



**BUILDING
INSPECTORS
GROUP**

PROPERTY INSPECTION REPORT

Prepared For: Joe Homeowner
Salley Homeowner

Concerning: 123 John Street
Wake Forest, NC 27587

Inspected By: Building Inspectors Group
Jonathan Goad NCHILB License #2570

Inspection Date: 1/29/2007

Real Estate Agent:

The inspection of the property listed above was conducted in accordance with the North Carolina Home Inspector Licensure Board guidelines. The inspection reports on conditions that are present and visible at the time of the inspection. All of the equipment is operated in normal modes only. The inspector will indicate which items are in need of repair or are not functioning as intended. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification. Building Inspectors Group recommends that you obtain as much history as is available concerning the subject property. This historical information may include relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property. Property conditions change with time and use. This report is provided for the specific benefit of the client(s). Please take into consideration that this report is only a representation of the conditions existing at the subject property on the date the inspection was performed, which is provided above.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:



Date: 1/29/2007	Time: 10:00 PM	Report ID: 123 John Street
Property: 123 John Street Wake Forest, NC 27587	Customer: Joe Homeowner Salley Homeowner	Real Estate Professional:

SCOPE AND PURPOSE OF THE INSPECTION

The home inspection is a service conducted according to the terms of the Inspection Contract. Specifically, Building Inspectors Group inspects every house according to the Standards of Practice of the North Carolina Home Inspector Licensure Board (NCHILB). Please be sure to read and understand the contract that is included with this report. This inspection is for the sole benefit of the client(s) named above. Building Inspectors Group assumes no liability to any third parties.

The purpose of this inspection report is to provide the client with a better understanding of the condition of the property as observed at the time of inspection. Our goal is to inspect the systems and components specified for inspection in the NCHILB Standards of Practice, and to report those that do not function as intended, allowing for normal wear and tear, and/or significantly affect the habitability of the house. Many reports also include minor repair and maintenance items, but it is not the purpose of the inspection to include such items. This home inspection is a visual and is not technically exhaustive.

Conditions can exist which will not be detected by normal inspection procedures. Components can fail after the date of inspection. Accordingly, **this inspection is not a warranty of system or component conditions and is not insurance against system or component failure.** All homeowners should budget for unexpected repairs. Homebuyer's insurance to guard against system or component failures is available from several sources.

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.

Satisfactory (S) = The inspector 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.

Repair/Maintenance Item (RMI) = The inspector believes that the item is not functioning as intended or the current conditions will adversely affect the habitability of the dwelling. Repair/Maintenance Items should be corrected by qualified contractors or specialist.

Not Inspected (NI) = The inspector 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.

Further Evaluation (FE) = Conditions exist that suggest the need for further evaluation by a qualified contractor or specialist. All Further Evaluation(FE) items should be evaluated by licensed professionals or qualified specialist.

Age Of Home:
Under 5 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Below 60

I. STRUCTURAL SYSTEMS

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

Viewed roof covering from:

Ground
Binoculars

Roof Covering:

Architectural

Attic Insulation:

Batt
Fiberglass

Foundation:

Poured concrete

Chimney (exterior):

Metal Flue Pipe

Method used to observe chimney flue:

Visually from the firebox

Roof-Type:

Hip

Method used to observe attic:

Walked
Crawled
Partially Inaccessible (25%)

Attic info:

Storage
Finished Attic Space

Floor Structure:

Engineered floor joists

Operable Fireplaces:

Two

Siding Material:

Brick
Stone Veneer

Roof Ventilation:

Ridge vents
Soffit Vents

Ceiling Structure:

6" or better

Method used to observe Crawlspace:

Finished Basement

Floor System Insulation:

Batts

Types of Fireplaces:

Vented gas logs

Inspection Items

A. Foundations and Crawlspace

Comments: Satisfactory

This home inspection service does not specifically include inspection for the existence of mold or potential for mold inside the home. However, during the course of inspection, we observed some areas (refrigerator area in basement) that contained mold like substances. If you have concerns with indoor air quality, the inspector recommends further evaluation from a qualified air quality specialist.

