



**Alpha & Omega
Home Inspections, LLC**

"A wise man builds his house upon the Rock." Mat. 7:24

2992 Howell's Ferry Rd., Hickory Grove, SC 29717
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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Bob Smith

INSPECTION ADDRESS

511 Elm St., Gastonia, NC

INSPECTION DATE

1/13/2007 9:00 am to 12:30 pm

REPRESENTED BY:

Susie Homeseller
Century 21



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SUMMARY SECTION

Client: Bob Smith
Realtor: Susie Homeseller, Century 21
Inspection Address: 511 Elm St., Gastonia, NC
Inspection Date: 1/13/2007 Start: 9:00 am End: 12:30 pm
Inspected by: Joe Funderburk

The items or discoveries listed in the Summary Section indicate that these systems or components do not function as intended, adversely affects the habitability of the dwelling, requires repair or subsequent observation, or warrants further investigation by a qualified specialist. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service of the following items prior to close of escrow is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. Note: any locations given, such as "left front", are oriented as if facing the front of the house from the front yard. This inspection service reserves the right to amend the inspection report within 24 hours of completion.

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Exterior

Site & Other Observations

Landscaping Observations

Components and Conditions Needing Service

- 1.1 - Vegetation is in contact with the house siding, which may damage the siding and/or windows. Vegetation should be trimmed to prevent such damage.

Exterior Components

Outlets

Components and Conditions Needing Service

- 1.2 - One or more exterior outlets was missing a weather-proof cover or was not approved for outdoor use. Replacement with a weather-proof receptacle is recommended.
 - 1.3 - None of the exterior outlets were protected with ground fault circuit interrupters. GFCI receptacles have been required at outdoor locations since 1978 and they are recommended here as a life saving device.
-

Lights

Components and Conditions Needing Service

- 1.4 - We were not able to activate one or more motion sensing flood lights, which should be serviced or demonstrated to be functional.

Electrical

Components and Conditions Needing Service

- 1.5 - Non-metallic sheathed cable was not protected from damage. We recommend all electric cables within 7 feet of the floor or ground be protected within walls or approved conduit to prevent accidental damage to the conductors.



Windows

Components and Conditions Needing Service

- 1.6 - One or more windows were not adequately sealed to prevent water intrusion.

House and Trim Paint

Components and Conditions Needing Service

- 1.7 - Sections of the house trim need paint. Bare wood was exposed to the elements.

House Trim

Components and Conditions Needing Service

- 1.8 - The house trim needs sealant to prevent moisture intrusion (garage).

Exterior Doors

Components and Conditions Needing Service

- 1.9 - The threshold is not caulked or sealed at one or more exterior doors. Service is recommended to prevent deterioration to the wood door jambs.

Brick Wall Finish

House Wall Finish Observations

Components and Conditions Needing Service

- 1.10 - No weep holes were provided in the masonry veneer siding. Today's standards for new construction require weep holes (not less than 3/16" in diameter) every 33 inches. Flashing is required to direct water toward the weep holes. However, installation of weep holes after construction may cause more damage than benefit (if the flashing is not present it may be inconsequential and if the flashing is present, it may be damaged by drilling into the mortar). You should consult with a licensed and competent masonry contractor about this construction defect, its consequences, and the options (if any) for correction.

Structural

Raised Foundations

Crawl Space Ventilation

Components and Conditions Needing Service

- 3.1 - One or more foundation vents were closed. We recommend that vents remain open year round, except during extremely cold weather, to provide proper ventilation to the crawl space.

3.2 - One or more foundation vent wells was filled with mulch or debris, which restricts ventilation.

Moisture Barrier

Components and Conditions Needing Service

3.3 - No moisture barrier was installed to control crawl space moisture. Moisture barriers are recommended with the exception of crawl spaces where no adverse moisture conditions exist.

Decay Observations

Components and Conditions Needing Service

3.4 - Decay to the wood structures (band sill and/or floor joists and/or sub-floor and/or girders) at the perimeter of the crawl space was observed. Repair by a licensed general contractor is recommended. Note: it is important that the conditions that resulted in the decay be determined and corrected to prevent recurrence.



Fungi Observations

Components and Conditions Needing Service

3.5 - There is a high moisture content in the wood structures inside the crawl space (28%+ moisture was measured in some areas). Wood will decay at moisture levels > 28% and will support fungi growth at levels in the low-20s. Moderate to heavy fungi was observed in many areas of the floor joists. Because of the issues with high moisture content in the wood structures that result in fungi growth, it is recommended that a qualified individual: 1) remediate (kill) the fungi growing in the crawl space, 2) take appropriate measures to eliminate the environment conducive to future fungi growth, 3) eliminate the environment that will cause the wood to decay. The services of a mold remediation specialist and/or a crawl space specialist should be considered to achieve the desired results. Options to reduce the moisture levels include, but are not limited to, elimination of water intrusion into the crawl space, increasing ventilation, installation of a vapor barrier or installation of a humidistat controlled fan. Here's useful information from the EPA about fungi: <http://www.epa.gov/mold/moldresources.html>



- 3.6 - Fungi exists on the floor of the crawl space. It is recommended that a qualified individual: 1) remediate (kill) the fungi growing in the crawl space, 2) take appropriate measures to eliminate the environment conducive to future fungi growth. The services of a mold remediation specialist and/or a crawl space specialist should be considered to achieve the desired results. Options to reduce the moisture levels include, but are not limited to, elimination of water intrusion into the crawl space, increasing ventilation, installation of a vapor barrier or installation of a humidistat controlled fan. Here's useful information from the EPA about fungi: <http://www.epa.gov/mold/moldresources.html>



Electrical

Components and Conditions Needing Service

- 3.7 - There is an open electrical junction box within the crawlspace, which should be sealed so that any arcing or sparking would be contained within the box.



