BUILDER BUDDY INSPECTIONS & TESTING
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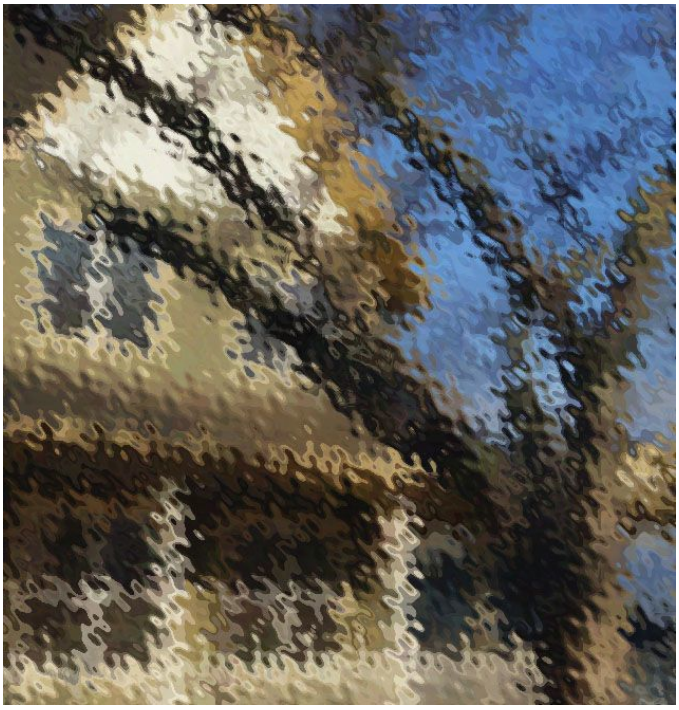

INSPECTION REPORT COPY

123 Sample Way
Asheville NC 28801

Sample Client
APRIL 1, 2021

Inspector
Jason Bellamy
Jason Bellamy
Home Inspector #3805, Septic Inspector #6187I
828 484 6494
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See this video for more information on how to view your report.

(HTML version only) To view the summary, click on the 'Summary' tab above or click 'PDF' (upper right tab) and then 'Summary'.

The 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.

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.

SUMMARY

4 FYI

15 REPAIR/ MAINTENANCE

14 DEFECT

10.2.1 Insulation & Ventilation - Crawl space or Basement areas (Insulation and ventilation): Foundation insulation defect(s)

10.2.2 Insulation & Ventilation - Crawl space or Basement areas (Insulation and ventilation): Foundation ventilation defect(s)

11.1.1 Interiors - Windows and Doors: Door defect(s)

11.1.2 Interiors - Windows and Doors: Window defect(s)

11.2.1 Interiors - Floors, Walls and Ceilings: Pet damage

12.2.1 Built-in Appliances - Range/Oven/Cooktop: no anti-tilt bracket

1: GENERAL NOTES

Information

In Attendance
vacant

Age of building
11-19 years old

Weather
Clear

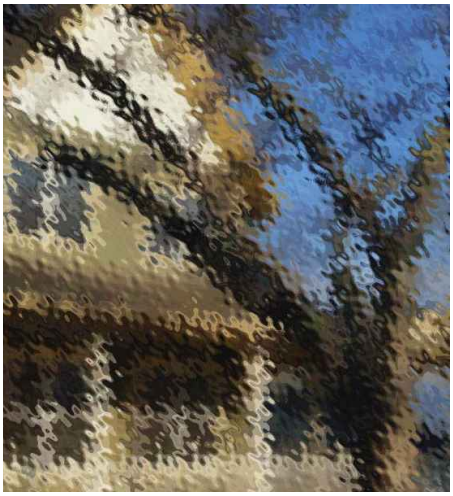
Temperature at time of inspection
Between 50F and 68F (10C-20C)

Ground conditions
Wet

Other inspections ordered
radon

Other inspections to consider
HVAC evaluation, sewer scope

Cover Photo (orientation)
The directional reference of left, right, and rear is from facing the front of the home-- see photo for reference.



Neither New or Old Home

The report is designed only to provide a better understanding of the property's condition, observable at the time of the home inspection. The inspection, performed according to the NC standard of practice, is intended to be representative and not technically exhaustive and not every defect will be found or listed. When there are inconsistencies between the report and what was discussed on site please refer to the report. The verbal presentation is intended as a broad overview and many items can be forgotten, mis-communicated, or mis-understood and the written report represents our best and final opinions and observations. There are many items in the report that are not necessarily defects or negotiating items but are listed as a courtesy to help the buyer moving forward as a home owner. Generally the buyer should not expect all the items in the report to be repaired or negotiated. Regarding defects in the report: buyer repairs are generally more reliable than seller repairs which is why we recommend negotiating for an amount rather than a fix. The buyer should consult their real estate agent regarding the negotiability of items in the report.

Under construction/renovation

The property was under construction or renovation at the time of the inspection and the inspection was very limited. The property does not have the benefit of a complete inspection process with the county or city-- it is the buyer's responsibility to verify the status of the city/county permits and inspections. Because the property is not under normal household use conditions, leaks and other possible issues may not be visible. The inspector does not have the benefit of knowing what the seller is intending to complete for the buyer or what the finished product is intended to be -- it is the buyer's responsibility to verify the scope of work with the seller. It is best practice to have an inspection performed when a CO or a Certificate of Occupancy is issued and the renovation/construction is complete. The buyer should also consider having another inspection done 6 months after completion to check for leaks and safety issues.

