
Summary



Honesty • Integrity • Excellence

HMO Home Inspections, LLC

**2615 Palm Ave
Charlotte, NC 28205
704-353-4663**

Customer
Sonny Norton

Address
6406 Whitewater Dr
Charlotte NC

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

1. Roofing

1.3 Roof Drainage Systems

Repair or Replace

The downspouts need elbows and splash-blocks at the front of home right corner (facing rear). Further deterioration is possible. Recommend further evaluation by a contractor.



1.3 Item 1(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

(1) The Vinyl siding at the front of home damaged. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 1(Picture)

(2) The Vinyl siding at the front of home loose. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 2(Picture)

(3) Caulk is missing where the HVAC lines enters the home. Animals can enter here. Recommend repair to prevent moisture from entering.



2.0 Item 3(Picture)

2.1 Doors (Exterior)

Repair or Replace

The main entry door needs strike and latch adjustment to shut tight. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.1 Item 1(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

(1) Loose brick/s at the front of home entrance steps. This can become a potential tripping hazard. Recommend repair loose brick/s where necessary.



2.3 Item 1(Picture)

(2) Deteriorated/loose mortar between the brick/s at the front of home entrance steps. This can become a potential tripping hazard. Recommend repair/replace deteriorated/loose mortar between brick/s where necessary by a qualified contractor.



2.3 Item 2(Picture)

(3) The handrail on the rear of home at the steps is missing . This can become a potential tripping hazard. Recommend install handrail where necessary.



2.3 Item 3(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

(1) There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 1(Picture)

(2) Minor settlement cracks (1/8" or less) present in driveway. The cracks should be repaired to keep from spreading. Recommend further evaluation by a qualified contractor.



2.4 Item 2(Picture)

3. Garage

3.0 Garage Ceilings

Repair or Replace

The Sheetrock on the garage ceiling is damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.2 Garage Floor

Repair or Replace

Missing expansion & control joints on concrete floor in garage. Expansion joints are intentionally placed in concrete surfaces to allow sections of concrete to expand and contract with changes in temperature, and control joints are intentionally placed in concrete to control cracking as concrete cures. Expansion and control joints often have inserted plastic barriers or have been grooved/notched during concrete placement and will have a tendency to move or crack in the joint area. The Client may want to have this evaluated further and have expansion & control joints installed if necessary. At a minimum, monitor for future cracking or excessive movement, and if necessary fill, grind or use of a floor-leveling compound as may be required.



3.2 Item 1(Picture)

3.3 Garage Door (s)

Repair or Replace

(1) The garage door at the front of home is damaged at panel. Further deterioration may occur if not repaired. I recommend a qualified garage door repairman correct as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

(2) The garage vehicle door weather seal is damaged and or missing and in need of repair. Recommend further evaluation by a qualified contractor.



3.3 Item 3(Picture)



3.3 Item 4(Picture)

4. Interiors

4.1 Walls

Repair or Replace

(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.

(2) The sheetrock on the wall is damaged at the rear left bedroom. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



4.1 Item 1(Picture)

4.4 Counters and Cabinets (representative number)

Repair or Replace

Countertop in hall bath needs caulking along back splash. This is a safety hazard. I recommend repair or replace as necessary.



4.4 Item 1(Picture)

4.5 Doors (representative number)

Repair or Replace

(1) The master bedroom closet entry door binds in the jamb casing and is difficult to operate, and needs to be serviced to work smoothly. Further deterioration is possible. Recommend further evaluation by a contractor.



4.5 Item 1(Picture)

(2) The closet door needs strike and latch adjustment to shut tight at the hallway. This is a small repair. A qualified person should repair or replace as needed.



4.5 Item 2(Picture)

(3) Door stops are missing in multiple locations. Door stops are needed to prevent damage to the walls as doors are opened. Recommend further evaluation by a qualified contractor.

(4) The entry door is damaged at the rear left bedroom. This is a small repair. A qualified person should repair or replace as needed.

4.6 Windows (representative number)

Repair or Replace

One window tilt clip is damaged at the living room. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



4.6 Item 1(Picture)

5. Structural Components

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(1) Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

(2) Evidence of wood destroying insects and/or organisms were observed in the crawlspace. Surface damage was observed at/near these locations of the property. The clients may want to consult with a professional wood destroying and/or organism Inspector to evaluate and make any further recommendations deemed necessary.