Attic

Primary Attic

Recessed Lights

Components and Conditions Needing Monitoring or Further Evaluation

- 4.1 - We were unable to confirm that the recessed lights are designed to be installed in ceilings surrounded by insulation (IC rated). Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made correctly during a home inspection as the manufacturer's label is often inside the light fixture assembly. It is recommended that a licensed electrician be engaged to verify the safety of the system.

Garage or Carport

Double-Car Garage

Outlets

Components and Conditions Needing Service

- 5.1 - One or more outlets should be upgraded to have ground fault protection, which is mandated by current standards for new construction and is an important safety feature. GFCI receptacles have been required in garages since 1978 and they are recommended here as a life saving device.

Plumbing

Electric Water Heaters

Water Heater Disconnect

Components and Conditions Needing Service

- 6.1 - There is no service disconnect at the electric water heater, which is required unless the unit is within fifty-feet and within the line of sight of the electrical panel. A disconnect is recommended for safety reasons.

Electrical

Main Panel

Main Panel Observations

Components and Conditions Needing Service

- 7.1 - The main panel did not have strain relief bushings at all wire entrances into the panel box.

Wiring Observations

Components and Conditions Needing Service

- 7.2 - One or more neutral wires are incorrectly connected under a single screw on the grounding or neutral bus bar, and should be serviced. (Unless the manufacturer states otherwise, bus bars are only designed for one current carrying conductor per terminating screw.)

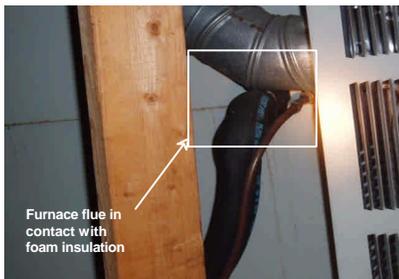
Heating & Air Conditioning

HVAC Split Systems

Vent Pipe

Components and Conditions Needing Service

- 9.1 - The furnace exhaust flue was in contact with or too close to combustible materials. The manufacturer of the vent (a "B-vent") recommends a minimum 1" clearance from combustible materials. This construction defect is considered a fire hazard. We recommend that repairs meeting the manufacturers specifications be conducted for fire safety reasons.



Gas Valve & Connector

Components and Conditions Needing Service

- 9.2 - A gas appliance connector passes through one or more HVAC cabinets; a practice which the manufacturer prohibits. The manufacturer of these devices states: "Do not conceal connector or run connector through enclosed outdoor BBQ pits, walls, partitions, floors or appliance panels."



Condensate Drainpipe

Components and Conditions Needing Service

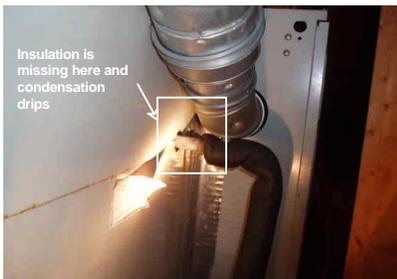
- 9.3 - The condensate drain(s) do not discharge sufficiently above grade. It will likely become clogged. Service to raise the condensate drain(s) is recommended.



Refrigerant Lines

Components and Conditions Needing Service

- 9.4 - Insulation is missing from the refrigerant line at the evaporator coil. The condition will allow condensation to form and drip, which may cause corrosion to the drip pan or other metal components or damage the ceiling or floor below. Insulation should be installed where missing.



- 9.5 - Insulation on the A/C refrigerant line is deteriorated or incomplete outside the house at the condenser. Replacement of insulation is recommended for operational efficiency.

Metal Ducting

Components and Conditions Needing Monitoring or Further Evaluation

- 9.6 - A drain pan was beneath an HVAC duct for an unknown reason. There is evidence of water having been in the pan, but it was dry at the time of the inspection. We recommend that you monitor the system during periods of AC usage and if water leaks from the duct you should contact an HVAC contractor.



Fireplace & Chimney

Den

Vent Free Gas Logs

Components and Conditions Needing Service

10.1 - No gas shut-off valve was observed. A gas shut-off valve, separate from and within 6 feet of the appliance, should be installed for safety reasons.

Living Areas

Main Entry

Dual-Glazed Windows

Components and Conditions Needing Service

11.1 - A window is within two feet of the entrance door and could not be verified as being tempered or safety-glazed. Replacement with tempered glass or safety glass is recommended for safety reasons.

Rear Entry

Walls & Ceiling

Components and Conditions Needing Monitoring or Further Evaluation

11.2 - There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further. The ceiling was dry at the time of the inspection.

Den

Outlets

Components and Conditions Needing Service

11.3 - One or more receptacles was loose in the wall and should be serviced.

Finished Basement

Outlets

Components and Conditions Needing Service

11.4 - One or more receptacles was loose in the wall and should be serviced.

Bedrooms

Master Bedroom

Outlets

Components and Conditions Needing Service

12.1 - One or more receptacles was loose in the wall and should be serviced.

Right Center Bedroom

Outlets

Components and Conditions Needing Service

12.2 - One or more receptacles was loose in the wall and should be serviced.