2: EXTERIOR

		IN	NI	NP	D
2.1	Grading	X			X
2.2	Downspout drains	X			X
2.3	Siding, Flashing & Trim	X			X
2.4	Decks, Balconies, Porches & Stairs	X			X
2.5	Patios and walks	X			
2.6	Exterior Doors/Windows	X			X
2.7	Retaining Walls			X	
2.8	Driveway/parking area	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Info./photos/video

Siding, Flashing & Trim: Siding/Trim Material
Engineered Wood, Fiber Cement

Siding, Flashing & Trim: Flashing material
Metal

Decks, Balconies, Porches & Stairs: Type
Covered Porch

Mature trees near home

For your information: Mature trees were observed in close proximity to the home. These trees require annual maintenance and service to reduce the risk of clogged gutters, falling limbs, and related damages to the home. An arborist should be consulted to determine the general health of the tree, required service, and to recommend a care plan.



mature roots at foundation wall

Downspout drains: Downspout drain recommendations

Recommendation: The drain system should be buried to prevent damage over the long-term and exit to daylight at least 6 feet away from the foundation area. PVC is recommended over corrugated pipe because it is less prone to damage/crushing/leaks and can be 'snaked' if it becomes clogged. Downspouts should be securely connected to the wall and drain. The drain should be in the vertical position at the downspout connection to prevent overflow.

Decks, Balconies, Porches & Stairs: Best practice deck framing

Proper fasteners and bracing prevent structural components from settling or racking.
Metal flashing prevents damage to the siding/framing
Proper landings and railings prevent falls/injury.

Driveway/parking area: Gravel re-surface - recommendation

Recommendation: Thin or no gravel was observed at areas of the driveway which could cause erosion and muddy areas/pits. It is recommended to add gravel/road bond every 3-5 years to the driveway or resurface as necessary.

Limitations

General

EXTERIOR LIMITATIONS

mulch, shrubs, low decks

Inspection of the exterior siding, foundation area, retaining walls and grading was limited. Mulch/gravel can obscure the actual hardened grade beneath which directs water toward or away from the foundation areas.

General

PORCH/DECK LIMITATION(S)

limited access under deck, Soffiting under framing

General

DOWNSPOUT DRAIN LIMITATION

Limitation: The exits to all of the subsurface rain water drains were not verified, nor can their functionality be fully evaluated except during a rain event or test. The subsurface drains can be tested by running a hose into them for a few minutes to verify water flow at the exits. If evidence suggests that the drains are clogged a licensed landscaper should be consulted.

Deficiencies

2.1.1 Grading

Defect

GRADING DEFECT(S)

grade slopes toward home, erosion, recommend to extend HVAC condensate line away from foundaton

Repairs are needed to prevent water damage to the foundation areas over the long-term.

Recommendation

Contact a qualified grading contractor.


rear left


left - under decks


rear right


erosion at rear

rear left

rear right

Garage

recommend curb to help divert drainage away from home

recommend to extend HVAC condensate line away from home

garage - extend condensate line away from home

home is a foot or more below surrounding grade at left and front

2.2.1 Downspout drains

Defect

DOWNSPOUT DRAIN DEFECT(S)

exits too close to foundation area, missing downspout extension drains

Repairs should be made to prevent damage to the foundation areas over the long-term.

Recommendation

Contact a qualified landscaping contractor


rear left


rear right


front right garage


garage


front right garage

2.3.1 Siding, Flashing & Trim

Defect

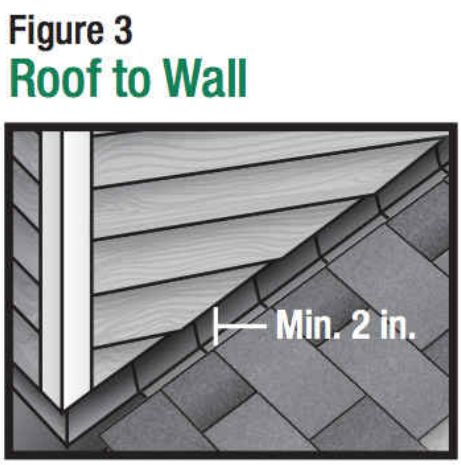
SIDING/ TRIM DEFECT(S)

Soft/decayed trim, siding over roofing

Repairs should be made to prevent water damage over the long-term.

Recommendation

Contact a qualified siding specialist.




left - - - soft areas at trim behind gutter, see roof covering


siding over roofing - no clearance, will decay over time


front left studio - opening- possible pest entry


front garage - soft trim at roof


garage - damaged siding

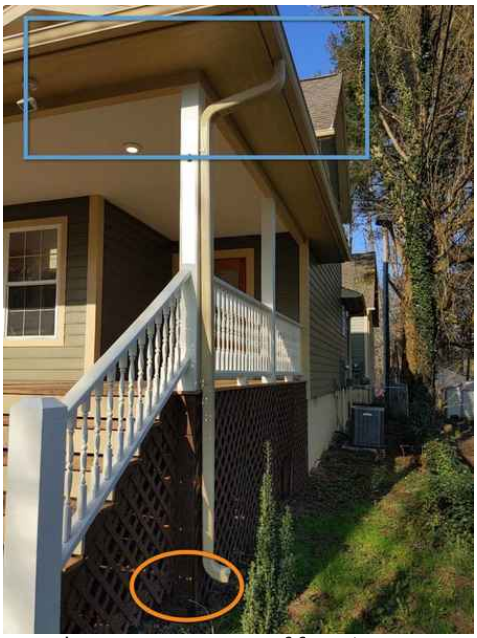
2.4.1 Decks, Balconies, Porches & Stairs

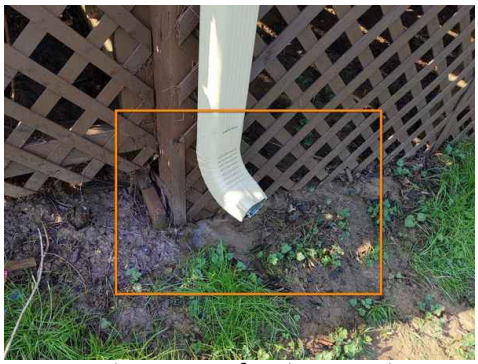
Repair/ Maintenance

WOOD/GRADE CONTACT AT PORCH/ADDITION PIERS

Recommendation: Wood/ground contact was observed at porch posts. This is allowed and commonly done however it is recommended to maintain the grading around the post footing areas to prevent erosion and decay and possible settling of the roof over the long-term.