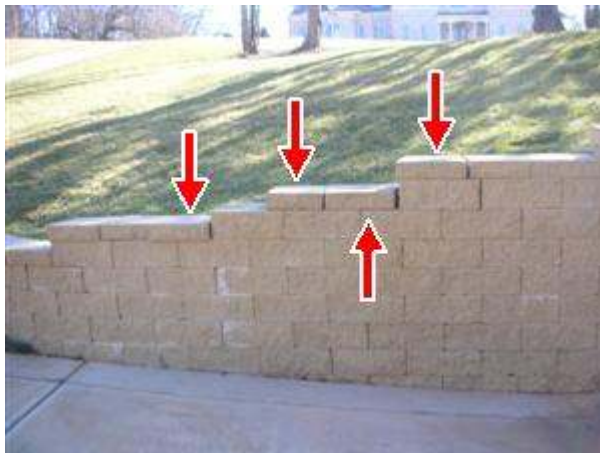
Online information about mold and other air contaminants is available at www.epa.gov/iaq/molds.

B. Grading, Drainage, and Retaining Walls

Comments: Repair or Maintenance Item



(1) **SAFETY RECOMMENDATION-** At least one section of the header block pavers were installed in a dry stacked fashion at the retaining wall on the right side of the home (facing front). This method of installation creates a potential safety and trip hazard for children playing around this area. The inspector recommends permanently securing these header blocks to the main section of the wall.



B. Picture 1

(2) **SAFETY RECOMMENDATION-** The retaining wall appears strong, however a guardrail system should be considered to prevent children from accidental fall at driveway area.



(3) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.


C. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Comments: Satisfactory

(1) At least one section of the roof covering has hairline cracks in the shingles. This is possibly from a manufacturer defect. No other signs indicated water penetration into the roof structure at this area of roof. The inspector was unable to determine if this defect will leak. (See photo note)




C. Picture 1

 (2) The inspector suspects a flashing defect at the rear of the home above the door at the upper level deck. This issue should be directly related to moisture stains on the interior walls in the living/kitchen.


D. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)

Comments: Satisfactory, Further evaluation is recommended

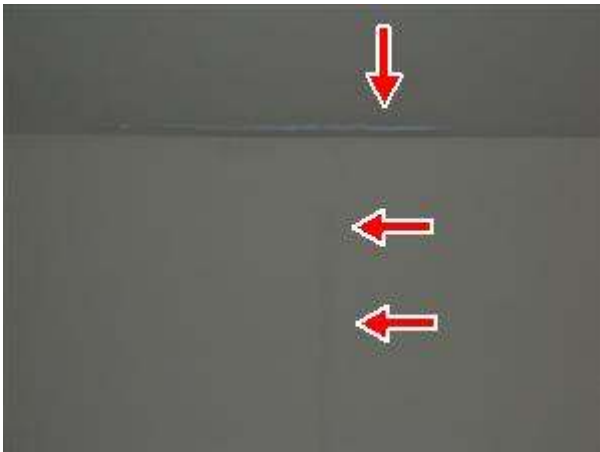
 The door at top of the finished attic stairs is stuck in the closed position. The inspector was unable to inspect this portion of the unfinished attic space.

E. Walls and Trim(Interior)


Comments: Repair or Maintenance Item, Further evaluation is recommended

 (1) The sheetrock on the wall or ceiling shows wet stains indicating moisture intrusion has occurred. The inspector recommends consulting with the seller for more information about this area. Due to recent weather conditions, the inspector is unable to determine with certainty if a leak still exists. Further evaluation is required by a qualified contractor. The area(s) of concern is located at the following locations:

1. above rear entry door at main level (kitchen and living room)



E. Picture 1

 (2) The inspector recommends caulking around all tub areas to prevent moisture intrusion. (See photo note)



E. Picture 2 third floor bathroom

- 🏠 (3) Trim board at the basement pantry door is detached from wall

F. Wall Cladding, Trim, Soffits, Railings, and Dormers(Exterior)

Comments: Satisfactory

The rear and sides of the home reveals at least one common crack along the mortar joints. It is not uncommon for a house to experience some natural foundation and wall movement over time. The inspector recommends re-pointing all affected mortar joints with mortar mix. (see photo note)



F. Picture 1



F. Picture 2

G. Ceilings and Floors

Comments: Repair or Maintenance Item

- 🏠 Fan blade was missing from the fan assembly in the room above the garage.