Upstairs Front Right Bedroom

Outlets

Components and Conditions Needing Service

12.3 - One or more receptacles was loose in the wall and should be serviced.

Bathrooms

Master Bathroom

Outlets

Components and Conditions Needing Service

13.1 - The outlets should be upgraded to have ground-fault protection. GFCI receptacles have been required in bathrooms since 1975.

Hydro-Spa

Components and Conditions Needing Service

13.2 - There are open grout-joints between the tub and tiles that should be sealed to prevent moisture damage.

Guest Bedroom Bathroom

Outlets

Components and Conditions Needing Service

13.3 - The outlets should be upgraded to have ground-fault protection. GFCI receptacles have been required in bathrooms since 1975.

Toilet

Components and Conditions Needing Service

13.4 - The toilet is loose, and should be secured. Loose toilets may eventually leak and cause floor damage. No leaks were observed here yet, however.

Tub-Shower

Components and Conditions Needing Service

13.5 - The tub stopper is missing or incomplete, and should be repaired or replaced.

Downstairs Hall Bathroom

Outlets

Components and Conditions Needing Service

13.6 - The outlets should be upgraded to have ground-fault protection. GFCI receptacles have been required in bathrooms since 1975.

Kitchen

Kitchen

Inspection Address: 511 Elm St., Gastonia, NC
Inspection Date/Time: 1/13/2007 9:00 am to 12:30 pm

Outlets

Components and Conditions Needing Service

14.1 - Not all of the kitchen counter receptacles were provided with ground-fault protection. We recommend upgrading all receptacles to have ground fault protection, which is required by current standards for new construction. GFCI receptacles are life saving devices. GFCI receptacles have been required within 6 feet of the sink since 1987 and at all kitchen counter receptacles since 1996.

GENERAL INFORMATION

Inspection Address: 511 Elm St., Gastonia, NC
Inspection Date: 1/13/2007 Time: 9:00 am to 12:30 pm
Weather: Partly Cloudy - Temperature at time of inspection: 65 Degrees

Inspected by: Joe Funderburk

Client Information: Bob Smith
123 Oak St., Charlotte, NC 28216

Buyer's Agent: Century 21
Susie Homeseller
Email: susie@century21.com

Structure Type: Brick
Furnished: Yes
Number of Stories: Two

Estimated Year Built: 1997
Unofficial Sq.Ft.: 2744

People on Site At Time of Inspection: Buyer(s)
Seller(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of Alpha & Omega Home Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Alpha & Omega Home Inspections, LLC and supercede any alleged oral comments. We inspect all of the systems, components, and conditions described in accordance with the Standards of Practice (SOP) of the National Association of Certified Home Inspectors (NACHI) and the SOP of NC or SC as appropriate (all above referenced SOPs are available on our website), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed before the close of escrow by licensed specialists, who may identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Sample Report

SCOPE OF WORK

You have contracted with Alpha & Omega Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by NC, SC, and the National Association of Certified Home Inspectors (NACHI), a copy of which is available upon request and on our website. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use today, lead pipes could be present in any home built as recently as the 1940s. Although lead-based house paint has long since been taken off the market, children living in older homes are threatened by chipping or peeling lead paint, or excessive amounts of lead-contaminated dust. More than 80 percent of homes built before 1978 contain lead paint. Even at low levels, lead poisoning in children can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems. Pregnant women poisoned by lead can transfer lead to a developing baby, resulting in adverse developmental effects. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is expensive. More information can be obtained at: <http://www.epa.gov/opptintr/lead/index.html>.

There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that you may deem prudent before the close of escrow.

Section 1.0 - Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, handrails, guardrails, carports and garages, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, unless prior arrangements are made we do not evaluate any detached structures such as detached garages, storage sheds, fences, stables, etc. The exterior inspection is an attempt to identify all visual defects, but it is not a board-by-board/brick-by-brick exterior inspection and we do not guarantee that every single instance of an exterior defect will be identified. Unless prior arrangements are made, we do not test drinking water quality. We do not evaluate underground drainage systems, underground storage tanks, or anything underground. We do not evaluate any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not generally comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Regarding wood decay, if we identify it we do so by actual probing of the wood. Finally, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Landscaping Observations

Informational Conditions

1.1 - There are tree limbs overhanging the residence that should be trimmed or monitored to insure that they do not impact or damage the roof or its components.

Components and Conditions Needing Service

1.2 - Vegetation is in contact with the house siding, which may damage the siding and/or windows. Vegetation should be trimmed to prevent such damage.

Auxiliary Structures

Informational Conditions

1.3 - An outbuilding on the property was not inspected.

Exterior Components

General Comments

Informational Conditions

1.4 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

1.5 - There are predictable cracks in the driveway that would not necessarily need to be serviced.

Walkways

Functional Components and Conditions

1.6 - The walkways are in acceptable condition.

Outlets

Components and Conditions Needing Service

1.7 - One or more exterior outlets was missing a weather-proof cover or was not approved for outdoor use. Replacement with a weather-proof receptacle is recommended.

1.8 - None of the exterior outlets were protected with ground fault circuit interrupters GFCI receptacles have been required at outdoor locations since 1978 and they are recommended here as a life saving device.

Lights

Components and Conditions Needing Service

1.9 - We were not able to activate one or more motion sensing flood lights, which should be serviced or demonstrated to be functional.

Electrical

Components and Conditions Needing Service

1.10 - Non-metallic sheathed cable was not protected from damage. We recommend all electric cables within 7 feet of the floor or ground be protected within walls or approved conduit to prevent accidental damage to the conductors.

