



**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

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SC License #: 1736 / NC License #: 2240 / International Code Council Certified

Confidential Inspection Report

Prepared For: Sandy Beach

Property Address: 328 Elm St. York, SC 29745



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FEES FOR SERVICES

Alpha & Omega Home Inspections, LLC
2992 Howell's Ferry Rd.
Hickory Grove, SC 29717
704-351-1776
www.aohomeinspection.com
Inspected By: Joe Funderburk

Inspection Date: 4/7/2016
Report ID: Worst new Home Sample

Customer Info:	Inspection Property:
Sandy Beach	328 Elm St. York SC 29745
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	450.00	1	450.00
Radon Test	150.00	1	150.00
Inspection Discount	-10.00	1	-10.00

Tax \$0.00

Total Price \$590.00

Payment Method: Cash

Payment Status: Paid at time of inspection

Note: Thank you for your business and prompt payment!

Note: Payment is due within 45 days from the inspection date. A late charge of 1.5% per month (18% per annum) shall be added thereto after 45 days. In the event it is necessary to place this account in the hands of an attorney for collection, and whether or not suit is brought hereon, you shall be responsible for all costs of collection including reasonable attorney fees.

Date: 4/7/2016	Time: 4:30 PM	Report ID: Worst new Home Sample
Property: 328 Elm St. York SC 29745	Customer: Sandy Beach	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace or Investigate (RR) = The item, component or unit is not functioning as intended, adversely affects the habitability of the dwelling, requires repair or subsequent observation, or warrants further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Customer & agent partially present

Type of building:
Single Family (2 story)

Type of Inspection:
Complete home inspection

Approx. age of building:
New Construction

Home furnished:
No

Temperature:
65 to 70 degrees

Weather:
Partly Cloudy

Recent rain history:
Rained in the last 24 hours

Ground/Soil surface condition:
Damp

Any locations given, such as "left front", are oriented as if looking at the house from the front yard.

A *hammer* symbol beside a report statement means the system or component does not function as intended, adversely affects the habitability of the dwelling, requires further evaluation, or requires subsequent evaluation by a qualified specialist and it will be summarized in the report Summary Section.

Please Note: The observations and opinions expressed within this report are those of Alpha & Omega Home Inspections, LLC and supersede any alleged oral comments. Only the individual who hired the inspector may rely on this report. Anyone else who relies on this report does so without our permission and at their own peril. 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 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. If any building component has two or more defects we strongly recommend that the entire system in question be further evaluated and repaired by the appropriate licensed contractor before the close of escrow or

contingency period. Photos, where included, are to be considered examples of defects and do not necessarily identify every instance of a defect to that component (illustrating two holes in siding, for example, does not mean that only two holes exist).

Scope of The Inspection

You have contracted with Alpha & Omega Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by NC or SC, copies of which is available 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 or pest infestation, which is the responsibility of a licensed exterminator. Reading contractor blueprints, research on product recalls or notices of any kind are not part of this inspection.

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 <http://www.epa.gov/iaq/pubs/insidest.html>.

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. We are members of the International Association of Indoor Air Consultants and are mold certified; you can learn more about mold and our additional services from our website here: <http://www.aohomeinspection.com>

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, textured paints, stippled or popcorn ceilings, floor and ceiling tiles, siding, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. 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. You can learn more about asbestos from the EPA here: <http://www.epa.gov/asbestos/>.

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. The Environmental Protection Agency [EPA] recommends that every home be tested for radon and we can have the air inside the home sampled and analyzed for you for an additional fee. You can learn more about radon here: <http://www.aohomeinspection.com/Radon-Inspections.htm>.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. 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 used today, lead pipes could be present in any home built as recently as the 1940s. Although lead-based house paint has been banned from residential paint since 1978, 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 and it may exist in homes up until about 1984. 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 using sophisticated instruments, and we offer that service at an extra fee. More information can be obtained from the EPA here: <http://www.epa.gov/lead/>

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.

1. Structural Components

We do not enter or perform any procedure that may damage the property or its components or might be dangerous to the home inspector or other persons. Structural components that are buried, concealed, hidden (including behind insulation, shrubbery, walls, etc.), camouflaged, not visible, not accessible, or difficult to inspect are excluded from this report. A block-by-block, brick-by-brick, board-by-board, pier-by-pier inspection was not performed because it would be technically exhaustive. It is beyond the scope of our inspection to verify load alignments. Regarding wood decay, if we identify it we do so by actual probing of the wood. 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.

Styles & Materials

Foundation Type: Raised Foundation	Method used to observe crawlspace: Crawled Used flashlight and a small probe	Crawl space inspection limitations: Sub-floor insulation HVAC ducts HVAC equipment
Foundation Walls: Concrete block & brick	Foundation columns or piers: Block and brick	Floor Structure: Wood girders and joists - standard dimension Oriented strand board (OSB) sheathing 2nd level floor structure not visible
Wall Structure: Presumed to be wood studs	Ceiling Structure: Standard dimension wood joists 1st level ceiling not visible due to finished areas	Roof Structure: Stick-built w/standard dimension lumber OSB sheathing
Roof-Type: Hip & gable	Attic info: Light in attic Limited storage Pull down stairs	Method used to observe attic: From equipment deck - upper attic
Attic inspection limited by: Areas deemed unsafe for travel Confined spaces HVAC ducts HVAC equipment Insulation	Floor structure moisture content: 12% to 14% (acceptable)	

Inspection Items

1.0 FOUNDATIONS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair, Replace or Investigate Further

(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 or straps that hold the house onto the foundation, but the size and spacing of the bolts or straps vary. In the absence of major defects, most structural engineers agree that the one critical issue with modern raised foundations is that they should be bolted or strapped. 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 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.

 (2) The soils in the crawlspace are moist, which could indicate a chronic drainage problem. Moisture can adversely affect the house foundation and can facilitate the growth of a variety of molds that can promote unhealthy conditions. Therefore, you should consult a grading and drainage contractor or a licensed general contractor with experience in

crawl space drainage and moisture to determine the extent of the concerns and necessary repairs. We also recommend that you observe the crawl space during a period of heavy or prolonged rain prior to the close of escrow.