5.0 Item 1(Picture)

5.3 Floors (Structural)

Repair or Replace

(1) At least One from wood eating insects under the dining room. Repairs are needed. A qualified licensed general contractor should inspect further and repair as needed.



5.3 Item 1(Picture)

(2) The rim joist above the crawlspace door is damaged. Further deterioration may occur. Recommend further evaluation by a contractor.



5.3 Item 2(Picture)

5.5 Roof Structure and Attic

Repair or Replace

The pull down stairs is damaged and dangerous. Injury could result if not repaired. A qualified person should repair or replace as needed.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) The laundry room's facilities were concealed at time of inspection. The cold & cold water supply valves, waste standpipe & drain, 115volt outlet, 240volt outlet were unable to be evaluated, due to the space behind the clothe dryer and washing machine restricting the Inspector's view and access to conduct a full evaluation of the laundry room's facilities.

(2) The plumbing waste line has been repaired improperly under the master bath. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.0 Item 1(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) The faucet loose at mount and needs securing to sink at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

(2) Toilet found loose at the base and needs reanchoring - found in the following location: master bath.

Any toilet that shows evidence of leaks or is loose and easy to move, should be remounted with a new wax ring seal to prevent potential leaks and water damage to the floor system and structure below. Visible evidence of floor stain marks and/or rot damage below the toilet may only become noticeable when the wax ring seal is replaced. Recommend repair/replace as required so toilet is securely fastened to the floor.



6.1 Item 1(Picture)

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

One or more screws are missing from the main service panel cover. Recommend replacing missing screws. Care be taken to ensure that the new screws don't come in contact with wiring inside the panel when they're installed.

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) The light fixture does not work (try bulb first) at the garage. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



7.3 Item 1(Picture)

(2) The ceiling fan in the rear left bedroom "wobbles". Electrical issues are considered a hazard until repaired. I recommend repair as needed.



7.3 Item 2(Picture)

7.4 Polarity/Grounding of Receptacles within 6 feet of interior plumbing fixtures, garage, carport, exterior walls and crawlspace of inspected structure

Repair or Replace

(1) No ground fault circuit interrupter (GFCI) outlet/s installed in the garage. GFCI outlets help prevent electric shocks in areas that may have water present. This was an NEC(National Electrical Code) requirement to have at least one GFCI outlet installed in the garage(since 1978). Recommend having a licensed Electrical Contractor install at least one GFCI outlet in the garage as required.



7.4 Item 1(Picture)

(2) The exterior outlet at the rear of home not grounded. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

(3) No ground fault circuit interrupter (GFCI) outlet/s installed on the exterior receptacle outlets on this property. GFCI outlets help prevent electric shocks in areas that may have water present. This was an NEC (National Electrical Code) requirement to have GFCI protected outlets on all exterior outlets (since 1973). Recommend having a licensed Electrical Contractor install/upgrade outlets to be GFCI protected outlets where necessary.

8. Heating / Central Air Conditioning

8.6 Cooling and Air Handler Equipment

Repair or Replace

(1) Last service date of the heating system/s installed on this property is unable to be determined. Since we are not HVAC specialists, recommend asking seller to provide proof of last service, and/or if necessary have the system/s inspected, cleaned, serviced and repaired by a licensed HVAC (Heating Ventilation-Air Conditioning) company. Recommend that this servicing be made every year in the future. For more information visit:

<http://www.cpsc.gov/CPSPUB/PREREL/prhtml05/05017.html>

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.6 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**INVOICE**

HMO Home Inspections, LLC
2615 Palm Ave
Charlotte, NC 28205
704-353-4663
Inspected By: Kerry Norton

Inspection Date: 4/30/2018
Report ID:

Customer Info:	Inspection Property:
Sonny Norton	6406 Whitewater Dr Charlotte NC
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,500 sq ft	370.00	1	370.00

Tax \$0.00

Total Price \$370.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note:

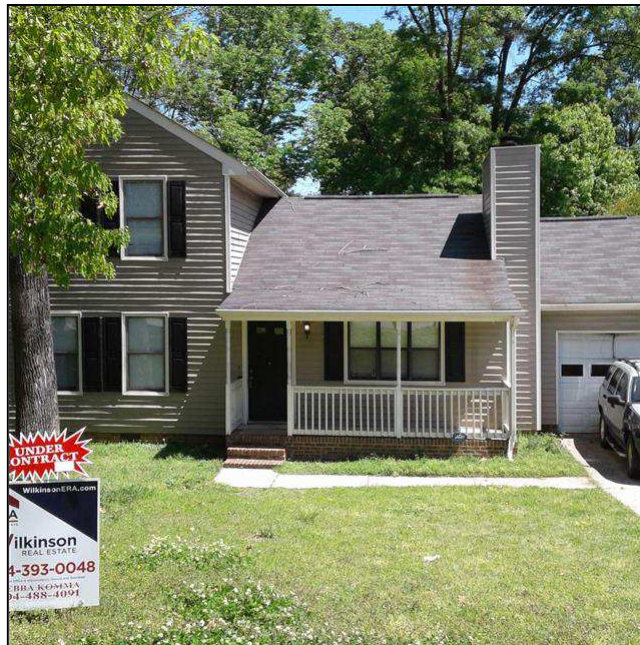


Inspection Report

Sonny Norton

Property Address:

6406 Whitewater Dr
Charlotte NC



HMO Home Inspections, LLC

**Kerry Norton NC 2145/SC 2137
2615 Palm Ave
Charlotte, NC 28205
704-353-4663**

Kerry Norton

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Date: 4/30/2018	Time:	Report ID:
Property: 6406 Whitewater Dr Charlotte NC	Customer: Sonny Norton	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 (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof type: Gable Shed	Roof Covering: 3-Tab fiberglass	Viewed roof covering from: We were unable to safely access the roof, and evaluated it from within the attic and from several vantage points using binoculars and/or a ladder.
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Ventilation:
Soffit vents
Ridge vents

Number of layers:
One

Chimney (exterior):
Vinyl siding

Sky Light (s):
None

		IN	NI	NP	RR
1.0	Roof Coverings	●			
1.1	Flashings	●			
1.2	Skylights, Chimneys and Roof Penetrations	●			
1.3	Roof Drainage Systems				●

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

1.3 The downspouts need elbows and splash-blocks at the front of home right corner (facing rear). Further deterioration is possible. Recommend further evaluation by a contractor.



1.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Material:

Vinyl

Exterior Entry Doors:

Steel

Appurtenance:

 Covered porch
Deck

Driveway:

Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)				•
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

2.0 (1) The Vinyl siding at the front of home damaged. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 1(Picture)

2.0 (2) The Vinyl siding at the front of home loose. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 2(Picture)

2.0 (3) Caulk is missing where the HVAC lines enters the home. Animals can enter here. Recommend repair to prevent moisture from entering.



2.0 Item 3(Picture)

2.1 The main entry door needs strike and latch adjustment to shut tight. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



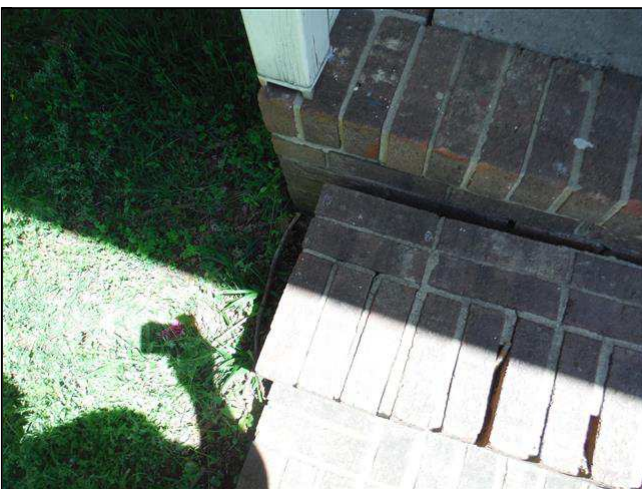
2.1 Item 1(Picture)

2.3 (1) Loose brick/s at the front of home entrance steps. This can become a potential tripping hazard. Recommend repair loose brick/s where necessary.



2.3 Item 1(Picture)

2.3 (2) Deteriorated/loose mortar between the brick/s at the front of home entrance steps. This can become a potential tripping hazard. Recommend repair/replace deteriorated/loose mortar between brick/s where necessary by a qualified contractor.



2.3 Item 2(Picture)

2.3 (3) The handrail on the rear of home at the steps is missing . This can become a potential tripping hazard. Recommend install handrail where necessary.