Note: erosion and standing decay was observed at post base areas- if left unrepaired this will cause structural settling. See Exterior and Roofing for related grading and drainage observations.


post bases support roof framing


gutter exits at post footing. erosion and wet/muddy areas


erosion at post bases

2.4.2 Decks, Balconies, Porches & Stairs

Defect

DECK/PORCH DEFECT(S)

missing bolts at deck/house connection, missing flashing, inadequate joist support (no ledger/joist hangers), missing cross bracing, soft/decayed wood, loose railing(s), advanced decay (unsafe)

Repairs should be made to prevent settling, water damage and/or injury.

Recommendation

Contact a qualified general contractor.

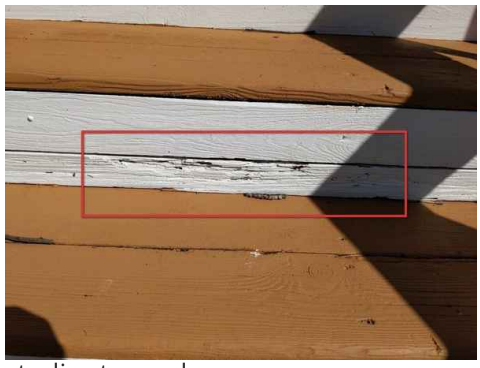

left - - - bolts not observed


front right - missing joist hangers


right - missing joist hangers


rear deck - soft/decayed areas. only partly replaced


rear - loose (safety concern). decayed or damaged railing

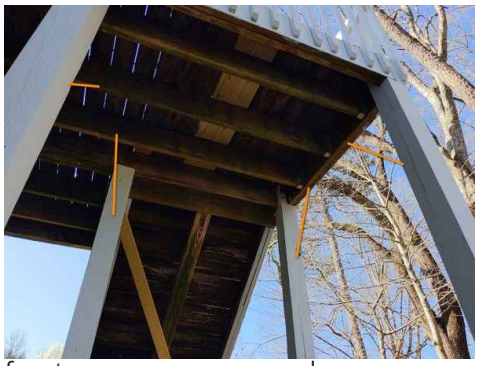

studio steps - decay


Studio - decay at steps (safety concern)


front studio entry - - no flashing observed


front studio entry steps


studio decking - decay


front garage - recommend cross bracing

2.6.1 Exterior Doors/Windows

DECAY AT EXTERIOR DOOR/TRIM

Repair/ Maintenance

Decay was observed at exterior door(s)/trim. A trim contractor should be consulted for evaluation/repair to prevent further water damage.

Note: The buyer may consider replacing the wood trim with PVC. The buyer may also consider having an awning or roof installed over these areas to prevent further decay.

Recommendation

Contact a qualified general contractor.


detached garage


detached garage


Studio entry

3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			X
3.2	Gutters & Downspouts	X			X
3.3	Flashing and Roof Penetrations (chimney, vents/flues, roof/wall, etc...)	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

info./photos/video

Inspection Method

Zoom camera, Walked some of roof

Coverings: Material

asphalt/fiberglass

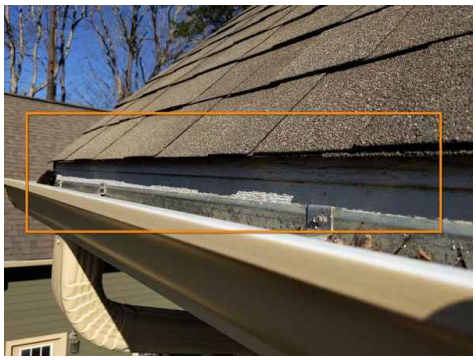
Gutter Maintenance comment

Recommendation: The gutters should be cleaned and maintained twice a year or as needed to prevent gutter overflow and water damage to the home. The gutter seams, corners and end caps should be caulked every 3 years or as needed.

Coverings: No metal drip edge flashing

Recommendation: Metal drip edge flashing was observed to be missing at the roof trim at areas. Although metal drip edge is not required it is considered best practice and its absence may void the warranty on some roofing materials. Metal drip edge flashing helps prevent water from entering between the roofing and sheathing and prevents decay. It is recommended to have metal drip edge flashing installed when it comes time to replace the roof.

Note: Soft decayed trim was observed at areas which is likely caused by the absence of metal drip edge flashing.

Limitations

General

ROOF COVERING LIMITATIONS

Steep, High, Slippery (wet)

General

CHIMNEY LIMITATIONS

high roofs, steep roofs

Deficiencies

3.1.1 Coverings

Defect

ROOF COVERING DEFECT(S)

damaged/torn shingles, exposed framing, possible tree damage?

Repairs should be made to prevent possible water damage over the long-term.

Recommendation

Contact a qualified roofing professional.


right


Rear left

3.2.1 Gutters & Downspouts

Defect

GUTTER DEFECT(S)

clogged, filled with debris, evidence of overflow (erosion)

Direct drainage from the roof can result in water damage to the trim/siding and foundation areas over the long-term.

Recommendation

Contact a qualified gutter contractor

front garage

3.2.2 Gutters & Downspouts

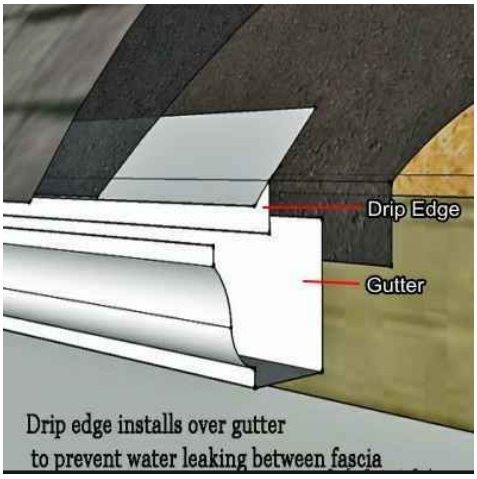
Repair/ Maintenance

LEAKS BEHIND THE GUTTERS

Leaks were observed behind the gutters which indicate that the gutters/flashing was not installed correctly. The drip edge flashing should be installed over the gutter to prevent leaks between the gutter and the fascia which could cause decay over the long-term - see illustration.