- (3) Evidence suggests that the crawl space is not rodent or animal proof. Rodents have collapsible rib cages and can enter the home through small and narrow spaces. A competent person should ensure that the house is not accessible to rodents, snakes or other wildlife because they are a nuisance and health hazard.



- (4) The crawlspace has been contaminated by animals, which is a significant health hazard, and should be evaluated by an exterminator or wildlife specialist as soon as possible. Animals can compromise not only the crawlspace and its various components, such as ducts and insulation, but can eventually compromise the living space as well. Consequently, we disclaim any further responsibility for evaluating the crawl space and its components.



1.1 WALLS (Structural)

Comments: Repair, Replace or Investigate Further

- (1) Today's commonly accepted construction standards require that the structure framing be bolted or strapped to the foundation walls not more than 6 feet apart and not more than 12 inches from each board's end to prevent the house from moving off its foundation during high wind or seismic events. Bolts or straps were not visible and their absence is considered a deficiency. A further evaluation by a licensed general contractor and repair as deemed necessary is recommended. Note that any repair or retrofit will be expensive, likely prohibitively expensive. You may wish to consult with a licensed general contractor about the potential consequences of missing anchors.



- (2) The tops of every portion of the foundation wall was not filled with grout. Hollow masonry units allow paths for termites to access the wood structure and their presence can be concealed. Repair may be cost prohibitive and you should consult with a licensed general contractor and/or a licensed pest contractor about the costs and the likelihood of termite infestation.



1.2 COLUMNS OR PIERS

Comments: Inspected

1.3 FLOORS (Structural)

Comments: Repair, Replace or Investigate Further

- Moisture content in wood structures was measured at < 20%. No decay as a result of humidity was observed, but apparent fungi was noted on floor framing. Wood will decay at moisture levels > 28% and will support fungi growth at levels in the low-20s. It is recommended that a qualified individual take appropriate measures to eliminate the environment conducive to fungi growth. The services of a certified mold 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 [on our website](#) about mold.



1.4 CEILINGS (structural)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC (Report signs of leakage)

Comments: Repair, Replace or Investigate Further

- (1) All valley rafters were not posted (supported at each end) to provide support. Valley rafters are essentially beams and carry significant loads and should be posted at each end. The result of improper support may be sagging or failure of that structural member. Service to post the rafter(s) by a licensed general contractor is recommended.



- 🔧 (2) Guardrails for personnel protection while on the attic deck were not provided. They normally are present. It appears the project was started but not finished. We recommend guardrails for safety reasons.



2. 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, play sets, boat docks, stables, etc. The exterior inspection is an attempt to identify 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. The wall sheathing beneath the siding may or may not be covered with a water proofing membrane, commonly called "house wrap". While it has not always been required, it is recommended but we do not verify its presence or absence or otherwise view behind the siding because to do so would require dismantling the siding system. The proper flashing of windows is critical to water proofing the exterior walls, but these flashings are also concealed by the wall covering and we cannot verify their presence or absence; therefore leaks may become evident during heavy, prolonged, or wind-driven rain. We do not attempt to identify the manufacturer of a siding system. We do not 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.

Styles & Materials

Siding Material:

Brick veneer
Vinyl

Door Material:

Metal clad

House Trim:

Wood trim
Metal trim
Vinyl trim

Windows:

Vinyl-clad, double-glazed, insulated type

Appurtenance:

Covered porch
Deck
Sidewalk

Driveway:

Concrete

Deck Inspection Method:

Inspected from perimeter
Moved insulation to inspect framing behind deck

Deck Description:

Attachment: free-standing
Columns: wood
Wood planks

Inspection Items

2.0 GRADING, DRAINAGE & VEGETATION (with respect only to their effect on the condition of the building)

Comments: Repair, Replace or Investigate Further

(1) Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence a minimum of 6 inches within the first 10 feet and the interior floors will

be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. (However, we do not inspect and cannot guarantee the condition of any underground drainage system.) If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health. For the above reasons, we recommend that you view the property during a period of prolonged or heavy rain prior to close of escrow.

Moisture intrusion is a perennial problem with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

- 🔧 (2) Grading and drainage is either negative or neutral adjacent to the residence at the rear of the home, and moisture intrusion and/or foundation deterioration will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least ten feet to keep moisture away from the footings. We can elaborate on this issue, but you should seek a second opinion from a grading and drainage contractor prior to close of escrow. At a minimum, you should observe the crawl space conditions prior to the close of escrow during a period of heavy or prolonged rain.



2.1 DRIVEWAYS, WALKWAYS, AND RETAINING WALLS (with respect to their effect on the condition of the building)

Comments: Inspected

2.2 STEPS, AREAWAYS, APPLICABLE RAILINGS, PATIO/ COVER, ETC.

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, PORCHES, APPLICABLE RAILINGS

