Single Family
Stories:	Two
Weather:	Sunny
Temperature:	Cool
People Present:	Client, Buyer's Agent

Site

Site Grading:

Condition: Item to monitor

Comment 1:
Special consideration will need to be taken in regards to site drainage due to large slope located on the rear side of the home.

Steps/Stoops:	Brick
	Condition: Satisfactory
Patios/Decks:	Wood
	Condition: Further Evaluation Required

Comment 2:
The rear deck was not being installed according to sealed building plans. The joists lacked joist hangers, and the ledger was attached only through half-inch OSB sheathing. The plans called for two by blocking to be on the interior side of the OSB sheathing and the ledger bolted through both the two by blocking and the sheathing.

(Site continued)

Figure 2-1

Figure 2-2

Figure 2-3

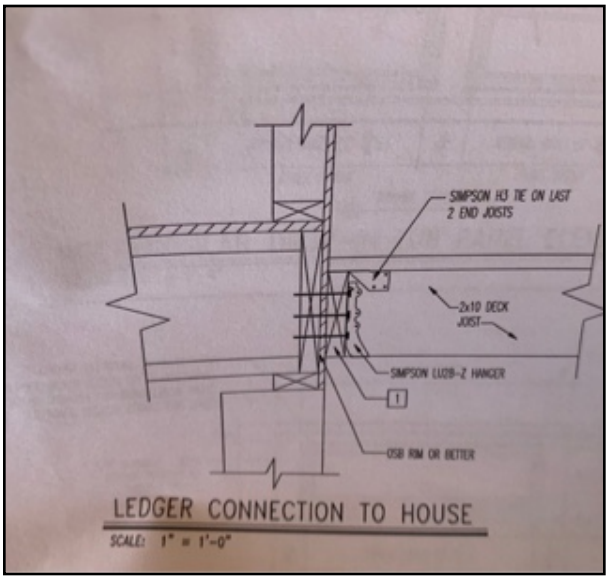

Figure 2-4

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Not Installed
Exterior Trim Material:	Not Installed
Windows:	Vinyl
	Condition: Satisfactory
Railings:	Not Installed

Comment 3:
Gable barge/fly rafters have been cut too short. Over time, this will cause roof decking to sag and rafters to close together. It is recommended to add some blocking behind each fly rafter where they meet at the ridge to reduce this effect in the future.

Figure 3-1

Comment 4:
Flashing should be installed above the masonry wainscoting on the exterior to ensure no water intrusion.

(Exterior continued)

Figure 4-1

Comment 5:
Explanation of masonry gap needed .

Figure 5-1

(Exterior continued)

Comment 6:
Ensure proper post base anchors are installed per plans on front porch.

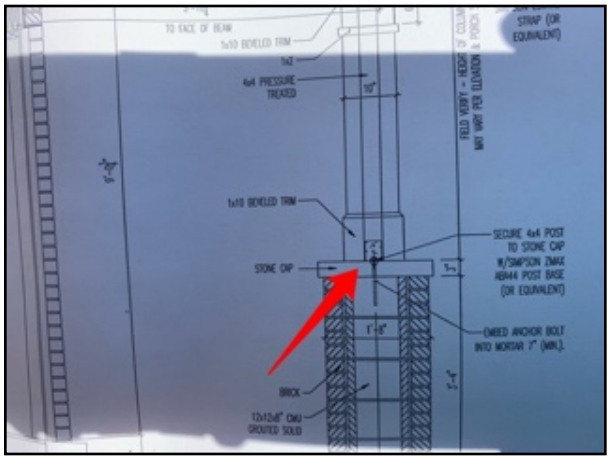

Figure 6-1

Garage

Garage Type:
Garage Size:

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: From ladder

(Roofing continued)

Comment 7:
Proper kick out flashing is missing. Kick out flashing should be present at all roof and wall intersecting locations to divert water from entering behind the siding. This could lead to water damage of framing materials located behind the exterior cladding. It is recommended that kick out flashing be installed at all similar locations.