Recommendation

Contact a qualified gutter contractor



3.3.1 Flashing and Roof Penetrations (chimney, vents/flues, roof/wall, etc...)

Defect

CHIMNEY DEFECT(S)

thin/inadequate crown

A chimney specialist should be consulted for a complete evaluation/repair of the chimney, flue liner, and the masonry crown to extend its service life and to prevent structural issues, leaks and fire hazards.

Recommendation: The buyer should consider having a metal rain cap or shroud installed to protect the entire chimney.

Notes: Crowns should be made of 2" concrete or metal to prevent deterioration.

Recommendation

Contact a qualified chimney contractor.

4: ATTACHED GARAGE/CARPORT

		IN	NI	NP	D
4.1	Floor/slab	X			X
4.2	Ceiling, Walls & Firewalls	X			
4.3	Garage Door	X			X
4.4	Occupant Door (From garage to inside of home)			X	

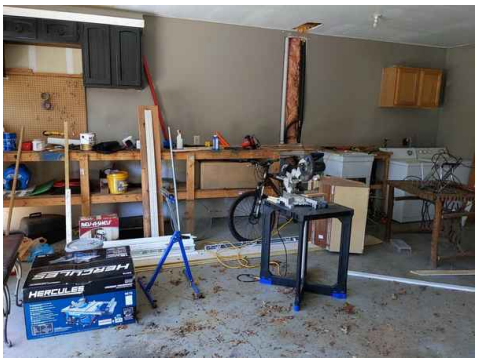
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Limitations

General

LIMITATIONS

storage, shelving



Deficiencies

4.1.1 Floor/slab

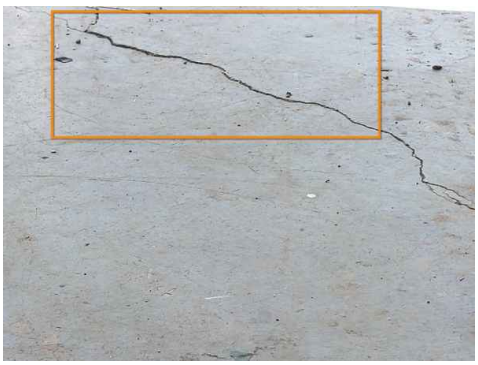
Repair/ Maintenance

CRACKING - G.C. (MORE THAN TYPICAL)

Some cracking is typical and to be expected at garage slabs however the thickness, length of the crack(s) and differential movement (one plane sloping away from another) may indicate active settling. A general contractor should be consulted for further evaluation.

Recommendation

Contact a qualified general contractor.



4.3.1 Garage Door

GARAGE DOOR DEFECT(S)

Repair/ Maintenance

sensor eye too high

A garage door specialist can be consulted for repair to ensure proper operation and eliminate safety concerns.

5: STRUCTURAL COMPONENTS

		IN	NI	NP	D
5.1	Basements & Crawlspaces	X			
5.2	Floor Systems and Slabs	X			X
5.3	Walls	X			X
5.4	Columns and piers	X			X
5.5	Roof/ceiling framing structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation types
slab on grade, crawl space

Access to foundation areas
exterior door

Access to attic areas
ceiling scuttle (small door)

Floor Systems and Slabs: Material
Standard dimensional lumber, LVL

Walls: Foundation Wall Material
Masonry Block

Walls: Framing wall material
standard dimensional lumber

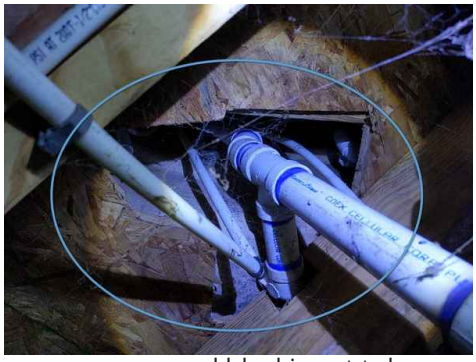
Columns and piers: Column/ Pier locations
porch, front

Columns and piers: Column material
wood

Roof/ceiling framing structure: Material
engineered trusses, OSB

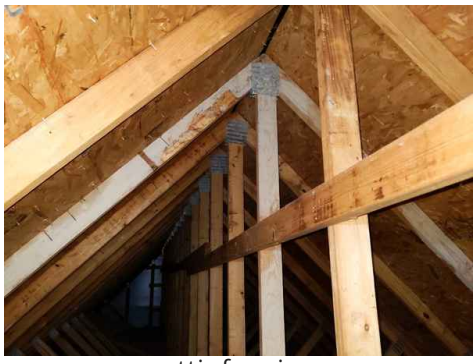
info./photos/video


crawl space door removed at time of nspection - recommend to re-secure to prevent pest infestation


recommend blocking at tub penetrations in crawl space to prevent pest infestation


attic framing


attic framing


attic framing


attic framing

Limitations

General

FOUNDATION AREA LIMITATIONS

confined areas, standing water, Wet/muddy

General

ATTIC AREA LIMITATIONS

confined areas

Deficiencies

5.2.1 Floor Systems and Slabs

Defect

FLOOR FRAMING DEFECT(S)

moderate fungus

A general contractor should be consulted to evaluate the floor framing system and to make repairs as needed in order to prevent settling. In some cases the general contractor may recommend consulting a structural engineer to generate a repair plan.

