# Pait Home Inspections of North Carolina, LLC

75 Kristopher Woods Dr.
Youngsville, NC 27596
(919) 675-4095
paitinspections.com
stephen@paitinspections.com
Inspected By: Stephen Pait Lic # 4329

# Home Inspection Report

Prepared For:

## Customer Name

Property Address:

## 123 Street Name
## Louisburg, NC 27549

Inspected on Mon, Nov 4 2019 at 9:31 AM

# Table of Contents


| | |
|---|---|
| Report Summary | 5 |
| General | 41 |
| Site | 41 |
| Exterior | 46 |
| Garage | 60 |
| Roofing | 60 |
| Structure | 68 |
| Electrical | 78 |
| HVAC | 91 |
| Plumbing | 97 |
| Kitchen | 104 |
| Laundry | 108 |
| Interior | 110 |

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, 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 is functional without observed signs of a substantial defect.

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.

Major Defect: A condition of a system or component that renders it nonworking, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace.

Minor Defect: A condition of a system or component that renders it nonworking, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.

Cosmetic Defect: A superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.

Item to Monitor: An item that is not yet non-working, broken, nor unsafe but should be inspected periodically to ensure proper function.

All directional references in the report are based on standing in the street, facing the front door.

# 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.

## Site Grading

1) Comment 1: The site grading in multiple areas slopes toward the homes foundation.  It is recommended that grading slopes away from the foundation 6 inches in the first 10 feet. This will prevent water intrusion into the foundation and deterioration of materials. Raising the grade or sloping these areas is recommended.

Figure 1-1

(Report Summary continued)

## Steps/Stoops

2) Comment 3: The front entry steps do not meet current building guidelines in regards to total riser height and riser height differential.  It is considered a fall/trip hazard. 7 3/4" max height and no more than 3/8" difference in height or depth is allowed.

Figure 3-1

Figure 3-2

## Decks

3) Comment 4: The back deck and back deck stairs have loose/damaged boards. Replacement/repair of the boards is recommended to prevent failure.

Figure 4-1

Figure 4-2

(Report Summary continued)

## Exterior Covering

4) Comment 7: There are multiple hairline cracks in the exterior synthetic stucco. Evaluation, sealing and repairing the cracks by a qualified stucco professional is recommended to prevent water entry.


Figure 7-1


Figure 7-2


Figure 7-3

(Report Summary continued)

5) Comment 8: Synthetic stucco should not come into contact with the exterior grade. There should be approximately 6" between grade and the stucco to help prevent moisture related issues.

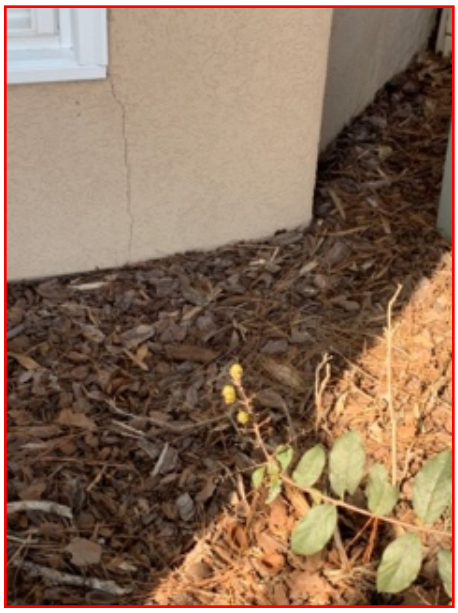


Figure 8-1

6) Comment 9: There is damage to the stucco on the lower wall of the front porch. There is a horizontal crack and the stucco is bowed out in multiple locations. Further evaluation and repair by a qualified stucco professional is recommended to prevent further damage.

Figure 9-1

Figure 9-2

(Report Summary continued)

Figure 9-3

Exterior Trim Material

7) Comment 10: There is wood rot at multiple back porch columns. Repair by qualified carpenter is recommended to prevent further deterioration or damage to surrounding components.

Figure 10-1

Figure 10-2

(Report Summary continued)

Figure 10-3

Figure 10-4

## Windows

8) Comment 12: There are multiple windows whose hermetic seals are broken and moisture has entered between the two glass panes. This reduces the window's insulation ability. Evaluating all of the windows and replacing any failed windows is recommended.


Figure 12-1

Figure 12-2

(Report Summary continued)

9) Comment 13: There are multiple windows that have water damage or show signs of beginning damage to rails or stiles of the window. Evaluation of all windows and repair or replacement by a licensed window contractor is required to prevent further damage.

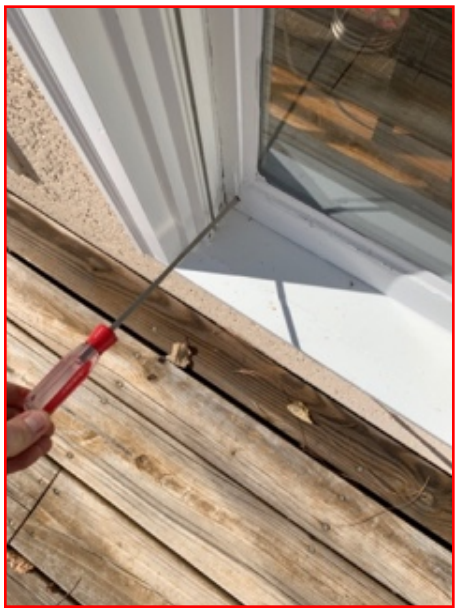


Figure 13-1

Figure 13-2

Figure 13-3

Figure 13-4

(Report Summary continued)

10) Comment 15: The windows in the master bedroom were difficult to open. The sash on the right wouldn't open (possible painted shut) and both windows are loose and came detached from the side channel when attempting to open them. Evaluation by a qualified professional is recommended.

Figure 15-1

11) Comment 17: The casement windows in the basement kitchen were unable to be opened. Evaluation and repair by a qualified professional is recommended.  (Possibly painted shut)

Figure 17-1

(Report Summary continued)

12) Comment 18: On several windows, the top sash drops several inches when the bottom sash is unlocked. Repair for proper function is recommended and to prevent further loosening of the top sash.

Figure 18-1

## Entry Doors

13) Comment 19: Multiple exterior doors have wood rot to the jamb. Repairing the affected area is recommended to prevent further damage.


Figure 19-1

Figure 19-2

(Report Summary continued)


Figure 19-3

14) Comment 20: The front exterior door weatherstripping is torn.  Replacing the weatherstripping is recommended.

Figure 20-1

(Report Summary continued)

## Roof Covering

15) Comment 23: Due to the number of deficiencies with the roofing system, a complete evaluation by a licensed roofer is required. Some deficiencies include but are not limited to missing/detached shingle tabs, torn shingles, lifted flashing, signs of leaking and improper ridge cap repair.


Figure 23-1

Figure 23-2

Figure 23-3

Figure 23-4

(Report Summary continued)

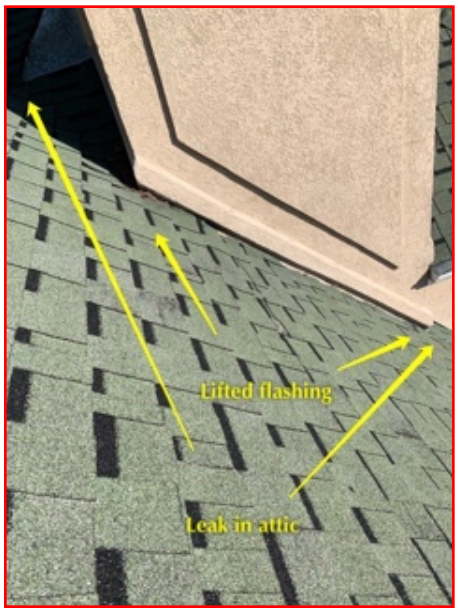



Figure 23-5

16) Comment 25: There is debris from trees and surrounding vegetation on the roof. This causes water to back up under the roofing materials and could lead to water leaking and damage to surrounding components. Periodic cleaning of the roof is required.

Figure 25-1

(Report Summary continued)

## Chimney

17) Comment 26: The stucco coat applied to the chimney block has come loose/been damaged. Evaluation and repair by a qualified contractor is recommended to prevent moisture entry.

Figure 26-1

18) Comment 27: The mortar on the chimney cap has multiple cracks and is deteriorated. This could allow water to enter into the chimney chase. A qualified professional should repair the mortar chimney cap before using the fireplace. There is also no spark arrestor/rain cap.

(Report Summary continued)

Figure 27-1

## Soffit and Fascia

19) Comment 28: The soffits, facia and crown molding above the garage entry door have moisture damage and are deteriorated. Further evaluation of the cause of the leak and replacing any moisture damage wood is recommended.

Figure 28-1

Figure 28-2

(Report Summary continued)

Figure 28-3

## Gutters & Downspouts

20) Comment 29: The gutters/gutter guards, in multiple locations, are filled with debris which will prevent water from exiting into the downspouts. This could cause water runoff in areas that could present moisture problems.  Cleaning out the gutters and ensuring functional flow out of the downspouts is recommended.

Figure 29-1

(Report Summary continued)

21) Comment 30: Gutter downspouts should direct water away from the foundation at least 6 feet to reduce the risk of water intrusion, soil erosion or foundation deterioration. Adding corrugated extensions to the downspouts is recommended.

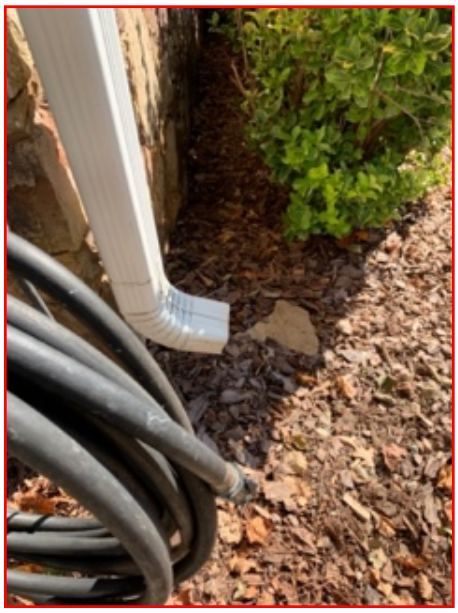


Figure 30-1

Signs of Water Penetration

22) Comment 31: There are multiple indications of moisture/water entry into the foundation including but not limited to efflorescence, staining to masonry block and wood framing members, and rust to lentils.  Further evaluation by a qualified professional is recommended.