2.3 Item 3(Picture)

2.4 (1) There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 1(Picture)

2.4 (2) Minor settlement cracks (1/8" or less) present in driveway. The cracks should be repaired to keep from spreading. Recommend further evaluation by a qualified contractor.



2.4 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:
N/A

Garage Door Material:
Metal

Auto-opener Manufacturer:
N/A

		IN	NI	NP	RR
3.0	Garage Ceilings				•
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor				•
3.3	Garage Door (s)				•
3.4	Occupant Door (from garage to inside of home)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

3.0 The Sheetrock on the garage ceiling is damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.2 Missing expansion & control joints on concrete floor in garage. Expansion joints are intentionally placed in concrete surfaces to allow sections of concrete to expand and contract with changes in temperature, and control joints are intentionally placed in concrete to control cracking as concrete cures. Expansion and control joints often have inserted plastic barriers or have been grooved/notched during concrete placement and will have a tendency to move or crack in the joint area. The Client may want to

have this evaluated further and have expansion & control joints installed if necessary. At a minimum, monitor for future cracking or excessive movement, and if necessary fill, grind or use of a floor-leveling compound as may be required.



3.2 Item 1(Picture)

3.3 (1) The garage door at the front of home is damaged at panel. Further deterioration may occur if not repaired. I recommend a qualified garage door repairman correct as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.3 (2) The garage vehicle door weather seal is damaged and or missing and in need of repair. Recommend further evaluation by a qualified contractor.



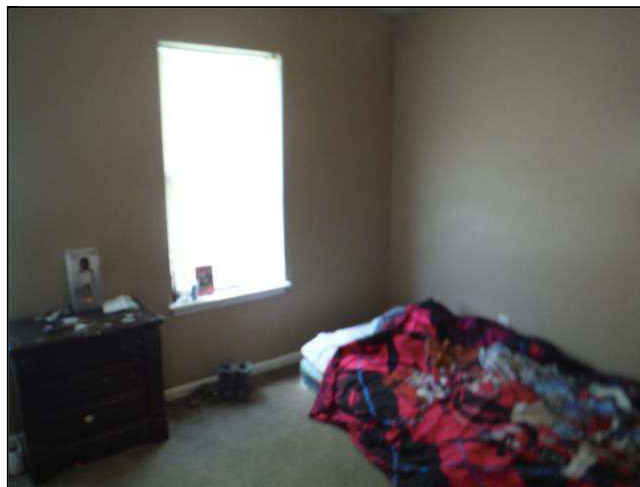
3.3 Item 3(Picture)



3.3 Item 4(Picture)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):Carpet
Vinyl

Interior Doors:
Hollow core

Window Types:
Metal windows present on this property.
Thermal/Insulated
Single-hung

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Laminate

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls				•
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)				•
4.5	Doors (representative number)				•
4.6	Windows (representative number)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

4.1 (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.

4.1 (2) The sheetrock on the wall is damaged at the rear left bedroom. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



4.1 Item 1(Picture)

4.4 Countertop in hall bath needs caulking along back splash. This is a safety hazard. I recommend repair or replace as necessary.



4.4 Item 1(Picture)

4.5 (1) The master bedroom closet entry door binds in the jamb casing and is difficult to operate, and needs to be serviced to work smoothly. Further deterioration is possible. Recommend further evaluation by a contractor.



4.5 Item 1(Picture)

4.5 (2) The closet door needs strike and latch adjustment to shut tight at the hallway. This is a small repair. A qualified person should repair or replace as needed.



4.5 Item 2(Picture)

4.5 (3) Door stops are missing in multiple locations. Door stops are needed to prevent damage to the walls as doors are opened. Recommend further evaluation by a qualified contractor.

4.5 (4) The entry door is damaged at the rear left bedroom. This is a small repair. A qualified person should repair or replace as needed.

4.6 One window tilt clip is damaged at the living room. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



4.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Type of foundation:
CRAWLSPACE

Foundation:
Masonry block

Method used to observe Crawlspcace:
Crawled

Floor Structure:
Wood joists

Wall Structure:
Wood

Columns or Piers:
Masonry block

Ceiling Structure:
2X4

Roof Structure:
Engineered wood trusses

Method used to observe attic:
From entry

Attic info:

Attic access
Pull Down stairs

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspcace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
5.1	Walls (Structural)	•			
5.2	Columns or Piers	•			
5.3	Floors (Structural)				•
5.4	Ceilings (Structural)		•		
5.5	Roof Structure and Attic				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

5.0 (1) Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

5.0 (2) Evidence of wood destroying insects and/or organisms were observed in the crawlspace. Surface damage was observed at/near these locations of the property. The clients may want to consult with a professional wood destroying and/or organism Inspector to evaluate and make any further recommendations deemed necessary.



