

Home Inspection Report

From Home Inspection Carolina

Exclusively for: **Sample Client**

Address: 123 Sample Street, Charlotte, NC



Inspector
704-542-6575
info@hicarolina.com



Home Inspection Carolina

customersupport@hicarolina.com

www.homeinspectioncarolina.com

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Home Inspection Summary

Exclusively for Sample Client

Please see main body of the report for any additional pictures and information

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR.

Inspection Address

123 Sample Street
Charlotte NC



Inspector Contact

Inspector
704-542-6575
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Thank you for choosing Home Inspection Carolina (HIC). At your request, a visual inspection of the above-referenced property was conducted on 5/19/2021. An earnest effort was made on your behalf to discover all visible defects; however, in the event of an oversight, maximum liability must be limited to the total inspection fee paid.

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

Below is a list of items found to be defective, in need of repair, or further evaluation. Please understand there may be hidden or concealed damage that could not be viewed, seen, or present at the time of inspection. For your protection, we strongly recommend consulting with a qualified licensed contractor to evaluate further all defects noted within this report. A qualified licensed contractor is needed to determine the extent of the repairs as there may have been hidden or concealed damage, which was not visible at the time of inspection.

According to our State requirements, we are required to direct our clients to have a qualified licensed contractor further evaluate all defects for this reason. It is essential for you to thoroughly understand the extent of any problem before the close of escrow on the home.

Home Inspection Definitions

Home Inspection: A home inspection is a limited, non-invasive visual examination of the condition of a home. To visually inspect essential components of a residential dwelling designed to identify MATERIAL DEFECTS.

Additional Services: Additional services are not part of this home inspection and do not fall under the guidelines of our Standard of Practice. Additional services may be listed within this report for your convenience; however, they are to be viewed as an independent service and viewed individually.

Material Defects: A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.

The following report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects are not inspected and are not included in this report. No warranty is either expressed or implied from the home inspection report. This report is not an insurance policy, nor a warranty service.

This inspection has been completed according to the standards of practice and code of ethics within the states of North or South Carolina. Please for a copy of the NC SOP please [Click Here](#). For SC [Click Here](#).

It is strongly recommended that you promptly read the complete and entire report. The summary is not limited to additional negotiable items that may be within the main body of the report that maybe an additional concern to you.

*The point of reference for this report is from the street looking at the front of the house. (The front, right crawl space would be the front, right corner of the home not the front right corner from the crawl space access door unless otherwise stated).

1. Deck(s)/Patio(s)/Porches

General Summary

Deck/Patio/Porch Visual Findings

1. Due to the following but not limited to, a qualified licensed contractor should be consulted to further evaluate the deck systems and/or components, as there may be hidden or concealed damage that was unseen or could not be viewed at the time of inspection. Further evaluation is recommended before closing of escrow to completely understand the extent of any damage or repairs required or deemed necessary:
 1. The deck has improper support leaning piers observed.
 2. Corrections are needed at the flashing above the deck roof where it meets the siding to prevent water penetration. Staining typical of mold noted on the ceiling of the rear porch.
 3. Wood debris under the deck is conducive for termites and needs to be removed.
 4. Different elevations resulting in a trip hazard.
 5. The front ramp landing noted higher than 30". Landings and/or stairs 30" or higher require a type of handrail or railing system. Installation of a handrail is needed to ensure safety.



Improper support



Improper support



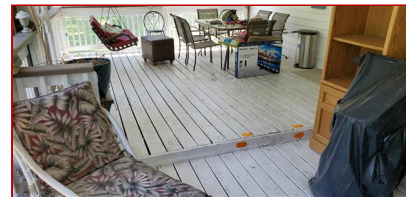
Wood Debris



Fungal Growth on ceiling



Fungal Growth on ceiling



Different elevations



Front Ramp

2. Exterior/Trim/Foundation

General Summary

Exterior Visual Findings

2. The following item(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.

1. There are cracked pieces of siding observed around the entire home. Proper corrections, repairs, and/or replacement is needed to prevent water penetration.
2. There are holes in the vinyl siding that need to be sealed, repaired, and/or replaced to prevent water penetration around the entire home.
3. The siding does not have proper clearance from the ground at the of the home. Most claddings should have a minimum of 6 inches of clearance between the grade and the siding to prevent water intrusion and insects.
4. Wood strips have been added behind the siding to bring it down over the foundation wall. The wood strips that could be viewed are have earth to wood contact and need to be corrected to prevent termite damage.
5. The vinyl siding is bowing/warped/loose and needs to be secured properly to prevent possible water penetration and/or damage along the right side of the home.
6. The foundation vents are closed or covered and do not appear to be able to open properly along the left side of the home. Proper corrections are needed to allow adequate airflow into the crawl space.