(Report Summary continued)

Figure 31-1

Figure 31-2

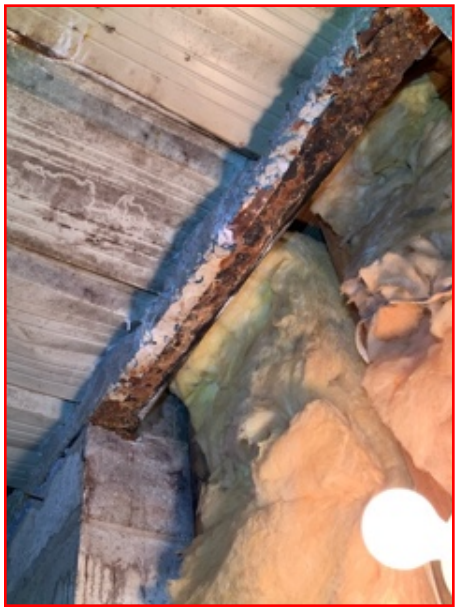


Figure 31-3

Figure 31-4

(Report Summary continued)

Figure 31-5

Roof Framing Type

23) Comment 32: The attic joist hangers were not installed using the manufacturer's required fasteners. Galvanized common nails are required for installation of these hangers to ensure proper load support and to reduce galvanic corrosion between dissimilar metals. In addition, the manufacturers require all holes be filled with a fastened. Further evaluation by a licensed contractor is required.

Figure 32-1

Figure 32-2

(Report Summary continued)

Figure 32-3

## Roof Deck Material

24) Comment 33: There are multiple areas of damaged roof decking due to roof leaks. Evaluation to determine if there are any active leaks and repair by a licensed contractor is recommended to prevent damage further damage.

Figure 33-1


Figure 33-2

(Report Summary continued)

Figure 33-3

Figure 33-4

Figure 33-5

(Report Summary continued)

## Underfloor Insulation

25) Comment 38: There are several areas of the utility room with missing or damaged insulation. This leads to excessive conditioned air exiting the livable space, as well as moisture intrusion.  Having insulation installed/replaced in these areas is recommended.

Figure 38-1

Figure 38-2

## Overcurrent Protection

26) Comment 39: Unused breakers are required to be removed and replaced with a blank or they are required to be labeled "spare" on the breaker legend.  There are multiple unused breaker in the utility room electrical panel that should be removed or labeled appropriately.

(Report Summary continued)

Figure 39-1

## Smoke Detectors

27) Comment 41: Current guidelines require that smoke detectors are installed in every bedroom as well as every adjacent area outside of the bedroom doors. This home does not have any/ or is missing one or more smoke detectors. This is a fire safety hazard and detectors should be installed.

## Carbon Monoxide Detectors

28) Comment 43: It is recommended to install at least one carbon monoxide detector in this home. Current guidelines require at least one carbon monoxide alarm in any home with a fuel fired system or with an attached garage. Replacing a current smoke alarm with a combination smoke/CO alarm is sufficient.

(Report Summary continued)

## Electrical

29) Comment 46: There are multiple issues with the utility room electrical service panels, including but not limited to double tapped neutrals, mismatched breakers, and unused/improperly marked breakers. Further evaluation by a licensed electrician is required.

Figure 46-1

30) Comment 47: There is an open knockout to a receptacle in the utility room.  This is a safety hazard and should be plugged to prevent accidental electrocution.

Figure 47-1

(Report Summary continued)

## Receptacles

31) Comment 50: The GFCI receptacle in the front powder room of the first floor did not test properly. Evaluation and repair by licensed electrician is required.

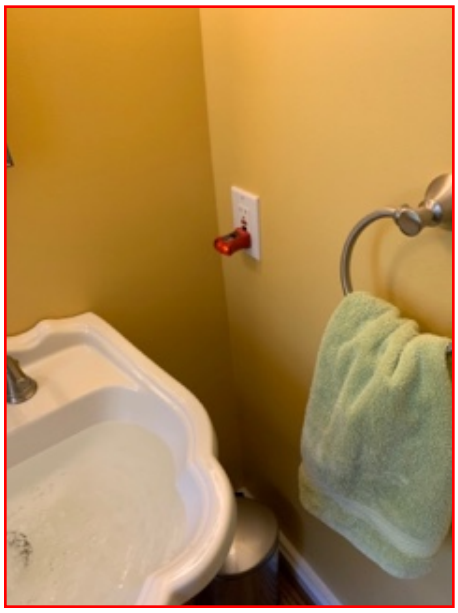


Figure 50-1

## Lights/fans

32) Comment 51: The ceiling fixture in the tanning bed room is broken. Replacement/repair  is recommended by a licensed electrician.

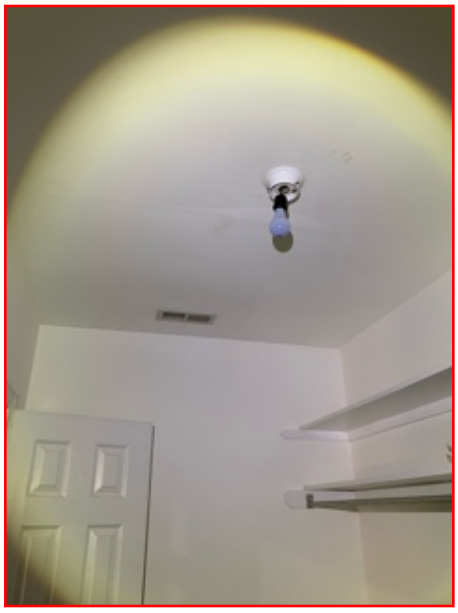


Figure 51-1

(Report Summary continued)

## GFCI Exterior Receptacles

33) Comment 55: The exterior receptacles are not GFCI protected. A licensed electrician should replace all non-protected exterior circuits with a GFCI protected circuit.

Figure 55-1

Figure 55-2

34) Comment 57: There is a broken receptacle located in the deck screened porch Replace this receptacle to prevent accidental electrocution and for proper function of all receptacles on this circuit.

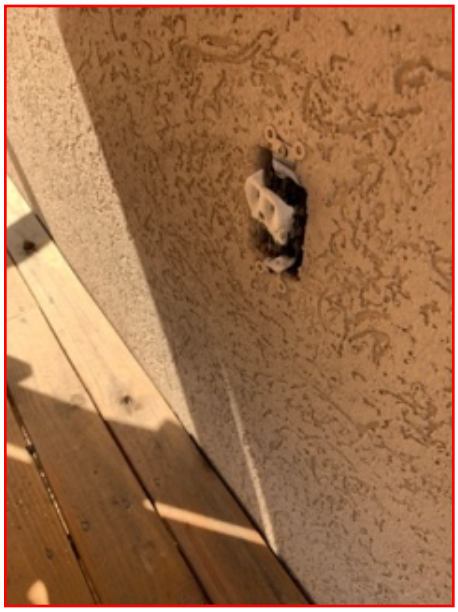


Figure 57-1

(Report Summary continued)

## HVAC

35) Comment 59: There is excess debris inside the utility room air handler unit. Evaluation and cleaning by a licensed HVAC technician is required.

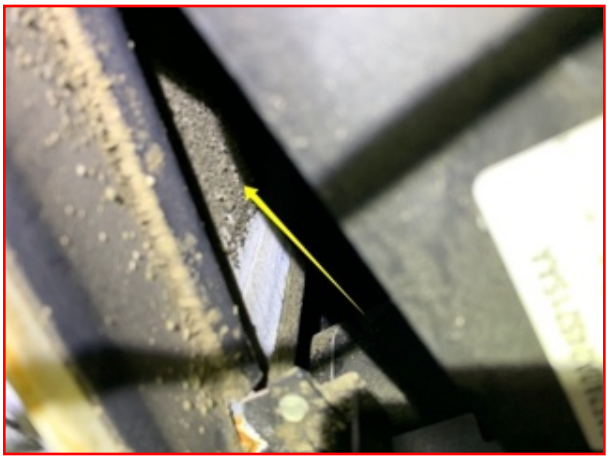


Figure 59-1

Figure 59-2

36) Comment 60: The heat pump air handler located in the attic of the second floor is not properly working. The intake and the output air were the exact same for over 15 min. Once the heat was produced, the output temp was only 11° differential.  Further evaluation by licensed HVAC technician is required.

Figure 60-1

Figure 60-2

(Report Summary continued)

## HVAC: Cooling

37) Comment 63: The insulation on the compression lines for the HVAC condenser unit is dry rotted and partially missing. This could allow inefficient heating and cooling, as well as damage to the condenser line. Install the appropriate condenser line insulation.

Figure 63-1

38) Comment 64: Exterior HVAC condenser units are required to have 3 inches of clearance to grade to prevent debris blocking coils and possibly causing damage to the condenser unit. A licensed HVAC technician is required to re-set the condensers with proper height clearance, as well as being plumb and level for proper efficiency.

(Report Summary continued)

Figure 64-1

## Fixtures

39) Comment 67: All tub spouts and valve escutcheons should be sealed where they contact the tub or shower surround to prevent water penetration through the plumbing supply opening. It is recommended to seal this gap with a 100% silicone sealant.

Figure 67-1

(Report Summary continued)

40) Comment 68: The subfloor and framing, located underneath the water closet in the first floor powder room, show signs of a possible leak. Further evaluation and repair by licensed plumber is recommended.

Figure 68-1

41) Comment 69: All toilet bases should be sealed to the floor to prevent excess movement as well as prevent sewer gases from entering the livable space. Sealing with grout or 100% silicone sealant is recommended.

Figure 69-1

(Report Summary continued)

## Temp & Pressure Relief Valve

42) Comment 70: Water heater Temp and Pressure Relief Valve is required to have a blow off leg, a piece of pipe to encapsulate the high temp/pressure water, and move it down toward the floor or exterior.  It must terminate no more than 6" above the drain/floor.  Not having a blow off leg is a safety hazard that could result in scalding during a pressure relief situation.  Installing a blow off leg is recommended.