Windows

Informational Conditions

1.11 - The windows are the wood double-glazed insulated type.

Components and Conditions Needing Service

1.12 - One or more windows were not adequately sealed to prevent water intrusion.

Screens

Informational Conditions

1.13 - One or more of the window screens are missing and you may wish to have them installed.

House and Trim Paint

Components and Conditions Needing Service

1.14 - Sections of the house trim need paint. Bare wood was exposed to the elements.

House Trim

Components and Conditions Needing Service

1.15 - The house trim needs sealant to prevent moisture intrusion (garage).

Exterior Doors

Components and Conditions Needing Service

1.16 - The threshold is not caulked or sealed at one or more exterior doors. Service is recommended to prevent deterioration to the wood door jambs.

Porches

Functional Components and Conditions

1.17 - One or more porches were present and were in acceptable condition.

Informational Conditions

1.18 - Due to the low height of the porch or because it was enclosed, the joists, ledgers, and supporting beams could not be evaluated.

Patios

Functional Components and Conditions

1.19 - The patio(s) appear to be in acceptable condition.

Brick Wall Finish

House Wall Finish Observations

Components and Conditions Needing Service

1.20 - No weep holes were provided in the masonry veneer siding. Today's standards for new construction require weep holes (not less than 3/16" in diameter) every 33 inches. Flashing is required to direct water toward the weep holes. However, installation of weep holes after construction may cause more damage than benefit (if the flashing is not present it may be inconsequential and if the flashing is present, it may be damaged by drilling into the mortar). You should consult with a licensed and competent masonry contractor about this construction defect, its consequences, and the options (if any) for correction.

Section 2.0 - Roof & Gutters

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. In fact, the material on the majority of pitched roofs is not designed to be waterproof but only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. We do not confirm that the roof was installed according to the manufacturer's instructions. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

2.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. Most of these roof materials are warranted by manufacturers to last from twenty to thirty years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

2.2 - We evaluated the roof and its components by walking on its surface.

Style

Informational Conditions

2.3 - The house has a gable roof.

Number of Layers

Informational Conditions

2.4 - The roof is composed of one layer of shingles.

Other Flashings

Functional Components and Conditions

2.5 - Roof penetrations and their flashings are in acceptable condition.

Roof Observations

Informational Conditions

2.6 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Section 3.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are

not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Regarding wood decay, if we identify it we do so by actual probing of the wood.

Raised Foundations

General Comments

Informational Conditions

3.1 - This residence has a raised foundation, commonly called a crawl space. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Method of Evaluation

Informational Conditions

3.2 - We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Crawl Space Entrance

Informational Conditions

3.3 - The crawl space entrance is located in the basement.

Foundation Piers

Informational Conditions

3.4 - Foundation supporting piers were concrete masonry units (CMUs) and appeared to be in satisfactory condition.

Foundation Wall Materials

Informational Conditions

3.5 - The foundation walls are concrete block.

Crawl Space Ventilation

Components and Conditions Needing Service

3.6 - One or more foundation vents were closed. We recommend that vents remain open year round, except during extremely cold weather, to provide proper ventilation to the crawl space.

3.7 - One or more foundation vent wells was filled with mulch or debris, which restricts ventilation.

Moisture Barrier

Components and Conditions Needing Service

3.8 - No moisture barrier was installed to control crawl space moisture. Moisture barriers are recommended with the exception of crawl spaces where no adverse moisture conditions exist.

Decay Observations

Components and Conditions Needing Service

3.9 - Decay to the wood structures (band sill and/or floor joists and/or sub-floor and/or girders) at the perimeter of the crawl space was observed. Repair by a licensed general contractor is recommended.

Note: it is important that the conditions that resulted in the decay be determined and corrected to prevent recurrence.

Fungi Observations

Components and Conditions Needing Service

3.10 - There is a high moisture content in the wood structures inside the crawl space (28%+ moisture was measured in some areas). Wood will decay at moisture levels > 28% and will support fungi growth at levels in the low-20s. Moderate to heavy fungi was observed in many areas of the floor joists. Because of the issues with high moisture content in the wood structures that result in fungi growth, it is recommended that a qualified individual: 1) remediate (kill) the fungi growing in the crawl space, 2) take appropriate measures to eliminate the environment conducive to future fungi growth, 3) eliminate the environment that will cause the wood to decay. The services of a mold remediation specialist and/or a crawl space specialist should be considered to achieve the desired results. Options to reduce the moisture levels include, but are not limited to, elimination of water intrusion into the crawl space, increasing ventilation, installation of a vapor barrier or installation of a humidistat controlled fan. Here's useful information from the EPA about fungi: <http://www.epa.gov/mold/moldresources.html>

3.11 - Fungi exists on the floor of the crawl space. It is recommended that a qualified individual: 1) remediate (kill) the fungi growing in the crawl space, 2) take appropriate measures to eliminate the environment conducive to future fungi growth. The services of a mold remediation specialist and/or a crawl space specialist should be considered to achieve the desired results. Options to reduce the moisture levels include, but are not limited to, elimination of water intrusion into the crawl space, increasing ventilation, installation of a vapor barrier or installation of a humidistat controlled fan. Here's useful information from the EPA about fungi: <http://www.epa.gov/mold/moldresources.html>

Floor Insulation

Functional Components and Conditions

3.12 - The floor insulation is in acceptable condition.