5.0 Item 1(Picture)

5.3 (1) At least One from wood eating insects under the dining room. Repairs are needed. A qualified licensed general contractor should inspect further and repair as needed.



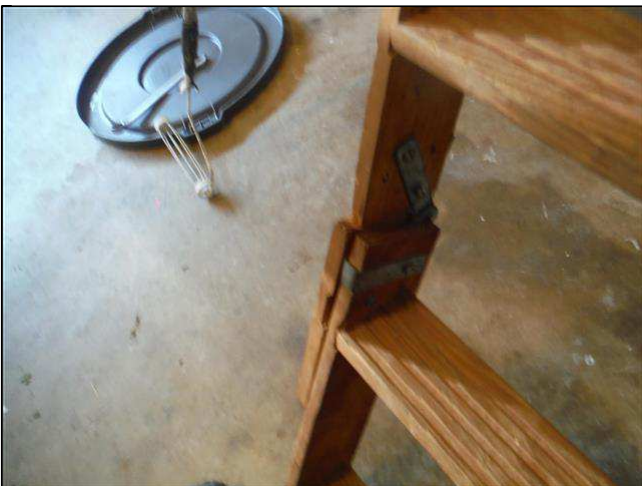
5.3 Item 1(Picture)

5.3 (2) The rim joist above the crawlspace door is damaged. Further deterioration may occur. Recommend further evaluation by a contractor.

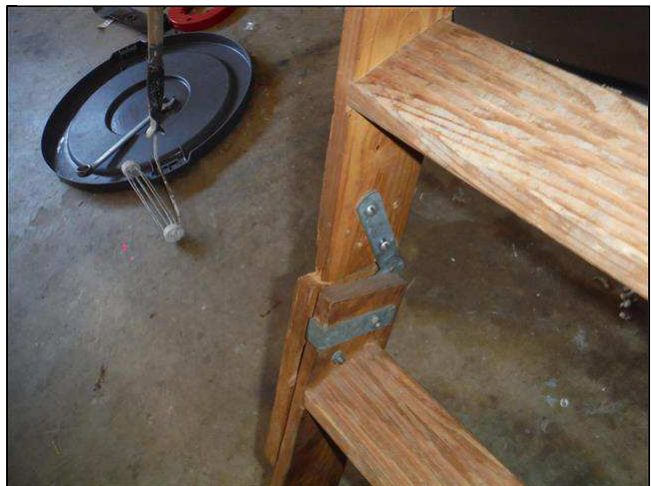


5.3 Item 2(Picture)

5.5 The pull down stairs is damaged and dangerous. Injury could result if not repaired. A qualified person should repair or replace as needed.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Plumbing Waste:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
Unknown

Water Heater Location:
Concealed hallway panel

WH Manufacturer:
UNKNOWN

Bathroom fixtures:
A tub/shower is present.

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems				•
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Main Water Shut-off Device (Describe location)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

6.0 (1) The laundry room's facilities were concealed at time of inspection. The cold & cold water supply valves, waste standpipe & drain, 115volt outlet, 240volt outlet were unable to be evaluated, due to the space behind the clothe dryer and washing machine restricting the Inspector's view and access to conduct a full evaluation of the laundry room's facilities.

6.0 (2) The plumbing waste line has been repaired improperly under the master bath. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.0 Item 1(Picture)

6.1 (1) The faucet loose at mount and needs securing to sink at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

6.1 (2) Toilet found loose at the base and needs reanchoring - found in the following location: master bath.

Any toilet that shows evidence of leaks or is loose and easy to move, should be remounted with a new wax ring seal to prevent potential leaks and water damage to the floor system and structure below. Visible evidence of floor stain marks and/or rot damage below the toilet may only become noticeable when the wax ring seal is replaced. Recommend repair/replace as required so toilet is securely fastened to the floor.



6.1 Item 1(Picture)

6.2 The main shut off is the lever located hall closet. This is for your information.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:
Below ground

Electric Panel Manufacturer:
SQUARE D

Dryer Power Source:
220 Electric

Panel Capacity:
Supply cable is Aluminum #4/0 - 200amp.