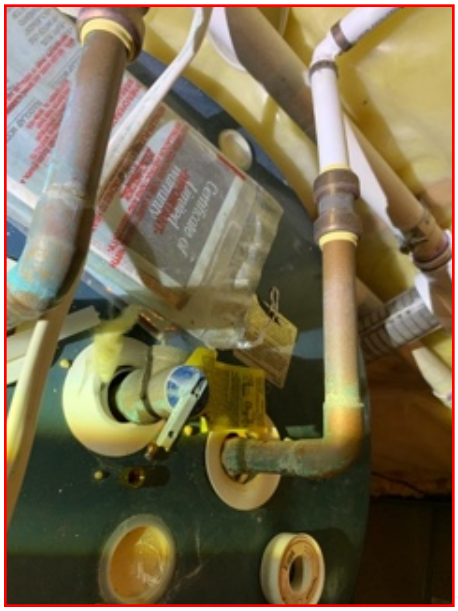


Figure 70-1

Figure 70-2

## Thermal Expansion Tank

43) Comment 71: The water heater lacks a thermal expansion tank. Thermal expansion tanks are a safety device that can minimize the risk of pressure damage to the plumbing system due to thermal expansion. Installing a expansion tank is recommended.

(Report Summary continued)

## Plumbing: Water Heater

44) Comment 73: The hot water temperature measured above 147°. At this temperature, scalding of children or adults is possible. The recommended hot water temperature is 120°.

| TEMP (°F ) | Approx TIME for 1st Deg Burn | Approx TIME for 3rd Deg Burn |
|---|---|---|
| 100 | Safe for bathing | Safe for bathing |
| 120 | 8 min | 10 min |
| 125 | 2 min | 4 min |
| 130 | 17 sec | 30 sec |
| 140 | 3 sec | 5 sec |
| 155 | Instant | 1 sec |
| 160 | Instant | 0.5 sec |
| 180 | Instant | Instant |

Figure 73-1

Figure 73-2

## Cabinets

45) Comment 74: Several kitchen cabinet deadfront drawers and door hinges should be secured properly to prevent damage to the materials.

Figure 74-1

Figure 74-2

(Report Summary continued)

## GFCI

46) Comment 75: All kitchen receptacles are required to be protected by GFCI protected circuit. There are multiple receptacles in this kitchen unprotected.  Install a GFCI outlet to protect any circuit in the kitchen to prevent accidental electrocution.

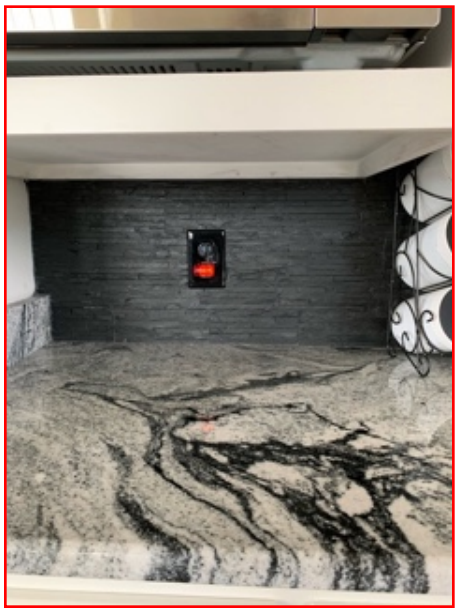


Figure 75-1

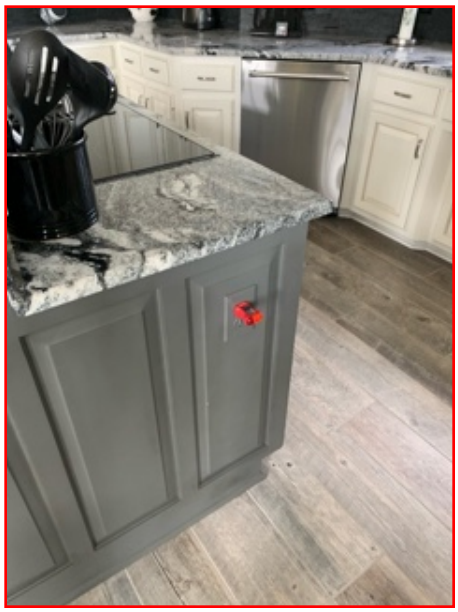


Figure 75-2

## Refrigerator

47) Comment 77: Excess moisture is entering the freezer drawer causing ice/frost to build up. Evaluation and repair by licensed appliance technician is recommended.


Figure 77-1

(Report Summary continued)

## Laundry Sink

48) Comment 79: The laundry room sink base cabinet should be sealed to reduce moisture entry, conditioned air loss and pest entry.

Figure 79-1

## GFCI Protection

49) Comment 80: The laundry room sink receptacle is not GFCI protected. Repair by a licensed electrician is required to prevent accidental electrocution.

Figure 80-1

(Report Summary continued)

## Fireplace

50) Comment 83: The first floor fireplace has a hairline crack in the masonry firebox wall. Evaluation and repair by a licensed fireplace technician is required before use to ensure safety of the fireplace.

Figure 83-1

Figure 83-2

## Interior

51) Comment 85: All interior doors should be cut 1/2"to 3/4" above the finish floor to allow the air to transfer between rooms. Doors without appropriate clearance results in staining of the carpets from dust/debris, as well as overworking of the HVAC system. Cut the bottoms of all doors as necessary to allow proper air circulation.

(Report Summary continued)

Figure 85-1

Figure 85-2

52) Comment 89: A section of the sheet rock ceiling in the tanning bed room is sagging and the raw seam is damaged. Further evaluation by a qualified professional is recommended.

Figure 89-1

53) Comment 90: The wall/trim in the upstairs living room shows possible active water stains near the uphill side of the chimney. (To the right) Further evaluation and repair by a licensed contractor is recommended.

(Report Summary continued)

Figure 90-1

# General

Inspector's Signature:

| | |
|---|---|
| Property Type: | Single Family |
| Stories: | Two |
| Approximate Age: | 24 Yrs |
| Age Based On: | Listing |
| Bedrooms/Baths: | 4BR/4.5BA |
| Door Faces: | Northwest |
| Occupied: | Yes |
| Weather: | Sunny |
| Temperature: | 50° |
| Soil Condition: | Dry |
| Utilities On During Inspection: | Electric Service, Water Service, Propane |
| People Present: | Client, Buyer's Agent |

# Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

| | |
|---|---|
| Site Grading: | Sloped Toward Structure<br>Condition: Minor Defect |

Comment 1:
The site grading in multiple areas slopes toward the homes foundation. It is recommended that grading slopes away from the foundation 6 inches in the first 10 feet. This will prevent water intrusion into the foundation and deterioration of materials. Raising the grade or sloping these areas is recommended.

(Site continued)

Figure 1-1

| | |
|---|---|
| Vegetation: | Generally Maintained<br>Condition: Satisfactory |
| Retaining Walls: | Wood<br>Condition: Satisfactory |
| Driveway: | Asphalt<br>Condition: Satisfactory |
| Walkways: | Pavers<br>Condition: Item to Monitor |

Comment 2:
The walkway leading from the driveway to the front steps has cracked and has started to lift  due to settlement. This could create a tripping hazard. Be mindful of this area when using the walkway replace any damaged sections if separation increases.

(Site continued)

Figure 2-1

Steps/Stoops: Stone
Condition: Minor Defect

Comment 3:
The front entry steps do not meet current building guidelines in regards to total riser height and riser height differential. It is considered a fall/trip hazard. 7 3/4" max height and no more than 3/8" difference in height or depth is allowed.

Figure 3-1

Figure 3-2

(Site continued)

| | |
|---|---|
| Patios: | Stone<br>Condition: Satisfactory |
| Decks : | Attached, Wood Framed<br>Condition: Minor Defect |

Comment 4:
The back deck and back deck stairs have loose/damaged boards. Replacement/repair of the boards is recommended to prevent failure.

Figure 4-1

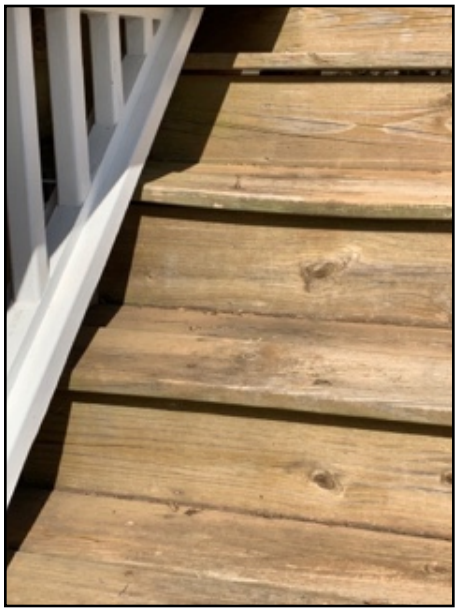


Figure 4-2

Comment 5:
Entire back deck was unable to be inspected due to the floor joists being covered.

(Site continued)

Figure 5-1

Balconies:

Present
Condition: Satisfactory

# 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: Stucco, Stone, Wood Shakes
Condition: Further Evaluation Required

Comment 6:
Siding and trim should not touch the roof's surface. A 1-2" air gap should be left between the siding/trim and roof is recommended to prevent water damage.

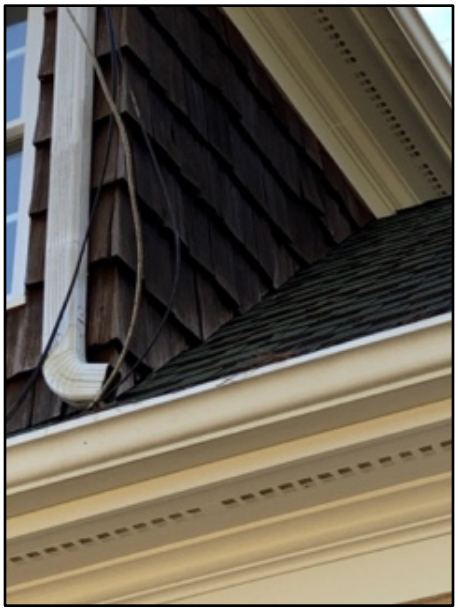


Figure 6-1

Figure 6-2

Comment 7:
There are multiple hairline cracks in the exterior synthetic stucco. Evaluation, sealing and repairing the cracks by a qualified stucco professional is recommended to prevent water entry.

(Exterior continued)


Figure 7-1


Figure 7-2


Figure 7-3

(Exterior continued)

Comment 8:
Synthetic stucco should not come into contact with the exterior grade. There should be approximately 6" between grade and the stucco to help prevent moisture related issues.