H. Doors (Interior and Exterior)

Comments: Repair or Maintenance Item

- 🏠 (1) To be a considered functional, a door must strike, latch, and lock without excessive force. The following interior and exterior doors did not function as intended and need to be adjusted:

1. exterior panel doors to the right of outdoor cooking equipment did not shut properly
2. closet door in master bedroom
3. linen closet door at the rear of the home on the third level
4. closet door above garage (magnet non functional)
5. privacy door serving the room above garage

- 🏠 (2) Several entry doors were dead bolted at the time of inspection. These doors were not tested for functionality.

- 🏠 (3) **SAFETY RECOMMENDATION-** The inspector did verify that the glass door is safety tempered, however it is still recommended that all objects that could possibly shatter the glass door be removed from the doors natural swing pattern. (see photo note)



H. Picture 1 master bathroom glass door

I. Windows

Comments: Satisfactory, Repair or Maintenance Item

(1) The window screen is loose at the rear of home. This is a maintenance issue and is for your information. (See photo note)



I. Picture 1 screen loose



(2) For a window to function properly it should open, close, latch, and lock. The following windows did not function correctly:

1. Dining Room is stuck in the closed position
2. Top sash falls when the window lock moves to the unlocked position (see photo note)
3. finished attic window is stuck in the closed position



I. Picture 2

J. Fireplace / Chimney


Comments: Satisfactory


Maintenance Recommendation: The inspector recommends contracting with a chimney sweep to perform an annual cleaning and maintenance inside the chimney. This will limit the amount of Built-up soot, creosote, and unwanted animal nesting which are the most common hazardous issues in a chimney.

K. Porches, Decks, Driveway, Walkways, and Carport (Attached)

Comments: Satisfactory, Repair or Maintenance Item

(1) Common driveway cracks were noted at various places on the driveway. This is a common defect for concrete driveways.

 (2) One section of the deck flooring on the upper level deck at the rear of home is warped. Fall or injury can occur if not corrected.

 (3) Wood stairs at the left side of the home had several nail pops. (See photo notes)



K. Picture 1

L. Garage (Walls, Floors, and Ceilings)

Comments: Satisfactory

-
- **GENERAL NOTE-** Proper grading is very important to divert water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for a minimum of 6 feet. Excess water around the foundation can cause settlement of soil which contributes to cracking foundation walls and water penetration underneath the house. Water discharged from the roof downspouts should be directed away from these foundation walls.
 - **GENERAL NOTE-** All attic areas should be checked by the home owner or a qualified profession at least once per year for water intrusion and animal infestation.

MAINTENANCE NOTE- Overgrown vegetation can restrict air flow around the foundation. I recommend all vegetation be cut back 12 inches away from the unit. This will limit moisture levels around the foundation of the home and will aid in maintaining this element of the home.

II. ELECTRICAL SYSTEMS

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. **All electrical issues are considered potential safety hazards and should be evaluated by licensed electrical contractors.**

Styles & Materials

Electrical Service Conductors:

Aluminum

Electric Panel Manufacturer:

CUTLER HAMMER

Service Equipment Grounding:

Visible to Ground

Panel Capacity:

(2) 200 AMP service panel

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers


Wiring Methods:

Romex




Inspection Items

A. Service Entrance and Panels

Comments: Repair or Maintenance Item

-  (1) **SAFETY DEFECT-** The electrical panel box located in the garage utility closet on the lowest level revealed at least one circuit breaker switch that was tripped in the "tripped" position at the time of inspection. Electrical circuit breakers are designed to trip when there is an overload or dysfunction in the circuit. The inspector has no knowledge of the disposition of the circuit before the inspection, therefore can only assume that there could be dysfunction to the circuit. The panel should be evaluated and/or repaired by a licensed electrician.

The tripped breaker was labeled bedrooms 2,3, and 4.