Electrical

Components and Conditions Needing Service

3.13 - There is an open electrical junction box within the crawlspace, which should be sealed so that any arcing or sparking would be contained within the box.

Structural Elements

Identification of Wall Structure

Informational Conditions

3.14 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

3.15 - The floor structure consists of a poured slab that could include reinforcing steel.

3.16 - The floor structure consists of piers, girders and joists sheathed with plywood or oriented strand board (OSB).

Identification of Ceiling Structure

Informational Conditions

3.17 - The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

3.18 - The roof structure is conventionally framed with rafters, purlins, collar-ties, etc., with sheathing of plywood or OSB.

Basement

General Comments

Informational Conditions

3.19 - This residence has a basement foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Basement Foundation Type

Informational Conditions

3.20 - The foundation is built over a basement and should meet commonly accepted standards. However, you may wish to have this confirmed by a specialist.

Basement Observations

Informational Conditions

3.21 - The basement is accessible and in acceptable condition.

Section 4.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

4.1 - The attic can be accessed through a pull-down ladder in the hall.

Attic Entrance

Informational Conditions

4.2 - No insulation was provided on the top side of the drop-down stairs. You may want to insulate the stairs or install a zippered enclosure for thermal efficiency.

Method of Evaluation

Informational Conditions

4.3 - We evaluated the attic by direct access.

Framing

Functional Components and Conditions

4.4 - The visible portions of the roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Informational Conditions

4.5 - Ventilation appears to be adequate.

Recessed Lights

Components and Conditions Needing Monitoring or Further Evaluation

4.6 - We were unable to confirm that the recessed lights are designed to be installed in ceilings surrounded by insulation (IC rated). Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made correctly during a home inspection as the manufacturer's label is often inside the light fixture assembly. It is recommended that a licensed electrician be engaged to verify the safety of the system.

Blown-in fiberglass insulation

Informational Conditions

4.7 - The attic is insulated with approximately 12 inches of blown-in fiberglass insulation.

Section 5.0 - Garage or Carport

Unless prior arrangements were made, this inspection includes attached garages and carports only. It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Outlets

Components and Conditions Needing Service

5.1 - One or more outlets should be upgraded to have ground fault protection, which is mandated by current standards for new construction and is an important safety feature. GFCI receptacles have been required in garages since 1978 and they are recommended here as a life saving device.

Lights

Functional Components and Conditions

5.2 - The lights are functional, and do not need service at this time.

Automatic Opener

Informational Conditions

5.3 - The garage door opener is functional, but it does not auto-reverse on contact with an obstruction. The mechanism is either absent or it may need to be adjusted.

Slab Floor

Functional Components and Conditions

5.4 - The visible portions of the slab floor are in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Firewall Separation

Functional Components and Conditions

5.5 - The firewall separating the garage from the residence is functional.

Section 6.0 - Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. We do not inspect toilet supply plumbing to ensure they are provided with cold, and not hot, water. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five

pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern PVC (poly-vinyl chloride) and ABS [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern PVC and ABS drains are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. Finally, because of the damage that could result to flooring systems from "destructive testing" for which we may be held liable, we do not test the overflow drains for bathtubs or shower pans.

Potable Water Supply Pipes

Water Source

Informational Conditions

6.1 - The water source is public.

Functional Flow

Functional Components and Conditions

6.2 - The water pressure provides functional flow if multiple faucets are open simultaneously.

Water Main Shut-off Location

Informational Conditions

6.3 - There is no apparent shut-off valve at the residence to facilitate an emergency shut-off, which means that the water would have to be turned off at the street with a large specialized tool called a plumber's key.

Exterior Faucets

Functional Components and Conditions

6.4 - Exterior faucets were provided.

Informational Conditions

6.5 - One or more exterior faucets was not equipped with back-flow prevention. Anti-siphon devices are recommended to prevent suctioning non-potable water into the drinking water system if the house pressure suddenly drops.

Copper Water Pipes

Functional Components and Conditions

6.6 - The residence is served by copper potable water pipes that are in satisfactory condition.

Vent Piping System

Type of Material

Informational Conditions

6.7 - The visible portions of the vent pipes are modern PVC material.

Waste & Drainage Systems

Septic Tank System

Informational Conditions

6.8 - This property is served by a private waste system that we do not have the expertise to inspect, and you should consider having it evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Functional Flow

Functional Components and Conditions

6.9 - Based on industry recommended water tests, the main drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electric Water Heaters

General Comments

Informational Conditions

6.10 - There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Water Heater Age

Informational Conditions

6.11 - The manufactured date of the water heater is estimated to be: 1996.

Capacity

Informational Conditions

6.12 - Hot water is provided by a 40 gallon water heater.

Location

Informational Conditions

6.13 - The water heater is located in the basement.

Water Heater Disconnect

Components and Conditions Needing Service

6.14 - There is no service disconnect at the electric water heater, which is required unless the unit is within fifty-feet and within the line of sight of the electrical panel. A disconnect is recommended for safety reasons.

Section 7.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we may only test a representative number of switches and outlets. Obviously, if a residence is furnished we will obviously not be able to test each one. We do not guarantee that we will be able to determine the function or purpose for every switch. We do not perform load-calculations to determine if the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. We typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but potentially life saving safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. We test GFCI's using professional electrical instruments or by using the provided test button provided on the device itself. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we recommend installing them at every circuit as a prudent safety feature.