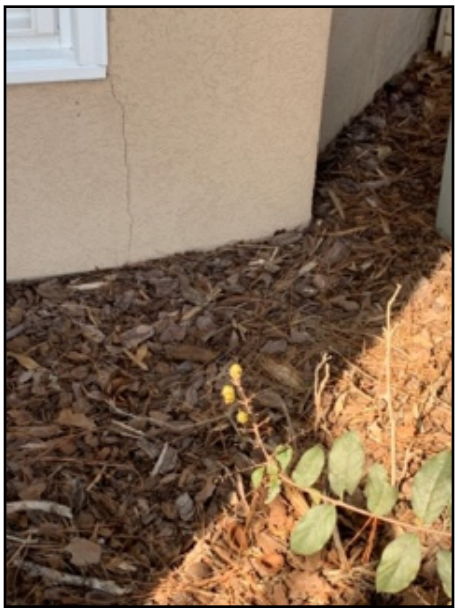


Figure 8-1

Comment 9:
There is damage to the stucco on the lower wall of the front porch. There is a horizontal crack and the stucco is bowed out in multiple locations. Further evaluation and repair by a qualified stucco professional is recommended to prevent further damage.

(Exterior continued)

Figure 9-1

Figure 9-2

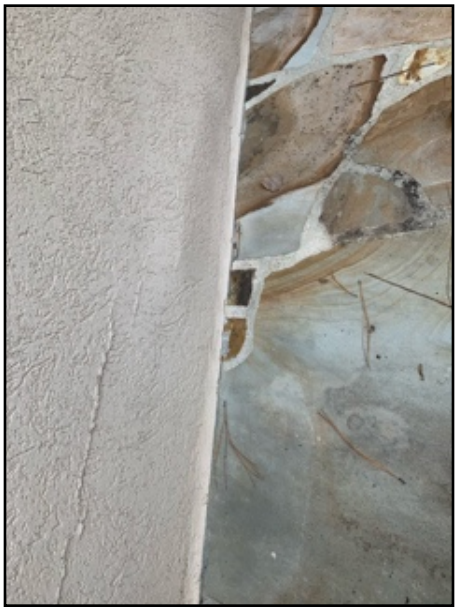


Figure 9-3

Exterior Trim Material: Wood
Condition: Minor Defect

(Exterior continued)

Comment 10:
There is wood rot at multiple back porch columns. Repair by qualified carpenter is recommended to prevent further deterioration or damage to surrounding components.

Figure 10-1

Figure 10-2

Figure 10-3

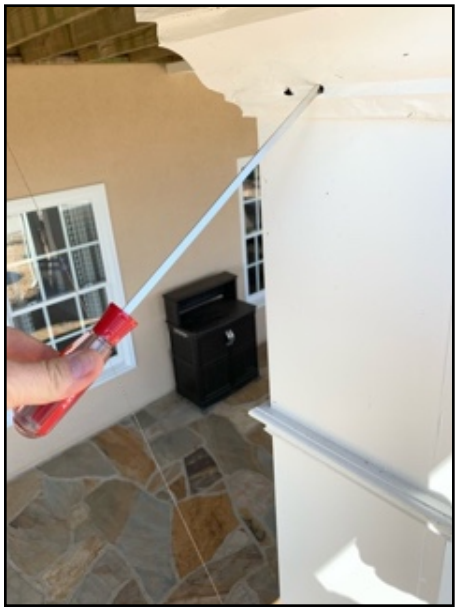


Figure 10-4

Windows: Wood, Vinyl, Double hung
Condition: Minor Defect

(Exterior continued)

Comment 11:
Inspecting hermetic seals between window panes is beyond the scope of a NC home inspector and any comments are provided at a courtesy.

Comment 12:
There are multiple windows whose hermetic seals are broken and moisture has entered between the two glass panes.  This reduces the window's insulation ability.  Evaluating all of the windows and replacing any failed windows is recommended.


Figure 12-1

Figure 12-2

Comment 13:
There are multiple windows that have water damage or show signs of beginning damage to rails or stiles of the window. Evaluation of all windows and repair or replacement by a licensed window contractor is required to prevent further damage.

(Exterior continued)

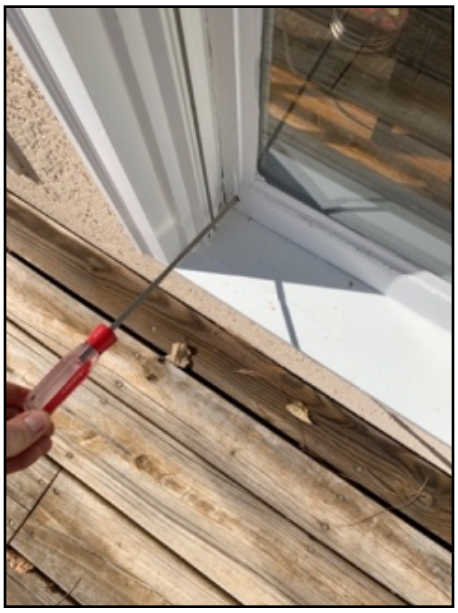


Figure 13-1

Figure 13-2

Figure 13-3

Figure 13-4

(Exterior continued)

Comment 14:
More broken seal windows.

Figure 14-1

Figure 14-2

Figure 14-3

Figure 14-4

(Exterior continued)


Figure 14-5

Comment 15:
The windows in the master bedroom were difficult to open. The sash on the right wouldn't open (possible painted shut) and both windows are loose and came detached from the side channel when attempting to open them. Evaluation by a qualified professional is recommended.

Figure 15-1

(Exterior continued)

Comment 16:
Current guidelines require any window whose sill is lower than 24" to the finish floor on the interior side but is greater than 6' feet above grade on exterior side to have sash limits installed. This is a safety device to prevent children from possibly opening and falling out of the window.  While it was not a requirement at the time this home was built, it is a safety hazard and installing sash limits is recommended. (2nd floor)

Figure 16-1

Comment 17:
The casement windows in the basement kitchen were unable to be opened. Evaluation and repair by a qualified professional is recommended.  (Possibly painted shut)

(Exterior continued)

Figure 17-1

Comment 18:
On several windows, the top sash drops several inches when the bottom sash is unlocked. Repair for proper function is recommended and to prevent further loosening of the top sash.

Figure 18-1

(Exterior continued)

Entry Doors: Wood, Steel
Condition: Minor Defect

Comment 19:
Multiple exterior doors have wood rot to the jamb. Repairing the affected area is recommended to prevent further damage.


Figure 19-1

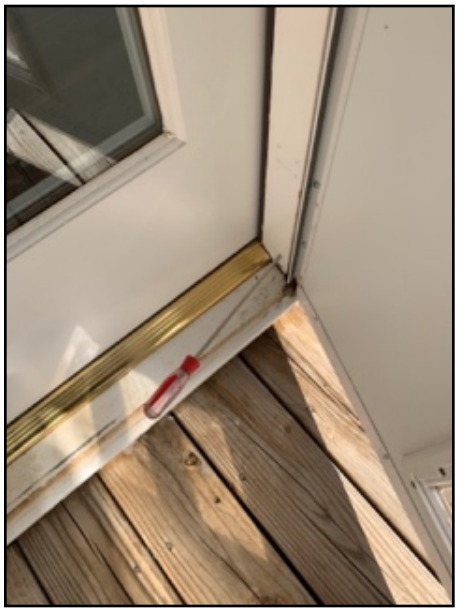


Figure 19-2


Figure 19-3

(Exterior continued)

Comment 20:
The front exterior door weatherstripping is torn.  Replacing the weatherstripping is recommended.

Figure 20-1

Fixed Exterior Light By Entry Door:
Condition: Satisfactory

Porches:
Wood, Pavers
Condition: Minor Defect

Comment 21:
There are multiple screens damaged on windows, doors or porch enclosures. Repair as desired for proper function.

(Exterior continued)

Figure 21-1

Figure 21-2

---

Comment 22:
Inspecting pools and pool equipment is beyond the scope of a North Carolina home inspector.

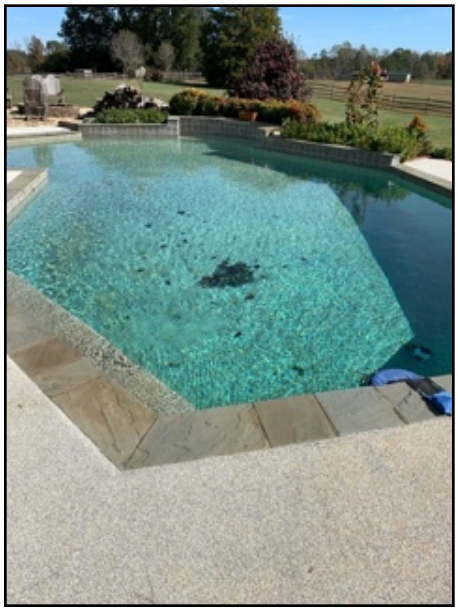


Figure 22-1

# Garage

| | |
|---|---|
| Garage Type: | Attached |
| | Condition: Satisfactory |
| Garage Size: | 2 Car |
| Door Opener: | Belt Drive |
| | Condition: Satisfactory |
| Opener Safety Feature: | Photo-electric sensor, Force Sensitive |
| | Condition: Satisfactory |

# 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: | Walked Roof/Arms Length |
| Roof Covering: | Dimensional composite |
| | Condition: Further Evaluation Required |

Comment 23:
Due to the number of deficiencies with the roofing system, a complete evaluation by a licensed roofer is required. Some deficiencies include but are not limited to missing/detached shingle tabs, torn shingles, lifted flashing, signs of leaking and improper ridge cap repair.


Figure 23-1

Figure 23-2

(Roofing continued)

Figure 23-3

Figure 23-4

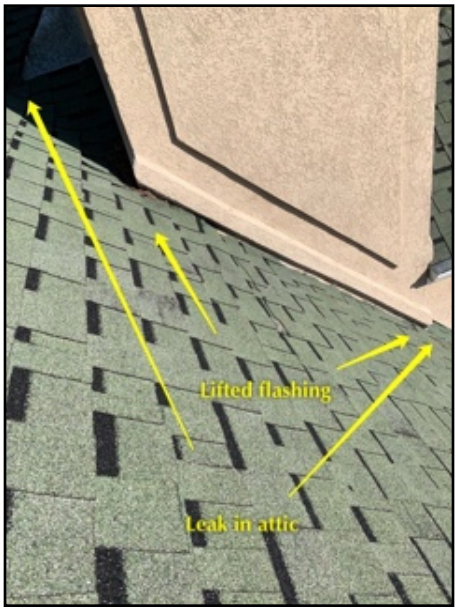



Figure 23-5

(Roofing continued)

Comment 24:
Additional roof damage photos:.