Figure 7-1

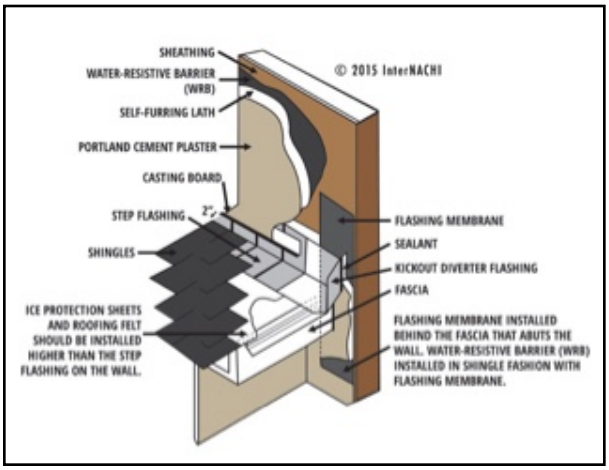

Figure 7-2

Comment 8:
The bottom section on the left gable of the garage lacks headwall flashing. In addition, the roof sheathing did not extend all the way up the roof rafter to the wall framing. This caused the shingles to collapse downward. Lack of headwall flashing and lack of sheathing will ultimately result in water intrusion in this location.

(Roofing continued)

Figure 8-1

Figure 8-2

Figure 8-3

Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Ventilation Present:	Ridge Vents
	Condition: Satisfactory

(Roofing continued)

Flashings:	Aluminum Condition: Repair

Comment 9:
Ensure proper flashing in this location and all similar locations.

Figure 9-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Concrete Block Condition: Satisfactory
Signs of Water Penetration:	
Floor Structure:	Truss Condition: Satisfactory
Subflooring:	Oriented Strand Board Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Repair

(Structure continued)

Comment 10:
The knee wall located on the left side of the upstairs landing has been requested to be a stained handrail with iron spindles per the customer.

Figure 10-1

Comment 11:
The stud spacing at the master shower is too great to allow for proper tile backer strength. Spacing should be a maximum of 16" OC to give the tile back proper support for a long lasting shower surround.

Figure 11-1

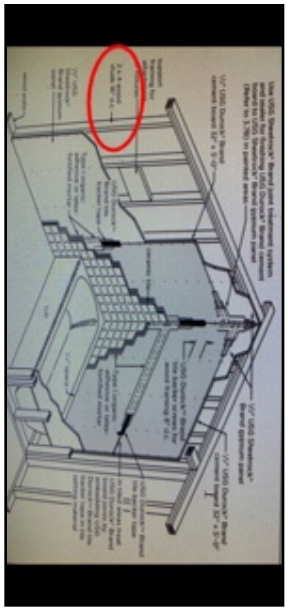

Figure 11-2

(Structure continued)

Attic

Attic Entry:	Upstairs front right bedroom
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board
	Condition: Satisfactory

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Inside
Vapor Retarder:	Partial
	Condition: Repair

⚠ Comment 12:
Sealed basement criteria has not been met. The vapor retarder seams are not taped, the vapor retarder does not extend up the concrete block pier walls.

Figure 12-1

Figure 12-2

(Crawlspace continued)

Figure 12-3

Ventilation Present: Sealed basement
Moisture Condition: Wet
Condition: Further Evaluation Required

⚠ Comment 13:
Significant amounts of standing water was observed in multiple areas of the crawlspace.

Figure 13-1

Figure 13-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Service Panel Location: Exterior
Smoke Detectors: Hard Wired Interconnected

Comment 14:
Receptacles in the front dining room are located at baseboard height. This is inconsistent with the remainder of the home. Consult the builder if the movement of the outlet location is requested.

Figure 14-1

Sub Panel

Location: Garage

HVAC

HVAC Duct Rough In: Satisfactory

Comment 15:
HVAC rough in is not complete in the crawlspace .

HVAC Compression Lines Rough In: Satisfactory

Plumbing

Supply Pipe Material:	Copper, PEX
	Condition: Satisfactory
Location of Main Water Shutoff:	Foyer closet
Waste Pipe Material:	PVC
	Condition: Satisfactory

Comment 16:
Nail plates should be installed where the gas pipe protrudes through sole plates and top plates to prevent accidental fastener penetration. Needed on first and second floors in the "study" and "game room". While fastener penetration is unlikely, for precaution, nail plates are recommended.

Figure 16-1

Figure 16-2

Comment 17:
Gas cooktop per plans lacks gas stub out in the kitchen.

Interior

Fireplace Fuel Source: Gas
Condition: Satisfactory

Comment 18:
Upper windows on the rear family room have not been foam sealed around the edges.

Figure 18-1

Figure 18-2

(Interior continued)

Comment 19:
Insulation should be installed between the stud gaps in the family room.

Figure 19-1

Comment 20:
Install construction adhesive under all exterior door thresholds to prevent movement.

Figure 20-1