-  (2) Sub Panel box cover is warped. Replacement is needed.
-  (3) Main electrical panel doors would not close at the time of inspection.
-  (4) The inspector was unable to remove the main panel box covers on the exterior of the home. These panels require excessive force to remove the covers.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)


Comments: Satisfactory

C. Receptacles and Switches

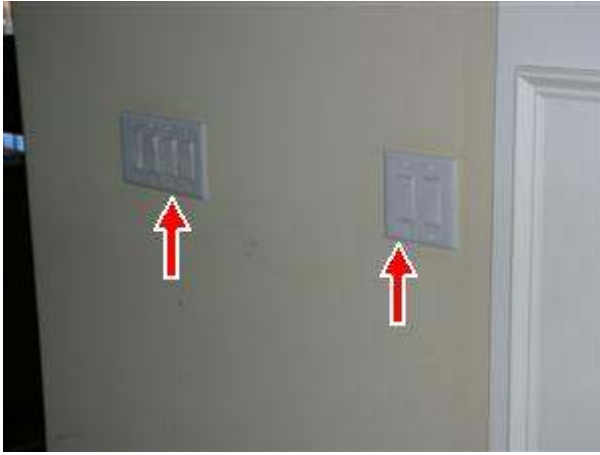
Comments: Repair or Maintenance Item, Further evaluation is recommended

-  (1) **Safety Improvement Recommendation:** Ground Fault Circuit Interrupters(GFCI) are modern electrical devices that are designed to protect people from electrical shock. Newly constructed homes are required to install GFCI type receptacles in all potentially wet or damp environments. If necessary, Building Inspectors Group recommends that a licensed electrician upgrade all receptacles located in a potentially damp area (kitchen, bathroom, garage, exterior, near tubs and spas, pools, crawlspaces, and laundry areas) to a GFCI protected receptacle(s) or GFCI protected breaker(s). These upgrades will considerably improve the electrical safety for all occupants. GFCI receptacles were found in all necessary areas. If any deficiencies were noted they occurred at the following locations:


1. GFCI swimming pool outlet did not function at the time of inspection

-  (2) **Further Evaluation** is required for the receptacles and/or switches listed below. The inspector was unable to determine if the following switches/receptacles were energized. The inspector recommends checking these locations with a known functioning light bulbs or consulting with the current owner for more information about the following locations:

1. one switch at the guest bedroom on the main level at left side of home
2. one switch on the foyer switch panel (see photo notes)
3. one switch on the master bedroom switch panel
4. fixture above bathroom sink in master bathroom
5. all receptacles and lights on the left side of the home at the third floor need to be checked by an electrician. (the inspector believes this issue is directly related to the tripped panel breaker)




C. Picture 1

 (3) The following rooms contained at least one missing receptacle cover or light switch cover:

1. Kitchen receptacle cover damaged

D. Smoke Detectors (response to test button only)

Comments: Repair or Maintenance Item

 At least one smoke detector (finished attic alarm) was tested and considered inoperable at the time of the inspection. This issue could be resolved by simply changing the battery. The inspector recommends a qualified person repair/replace and retest the smoke detector for confirmation of operability. **Remember, a smoke detector can save a life.**

- **GENERAL NOTE-** This inspection did not include the operation of smoke detectors(response to smoke), alarm systems, television wiring(cable and satellite), or telephone systems. **Building Inspectors Group recommends testing smoke detectors for their response to smoke upon taking possession of the home and every month thereafter. A good fire protection safety measure is to place smoke detectors on every level of the house and in all sleeping quarters. REMEMBER TO TEST SMOKE DETECTORS REGULARLY!**

III.. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Type and Energy Source:

Forced Air
Natural Gas

Number of Heat Systems (excluding wood):

Five

Filter Size:

20x25
Adequate

Central Air Manufacturer (2):

GOODMAN
Serial # : 0409752949

Age of Outdoor Condensing Unit (3):

Manufactured in 2004

Type and Energy Source:

Air conditioner unit
Electricity

Age of Outdoor Condensing Unit (5):

Manufactured in 2004

Heat System Brand (1):

GOODMAN
Serial # : 5 systems

Ductwork:

Insulated

Central Air Manufacturer (1):

GOODMAN
Serial # : 0409036890

Age of Outdoor Condensing Unit (2):

Manufactured in 2004

Central Air Manufacturer (4):

GOODMAN
Serial # : 0407567790

Number of AC Only Units:

Five

Energy Source:

Gas

Filter Type:

Disposable

Age of Outdoor Condensing Unit (1):

Manufactured in 2004

Central Air Manufacture (3):

GOODMAN
Serial # : 0407567792

Age of Outdoor Condensing Unit (4):

Manufactured in 2004


Central Air Manufacturer (5):

GOODMAN
Serial # : 0408086210

Inspection Items

A. Heating Equipment

Comments: Repair or Maintenance Item

-  Excessive condensation was noted at the exhaust flue pipe on the furnace unit. This condensation will cause damage to the unit if not repaired. The inspector recommends consulting with a HVAC contractor for repair.