Service Entrance

Service Entrance Observations

Informational Conditions

7.1 - The main conductor lines are underground. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Main Panel

Panel Size & Location

Informational Conditions

7.2 - The service entrance amperage is 200 amps.

7.3 - The main panel is located inside the garage.

Grounding

Informational Conditions

7.4 - A grounding electrode conductor was visible but the connection to a ground rod could not be observed, which is not unusual. The rod may or may not exist, and if present a good connection may or may not be exist. However, we pulled on the conductor and it seemed to be well connected to a driven rod.

Conductor Types

Informational Conditions

7.5 - Conductor material was copper on small amperage branch circuits.

7.6 - Conductor material was stranded aluminum on large amperage circuits.

Main Panel Observations

Components and Conditions Needing Service

7.7 - The main panel did not have strain relief bushings at all wire entrances into the panel box.

Wiring Observations

Components and Conditions Needing Service

7.8 - One or more neutral wires are incorrectly connected under a single screw on the grounding or neutral bus bar, and should be serviced. (Unless the manufacturer states otherwise, bus bars are only designed for one current carrying conductor per terminating screw.)

Section 8.0 - Smoke Alarm

Generally speaking and by today's standards, it is recommended that a smoke detector be located inside of each bedroom and one outside of bedrooms. On multi-level homes, they should be interconnected. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information. Inspection of smoke detector locations and inter-connectivity are not included in this home inspection. Since smoke detectors are often monitored by security systems, smoke detectors are not tested in homes with any type of security system. Since we cannot be sure if a security system is active or monitored, the detectors are not tested at all where such a system exists. The client should ensure that all smoke detectors operate properly. Routine testing of smoke detectors after your home purchase is recommended along with annual battery changes. Presence and operation of Carbon Monoxide alarms are not covered by this inspection, but they are recommended where gas and wood burning appliances and devices exist, in homes with garages, and in multi-family units with garages.

Smoke Detectors

General Comments

Informational Conditions

8.1 - Smoke detectors were provided but were not tested because the house is equipped with a security system and the smoke detectors may trigger a dispatch of the fire department. You should ensure the proper operation of all smoke detectors on the first day of occupancy.

8.2 - Smoke alarms were not provided in all bedrooms, as required by today's standards for new construction.

Section 9.0 - Heating & Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a

sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Additionally, any system that the current owner cannot demonstrate its service within the previous year should be evaluated by a HVAC contractor prior to close of escrow, particularly if the unit is nearing the end of its expected life span. Consistent with the Standards of Practice, our service does not include an evaluation of thru-wall or thru-window air-conditioning units. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.

HVAC Split Systems

Dates of Manufacturer

Informational Conditions

9.1 - The manufactured date of the A/C condensing coil is 1996. (Unless specifically stated on the data plate, ages are estimates based on the serial numbers--you should contact the manufacturer if you have any questions.)

9.2 - The manufactured date of the furnace is 1996. (Unless specifically stated on the data plate, ages are estimates based on the serial numbers--you should contact the manufacturer if you have any questions.)

Manufacturer Name

Informational Conditions

9.3 - The manufacturer of the A/C system is Inter-City Products.

9.4 - The manufacturer of the furnace system is Inter-City Products.

Location

Informational Conditions

9.5 - Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the attic and a condensing coil that is located at the left side of the house.

Fuel Type

Informational Conditions

9.6 - The heating system energy source is natural gas

9.7 - The cooling system energy source is electric.

BTUs

Informational Conditions

9.8 - The central air-conditioning system BTUs, a measure of cooling capacity, are: 60,000.

9.9 - The heating system BTUs, a measure of heating capacity, are: 125,000.

Furnace

Functional Components and Conditions

9.10 - The furnace was functional and achieved an acceptable temperature after approximately 15 minutes.

Differential Temperature Readings

Functional Components and Conditions

9.11 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of fourteen degrees or more.

Vent Pipe

Components and Conditions Needing Service

9.12 - The furnace exhaust flue was in contact with or too close to combustible materials. The manufacturer of the vent (a "B-vent") recommends a minimum 1" clearance from combustible materials. This construction defect is considered a fire hazard. We recommend that repairs meeting the manufacturers specifications be conducted for fire safety reasons.

Gas Valve & Connector

Components and Conditions Needing Service

9.13 - A gas appliance connector passes through one or more HVAC cabinets; a practice which the manufacturer prohibits. The manufacturer of these devices states: "Do not conceal connector or run connector through enclosed outdoor BBQ pits, walls, partitions, floors or appliance panels."

Condensate Drainpipe

Components and Conditions Needing Service

9.14 - The condensate drain(s) do not discharge sufficiently above grade. It will likely become clogged. Service to raise the condensate drain(s) is recommended.

Refrigerant Lines

Components and Conditions Needing Service

9.15 - Insulation is missing from the refrigerant line at the evaporator coil. The condition will allow condensation to form and drip, which may cause corrosion to the drip pan or other metal components or damage the ceiling or floor below. Insulation should be installed where missing.

9.16 - Insulation on the A/C refrigerant line is deteriorated or incomplete outside the house at the condenser. Replacement of insulation is recommended for operational efficiency.

Flexible Ducting

Informational Conditions

9.17 - The visible portions of the flexible ducts have no apparent deficiencies.

Metal Ducting

Components and Conditions Needing Monitoring or Further Evaluation

9.18 - A drain pan was beneath an HVAC duct for an unknown reason. There is evidence of water having been in the pan, but it was dry at the time of the inspection. We recommend that you monitor the system during periods of AC usage and if water leaks from the duct you should contact an HVAC contractor.