Figure 24-1

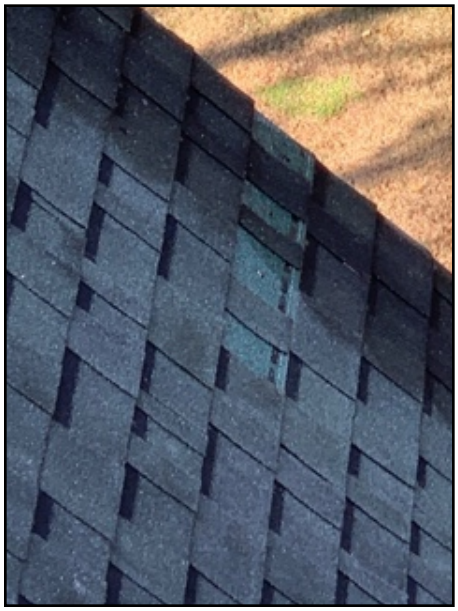


Figure 24-2

Figure 24-3

Figure 24-4

(Roofing continued)

Figure 24-5

Figure 24-6

Comment 25:
There is debris from trees and surrounding vegetation on the roof. This causes water to back up under the roofing materials and could lead to water leaking and damage to surrounding components. Periodic cleaning of the roof is required.

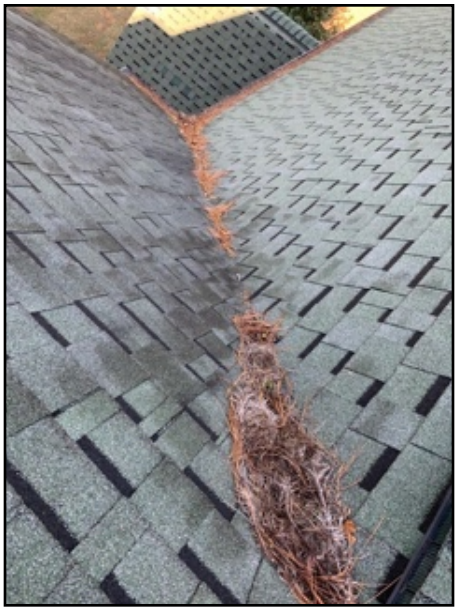


Figure 25-1

(Roofing continued)

| | |
|---|---|
| Approximate Roof Age: | 24 Yrs |
| Ventilation Present: | Soffit, Ridge Vents<br>Condition: Satisfactory |
| Vent Stacks: | Metal, Neoprene boots<br>Condition: Satisfactory |
| Chimney : | Masonry<br>Condition: Further Evaluation Required |

Comment 26:
The stucco coat applied to the chimney block has come loose/been damaged. Evaluation and repair by a qualified contractor is recommended to prevent moisture entry.

Figure 26-1

(Roofing continued)

Comment 27:
The mortar on the chimney cap has multiple cracks and is deteriorated. This could allow water to enter into the chimney chase. A qualified professional should repair the mortar chimney cap before using the fireplace. There is also no spark arrestor/rain cap.

Figure 27-1

| | |
|---|---|
| Flashings: | Metal<br>Condition: Satisfactory |
| Soffit and Fascia: | Wood<br>Condition: Further Evaluation Required |

Comment 28:
The soffits, facia and crown molding above the garage entry door have moisture damage and are deteriorated. Further evaluation of the cause of the leak and replacing any moisture damage wood is recommended.

(Roofing continued)

Figure 28-1

Figure 28-2

Figure 28-3

Gutters & Downspouts: Metal
Condition: Minor Defect

(Roofing continued)

Comment 29:
The gutters/gutter guards, in multiple locations, are filled with debris which will prevent water from exiting into the downspouts. This could cause water runoff in areas that could present moisture problems.  Cleaning out the gutters and ensuring functional flow out of the downspouts is recommended.

Figure 29-1

Comment 30:
Gutter downspouts should direct water away from the foundation at least 6 feet to reduce the risk of water intrusion, soil erosion or foundation deterioration. Adding corrugated extensions to the downspouts is recommended.

(Roofing continued)

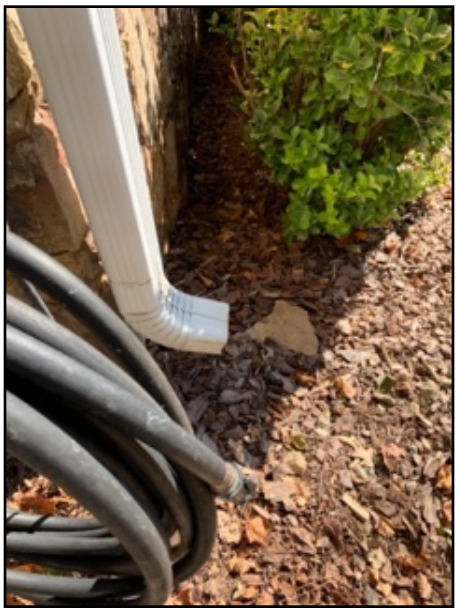


Figure 30-1

# 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: | Basement |
| Foundation Material: | Concrete Block |
| | Condition: Satisfactory |
| Signs of Water Penetration: | Moisture, Stains, Efflorescence |
| | Condition: Further Evaluation Required |

(Structure continued)

Comment 31:
There are multiple indications of moisture/water entry into the foundation including but not limited to efflorescence, staining to masonry block and wood framing members, and rust to lentils.  Further evaluation by a qualified professional is recommended.

Figure 31-1

Figure 31-2

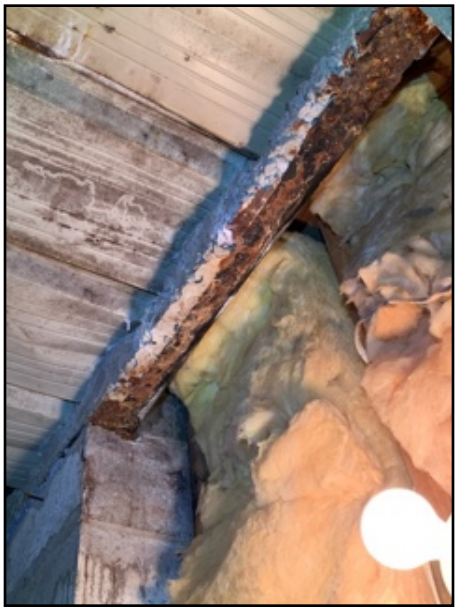


Figure 31-3

Figure 31-4

(Structure continued)

Figure 31-5

| | |
|---|---|
| Floor Structure: | Wood Frame<br>Condition: Satisfactory |
| Subflooring: | Oriented Strand Board<br>Condition: Satisfactory |
| Wall Structure: | Unable to inspect |

# Attic

| | |
|---|---|
| Attic Entry: | Multiple upstairs bedrooms<br>Condition: Satisfactory |
| Roof Framing Type: | Joist and Rafters<br>Condition: Minor Defect |

(Attic continued)

Comment 32:
The attic joist hangers were not installed using the manufacturer's required fasteners. Galvanized common nails are required for installation of these hangers to ensure proper load support and to reduce galvanic corrosion between dissimilar metals. In addition, the manufacturers require all holes be filled with a fastened. Further evaluation by a licensed contractor is required.

Figure 32-1

Figure 32-2

Figure 32-3

(Attic continued)

Roof Deck Material: Plywood
Condition: Further Evaluation Required

Comment 33:
There are multiple areas of damaged roof decking due to roof leaks. Evaluation to determine if there are any active leaks and repair by a licensed contractor is recommended to prevent damage further damage.

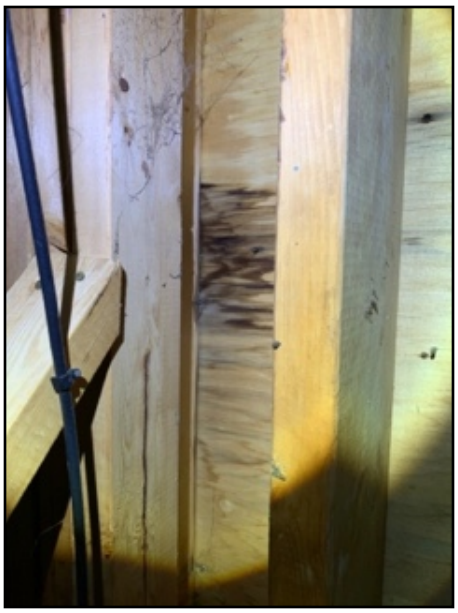


Figure 33-1


Figure 33-2

Figure 33-3

Figure 33-4

(Attic continued)

Figure 33-5

Comment 34:
Additional damaged areas:.

Figure 34-1

Figure 34-2

Vent Risers: PVC
Condition: Satisfactory

(Attic continued)

| | |
|---|---|
| Insulation: | Fiberglass Batts<br>Condition: Satisfactory |

Comment 35:
The insulation underneath the attic storage boards was unable to be inspected.

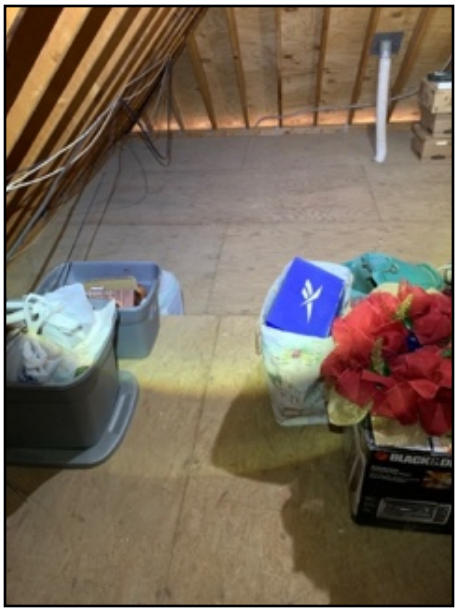


Figure 35-1

| | |
|---|---|
| Attic Inspected : | Inside<br>Condition: Satisfactory |
| Fixed Light And Receptacle: | Yes<br>Condition: Satisfactory |
| Maintenance Platform: | Yes<br>Condition: Satisfactory |

(Attic continued)

Comment 36:
General Attic Photo(s).