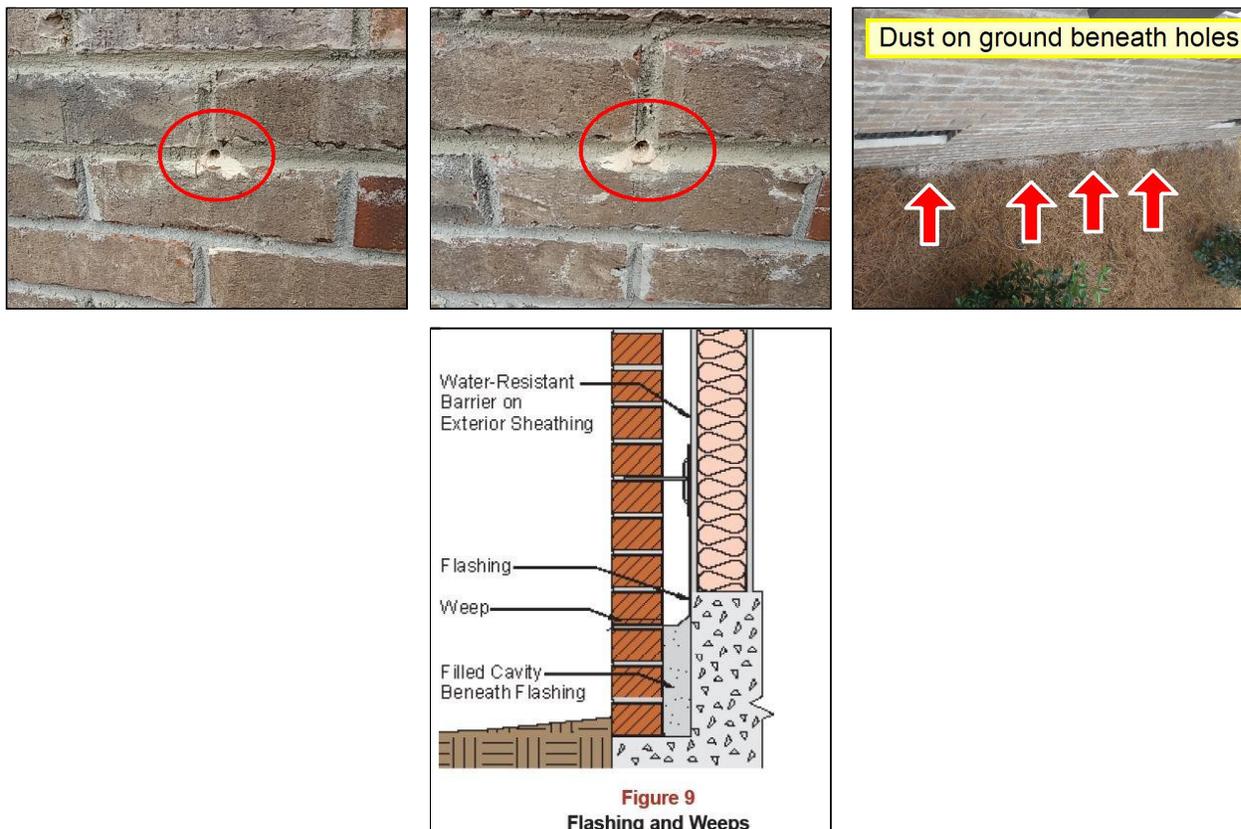
Comments: Repair, Replace or Investigate Further

- 🔧 The wood deck needs maintenance-type service such as sanding, pressure washing, sealing or painting, which will prolong the life of the deck.

2.4 WALL CLADDING, FLASHING, AND TRIM

Comments: Repair, Replace or Investigate Further

- 🔧 (1) It is our opinion that weep holes were not provided in the masonry veneer siding at the base of the foundation when the wall was built. Evidence suggests that weep holes were drilled after construction of the wall as evidenced by chipped brick and brick dust observed beneath the holes. Today's commonly accepted construction standards require weep holes (not less than 3/16" in diameter) every 33 inches at the the foundation, above windows and doors. Flashing is required to direct water toward the weep holes. No evidence of flashing was observed. 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 have been damaged by drilling into the wall). You should consult with the county building inspector to ascertain his observations during his routine inspection. We also recommend consulting with a licensed and competent masonry contractor about this apparent construction defect, its consequences, and the options (if any) for correction. A guidance document is attached at the end of this report for your information.



- (2) Weep holes were not visible above windows and doors in the masonry veneer siding. Today's commonly accepted construction standards require weep holes (not less than 3/16" in diameter) every 33 inches at the foundation and above doors and windows. 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. An attachment with more information and diagrams is included at the end of this report.



- (3) An inadequate number of weep holes were provided in the masonry veneer siding. Today's commonly accepted construction standards require weep holes (not less than 3/16" in diameter) every 33 inches at the base of wood framed walls, above windows and doors. 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 general contractor or professional engineer about this construction defect, its consequences, and the options (if any) for correction.



2.5 DOORS (Exterior)

Comments: Inspected

One or more exterior doors is unsheltered by a porch or significant roof overhang. Such exterior doors are prone to leaks and deterioration from the weather over time. Although weather stripping should be present at exterior doors, the weather stripping is primarily designed to minimize air infiltration and a house door may not be effective in keeping out moisture under extreme weather conditions, especially wind driven rain. Consideration should be given to construction of a porch, overhang or installation of a storm door(s) to protect the door from deterioration and to prevent moisture intrusion.



2.6 WINDOWS

Comments: Inspected

The brick window ledge is flat or may even slope toward the house. It should have been built with a slope to shed water, ice and snow. Failure to shed moisture could lead to long term decay of window trim or even water entry into the wall system. FYI.



2.7 STORM WINDOWS & DOORS

Comments: Not Present

2.8 SCREENS (windows, doors, porches)

Comments: Not Present

None of the window screens were installed. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

2.9 PAINT

Comments: Inspected

2.10 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

3. Roofing

There are many different roof types, which we may 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. If we do not walk the roof, and we are not required to do so, the limitations of using binoculars or ladders at eaves is that the upside of chimneys, flashings, dormers, etc. may not always be visible. Regarding gutters, if they are present, we usually do not inspect their interiors, and if conditions are dry it is often difficult to determine if they will function as intended. If underground drains are provided, we do not determine their functionality or identify their discharge point.

Styles & Materials

Roof Covering:	Viewed roof covering from:	Estimated # of shingle layers:
Architectural	From within the attic Binoculars from the ground Through upper level windows Walked the 1st level	One

Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected

(1) A section of the roof's design channels water toward a wall and will easily trap debris. Moisture laden debris can cause shingle deterioration. This section may be prone to leaks and should be frequently monitored and kept clean.



(2) The roof at the front of the home is classified as a low sloped roof, meaning that the pitch or slope of it is less than 4 in 12. Asphalt shingle can be installed on roofs less than 4 in 12 but special underlayment is required. Shingles should never be installed on roofs sloped less than 2 in 12: standing snow or ice could leak past the singles and cause water damage to the home interior. You may wish to have the roof evaluated by a competent roofing contractor prior to the close of escrow to ensure its proper installation if you are especially concerned.