Section 10.0 - Fireplace & Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys. With regard to gas logs, we do not open gas valves, light pilot lights or gas appliances. Normally, only gas logs that are controlled by a wall switch are operated because others

require opening valves associated with the logs, even if a pilot light is lit. Please note that we recommend a smoke alarm and carbon monoxide detector whenever a wood or gas fireplace is present.

Den

Vent Free Gas Logs

Functional Components and Conditions

10.1 - The gas logs were tested and were functional.

Informational Conditions

10.2 - According to today's standards, manufactured fireplace clearances are determined by the manufacturer. The buyer should consult the manufacturer's manual or otherwise contact the manufacturer to determine if the clearances are adequate. Gas cutoffs are acceptable inside a gas fireplace firebox, if the manufacturer approves it. Consult the manufacturer's operator's manual prior to operation of gas logs.

Components and Conditions Needing Service

10.3 - No gas shut-off valve was observed. A gas shut-off valve, separate from and within 6 feet of the appliance, should be installed for safety reasons.

Hearth

Informational Conditions

10.4 - The hearth is in acceptable condition.

Mantle

Informational Conditions

10.5 - The fireplace mantle is in acceptable condition.

Section 11.0 - Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which may be of concern to you; if so you should seek the services of a specialist. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

11.1 - We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas. Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

11.2 - Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.

Main Entry

Dual-Glazed Windows

Components and Conditions Needing Service

11.3 - A window is within two feet of the entrance door and could not be verified as being tempered or safety-glazed. Replacement with tempered glass or safety glass is recommended for safety reasons.

Rear Entry

Walls & Ceiling

Components and Conditions Needing Monitoring or Further Evaluation

11.4 - There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further. The ceiling was dry at the time of the inspection.

Den

Outlets

Components and Conditions Needing Service

11.5 - One or more receptacles was loose in the wall and should be serviced.

Finished Basement

Outlets

Components and Conditions Needing Service

11.6 - One or more receptacles was loose in the wall and should be serviced.

Section 12.0 - Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually and physically accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate accessible windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Outlets

Components and Conditions Needing Service

12.1 - One or more receptacles was loose in the wall and should be serviced.

Doors

Informational Conditions

12.2 - The double cylinder deadbolt on the exterior door could prevent or impede an emergency exit, and should be replaced with a safer latch type.

Right Center Bedroom

Outlets

Components and Conditions Needing Service

12.3 - One or more receptacles was loose in the wall and should be serviced.

Upstairs Front Right Bedroom

Outlets

Components and Conditions Needing Service

12.4 - One or more receptacles was loose in the wall and should be serviced.

Section 13.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Outlets

Components and Conditions Needing Service

13.1 - The outlets should be upgraded to have ground-fault protection. GFCI receptacles have been required in bathrooms since 1975.

Hydro-Spa

Functional Components and Conditions

13.2 - The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

Components and Conditions Needing Service

13.3 - There are open grout-joints between the tub and tiles that should be sealed to prevent moisture damage.

Guest Bedroom Bathroom

Outlets

Components and Conditions Needing Service

13.4 - The outlets should be upgraded to have ground-fault protection. GFCI receptacles have been required in bathrooms since 1975.

Toilet

Components and Conditions Needing Service

13.5 - The toilet is loose, and should be secured. Loose toilets may eventually leak and cause floor damage. No leaks were observed here yet, however.

Tub-Shower

Components and Conditions Needing Service

13.6 - The tub stopper is missing or incomplete, and should be repaired or replaced.

Exhaust Fan

Informational Conditions

13.7 - No exhaust fan was provided. If a window is present, an exhaust fan is not required. However, it is generally recommended to remove moisture from the room when opening a window is not practical and you may want to consider having one installed.

Downstairs Hall Bathroom

Outlets

Components and Conditions Needing Service

13.8 - The outlets should be upgraded to have ground-fault protection. GFCI receptacles have been required in bathrooms since 1975.

Section 14.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, freezers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Appliances Present

Functional Components and Conditions

14.1 - All kitchen appliances were functional.

Informational Conditions

14.2 - The kitchen contains an electric range (stove and oven combo).

14.3 - The kitchen contains a range exhaust hood (re-circulating).

14.4 - The kitchen contains a garbage disposal.

14.5 - The kitchen contains a dishwasher.

14.6 - The kitchen contains a built-in microwave.

Kitchen Water Temperature

Informational Conditions

14.7 - The temperature of the hot water at the kitchen sink was 111 to 119 degrees F. and you may want to adjust the temperature to 120 - 125 F.

Outlets

Components and Conditions Needing Service

14.8 - Not all of the kitchen counter receptacles were provided with ground-fault protection. We recommend upgrading all receptacles to have ground fault protection, which is required by current standards for new construction. GFCI receptacles are life saving devices. GFCI receptacles have been required within 6 feet of the sink since 1987 and at all kitchen counter receptacles since 1996.

Cabinets

Informational Conditions

14.9 - The cabinets are functional, and do not have any significant damage.

Sink & Countertop

Informational Conditions

14.10 - An open seam between the sink and the counter top needs to be caulked or re-grouted to forestall moisture intrusion.

Section 17.0 - Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Basement Stairs

No Recommended Service

Functional Components and Conditions

17.1 - We have evaluated the basement stairs and landing, and found them to be in acceptable condition.

Stairs to Upper Level

No Recommended Service

Functional Components and Conditions

17.2 - We have evaluated the stairs and landing, and found them to be in acceptable condition.