Figure 36-1

Figure 36-2

Figure 36-3

Figure 36-4

(Attic continued)

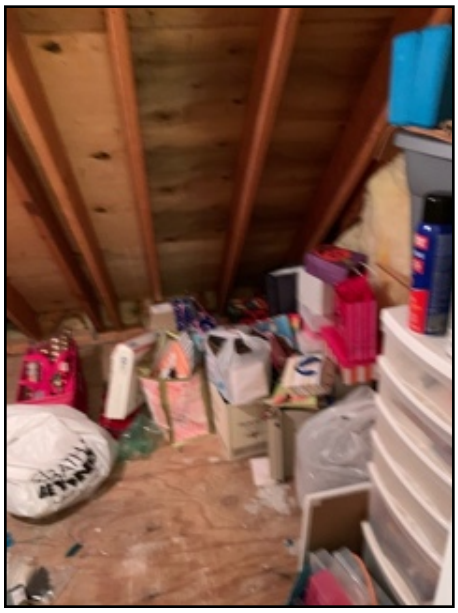


Figure 36-5

# Unfinished Basement

| | |
|---|---|
| Inspection Method: | Inside |
| | Condition: Satisfactory |
| Vapor Retarder: | Partial |
| | Condition: Further Evaluation Required |

Comment 37:
The entire condition of the unfinished basement was unable to be inspected due to visibility being limited by vapor barrier.

(Unfinished Basement continued)

Figure 37-1

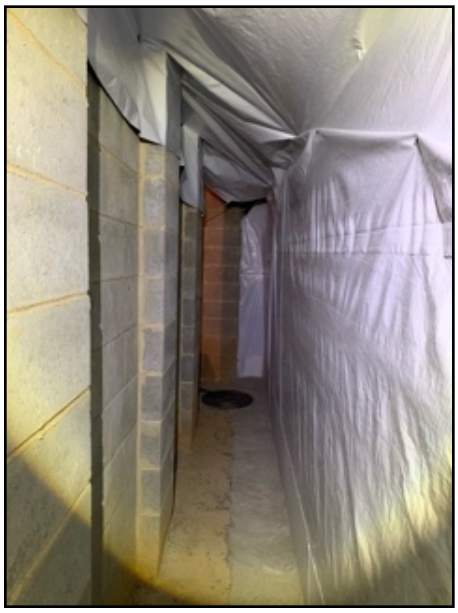


Figure 37-2

Underfloor Insulation: Fiberglass Batts
Condition: Minor Defect

Comment 38:
There are several areas of the utility room with missing or damaged insulation. This leads to excessive conditioned air exiting the livable space, as well as moisture intrusion. Having insulation installed/replaced in these areas is recommended.

(Unfinished Basement continued)

Figure 38-1

Figure 38-2

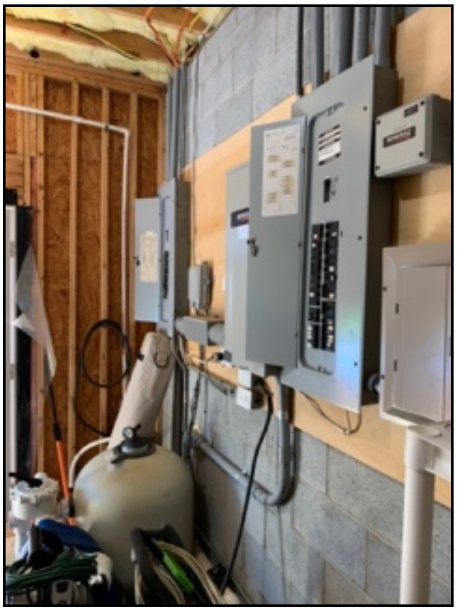
# Electrical

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.

Type of Service: Underground
Main Disconnect Location: Service Panel

(Electrical continued)

Service Panel Location: Utility room, back right of home



Service Panel Manufacturer: General Electric
Condition: Satisfactory

Service Entrance Material: Stranded Aluminum
Condition: Satisfactory

Service Voltage: 240 volts

Service Amperage: 200 amps

Service Panel Ground: Ground Rod

Branch Circuit Wiring: Non-Metallic Shielded Copper, Stranded Aluminum
Condition: Satisfactory

Overcurrent Protection: Breakers
Condition: Minor Defect

(Electrical continued)

Comment 39:
Unused breakers are required to be removed and replaced with a blank or they are required to be labeled "spare" on the breaker legend.  There are multiple unused breaker in the utility room electrical panel that should be removed or labeled appropriately.

Figure 39-1

GFCI/AFCI Breakers: No
Condition: Minor Defect

Comment 40:
AFCI breakers are required by current guidelines for all branch circuits in habitable rooms, excluding wet areas which require GFCI protection. AFCI breakers were not required when this home was constructed, but do provide protection against arcing currents that have the potential to initiate electrical fires.  Consult a licensed electrician about installing AFCI circuit breakers as required.

Smoke Detectors:
Condition: Major Defect

(Electrical continued)

Comment 41:
Current guidelines require that smoke detectors are installed in every bedroom as well as every adjacent area outside of the bedroom doors. This home does not have any/ or is missing one or more smoke detectors. This is a fire safety hazard and detectors should be installed.

Comment 42:
Smoke detectors should be replaced every 10 years and tested monthly. The smoke detectors  in this home appeared to be passed their useful life. It is recommended to replace them with a newer version.

Carbon Monoxide Detectors: No
Condition: Major Defect

Comment 43:
It is recommended to install at least one carbon monoxide detector in this home. Current guidelines require at least one carbon monoxide alarm in any home with a fuel fired system or with an attached garage. Replacing a current smoke alarm with a combination smoke/CO alarm is sufficient.

(Electrical continued)

Comment 44:
General Electrical Panel Picture(s).

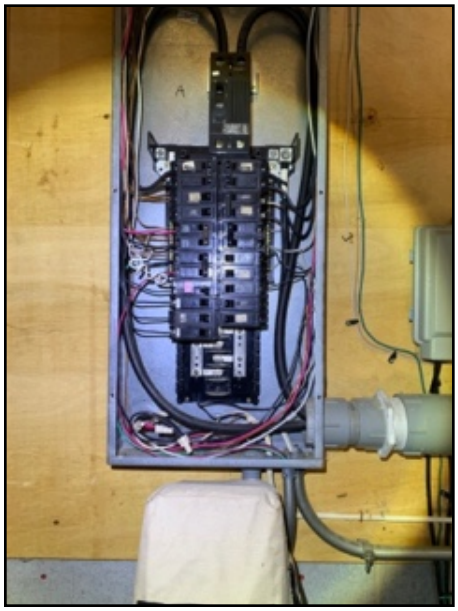


Figure 44-1

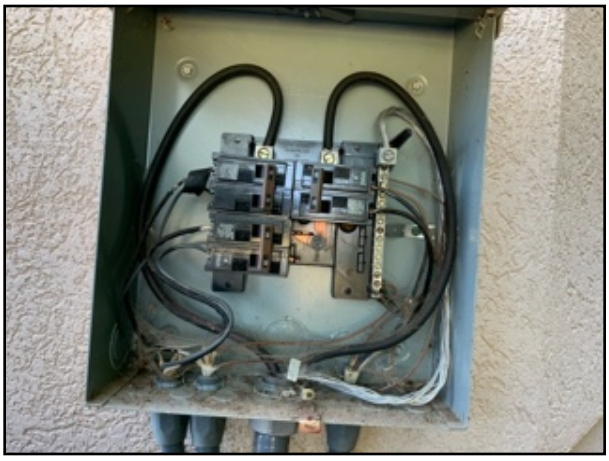


Figure 44-2

Figure 44-3

Figure 44-4

(Electrical continued)

Comment 45:
The dead front on the utility room electrical panel is missing multiple screws. Install the appropriate style screws securely secure the dead front to the panel.

Figure 45-1

Comment 46:
There are multiple issues with the utility room electrical service panels, including but not limited to double tapped neutrals, mismatched breakers, and unused/improperly marked breakers. Further evaluation by a licensed electrician is required.

(Electrical continued)

Figure 46-1

---

Comment 47:
There is an open knockout to a receptacle in the utility room.  This is a safety hazard and should be plugged to prevent accidental electrocution.

Figure 47-1

(Electrical continued)

# Sub Panel

| | |
|---|---|
| Location: | 2nd Floor, Back Right BR Attic |
| Feeder Line Material: | Stranded Aluminum |
| Overcurrent Protection: | Breakers |
| Branch Circuit Wiring: | Non-Metallic Shielded Copper |
| | Condition: Satisfactory |
| GFCI/AFCI Breakers: | No |
| | Condition: Minor Defect |

Comment 48:
AFCI breakers are required by current guidelines for all branch circuits in habitable rooms, excluding wet areas which require GFCI protection. AFCI breakers were not required when this home was constructed, but do provide protection against arcing currents that have the potential to initiate electrical fires.  Consult a licensed electrician about installing AFCI circuit breakers as required.

---

Comment 49:
General Photo(s) of the Sub Panel(s).

Figure 49-1

(Electrical continued)

# Electrical Fixtures

Receptacles: Grounded
Condition: Further Evaluation Required

Comment 50:
The GFCI receptacle in the front powder room of the first floor did not test properly. Evaluation and repair by licensed electrician is required.

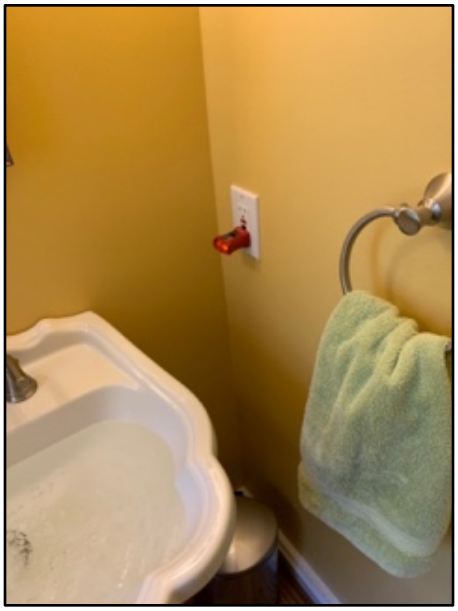


Figure 50-1

Lights/fans: Functioning
Condition: Minor Defect

Comment 51:
The ceiling fixture in the tanning bed room is broken. Replacement/repair is recommended by a licensed electrician.