3.1 VISIBLE FLASHINGS

Comments: Inspected

3.2 ROOF PENETRATIONS

Comments: Inspected

3.3 SKYLIGHTS

Comments: Not Present

3.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

The gutters appear to be in an overall acceptable condition. However, without water in them it is difficult to judge whether they are sealed at the seams and correctly pitched to direct water into the downspouts, but they should function as they were intended.

4. Plumbing System

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. And we do not operate valves. The water pressure within pipes is commonly confused with water volume, but although 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. Unless prior arrangements are made, we do not test drinking water quality. And we may not determine the source of water, whether public or private.

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, lead, 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, since 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 should be evaluated by specialists. We may not determine whether the sewer system is public or private. And, because of the damage that could result to flooring systems from "destructive testing" for which we could be held liable, we do not test the overflow drains for bathtubs, shower pans or floor drains.

You should be aware that each year, approximately 3,800 injuries and 34 deaths occur in homes in the United States due to scalding from excessively hot tap water, according to the Consumer Product Safety Commission. The majority of those injured are the elderly and children under the age of 5. Severe damage to an adult's skin can occur in 30 seconds when exposed to water temperatures at 130 degrees Fahrenheit. However, it takes up to five minutes for a severe burn injury to occur if the hot water heating system is maintained and distributed at the recommended 120 Fahrenheit, allowing people time to react and remove themselves from the hot water.

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. Although not required, whenever structural damage may result from an overflow, we recommend a pan with a plumbed drain. An alternative is a flood or leak detection device that will terminate the water supply in a water pipe failure.

Styles & Materials

Main Water Shutoff: Crawl space at pressure tank	Plumbing Water Supply (into home): PEX (Cross-Linked Polyethylene plastic pipe)	Plumbing Water Distribution (inside home): PEX (Cross-Linked Polyethylene plastic pipe)
Plumbing Waste Pipes: PVC (Polyvinyl Chloride)	Plumbing Vents: PVC	Water Heater Power Source: Electric
Water Heater Capacity: 50 Gallons	Water Heater Location: Garage	Kitchen Water Temperature: 100 to 110 F.
Laundry room location: Adjacent to garage	Gas Distribution System: Black steel pipe Appliance connector(s)	Water Pressure: 70 to 80 psi (acceptable)
Dryer Power Source: 220 Electric		

Inspection Items

4.0 EXTERIOR WATER FAUCETS

Comments: Inspected

4.1 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

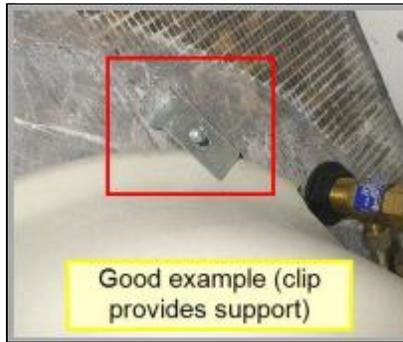
4.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected

4.3 SHOWERS & ALL FIXTURES

Comments: Repair, Replace or Investigate Further

-  (1) The under-mounted 1st level hall bathroom sink is inadequately supported in our opinion. Sinks should not rely totally on adhesive in our judgement and two braces, one on each side, attached to beneath the cabinet is standard. Installation of braces by a competent person is a common practice and recommended.



- ✎ (2) The under-mounted master bathroom sink is inadequately supported in our opinion. Sinks should not rely totally on adhesive in our judgement and two braces, one on each side, attached to beneath the cabinet is standard. Installation of braces by a competent person is a common practice and recommended.
- ✎ (3) The under-mounted 2nd level hall bathroom sink is inadequately supported in our opinion. Sinks should not rely totally on adhesive in our judgement and two braces, one on each side, attached to beneath the cabinet is standard. Installation of braces by a competent person is a common practice and recommended.

4.4 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

4.5 HOT WATER SYSTEMS, CONTROLS, EXHAUST FLUES AND VENTS

Comments: Repair, Replace or Investigate Further

- (1) Water heater estimated date of manufacture: 2015.
- ✎ (2) The water heater in the garage is not adequately protected from vehicle impact, which is required by the manufacturer's installation instructions. We recommend suitable protection to prevent vehicles from striking the unit and damaging it. Rupture of the tank due to a vehicle impact may result in scalding to anyone exposed to the pressurized release of hot water. Note: a concrete filled metal bollard, anchored to the floor, is a typical and commonly accepted method of protection.



4.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Repair, Replace or Investigate Further

- ✎ A gas appliance connector passes through the fireplace cabinet; 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." Service by a licensed plumbing or mechanical contractor is recommended.



4.7 WASHER & DRYER CONNECTIONS

Comments: Inspected

4.8 MAIN FUEL SHUT OFF (describe location)

Comments: Inspected

The main fuel shut-off is at the gas meter outside.

4.9 OTHER

Comments: Not Inspected

(1) The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well and are best determined by a specialist. We recommend that you have the well water tested to see that it is potable, or suitable for drinking. If you desire, we can assist you by drawing a sample and having a certified laboratory analyze the water to see if it meets EPA drinking water standards.

(2) 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 deposing of grease within the system. You should have its location identified because our experience shows that they are sometimes covered by decks, pools, driveways, etc., which would make service difficult and costly.

🔧 (3) We recommend insulating or weather-proofing the structure providing shelter to the well and/or pressure tank to prevent freezing and bursting pipes.



5. Electrical System

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 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 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. Using today's standards for new construction, 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 GFCIs, 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 GFCIs using professional electrical instruments or by using the provided test button provided on the device itself. Note that we advise against the use of GFCIs for refrigerators and freezers, because any nuisance trip may result in food spoilage. AFCIs, or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, since arc faults cause thousands of electrical fires and hundreds of deaths each year, you should consider installing them at every circuit as a prudent safety feature.