Note: when fungus becomes advanced it can become wood destroying. It is highly recommended to make repairs to the grading/drainage and ventilation of the crawl space to prevent structural issues over the long-term.


moderate to advanced wood fungus


moderate to advanced fungus


moderate to advanced fungus


girder support footing area compromised by standing water


girder support footing area compromised by standing water


pier footing areas compromised by standing water

5.3.1 Walls

Defect

FOUNDATION WALL DEFECT(S)

standing water, active water stains/penetration, stepping cracks, wet/muddy perimeter, erosion, evidence of standing water during heavy rain

Active water penetration can compromise foundation walls and footings over time. A foundation repair company should be consulted for further evaluation and to make repairs as needed to prevent water damage over the long-term. See **Exterior** (grading/drainage) and **Roofing** (gutters) for related information.

Other notes: In some cases a structural engineer can be consulted to determine the seriousness of foundation wall cracks and to outline a repair plan if necessary. When a history of structural repairs are observed it is recommended to consult the seller for more information (contractor info, warranty, permits, etc...).


rear left - evidence of water entering through foundation vent


front left - standing water


front - standing water


left garage - cracks at foundation wall


wet/muddy at post bases


front garage - stepping cracks

5.4.1 Columns and piers

Defect

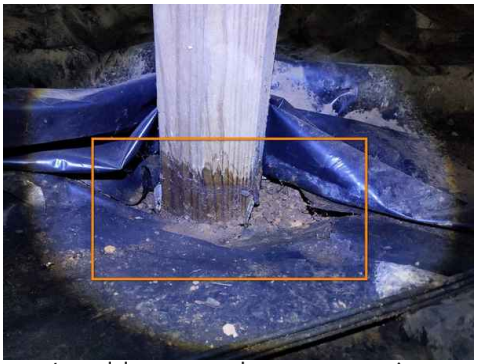
CRAWL SPACE PIER DEFECT(S)

wet/muddy at base, evidence of settling, corrosion at post base

Non-original structural supports were observed that do not have permanent footings or connections to the framing. Repairs should be made to prevent settling and structural damage over the long-term.

Recommendation

Contact a qualified general contractor.


wet/muddy at post bases. corrosion at post base fastener


rear left crawl space support wall- evidence of settling, wet muddy footing area

6: HEATING/COOLING

		IN	NI	NP	D
6.1	Heating Equipment	X			X
6.2	Cooling Equipment	X			
6.3	Distribution Systems	X			X
6.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Heating Equipment: Heat Type
Heat Pump

Heating Equipment: Energy Source
Electric

Heating Equipment: Methods
operated, exit temperatures at registers checked, visually inspected only, air handler cabinet not opened

Cooling Equipment: Cooling equipment type
heat pump

Cooling Equipment: Methods
too cold to operate cooling safely

Distribution Systems: Type of Ductwork
flexible insulated

info./photos/video

house condenser

house air handler

studio condenser

studio condenser -- manufactured 2018? verify


studio air handler

heating at main house (good)

heating at studio (good)

Distribution Systems: **Filter recommendation**

HVAC filter recommendation: A typical household should change 1-2 inch filters every three months, 4 inch filters every six months and 5 inch filters every 12 months. Larger families or households with pets should change more frequently. Filters for single occupants or vacation homes can be changed less frequently.

Limitations

General

COOLING EQUIPMENT LIMITATIONS

too cold to operate (could damage the unit)

Deficiencies

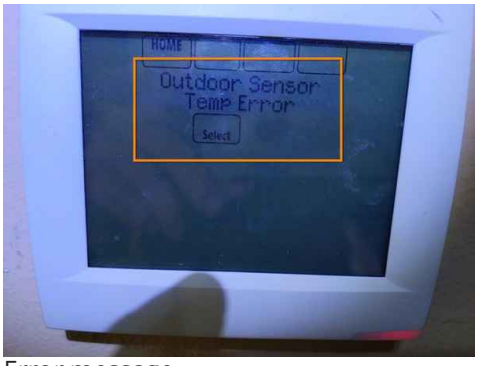
6.1.1 Heating Equipment

Repair/ Maintenance

HEAT PUMP DEFECT(S)

Error message at thermostat - needs evaluation or repair

An HVAC contractor should be consulted for further evaluation and repairs to ensure proper conditioning of the home.



Error message

6.3.1 Distribution Systems

Repair/ Maintenance

DUCT WORK DEFECT(S)

CRAWL SPACE

damaged

An HVAC contractor should be consulted for repair to ensure proper operation and to prevent energy loss or air quality issues.

Recommendation

Contact a qualified heating and cooling contractor

7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Plumbing fixtures	X			X
7.5	Water Heater Systems, Controls, Flues & Vents	X			X
7.6	Fuel Storage & Distribution Systems			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Source
Public

Main Water Shut-off: Location
Crawlspace

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material (to the home)
Undetermined

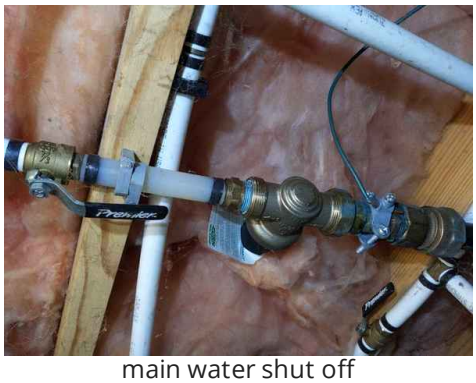
Water Supply, Distribution Systems & Fixtures: Distribution Material (within the home)
Pex

Water Heater Systems, Controls, Flues & Vents: Location
Crawlspace, Garage

Water Heater Systems, Controls, Flues & Vents: Power Source/Type
Electric

Water Heater Systems, Controls, Flues & Vents: Capacity in gallons or GPM
50 gallons

info./photos/video


main water shut off


water heater at studio


jet tub working

Plumbing fixtures: Recommendation: insulate exterior faucet(s)

It is recommended to protect the exterior faucets with insulated covers during the colder months to prevent damage to the fixture and possible flooding/water damage.

Water Heater Systems, Controls, Flues & Vents: Older water heater

For your information: The data plate on the water heater suggests that the unit is older. A water heater typically has a life expectancy of between 12 to 15 years. The buyer should budget for replacement within a few years.