Specifically, this dysfunction occurred on furnace system labeled "UNIT #3" (see photo note)



A. Picture 1 water running down furnace

B. Cooling Equipment

Comments: Not Inspected

-  The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

C. Ducts, Vents, & Insulation

Comments: Satisfactory

D. Thermostatic Controls (Temperature rise when prompted)

Comments: Satisfactory

- **GENERAL NOTE-** The inspection of the heating equipment supplying the home is not intended to be technically exhausting. The home inspector does not disassemble or remove any component of the furnace system except those access panels provided by the manufacturer. One of the main components of a forced air heating system is a heat exchanger. This section of the furnace is where combustion occurs. It is at the heat exchanger where the separation of warm house air and the products of combustion(toxic gases) are separated. Because of limited access to the heat exchanger, the home inspector is unable to determine if cracks or holes are present in the heat exchanger and therefore cannot guarantee if unsafe conditions exist. The home inspector will make every effort to determine if the presence of carbon monoxide leakage is occurring at the furnace using different inspection techniques.
- **SAFETY RECOMMENDATION-** If gas appliances are installed, the inspector strongly recommends installing carbon monoxide detectors inside the house.
- **MAINTENANCE NOTE-** The inspector recommends servicing your Heating and Air Conditioning Systems annually. An annual service check will increase the longevity of the unit and insure the system is operating correctly at the maximum efficiency level.

IV.. 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.

Hydro-Therapy equipment is only tested for proper drainage and proper water supply. **The jet propulsion water outlets were not tested.**

Styles & Materials

Water Source:

Public

Washer Drain Size:

2" Diameter

Water Heater Capacity:

Two units

Extra Info : 50 gallons

Water Heater Manufacture (2):

AO SMITH

Water Filters:

(We do not inspect filtration systems)

Plumbing Waste:

PVC

Water Heater Manufacturer:

A.O. SMITH

Age of Water Heater (2):

Manufactured in 2005

Plumbing Water Distribution (inside home):

PEX

Water Heater Power Source:

Gas (quick recovery)

Age of Water Heater (1):

Manufactured in 2005


Inspection Items

A. Water Supply System and Fixtures

Comments: Satisfactory

B. Drains, Waste, Vents


Comments: Repair or Maintenance Item

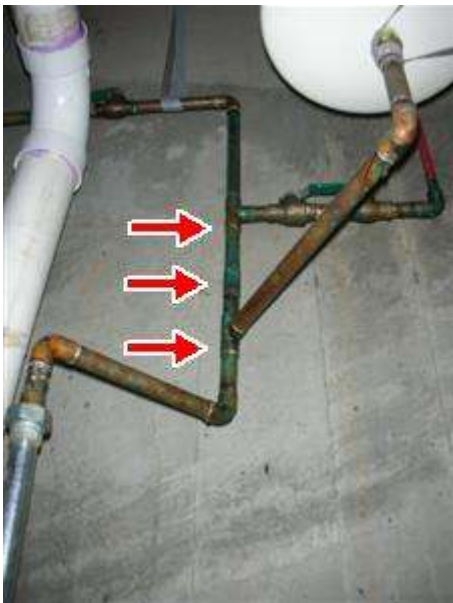
 The following interior plumbing drains in the kitchen and/or bathrooms did not function correctly when tested:

1. tub drain stopper was detached from the tub in master bathroom
2. slow draining tub at the forth floor tub/shower


C. Water Heating Equipment

Comments: Repair or Maintenance Item

 (1) The water heater shows signs of leaking at hot supply outlet. A qualified licensed plumber should repair or correct as needed. (see photo note)



C. Picture 1

 (2) Drain line at the condensation pump servicing the water heaters is not properly secured. This line obstructs the walkway to the water heater.

D. Hydro-Therapy Equipment

Comments: Not Inspected

- **GENERAL NOTE:** Well, Septic systems, sewer lines, and water treatment equipment were not inspected. If a well is present, the inspector recommends testing the well water with local health officials.
- **MAINTENANCE NOTE:** Water heating systems should be drained per the manufacturers instructions once per year. This is generally accomplished by purging 2-5 gallons of water from the bottom of the tank. Please refer to your owners manual or manufactures website for maintenance procedures.