Generally speaking and by today's standards, it is recommended that a smoke alarm be located inside of each bedroom and one outside of bedrooms. They should be hard-wired with a battery backup. They should be interconnected. The client is strongly encouraged to check smoke alarm locations and operation and can contact the local fire department for more information. Inspection of smoke alarm locations, inter-connectivity, and battery backup functionality is not included in this home inspection. Since smoke alarms are often monitored by security systems, smoke alarms are not tested in homes with any type of security system. Since we cannot determine if a security system is active or monitored, the alarms are not tested at all where such a system exists. The client should ensure that all smoke alarms operate properly. An initial battery change is recommended when you move in. Routine testing of smoke alarms after your home purchase is recommended along with annual battery changes. The 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. Note that CO alarms are required in all dwellings by Mecklenburg County, NC and similar statutes may exist in other municipalities, but we are not required by the NC or SC Standards of Practice to identify their presence or test their operation and we therefore disclaim them.

Styles & Materials

Electrical Service Conductors:

Below ground, aluminum

Grounding Method:

To a driven rod, at the meter

Visible branch wire 15 and 20 AMP:

Copper

Wiring Type:
Modern non-metallic sheathed cable

Over-current protection:
Circuit breakers
AFCI present & functional
AFCI protection: bedrooms & living areas

Main Panel Location:
Exterior right side

Main Panel Manufacturer:
GE

Estimated Panel capacity:
200 AMP

System Voltage:
120 / 240 volts

Two circuits for kitchen counters:
Yes

GFCI protection at:
All bathrooms
Kitchen
Garage/carport
Outdoors

Number of garage outlets:
Three or more

Smoke Alarms:
Test button activated
Interconnected
Inside & outside bedrooms
On each level

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair, Replace or Investigate Further

- ⚡ (1) The main panel cover was missing screws which should be replaced with non-pointed screws for safety reasons.
- ⚡ (2) Various circuits within the main panel are not labeled, were mis-identified, or the labels were illegible or non-specific. They should be properly labeled for safety reasons, and so that the appropriate load calculations and breaker sizes can be determined. Once identified, a licensed contractor, electrician, or competent person should ensure the following: 1) that there are at least two 20-amp circuits for the kitchen countertop; 2) the presence of at least one 20-amp circuit for the bathroom(s); 3) the presence of a 20 amp circuit for the laundry area.

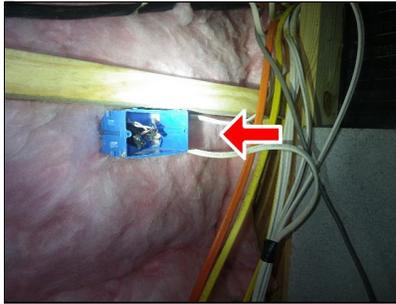
15 Dinning Lights	15 Smoke
15 Stairs Lights	15 Unk
15 Unk	15 Hall
15 Bonus Room	15 Unk
20 Fridge	15 Hall Lights
20 Kit/ Micro	15AFI Up Bk BR
20 Down Bath	15AFI Up Fr BR
20 Kit/ DW	15AFI Up Center BR
	BR
	IR
	AC
30 Out HVAC	20 Out HVAC

Does "UNK" mean unknown?

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair, Replace or Investigate Further

- ⚡ (1) The electrical system does not include arc-fault circuit interrupters (AFCIs) for 15 and 20 amp branch circuits protecting rooms such as family rooms, living rooms, dining rooms, offices, libraries, dens, sun rooms, recreation rooms, closets, hallways, or similar rooms which effective with the adoption of the 2012 International Residential Code were mandated for those areas. Note that we consider AFCIs an important safety feature and consideration should be given to upgrading the circuits regardless of the regulatory requirements in effect at the time of construction. Area missing AFCI: dining room, dinette area, family room, downstairs hallway, master bedroom closets, stairway, 2nd level hallway, 2nd level recreation room.
- ⚡ (2) One open electrical junction box(s) were observed in the crawlspace which should be sealed to contain any arcing or sparking that might occur.



- (3) In the crawl space, one or more electric cables was on the ground or dangled overhead. Electric cables are required to be supported overhead every 4.5 feet for personnel safety reasons.

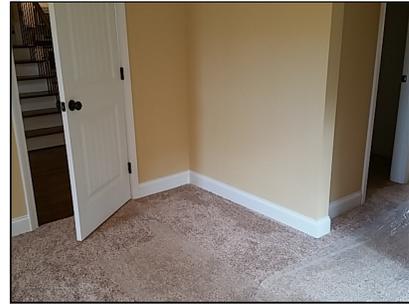


- (4) The well pump pressure tank was not equipped with an apparent disconnect, which is required by today's commonly accepted electrical standards unless the unit is within fifty feet and within the line of sight of the electrical panel. A switch, disconnect, or breaker capable of being locked open is recommended for safety reasons.

5.3 FIXTURES AND OUTLETS (Ceiling fans, lighting fixtures, switches, outlets, located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair, Replace or Investigate Further

- (1) No doorbell was provided. They are not required but are generally present on a new home. FYI.
- (2) Today's commonly accepted electrical standards require that outlets be spaced so that no point along a wall is more than 6 feet from an outlet. Generally speaking, any wall more than 2 feet wide requires an outlet. The spacing exceeded that in the family room, 1st level rear left bedroom, master bedroom, 2nd level rear left bedroom, and bonus room. Service by a licensed electrician is recommended.



- 🔧 (3) The switch for the attic light is poorly located in the stairway. The result is that it will often be turned on unknowingly and left on and the attic light will burn out. Most often, the light switch for the attic is IN the attic. That is what we recommend.
- 🔧 (4) A light was observed in the crawlspace, but in our judgement was not near the HVAC equipment, as is required by current standards. A light near the equipment is recommended for maintenance purposes.