Branch wire 15 and 20 AMP:
Copper

Panel Type:
Circuit breakers

Wiring Methods:
Romex
Outlets includes 3 prong grounds.

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	Polarity/Grounding of Receptacles within 6 feet of interior plumbing fixtures, garage, carport, exterior walls and crawlspace of inspected structure				•
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors	•			
7.8	Carbon Monoxide Detectors	•			

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IN NI NP RR

7.1 One or more screws are missing from the main service panel cover. Recommend replacing missing screws. Care be taken to ensure that the new screws don't come in contact with wiring inside the panel when they're installed.

7.3 (1) The light fixture does not work (try bulb first) at the garage. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



7.3 Item 1(Picture)

7.3 (2) The ceiling fan in the rear left bedroom "wobbles". Electrical issues are considered a hazard until repaired. I recommend repair as needed.



7.3 Item 2(Picture)

7.4 (1) No ground fault circuit interrupter (GFCI) outlet/s installed in the garage. GFCI outlets help prevent electric shocks in areas that may have water present. This was an NEC(National Electrical Code) requirement to have at least one GFCI outlet installed in the garage(since 1978). Recommend having a licensed Electrical Contractor install at least one GFCI outlet in the garage as required.



7.4 Item 1(Picture)

7.4 (2) The exterior outlet at the rear of home not grounded. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

7.4 (3) No ground fault circuit interrupter (GFCI) outlet/s installed on the exterior receptacle outlets on this property. GFCI outlets help prevent electric shocks in areas that may have water present. This was an NEC (National Electrical Code) requirement to have GFCI protected outlets on all exterior outlets (since 1973). Recommend having a licensed Electrical Contractor install/upgrade outlets to be GFCI protected outlets where necessary.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Heat System Brand:

UNKNOWN

Ductwork:

Insulated

Filter Type:

Disposable

Types of Fireplaces:

Conventional

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Number of AC Only Units:

One

Central Air Brand:

DUCANE

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Cooling and Air Handler Equipment				•
8.7	Normal Operating Controls	•			
8.8	Presence of Installed Cooling Source in Each Room	•			

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IN NI NP RR

8.6 (1) Last service date of the heating system/s installed on this property is unable to be determined. Since we are not HVAC specialists, recommend asking seller to provide proof of last service, and/or if necessary have the system/s inspected, cleaned, serviced and repaired by a licensed HVAC (Heating Ventilation-Air Conditioning) company. Recommend that this servicing be made every year in the future. For more information visit:

<http://www.cpsc.gov/CPSPUB/PREREL/prhtml05/05017.html>

8.6 (2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

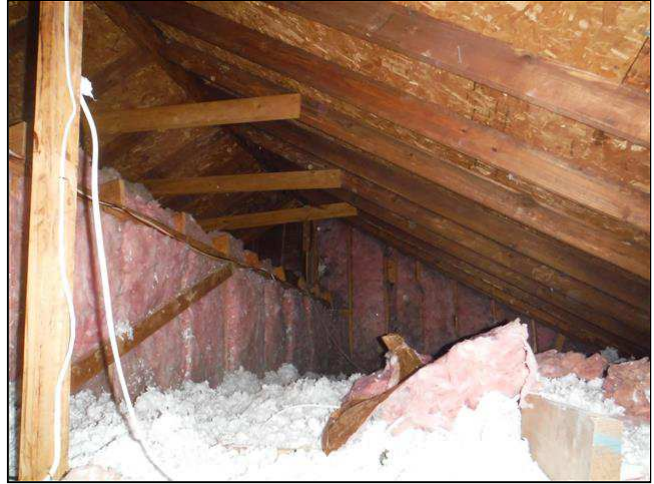


8.6 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation:

Batt

Exhaust Fans:

Fan only

Dryer Vent:

Flexible Metal

Floor System Insulation:

Faced

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System	•			
9.2	Vapor Retarders (in Crawlspace or basement)	•			
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			

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IN NI NP RR

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Dishwasher Brand:

Samsung

Disposer Brand:

BADGER

Exhaust/Range hood:

RE-CIRCULATE

Range/Oven:

Samsung

Range power source:

Electric

Built in Microwave:

NONE

Trash Compactors:

NONE

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.