V.. APPLIANCES

The home inspector observed and operated the basic functions of the following kitchen appliances(unless otherwise noted): 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 did not observe the following appliances or appliance components:** Clocks, timers, self-cleaning oven function, thermostats for calibration, or automatic operation; Non built-in appliances such as washers, dryers, and refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

SAFETY NOTE: The home inspector did not move the range/oven to determine if the "anti-tipping bracket" is installed. Most manufacturers require an "anti tipping bracket" be attached to prevent the range from tipping over. The inspector recommends verifying the proper installation of a "anti tipping device".

Styles & Materials

Dishwasher Brand:

BOSCH

Range/Oven:

GENERAL ELECTRIC

Disposer Brand:

IN SINK ERATOR

Built in Microwave:

GENERAL ELECTRIC

Exhaust/Range hood:

GENERAL ELECTRIC

Trash Compactors:

NONE

Inspection Items

A. Dishwasher

Comments: Satisfactory

B. Food Waste Disposer

Comments: Satisfactory

C. Range Hood

Comments: Repair or Maintenance Item



The range hood would not stay in the off position when the hood was erected from the counter top.

D. Ranges/Ovens/Cooktops

Comments: Repair or Maintenance Item



The cooktop in the kitchen appears to be skewed. (see photo notes)



D. Picture 1

E. Microwave Cooking Equipment

Comments: Satisfactory

G. Bathroom Exhaust Fans and/or Heaters

Comments: Satisfactory

I. Garage Door Operators

Comments: Satisfactory

J. Door Bell and Chimes

Comments: Satisfactory

K. Dryer Vents

Comments: Not Inspected



Building Inspectors Group does not inspect washer units, dryer units, washer drains, or dryer vents.

L. Other Built-in Appliances

Comments: Not Inspected



The permanently installed vacuum system is beyond the scope of this inspection.


- **GENERAL NOTE-** For information about appliance product recalls and safety information, please visit <http://www.cpsc.gov/cpscpub/prerel/prerel.html>.

VI.. OPTIONAL SYSTEMS

Inspection Items


B. Swimming Pools and Equipment

Comments: Further evaluation is recommended

 Building Inspectors Group does not inspected pools or the equipment used for its operation.


D. Outdoor Cooking Equipment

Comments: Further evaluation is recommended

 Building Inspectors Group does not inspected outdoor cooking equipment or the attachments used for its operation.

H. Security Systems

Comments: Further evaluation is recommended

 Building Inspectors Group does not inspected security systems or the equipment used for its operation.

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General Summary



Building Inspectors Group

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(919) 749-3136 (mobile)

Customer

Joe Homeowner
Salley Homeowner

Property Address

123 John Street
Wake Forest, NC 27587

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

B. Grading, Drainage, and Retaining Walls

Repair or Maintenance Item



(1) **SAFETY RECOMMENDATION**- At least one section of the header block pavers were installed in a dry stacked fashion at the retaining wall on the right side of the home(facing front). This method of installation creates a potential safety and trip hazard for children playing around this area. The inspector recommends permanently securing these header blocks to the main section of the wall.




B. Picture 1



(3) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.


C. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Satisfactory

-  (2) The inspector suspects a flashing defect at the rear of the home above the door at the upper level deck. This issue should be directly related to moisture stains on the interior walls in the living/kitchen.


D. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)

Satisfactory, Further evaluation is recommended

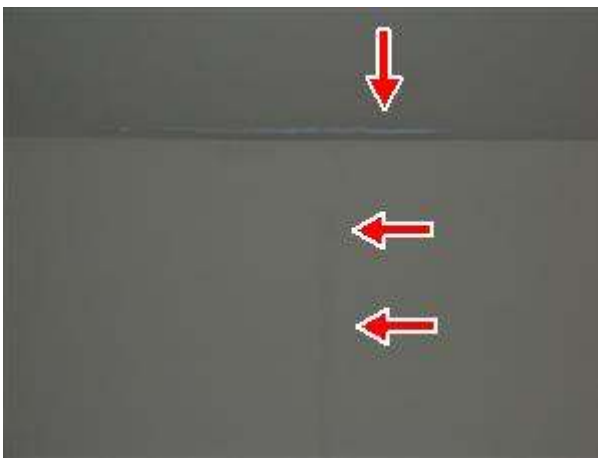
-  The door at top of the finished attic stairs is stuck in the closed position. The inspector was unable to inspect this portion of the unfinished attic space.