5.4 POLARITY AND GROUNDING OF ALL RECEPTACLES

Comments: Inspected

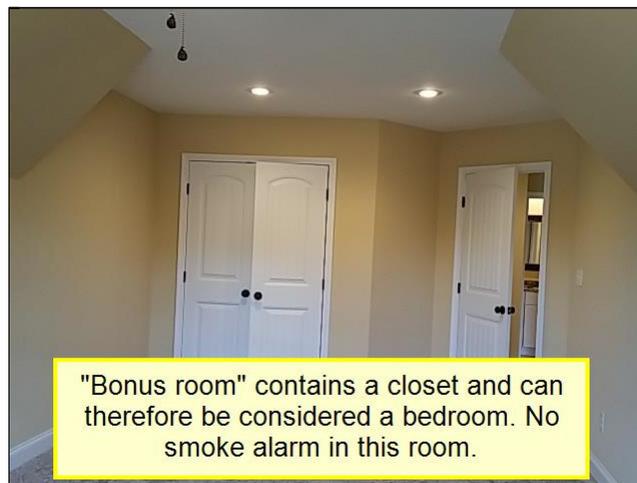
5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.6 SMOKE ALARMS

Comments: Repair, Replace or Investigate Further

- 🔧 One or more smoke alarms were missing and should be replaced. Failure to install a working smoke alarm could cause death or serious injury.



5.7 CARBON MONOXIDE DETECTORS (Permanently installed)

Comments: Not Present

- 🔧 We were unable to confirm the presence of a permanently installed CO monitor. We recommend the installation of a CO alarm in every residence where gas appliances, fireplaces, or attached garages exist. The alarm should be hard-wired and located outside each separate sleeping area in the immediate vicinity of the bedrooms.

6. 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 HVAC 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. All new home HVAC inspections should be considered preliminary--system balance and cooling adequacy should be evaluated during the 1st year of service and any suspected problems should be reported to the builder during the warranty period. Additionally, any existing 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. Evaluating the system efficiency, adequacy or uniformity of conditioned air supply to the various rooms is beyond the scope of this inspection. Note that we may not attempt to light gas firelogs that are not provided with an electronic ignition system.

Styles & Materials

Equipment Type: HVAC Split System Heat Pump	Locations: DUAL systems with furnaces in attic and crawl space	Heat Pump Outdoor Unit Manufacturer: INTERNATIONAL COMFORT PRODUCTS
Heat Pump Indoor Unit Manufacturer: INTERNATIONAL COMFORT PRODUCTS	Heat Pump BTUs: 24,000 36,000	System Energy Source: Electric heat pump
Visible Distribution System: Insulated flexible ducts	Filter Type: Satisfactory Disposable	Number of AC units: Two
Number of Heat Systems (excluding wood): Two	Condensate Drain Discharge: Exterior of home	Number of Fireplaces: One
Types of Fireplaces: Gas logs functional General pre-fabricated Not wall switch operated Vent-free fireplace	Thermostat: Digital, programmable	

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Inspected

(1) Estimated date of manufacture of furnace(s): 2014.

(2) The heat pump responded to a request for cooling, but was not tested on the normal heat cycle because the ambient temperature is too high and to do so could have damaged the coil. But generally speaking, if the unit works in the A/C mode, it should work in the heat mode.

We tested the operation of the heat pump's emergency heat mode, and it was functional.

6.1 COOLING AND AIR HANDLING EQUIPMENT

Comments: Repair, Replace or Investigate Further

(1) Estimated date of manufacture of condensing coil(s): 2015.

- 🔧 (2) The condensate drain(s) do not discharge sufficiently above grade. It is clogged or will likely become clogged by debris, soil, mulch or insects. Service to raise the condensate drain or lower the grade is recommended.



- 🔧 (3) The secondary condensate port was not plumbed to the drain pan. As a result, when the primary drain line becomes clogged, the condensate inside the air handler has no path to escape. It will rise in the air handler cabinet

until it finds a seam in which to seep out, and may cause rust inside the cabinet. In the worst case scenario, the water may rise until it travels down a duct and will cause ceiling damage when it escapes out a duct seam. We recommend that the secondary port be plumbed to the bottom of the drain pan. Immediate service is not critical and can wait until the next scheduled maintenance.



6.2 NORMAL OPERATING CONTROLS

Comments: Inspected

6.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

Automatic safety controls were visually inspected but were not operated.

6.4 AIR DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Fan units were operated but not physically observed.

6.5 PRESENCE OF INSTALLED HEAT & AC SOURCE IN EACH ROOM

Comments: Inspected

If present, note that bonus rooms are notoriously difficult to heat and cool because they are usually surrounded on five sides by unconditioned spaces. If not new construction, we recommend that you ask the current homeowner for full disclosure about any discomfort experienced in this room.

6.6 FIREPLACE CHIMNEYS, FLUES AND VENTS (where visible)

Comments: Inspected

6.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

6.8 GAS/LP FIRELOGS AND FIREPLACES

Comments: Repair, Replace or Investigate Further

 The fireplace or log installation was incomplete. You should ensure their completion and have the homeowner/builder demonstrate its operation and transfer any operating manuals to you.



7. Interiors

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 ensure that upper wall cabinets are adequately supported, evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We observe windows for evidence of fogging caused by broken seals, but fogging can be influenced by temperature and weather conditions and we do not guarantee that every instance of a defective window seal will be discovered. Evidence of fogging can easily be obscured by dirty windows, and of course some windows may be inaccessible in a furnished home. We do not comment on the absence or condition of closet shelves, towel bars, toilet paper holders or other miscellaneous items that are not a fixed part of the structure. 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, since the sense of smell adjusts rapidly, and the sensitivity to such odors is 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. Although not required as part of a general home inspection, an infrared camera may be utilized but its use does not guarantee that all defects with insulation and moisture intrusion will be discovered as this tool has limitations. Infrared camera usage, if applicable, is not to be construed in any way with an energy audit, which we do not perform. Finally, if the property is furnished, areas of it will obviously be inaccessible to us and defects may exist which were not discovered and you should view the property carefully when it is empty prior to the close of escrow, or call us to return and re-inspect the property after it is unfurnished which we will be happy to do for an additional fee.