Limitations

General

PLUMBING LIMITATIONS

storage at sink cabinets

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Repair/ Maintenance

DRAIN, WASTE, VENT DEFECT(S)

Recommend to protect clean out from car traffic

A plumbing contractor should be consulted for repair to ensure reliable water drainage/venting, sanitary conditions, and to prevent possible water damage.

Recommendation

Contact a qualified plumbing contractor.

front

7.3.1 Water Supply, Distribution Systems & Fixtures

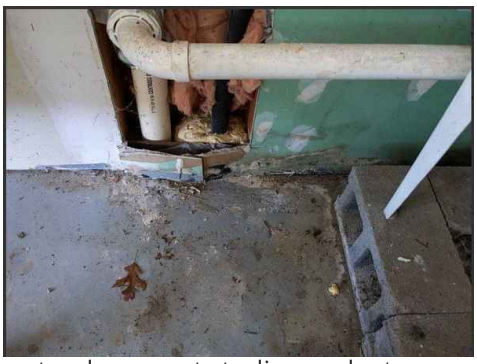
Repair/ Maintenance

WATER DISTRIBUTION DEFECTS

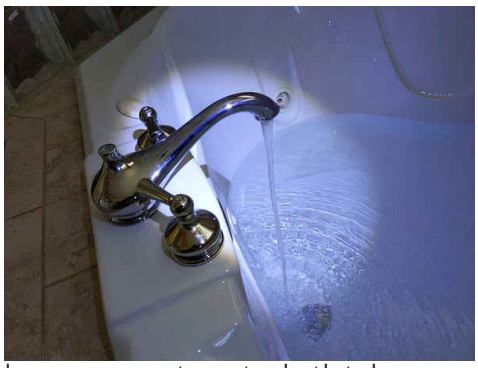
low pressure at bathtub faucet

A plumber can be consulted for full evaluation of the water distribution system to ensure reliable service.

For your information- evidence of water damage was observed at the garage below the studio. It was disclosed that this was due to un-insulated pipes. A general contractor should be consulted for further evaluation of the plumbing and the damages.



water damage at studio - evaluate pipes and repair finishes



low pressure at master bath tub

7.4.1 Plumbing fixtures

FYI

SINK/FAUCET DEFECT(S)

GARAGE

Atypical installation

Repair(s) are needed to prevent water damage over the long-term.

Recommendation

Contact a qualified plumbing contractor.


7.4.2 Plumbing fixtures

Repair/ Maintenance

TOILET DEFECT(S)

BATHROOM(S)

rocks at the base

The toilet should be repaired to ensure proper operation and to prevent water damage.

Recommendation

Contact a qualified plumbing contractor.


Nearly all bathroom toilets rock at main house

7.5.1 Water Heater Systems, Controls, Flues & Vents

Repair/ Maintenance

WATER HEATER DEFECT(S)

A cable clamp was observed to be missing at the service cable entry point. The cable clamp prevents damage to the electrical sheathing and possible electrical hazards, Older/original and beyond service life expectancy of 15 years

A plumber should be consulted to prevent water damage, injury and to ensure proper operation.


Studio

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main, Service & Grounding, Main Overcurrent Device	X			X
8.3	Lighting Fixtures, Switches & Receptacles	X			X
8.4	Smoke/CO Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Service Entrance Conductors: Material
Aluminum

Main, Service & Grounding, Main Overcurrent Device: Main Panel Location
Main Level, Garage, Studio

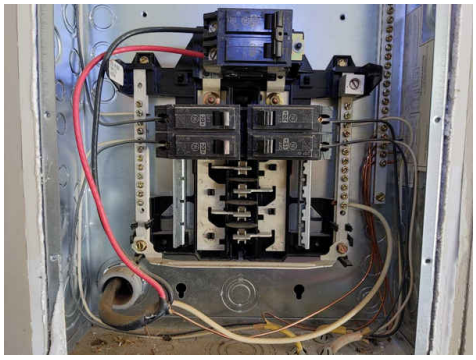
Main, Service & Grounding, Main Overcurrent Device: Main Shut off
Main panel

Main, Service & Grounding, Main Overcurrent Device: Main panel amp
100, 200

Main, Service & Grounding, Main Overcurrent Device: Voltage
120/240

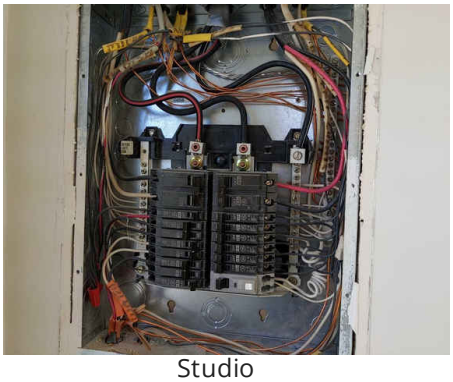
info./photos/video

garage

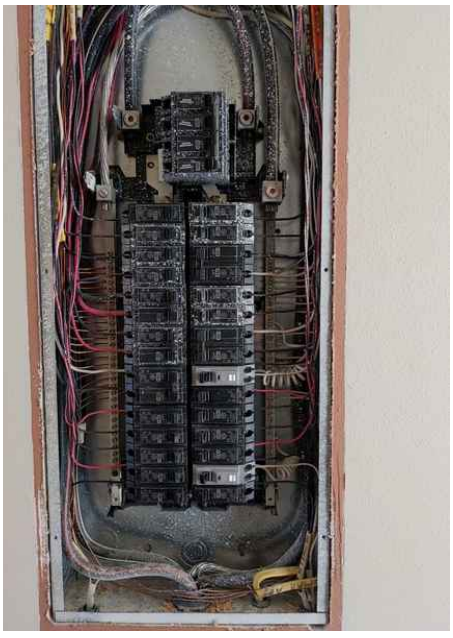


garage

Studio



Studio



Limitations

General

ELECTRIC LIMITATIONS

Evidence suggests that circuits and light fixtures were still being repaired at the time of inspection. Evidence suggests that some circuits could also not be identified by the electrical contractor.