E. Walls and Trim(Interior)


Repair or Maintenance Item, Further evaluation is recommended

-  (1) The sheetrock on the wall or ceiling shows wet stains indicating moisture intrusion has occurred. The inspector recommends consulting with the seller for more information about this area. Due to recent weather conditions, the inspector is unable to determine with certainty if a leak still exists. Further evaluation is required by a qualified contractor. The area(s) of concern is located at the following locations:

1. above rear entry door at main level (kitchen and living room)




E. Picture 1

-  (2) The inspector recommends caulking around all tub areas to prevent moisture intrusion. (See photo note)



E. Picture 2 third floor bathroom

-  (3) Trim board at the basement pantry door is detached from wall

G. Ceilings and Floors

Repair or Maintenance Item

-  Fan blade was missing from the fan assembly in the room above the garage.

H. Doors (Interior and Exterior)

Repair or Maintenance Item

- (1) To be a considered functional, a door must strike, latch, and lock without excessive force. The following interior

🏠 and exterior doors did not function as intended and need to be adjusted:

1. exterior panel doors to the right of outdoor cooking equipment did not shut properly
2. closet door in master bedroom
3. linen closet door at the rear of the home on the third level
4. closet door above garage (magnet non functional)
5. privacy door serving the room above garage

🏠 (2) Several entry doors were dead bolted at the time of inspection. These doors were not tested for functionality.

🏠 (3) ***SAFETY RECOMMENDATION***- The inspector did verify that the glass door is safety tempered, however it is still recommended that all objects that could possibly shatter the glass door be removed from the doors natural swing pattern. (see photo note)



H. Picture 1 master bathroom glass door

I. Windows

Satisfactory, Repair or Maintenance Item

🏠 (2) For a window to function properly it should open, close, latch, and lock. The following windows did not function correctly:

1. Dining Room is stuck in the closed position
2. Top sash falls when the window lock moves to the unlocked position (see photo note)
3. finished attic window is stuck in the closed position



I. Picture 2

K. Porches, Decks, Driveway, Walkways, and Carport (Attached)

Satisfactory, Repair or Maintenance Item

🏠 (2) One section of the deck flooring on the upper level deck at the rear of home is warped. Fall or injury can occur if not corrected.

🏠 (3) Wood stairs at the left side of the home had several nail pops. (See photo notes)




K. Picture 1




II.. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Repair or Maintenance Item


-  (1) **SAFETY DEFECT-** The electrical panel box located in the garage utility closet on the lowest level revealed at least one circuit breaker switch that was tripped in the "tripped" position at the time of inspection. Electrical circuit breakers are designed to trip when there is an overload or dysfunction in the circuit. The inspector has no knowledge of the disposition of the circuit before the inspection, therefore can only assume that there could be dysfunction to the circuit. The panel should be evaluated and/or repaired by a licensed electrician.

The tripped breaker was labeled bedrooms 2,3, and 4.


-  (2) Sub Panel box cover is warped. Replacement is needed.
-  (3) Main electrical panel doors would not close at the time of inspection.
-  (4) The inspector was unable to remove the main panel box covers on the exterior of the home. These panels require excessive force to remove the covers.

C. Receptacles and Switches

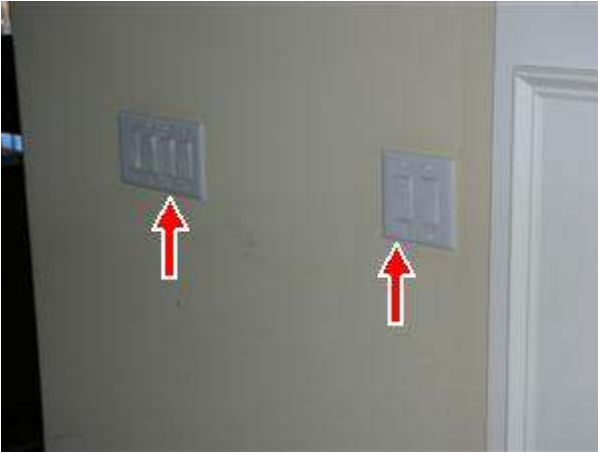
Repair or Maintenance Item, Further evaluation is recommended