Styles & Materials

Ceiling Materials:

Sheetrock
Finish: smooth

Wall Material:

Sheetrock
Tile

Floor Covering(s):

Carpet
Tile
Wood

Inspection Items

7.0 CEILINGS

Comments: Inspected

7.1 WALLS

Comments: Inspected

7.2 FLOORS

Comments: Inspected

7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair, Replace or Investigate Further

- 🔧 The kitchen island is not straight and parallel with the other kitchen cabinets. Service is recommended for aesthetic reasons.

7.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair, Replace or Investigate Further

- 🔧 (1) A 2nd level front left bedroom window opening area (the opening created by opening one sash) is less than today's commonly accepted construction standards (a minimum opening of 5.5 sq. ft. for upstairs bedrooms and 5.0 sq. ft. for downstairs bedrooms). The minimum acceptable opening width today is 20 inches and the minimum acceptable opening height is 24 inches. You are advised of this fact and the possibility that large individuals may not be able to exit through the windows safely in the event of a fire.



- 🔧 (2) A 2nd level front center bedroom window opening area (the opening created by opening one sash) is less than today's commonly accepted construction standards (a minimum opening of 5.5 sq. ft. for upstairs bedrooms and 5.0 sq. ft. for downstairs bedrooms). The minimum acceptable opening width today is 20 inches and the minimum acceptable opening height is 24 inches. You are advised of this fact and the possibility that large individuals may not be able to exit through the windows safely in the event of a fire.



7.5 DOORS (REPRESENTATIVE NUMBER)

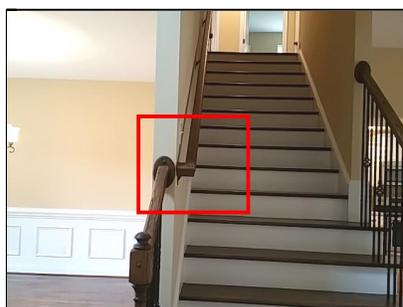
Comments: Repair, Replace or Investigate Further

- 🔧 (1) A door stop at the 1st level rear left bedroom closet was missing or damaged and should be replaced. Note that we do not focus our inspection on door stops and others may be missing.
- 🔧 (2) A door stop at the bonus room closet was missing or damaged and should be replaced. Note that we do not focus our inspection on door stops and others may be missing.

7.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Repair, Replace or Investigate Further

- 🔧 The main stairs did not have a continuous handrail. Today's commonly accepted construction standards require a handrail for 4 or more risers. Additionally, "handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight." Although this defect is quite common, for safety reasons a railing meeting the standard as quoted above is recommended. Information about proper stair rail construction and illustrations are available on [our website](#) (see page 9).



7.7 OTHER

Comments: Inspected

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 smallest crevices. 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.

8. Insulation and Ventilation

We inspect and report on the presence or absence of insulation in unfinished spaces such as attics and crawl spaces. We will attempt to describe the type and amount and may estimate the R-value. Minimum acceptable R-values are R-30 in attics, R-19 in sub-floors, and R-13 in exterior walls. We do not comment on the amount or type or the presence or absence of insulation in finished spaces, such as walls. Generally speaking, vapor retarders are recommended in crawl spaces, unless there are no issues with moisture intrusion. All ventilation systems should exhaust outside the building and should not directly discharge into crawl spaces or attics. However, we do not trace bathroom exhaust ducts to ensure they actually discharge to the outdoors, because doing so may be hazardous to our safety in the attic. And we cannot guarantee that dryer ducts are not separated in concealed areas such as wall cavities. Regarding dryers, you should routinely inspect their termination point to ensure it is functional and not clogged. Gable attic vents, if installed, can leak under certain wind-driven rain conditions and we do determine whether or not this may occur. We do not disturb insulation to determine what may exist behind it.

Styles & Materials

Average Attic Insulation:

Loose fiberglass
10 to 12 inches
Equivalent to R30

Attic ventilation:

Ridge vents
Soffit Vents

Attic Entrances:

Stairs insulated, but less than R30
Stairs not weather stripped

Permanent Dryer Vent:

Rigid Metal
Vents into crawl space and out wall

Floor System Insulation:

Fiberglass batts
Equivalent to R-19

Crawl Space Moisture Barrier:

80%

Inspection Items

8.0 INSULATION IN ATTIC

Comments: Repair, Replace or Investigate Further

- 🔧 (1) No weather stripping was provided at the interior of the attic opening. We recommend that you seal the access openings for maximum thermal efficiency. Weather stripping is required by today's commonly accepted construction standards.
- 🔧 (2) Today's commonly accepted construction standards require attic openings to be weather stripped and insulated to a minimum of R30. The insulation provided was less than R30, which is the level we recommend at a minimum for thermal efficiency reasons.



- 🔧 (3) Today's commonly accepted construction standards require foam sealant at penetrations into the building from unconditioned spaces or the outdoors. No foam sealant was provided at the attic entrance. Service by a competent person is recommended.



- 🔧 (4) No depth markers were evident in the attic space. Without insulation markers, the insulation installer cannot be assured that the proper level of insulation was provided. Service to install the marker and ensure that the proper amount of insulation is installed is recommended for thermal efficiency reasons.

2012 IECC " R303.1.1.1 Blown or sprayed roof/ceiling insulation.

The thickness of blown-in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 300 square feet (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with numbers a minimum of 1 inch (25 mm) in height. Each marker shall face the attic access opening."



8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Repair, Replace or Investigate Further

- 🔧 Some degree of deterioration to the insulation in the crawl space was observed. While this does not have any serious consequences, it is an indication that excess humidity has been present in the crawl space. You should be aware that

wood will decay at moisture levels > 28% and will support fungi growth at levels in the low-20s. Monitoring of the sub-floor moisture content during the humid summer months is recommended.



8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Repair, Replace or Investigate Further

- 🔧 Moderate portions of the moisture barrier are displaced. To be fully effective, the plastic sheeting should be spread out. Stapling to the ground is also recommended.