Section 18.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are a few things of which you should be aware. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. Finally, to prevent fires associated with clogged dryer vents, you should make sure that the portion of the vent inside the house is not kinked. Smooth-wall metal dryer vents are highly recommended, but at a minimum any plastic corrugated vents should be replaced with metal types approved for use as dryer vents.

Laundry Room or Area

Location

Informational Conditions

18.1 - The laundry area or room is located in an upstairs hallway.

Drain Pan

Informational Conditions

18.2 - We could not confirm that the drain pan beneath the washer was plumbed. Although not required, whenever structural damage may result from an overflow, we recommend a pan with a plumbed drain and you may wish to verify that one is present.

Dryer Vent

Informational Conditions

18.3 - Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

18.4 - The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard. Inspection of the vent every 6 to 12 months is recommended to ensure it is not clogged.

Section 19.0 - General Information

The following information is not relevant to any specific room or system.

Notes for Buyer

Furnished Residence

Informational Conditions

19.1 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

General Room Conditions

Informational Conditions

19.2 - Unless otherwise noted, no significant defects were observed associated with the visible house walls, floors, and ceilings.

Section 20.0 - Mandated Disclosures

In accordance with State Standards of Practice (SOP) requirements, we have to report to you the following information about the absence of various components.

SOP Disclosures

Chimney Presence

Informational Conditions

20.1 - A chimney was not present at this house.

Wood deck

Informational Conditions

20.2 - A wood deck was not present at this house.

Balcony Presence

Informational Conditions

20.3 - A balcony was not present at this house

Storm doors

Informational Conditions

20.4 - Storm doors were not present at this house.

Skylights

Informational Conditions

20.5 - Skylights were not present at this house.

AFTER THE INSPECTION

Future Repairs - All repairs should be conducted by state licensed contractors. Whether the seller is making the arrangements for repairs or the buyer, the client is advised to ensure that all repairs were indeed performed by a state licensed contractor. Some repairs are difficult to verify that they were performed at all. You should consider demanding that all repairs be itemized by the contractor on their company letterhead, including their contact information. The documentation the contractor provides should include the contractor's license number. This will help to provide assurance that the repairs were conducted by a competent individual and will provide you with the information you need to follow-up with the contractor long after the close of escrow, if you choose.

A Word About Contractors - A common source of dissatisfaction with home inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this house inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that the previous owner's belongings were stored everywhere (especially in garages), making things inaccessible; or that the air conditioning could not be turned on because it was 40° outside; or that the heat could not be adequately tested because it was 90° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the home inspection process. We are only documenting the condition of the home at the time of the inspection.

A destructive or invasive examination - The home inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the dwelling, you did not own the property. You cannot authorize the disassembly or destruction of what does not belong to you. Now, if we spent half an hour under the kitchen sink, twisting valves and pulling on piping, or an hour disassembling the furnace, we'd may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it is not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Home inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists.

Outside the scope of the inspection - As the Limitations and Agreement letter you signed indicates, there are some items that are just not addressed. We are regulated by both North and South Carolina and there are certain items we are required to inspect. We comply with those regulations and we often go beyond the requirements and report on more than is required. However, we do not report on all items associated with a home. Please see the Limitations and Agreement for more information (it is provided in this report).

The inspection is not technically exhaustive - If you would like a technically exhaustive inspection, we can arrange to have a general contractor, a structural engineer, an electrical engineer, a geo-technical engineer, and others to assist us with the inspection. The inspection would take days. The cost of this inspection would be approximately \$10,000.

AFFILIATIONS AND CERTIFICATIONS

SC License # 2240

NC License # 1736

National Association of Certified Home Inspectors (NACHI) member number: NACHI05120170

REPORT CONCLUSION

511 Elm St., Gastonia, NC

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

In His Service,



INDEX

GENERAL INFORMATION	1
SCOPE OF WORK	2
Exterior	4
Site & Other Observations	4
Exterior Components	4
Brick Wall Finish	6
Roof & Gutters	6
Composition Shingle Roof	7
Structural	7
Raised Foundations	8
Structural Elements	9
Basement	10
Attic	11
Primary Attic	11
Garage or Carport	12
Double-Car Garage	12
Plumbing	12
Potable Water Supply Pipes	13
Vent Piping System	14
Waste & Drainage Systems	14
Electric Water Heaters	14
Electrical	15
Service Entrance	15
Main Panel	15
Smoke Alarm	16
Smoke Detectors	16
Heating & Air Conditioning	16
HVAC Split Systems	17
Fireplace & Chimney	18
Den	19
Living Areas	19
Indoor Environmental Issues	20
Main Entry	20
Rear Entry	20
Den	20
Finished Basement	20
Bedrooms	21
Master Bedroom	21
Right Center Bedroom	21
Upstairs Front Right Bedroom	21
Bathrooms	21
Master Bathroom	21
Guest Bedroom Bathroom	22
Downstairs Hall Bathroom	22
Kitchen	22
Kitchen	23
Stairs	23
Basement Stairs	23
Stairs to Upper Level	24
Laundry	24

Inspection Address: 511 Elm St., Gastonia, NC
Inspection Date/Time: 1/13/2007 9:00 am to 12:30 pm

Laundry Room or Area	24
General Information	24
Notes for Buyer	25
Mandated Disclosures	25
SOP Disclosures	25
AFTER THE INSPECTION	26
Certifications and Affiliations	27
Report Conclusion	28