-  (1) **Safety Improvement Recommendation:** Ground Fault Circuit Interrupters(GFCI) are modern electrical devices that are designed to protect people from electrical shock. Newly constructed homes are required to install GFCI type receptacles in all potentially wet or damp environments. If necessary, Building Inspectors Group recommends that a licensed electrician upgrade all receptacles located in a potentially damp area (kitchen, bathroom, garage, exterior, near tubs and spas, pools, crawlspaces, and laundry areas) to a GFCI protected receptacle(s) or GFCI protected breaker(s). These upgrades will considerably improve the electrical safety for all occupants. GFCI receptacles **were** found in all necessary areas. If any deficiencies were noted they occurred at the following locations:


1. GFCI swimming pool outlet did not function at the time of inspection

-  (2) **Further Evaluation** is required for the receptacles and/or switches listed below. The inspector was unable to determine if the following switches/receptacles were energized. The inspector recommends checking these locations with a known functioning light bulbs or consulting with the current owner for more information about the following locations:

1. one switch at the guest bedroom on the main level at left side of home
2. one switch on the foyer switch panel (see photo notes)
3. one switch on the master bedroom switch panel
4. fixture above bathroom sink in master bathroom
5. all receptacles and lights on the left side of the home at the third floor need to be checked by an electrician. (the inspector believes this issue is directly related to the tripped panel breaker)




C. Picture 1

 (3) The following rooms contained at least one missing receptacle cover or light switch cover:

1. Kitchen receptacle cover damaged


D. Smoke Detectors (response to test button only)
Repair or Maintenance Item

 At least one smoke detector (finished attic alarm) was tested and considered inoperable at the time of the inspection. This issue could be resolved by simply changing the battery. The inspector recommends a qualified person repair/replace and retest the smoke detector for confirmation of operability. **Remember, a smoke detector can save a life.**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Repair or Maintenance Item

 Excessive condensation was noted at the exhaust flue pipe on the furnace unit. This condensation will cause damage to the unit if not repaired. The inspector recommends consulting with a HVAC contractor for repair.


Specifically, this dysfunction occurred on furnace system labeled "UNIT #3" (see photo note)



A. Picture 1 water running down furnace

B. Cooling Equipment

Not Inspected

 The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

IV. PLUMBING SYSTEM

B. Drains, Waste, Vents
Repair or Maintenance Item

🏠 The following interior plumbing drains in the kitchen and/or bathrooms did not function correctly when tested:

1. tub drain stopper was detached from the tub in master bathroom
2. slow draining tub at the forth floor tub/shower

C. Water Heating Equipment
Repair or Maintenance Item

🏠 (1) The water heater shows signs of leaking at hot supply outlet. A qualified licensed plumber should repair or correct as needed. (see photo note)



C. Picture 1

🏠 (2) Drain line at the condensation pump servicing the water heaters is not properly secured. This line obstructs the walkway to the water heater.

V.. APPLIANCES

C. Range Hood
Repair or Maintenance Item

🏠 The range hood would not stay in the off position when the hood was erected from the counter top.


D. Ranges/Ovens/Cooktops
Repair or Maintenance Item

🏠 The cooktop in the kitchen appears to be skewed. (see photo notes)




D. Picture 1

K. Dryer Vents
Not Inspected


 Building Inspectors Group does not inspect washer units, dryer units, washer drains, or dryer vents.

L. Other Built-in Appliances
Not Inspected


 The permanently installed vacuum system is beyond the scope of this inspection.

VI. OPTIONAL SYSTEMS


B. Swimming Pools and Equipment
Further evaluation is recommended

 Building Inspectors Group does not inspect pools or the equipment used for its operation.

D. Outdoor Cooking Equipment
Further evaluation is recommended

 Building Inspectors Group does not inspect outdoor cooking equipment or the attachments used for its operation.

H. Security Systems
Further evaluation is recommended

 Building Inspectors Group does not inspect security systems or the equipment used for its operation.

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.