Not all switches were identified- they may serve future fan/lights or exterior lights (dusk/dawn sensors) and/or light bulbs may need to be replaced.

Low voltage system(s) were not inspected.

Deficiencies

8.2.1 Main, Service & Grounding, Main Overcurrent Device

FYI

PANEL DEFECT(S)

circuit breakers labels missing or illegible- possible hazard

Repairs should be made to ensure reliable and safe operation of the electrical system.

Recommendation

Contact a qualified electrical contractor.

Circuits not labeled at garage subpanel

8.3.1 Lighting Fixtures, Switches & Receptacles

Defect

OUTLET DEFECT(S)

GFCI outlet did not turn off when tested (indicated not working/safe), burn mark(s) at outlet, missing face plate(s), no power at outlet(s)

An electrician should be consulted for evaluation/repair to prevent hazards, equipment damage and to ensure safe and reliable service.

Recommendation

Contact a qualified electrical contractor.


front entry - - - no power


right - - - no power


Studio - - - gfci did not turn off when tested


rear - no power


garage - burn marks


missing face plates

8.3.2 Lighting Fixtures, Switches & Receptacles

Defect

LIGHT/SWITCH/FAN DEFECT(S)

light not working (change bulb?), missing light fixture(s)

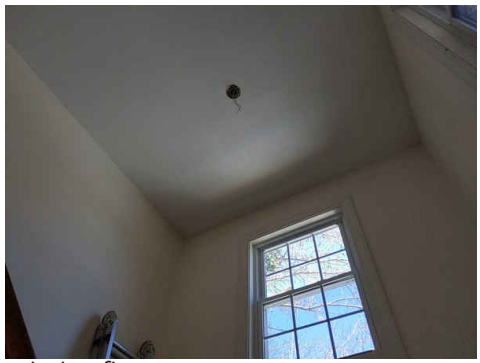
An electrician can be consulted for evaluation and repair of the circuits to prevent hazards and to ensure safe and reliable operation.

Recommendation

Contact a qualified electrical contractor.


Studio bathroom - - - light not working


missing fixtures throughout home


missing fixtures


missing fixtures

8.4.1 Smoke/CO Detectors

Repair/ Maintenance

SMOKE/CO DETECTOR DEFECT(S)

missing, yellowing/expired

Evidence suggests that the smoke/CO detection system needs updating. The USFA recommends replacing detectors every 10 years. Hard-wired detectors with battery back-up are recommended. An electrician should be consulted for evaluation and repair to ensure proper fire/health safety.

The presence of a CO detection system should be verified in homes with attached garages, fireplaces and fuel-fired appliances.


9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys	X			
9.2	Fireplace(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Energy Source

Wood

Fireplace(s): Wood-burning fireplace

Inspection of the wood burning fireplace is very limited and visual only. We do not evaluate the draft or efficiency of the fireplace nor do we offer an opinion about the inaccessible areas of the flue(s). We always recommend a qualified chimney sweep to evaluate the fireplace before use.

Limitations

Fireplace(s)

FIREPLACE LIMITATIONS

Wood stove

Fireplace(s)

FIREPLACE LIMITATION AND RECOMMENDATION

Inspection of the wood burning fireplace is very limited and visual only. We do not evaluate the draft or efficiency of the fireplace nor do we offer an opinion about the inaccessible areas of the flue(s). We always recommend a qualified chimney sweep to evaluate the fireplace before use.

Deficiencies

9.2.1 Fireplace(s)

FYI

WOOD BURNING FIREPLACE DEFECT(S)

damaged fire brick

A chimney/fireplace appliance specialist should be consulted for evaluation/cleaning/repair of the flue/chimney/appliance before use.

Limitation: The inspection of wood burning fireplaces are limited and visual only.
Recommendation: It is recommended to install a hard wired carbon monoxide detector in the same room as the appliance to warn the occupants when there are unsafe levels of CO. An electrician should be consulted about installing a CO detector if one is not in place already.

Recommendation

Contact a qualified chimney contractor.

10: INSULATION & VENTILATION

		IN	NI	NP	D
10.1	Attic areas (insulation and ventilation)	X			
10.2	Crawl space or Basement areas (Insulation and ventilation)	X			X
10.3	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Radon test

Attic areas (insulation and ventilation): Insulation Type
Fiberglass batt

Attic areas (insulation and ventilation): Ventilation type
ridge vent, soffit vent

Crawl space or Basement areas (Insulation and ventilation): Floor Insulation Type
batts

Crawl space or Basement areas (Insulation and ventilation): Ventilation type
foundation vents

Exhaust Systems: Bathroom ventilation
Fan vent

Exhaust Systems: Dryer Vent
Metal

Exhaust Systems: Best practice dryer vent maintenance

To prevent fire hazards and to ensure best operation of the equipment the dryer exhaust pipe, transition duct, and vent through the wall should be professionally cleaned before operation and then re-cleaned every 2 years. Transition ducts from the dryer to the smooth metal duct should be metal or semi-metal and no longer than 8 feet. Dryer vents through the wall should be smooth metal (ducts made of vinyl, nylon, PVC or foil are not recommended). No screen should be installed at the vent exit as it can trap debris and pose a fire hazard-- a backdraft damper is allowed. If this home has a plastic flexible dryer duct, this is no longer an approved material for modern dryers. Plastic dryer ducts can potentially start a fire and it is recommended to upgrade the vent to a compliant metal system (4" smooth metal).

Deficiencies

10.2.1 Crawl space or Basement areas (Insulation and ventilation)

Repair/ Maintenance

FOUNDATION INSULATION DEFECT(S)

moisture damaged floor insulation, sagging or missing floor insulation

An insulation contractor should be consulted for repair to prevent energy loss over the long-term.

sagging, missing, moisture damaged insulation

10.2.2 Crawl space or Basement areas (Insulation and ventilation)

Defect

FOUNDATION VENTILATION DEFECT(S)

ground vapor retarder missing at areas, inadequate ventilation, fungus at floor framing, high moisture readings at floor framing, wet areas/ standing water

A general contractor or crawl space specialist should be consulted to prevent water damage over the long-term.