(Electrical Fixtures continued)

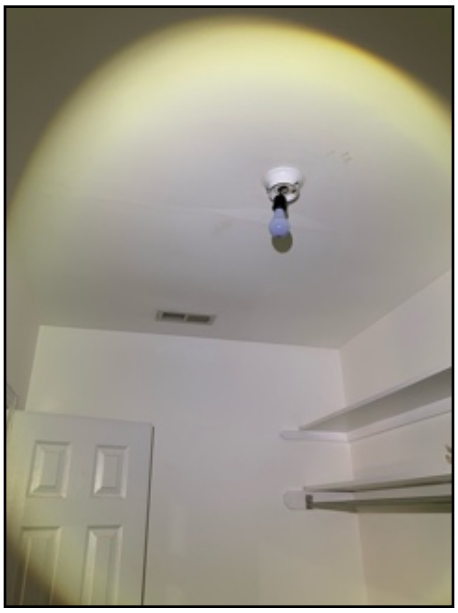


Figure 51-1

Comment 52:
Unable to determine if the garage sconce functioned properly.  Either the switch was not located or the bulb needs replacement. Consult the owners on the switch location and function.

Figure 52-1

(Electrical Fixtures continued)

Comment 53:
The kitchen light switch is missing/needs a longer faceplate screw.

Figure 53-1

Comment 54:
A bulb was missing from a kitchen can light. Proper function was unable to be determined .

Figure 54-1

(Electrical Fixtures continued)

GFCI Exterior Receptacles : Not GFCI protected
Condition: Further Evaluation Required

Comment 55:
The exterior receptacles are not GFCI protected. A licensed electrician should replace all non-protected exterior circuits with a GFCI protected circuit.

Figure 55-1

Figure 55-2

(Electrical Fixtures continued)

Comment 56:
Installing in-use/bubble covers to the exterior outlets is recommended.

Figure 56-1

Comment 57:
There is a broken receptacle located in the deck screened porch Replace this receptacle to prevent accidental electrocution and for proper function of all receptacles on this circuit.

Figure 57-1

# HVAC

| | |
|---|---|
| HVAC System Type: | Central Split System |
| Thermostat: | Analog |
| | Condition: Satisfactory |

Comment 58:
Installing a programmable digital thermostat is recommended for energy efficiency.


Figure 58-1

| | |
|---|---|
| Heating And Cooling In Each Habitable Room: | Yes |
| | Condition: Satisfactory |
| Number Of Units: | Three |
| | Condition: Satisfactory |

(HVAC continued)

Comment 59:
There is excess debris inside the utility room air handler unit. Evaluation and cleaning by a licensed HVAC technician is required.

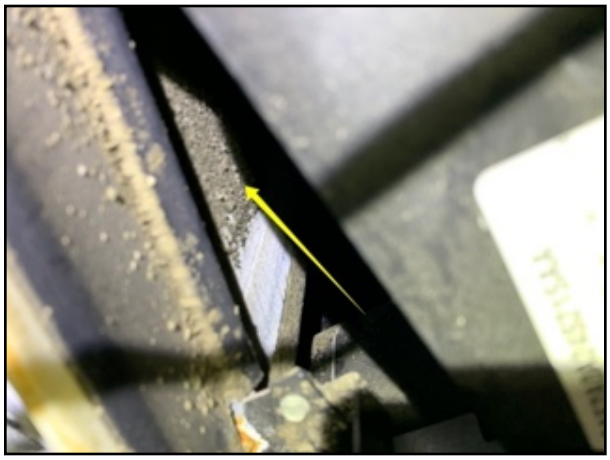


Figure 59-1

Figure 59-2

Comment 60:
The heat pump air handler located in the attic of the second floor is not properly working. The intake and the output air were the exact same for over 15 min. Once the heat was produced, the output temp was only 11° differential.  Further evaluation by licensed HVAC technician is required.

(HVAC continued)

Figure 60-1

Figure 60-2

---

Comment 61:
The basement HVAC is 24 years old. The average useful life of this type of equipment is 15 to 20 years.  A complete evaluation by an HVAC technician is recommended.

Figure 61-1

Figure 61-2

(HVAC continued)

# Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|---|---|
| Location: | Back right utility room, attic, basement water heater closet |
| Type of Equipment: | Heat Pump<br>Condition: Satisfactory |
| Manufacturer: | Trane, Trane x 2, Rheem |
| Heating Fuel: | Electric<br>Condition: Satisfactory |
| Approximate Age: | Basement Unit 24 Yrs, Utility Room Unit 6 Yrs, Attic Unit 4 Yrs |
| Output Temperature: | Basment And First Floor 105°, 2nd Floor 87° |

Comment 62:
Heat output temperature.

Figure 62-1

Figure 62-2

| | |
|---|---|
| Type of Distribution: | Flexible Ducting<br>Condition: Satisfactory |
| Heating Inspection Method: | Panels removed<br>Condition: Satisfactory |

(Heating continued)

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|---|---|
| Energy Source: | Electric |
| Type of Equipment: | Split System<br>Condition: Satisfactory |
| Condenser Make: | Rheem , Trane x2 |
| Condensor Size: | 18,000 BTU (1.5 Tons), 24,000 BTU (2 Tons), 30,000 BTU (2.5 Tons) |

| | |
|---|---|
| Condenser Approximate Age: | Basement: 24 Yrs, First Floor: 6 Yrs, 2nd Floor: 4 Yrs |
| Condesate Drainage: | To Exterior<br>Condition: Satisfactory |

(Cooling continued)

Comment 63:
The insulation on the compression lines for the HVAC condenser unit is dry rotted and partially missing. This could allow inefficient heating and cooling, as well as damage to the condenser line. Install the appropriate condenser line insulation.

Figure 63-1

Comment 64:
Exterior HVAC condenser units are required to have 3 inches of clearance to grade to prevent debris blocking coils and possibly causing damage to the condenser unit. A licensed HVAC technician is required to re-set the condensers with proper height clearance, as well as being plumb and level for proper efficiency.

(Cooling continued)

Figure 64-1

Comment 65:
The air conditioner was not tested due to outside temperatures being below 70° at the time of inspection, which is safe working temperature for air conditioning equipment.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Supply Pipe Material: Polybutelyne
Condition: Further Evaluation Required

(Plumbing continued)

Comment 66:
This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until the mid-1990s, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately access the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.

Figure 66-1

Figure 66-2

Location of Main Water Shutoff: By Water Heater
Waste Pipe Material: PVC
Condition: Satisfactory

(Plumbing continued)

Sump Pump: Sealed Crock
Condition: Satisfactory

Fixtures :

Comment 67:
All tub spouts and valve escutcheons should be sealed where they contact the tub or shower surround to prevent water penetration through the plumbing supply opening. It is recommended to seal this gap with a 100% silicone sealant.

(Plumbing continued)

Figure 67-1

Comment 68:
The subfloor and framing, located underneath the water closet in the first floor powder room, show signs of a possible leak. Further evaluation and repair by licensed plumber is recommended.

Figure 68-1

(Plumbing continued)

Comment 69:
All toilet bases should be sealed to the floor to prevent excess movement as well as prevent sewer gases from entering the livable space. Sealing with grout or 100% silicone sealant is recommended.

Figure 69-1

Hose Bibs:
Fuel Storage Location: Back right yard
Condition: Satisfactory

(Plumbing continued)

# Water Heater

| | |
|---|---|
| Manufacturer: | Rheem |
| Fuel: | Electric |
| Capacity: | 80 gal |
| Approximate Age: | 14 Yrs & 1 Yr |
| Temp & Pressure Relief Valve: | Present Without Blow Off Leg |
| | Condition: Major Defect |

Comment 70:
Water heater Temp and Pressure Relief Valve is required to have a blow off leg, a piece of pipe to encapsulate the high temp/pressure water, and move it down toward the floor or exterior. It must terminate no more than 6" above the drain/floor. Not having a blow off leg is a safety hazard that could result in scalding during a pressure relief situation. Installing a blow off leg is recommended.

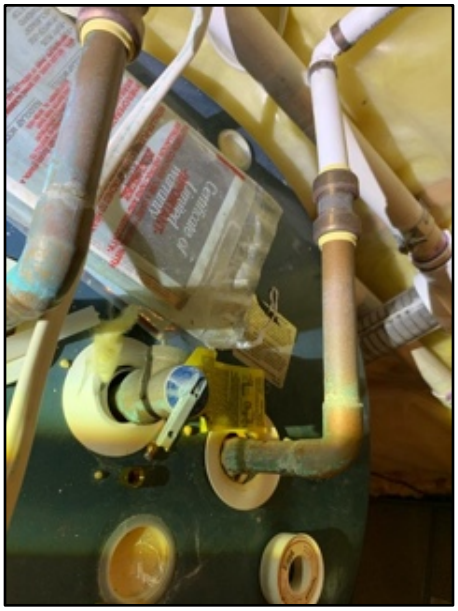


Figure 70-1

Figure 70-2

| | |
|---|---|
| Fuel Disconnect: | Lockable breaker |
| Thermal Expansion Tank: | Not present |
| | Condition: Minor Defect |

(Water Heater continued)

Comment 71:
The water heater lacks a thermal expansion tank. Thermal expansion tanks are a safety device that can minimize the risk of pressure damage to the plumbing system due to thermal expansion. Installing a expansion tank is recommended.

---

Comment 72:
General Water Heater Photo(s).


Figure 72-1


Figure 72-2

---

Comment 73:
The hot water temperature measured above 147°. At this temperature, scalding of children or adults is possible. The recommended hot water temperature is 120°.

(Water Heater continued)

| TEMP (°F ) | Approx TIME for 1st Deg Burn | Approx TIME for 3rd Deg Burn |
|---|---|---|
| 100 | Safe for bathing | Safe for bathing |
| 120 | 8 min | 10 min |
| 125 | 2 min | 4 min |
| 130 | 17 sec | 30 sec |
| 140 | 3 sec | 5 sec |
| 155 | Instant | 1 sec |
| 160 | Instant | 0.5 sec |
| 180 | Instant | Instant |

Figure 73-1

Figure 73-2

# Kitchen

Cabinets: Wood
Condition: Minor Defect

Comment 74:
Several kitchen cabinet deadfront drawers and door hinges should be secured properly to prevent damage to the materials.