8.3 VENTILATION OF ATTIC

Comments: Inspected

8.4 VENTILATION OF FOUNDATION AREA

Comments: Repair, Replace or Investigate Further

- 🔧 Many foundation vents were closed. Inadequate ventilation of the crawl space results, the consequences of which may include elevated moisture in wood structures, deteriorated insulation, mold, and wood rot. We recommend that vents remain open year round, except during extremely cold weather.

8.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair, Replace or Investigate Further

(1) 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. The termination points for all dryer vents should be identified by the homeowner and periodically monitored.

- 🔧 (2) The dryer vent is covered with a screen or grill, which can trap lint and create a clog which would be a fire hazard. Today's commonly accepted construction standards specify a back-draft damper and no screen, and that is what we recommend.
- 🔧 (3) Today's commonly accepted construction standards require that when the dryer duct is concealed in building construction, the dryer duct length should be identified within six feet of the dryer on a permanent label or tag. This is important so that the occupant can ensure that the dryer manufacturer's installation recommendations are followed.



- ✎ (4) The dryer duct is obstructed by styrofoam inside the duct. It must be removed to prevent a fire! Service by a competent person is recommended.
- ✎ (5) No exhaust fan was provided in the master bathroom water closet. While there was an exhaust fan in the main upper part of the bathroom to remove moisture, an additional fan in the water closet is recommended for obvious reasons. We have never seen a water closet in a new home without one. One is recommended.

8.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

9. Built-In Kitchen Appliances

We test kitchen appliances for their functionality, but we do not calibrate temperatures or determine if the oven heated temperature corresponds to the control setting and we 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 or report on 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, the cleanliness of ovens, cosmetic deficiencies in appliance finishes, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Styles & Materials

Exhaust/Range hood:

Re-circulating

Inspection Items

9.0 DISHWASHER

Comments: Repair, Replace or Investigate Further

- ✎ We could not activate the dishwasher, which should be serviced and demonstrated to be functional or replaced.

9.1 GARBAGE DISPOSER

Comments: Not Present

9.2 BUILT-IN MICROWAVE

Comments: Inspected

9.3 RANGE HOOD OR DOWNDRAFT EXHAUST

Comments: Inspected

9.4 ELECTRIC RANGE (stove/oven combo)

Comments: Inspected

10. Garage

Unless prior arrangements were made, this inspection includes attached garages and carports only. We do not test electronic keypads or remote control devices. 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, since garage door openings and garage dimensions are not standard, you should take measurements to ensure that there is sufficient clearance to accommodate your vehicles. We recommend that any source of ignition including gas appliances, furnaces, water heaters, dryers, even wall outlets, be raised 18 inches above grade to prevent the possible ignition of flammable vapors that may accumulate in garages. Finally, if the home has automatic door openers, you should consider reprogramming them to eliminate the possibility of unauthorized entry by others who may have retained a remote control.

Styles & Materials

Garage Type:
Two car

Garage Door Type:
One automatic

Garage Door Material:
Metal
Uninsulated

Infrared Safety Devices for Door:
Present
Functional

Inspection Items

10.0 GARAGE CEILINGS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

10.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

10.2 GARAGE FLOOR

Comments: Inspected

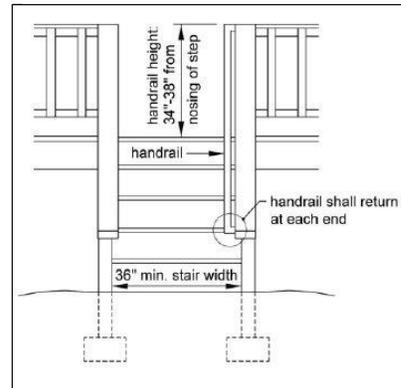
10.3 GARAGE DOOR (S)

Comments: Inspected

10.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Repair, Replace or Investigate Further

A common defect exists in that the stairs at the garage entry door did not have a graspable handrail meeting today's commonly accepted construction standards. Information about proper stair railing and illustrations can be obtained at our website (www.aohomeinspection.com/pdf/IRC_interpretation.pdf). (See page 9). You may wish to have a graspable handrail installed, particularly for elderly residents or guests.



10.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Repair, Replace or Investigate Further

Garage door openers are in place but it does not function as designed. The door reversed during downward travel. Service is recommended. You should ensure the door functions adequately and that it auto-reverses when the infrared beam is broken and also when the door meets reasonable resistance during its downward path of travel.

11. Other

Inspection Items

11.0 NEW HOMES

Comments: Inspected

A new home has no "history" and its inspection can be difficult as many defects have not had time to reveal themselves. During the first year of occupancy the home should be monitored for deficiencies such as, but not limited to, plumbing leaks, cracking, condensation, and water penetration. Attic areas, windows, doors and foundation areas should be monitored seasonally and after periods of rain or storms. We suggest an additional inspection prior to the end of your warranty period, which may reveal defects not yet present at this inspection. Additionally, prior to the close of escrow we recommend that you have the seller transfer all appliance manuals to you, including those for HVAC equipment. All warranties should also be transferred, including those for such items as windows, floor coverings, siding materials, roof shingles, etc.

11.1 ENERGY EFFECIENCY

Comments: Repair, Replace or Investigate Further

Today's commonly accepted construction standards require a permanent certificate posted on or in the electrical distribution panel, in the attic next to the attic insulation card, or inside a kitchen cabinet or other approved location. The certificate is required to indicate the insulation R values, U-factors and solar heat gain coefficients for glazing, a certification of building air leakage testing or inspection, and the results of the HVAC duct leakage test. No such certificate was observed and you should request it from the builder or local building official.

After The Inspection

Future Repairs – All repairs should be conducted by state licensed contractors. Sometimes the seller of the home will agree to make repairs to certain items. Whether the seller is making the arrangements for repairs or the buyer, you are 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 (electrical work in a crawl space for example). 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), Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, investigated, 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 – Consider 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 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. 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. 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 available on our website).

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.

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

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Brick Industry Guidelines](#)