Recommended for all buildings: Ideally the crawl space environment is maintained at 60% relative humidity or less to prevent long term moisture damage-- especially during the warmer/rainy months. The buyer may consider mechanically dehumidifying the crawl space (closed crawl space, etc...) to maintain optimal conditions.


rear - fungus, elevated moisture content at framing


missing ground vapor retarder

11: INTERIORS

		IN	NI	NP	D
11.1	Windows and Doors	X			X
11.2	Floors, Walls and Ceilings	X			X
11.3	Steps, Stairways & Railings	X			
11.4	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

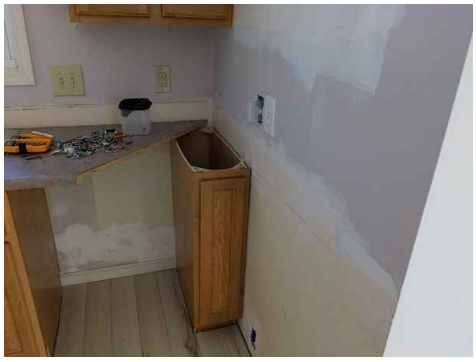
Information

Cosmetic/Punch-list items

The following cosmetic/punch-list items were observed:

- Many electrical fixtures were missing throughout the home. Floor finishes, cabinetry, trim, doors, etc... were still under construction at the time of inspection

For your information: Cosmetic concerns are beyond the scope of the home inspection. These observations are provided as a courtesy to the buyer.



Windows and Doors: damaged/missing window screen(s)

For your information: Window screen(s) were damaged and/or missing at areas. A qualified contractor can be consulted for repair.

Limitations

General

INTERIOR INSPECTION LIMITATIONS

storage, personal items, furniture, high windows, blinds/curtains

high windows - limitation

General

CLOUDY DOOR/WINDOW LIMITATION

Limitation: Cloudy window(s) were observed during the inspection. The severity of the condensation can vary during the season, temperature, and time of day; therefore, all damaged doors/windows may not have been visible at the time of inspection. It can be difficult to distinguish between dirty and cloudy windows. A window specialist can be consulted for further evaluation.

Deficiencies

11.1.1 Windows and Doors

Repair/ Maintenance

DOOR DEFECT(S)

does not latch properly, missing door(s), missing hardware

A trim carpenter can be consulted for repair to ensure proper operation.


Master - missing strike plate


missing doors


rear patio door - no latch

11.1.2 Windows and Doors

Defect

WINDOW DEFECT(S)

cracked pane, cloudy window(s) - failing energy seal, Crank needs repair

Repairs should be made to prevent energy loss and to ensure proper egress, ventilation and operation.

Limitation: The severity of the condensation can vary during the season, temperature, and time of day; therefore, all damaged doors/windows may not have been visible at the time of inspection. It can be difficult to distinguish between dirty and cloudy windows. A window specialist can be consulted for further evaluation.

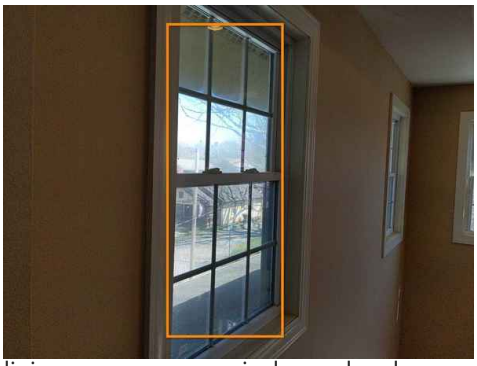
Recommendation

Contact a qualified window repair/installation contractor.


front left - - - cracked pane


front entry - cloudy


Studio - - - cranks need repair


living room upper windows cloudy


Front living room - upper windows cloudy

11.2.1 Floors, Walls and Ceilings

FYI

PET DAMAGE

Evidence of pet related damages were observed at areas. A qualified contractor can be consulted for cosmetic repairs.


Main hall - pet urine damage?


door/trim damage

12: BUILT-IN APPLIANCES

		IN	NI	NP	D
12.1	Dishwasher	X			
12.2	Range/Oven/Cooktop	X			X
12.3	Garbage Disposal	X			
12.4	Built-in Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

info./photos/video


garage


Studio


main house


main house


main house

Limitations

General

APPLIANCES LIMITED INSPECTION

Inspection of the plug in appliances such as the washer, dryer, and refrigerator/freezer was visual only.

Deficiencies

12.2.1 Range/Oven/Cooktop

Repair/ Maintenance

NO ANTI-TILT BRACKET

KITCHEN

It is recommended to have an anti-tilt bracket installed to eliminate safety hazards. An appliance professional can be consulted for repair.

STANDARDS OF PRACTICE

General Notes
Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used for further evaluation. 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.

Exterior
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; 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; 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; 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 (unless explicitly contracted to do so); 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.

Roof
The roof covering, flashings, and roof drainage items listed or identified were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. Chimney related items listed or identified were found to be of concern and in need of further evaluation and repair by a general contractor or engineer. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope, which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to life expectancy. Flashings and Roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

Attached garage/carport
The home inspector shall: 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. The home inspector is not required to operate Garage door operator remote control transmitters. The inspection of the garage does not include moving personal property and/or storage. The verification of fire separation systems between the house and the garage such as doors and ceiling is beyond the scope of the home inspection.

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 affect the health of the home inspector or other persons.

Heating/Cooling
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. 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.

Plumbing
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. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during the drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail 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.

Electrical
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent 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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Insulation & 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. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Venting of exhaust fans or clothes dryers 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.

Interiors

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example; worn carpets, poor floor finish, open seams in hardwood, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. These appliances are considered personal property and are beyond the scope of the home inspection. Washing machines and refrigerators often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

Built-in 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.