(Kitchen continued)

Figure 74-1

Figure 74-2

| | |
|---|---|
| Countertops: | Granite<br>Condition: Satisfactory |
| Sink: | Single<br>Condition: Satisfactory |
| GFCI : | No<br>Condition: Major Defect |

Comment 75:
All kitchen receptacles are required to be protected by GFCI protected circuit. There are multiple receptacles in this kitchen unprotected. Install a GFCI outlet to protect any circuit in the kitchen to prevent accidental electrocution.

(Kitchen continued)

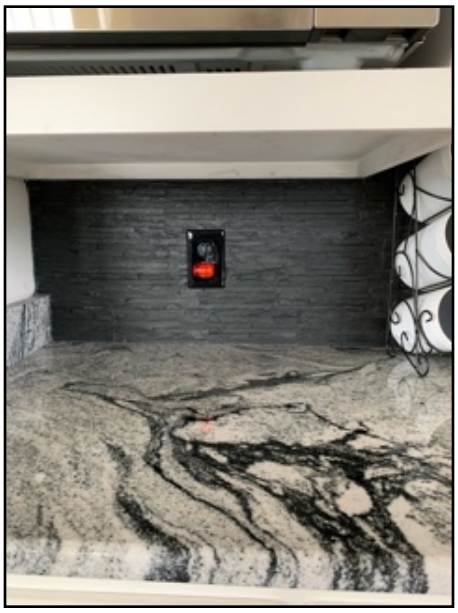


Figure 75-1

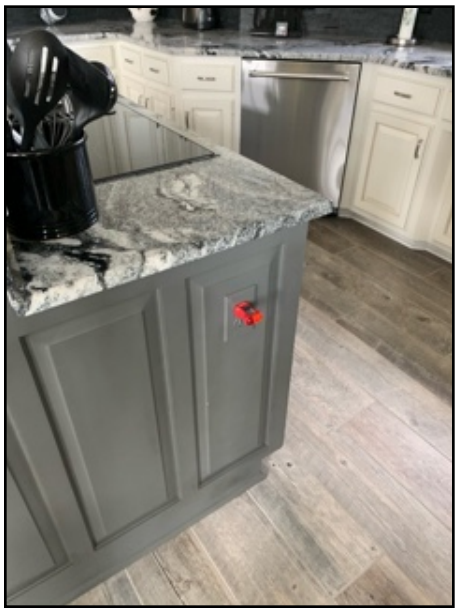


Figure 75-2

# Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

Installed
Condition: Satisfactory

(Appliances continued)

Cooktop:

Condition: Satisfactory

Range Hood:

Condition: Satisfactory

Refrigerator:

Condition: Further Evaluation Required

Comment 76:
Inspection of a refrigerator is beyond the scope of a NC home inspector and therefore is done as a courtesy.

(Appliances continued)

Comment 77:
Excess moisture is entering the freezer drawer causing ice/frost to build up. Evaluation and repair by licensed appliance technician is recommended.


Figure 77-1

Dishwasher:

Condition: Satisfactory

Disposal:

Condition: Satisfactory

Comment 78:
It is not recommended to have a garbage disposal on a septic sewer system.

# Laundry

Built In Cabinets: Yes
Condition: Satisfactory

Laundry Sink: Yes
Condition: Minor Defect

(Laundry continued)

Comment 79:
The laundry room sink base cabinet should be sealed to reduce moisture entry, conditioned air loss and pest entry.

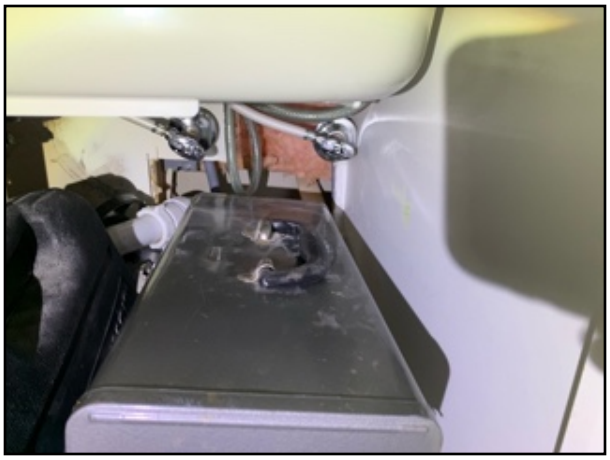


Figure 79-1

Dryer Venting: To Exterior
GFCI Protection: No
Condition: Major Defect

Comment 80:
The laundry room sink receptacle is not GFCI protected. Repair by a licensed electrician is required to prevent accidental electrocution.

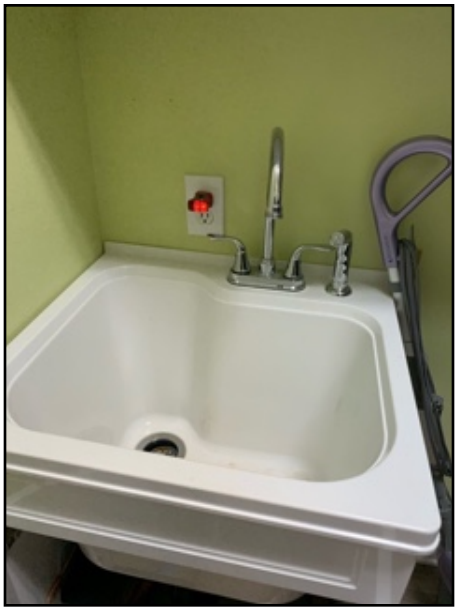


Figure 80-1

(Laundry continued)

Laundry Hook Ups: Yes

Comment 81:
The washing machine water supply lines, drain and dryer vent were unable to be tested due to being connected to the owner's appliances.

Light Fixture : Yes
Condition: Satisfactory

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Fireplace: Masonry, Wood Burning
Condition: Further Evaluation Required

Comment 82:
All fireplaces, chimneys and fuel burning stoves should be inspected by a certified technician before their first use and annually to ensure safety and proper function.

Figure 82-1

(Interior continued)

Comment 83:
The first floor fireplace has a hairline crack in the masonry firebox wall. Evaluation and repair by a licensed fireplace technician is required before use to ensure safety of the fireplace.

Figure 83-1

Figure 83-2

Interior Stairs:

Condition: Satisfactory

Comment 84:
Any stairs greater than 44" in width are required to have a graspable handrail on each side of the stairway.  Determine if this presents a safety issue for you and install a handrail if desired.

(Interior continued)

Figure 84-1

---

Comment 85:
All interior doors should be cut 1/2"to 3/4" above the finish floor to allow the air to transfer between rooms. Doors without appropriate clearance results in staining of the carpets from dust/debris, as well as overworking of the HVAC system. Cut the bottoms of all doors as necessary to allow proper air circulation.

Figure 85-1

Figure 85-2

(Interior continued)

Comment 86:
The ceiling/walls in several rooms have nail pops, corner bead or tape joint cracks, which over time could increase in size and/or become exposed.  The wallpaper in the basement bathroom is coming loose at the seams. (cosmetic)

Figure 86-1

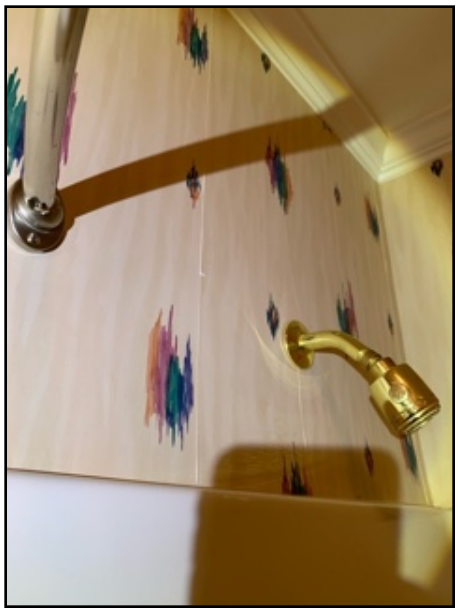


Figure 86-2

Comment 87:
The upstairs carpet is damaged/stained in multiple areas.  The evaluation of carpet and flooring is beyond the scope of a North Carolina home inspector and therefore any observations made or done so as a courtesy.

(Interior continued)

Figure 87-1

---

Comment 88:
Multiple areas of the interior were unable to be inspected due to obstruction by the owner's personal items.

---

Comment 89:
A section of the sheet rock ceiling in the tanning bed room is sagging and the raw seam is damaged. Further evaluation by a qualified professional is recommended.

(Interior continued)

Figure 89-1

---

Comment 90:
The wall/trim in the upstairs living room shows possible active water stains near the uphill side of the chimney. (To the right) Further evaluation and repair by a licensed contractor is recommended.

Figure 90-1

(Interior continued)

Comment 91:
The door leading to the upstairs, front right bedroom has shifted and a gap has developed at the top of the door. The function of the door has not been compromised. Monitor the door and if further shifting develops, adjusting the door may be required.

Figure 91-1

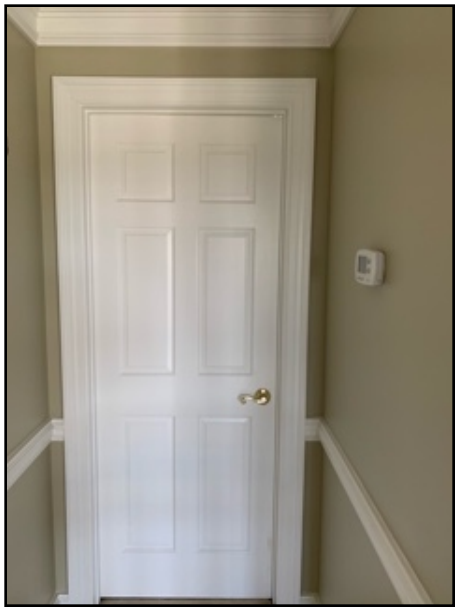


Figure 91-2

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

This report is prepared only for the customer listed on the title page of this report. This report should not be used by any other person, company, or entity for use in a real estate transaction with this address, unless express written consent by Pait Home Inspections of North Carolina, LLC. Conditions to this home may have changed since this inspection report was generated. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Do not rely on old information regarding this property. If you would like to arrange a re-inspection, please contact us at (919) 675-4095.