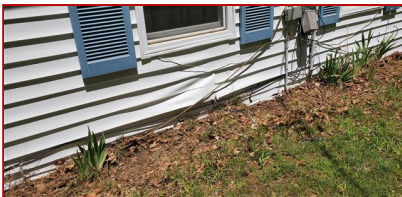
Earth to wood contact



Holes in siding



Holes in siding



Bowing warped siding



Improper clearance



Closed vents.

3. Grounds/Pavings

General Summary

Ground Area Visual Findings:

3. The grading along the entire right side of the home slopes towards the home and needs to be sloped away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Consult with a qualified licensed contractor to fully understand the extent of the corrections needed and determine if action is required.



4. Roof Systems

General Summary

Roof Visual Finding(s)

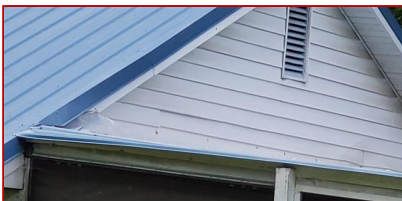
4. Due to the following but not limited to, a qualified licensed contractor should be consulted to further evaluate the entire roof system and/or components, as there may be hidden or concealed damage that was unseen or could not be viewed at the time of inspection. Further evaluation is recommended before closing of escrow to completely understand the extent of any damage or repairs required or deemed necessary:
1. The metal roofing is installed too short along the drip edge/fascia and needs to be replaced or extended to prevent water penetration behind the fascia.
 2. The soffit is loose above at the front porch and needs to be corrected to prevent rodent or insect intrusion.
 3. The electrical mast boot is split and needs replacement to prevent water penetration.
 4. The wooden fascia is exposed where it meets the rear porch showing signs of deterioration. Repairs needed.
 5. The rear porch roof doesn't appear to be flashed or installed properly where it meets the siding at the rear of the home. There is evidence of water penetration from the organic growth on the ceiling of the rear porch. Corrections needed to prevent water penetration.



Roofing too short



No gutters



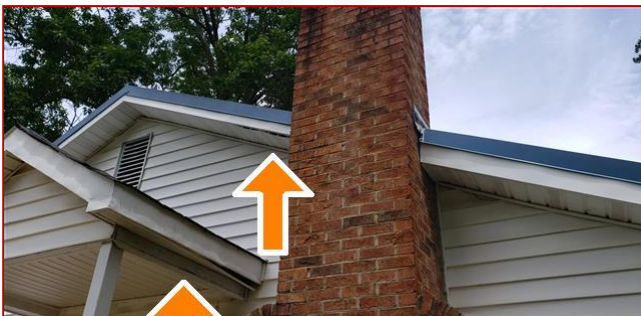
Improper flashing



Split boot



Exposed fascia



Loose Soffit

Gutter Visual Finding(s)

5. There was no gutter/downspout system installed on the home at the time of the inspection. Recommend having a gutter system installed to properly direct water away from the foundation of the home. Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.

5. Chimney

General Summary

Chimney Visual Findings

6. The following items(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.
1. The mortar has cracks and is deteriorating at the top of the chimney cap/crown. The mortar needs repair to prevent water penetration. This usually consists of pointing up (adding more mortar). The chimney cap/crowns function is to keep water from entering the masonry brick joints that can cause deterioration.
 2. The flashing at the chimney appears to have been repaired several times with improper or non-typical construction methods. Proper corrections are needed to prevent water penetration. Staining was noted along the wall in the attic indicating a previous or active leak.
 3. The chimney needs to be sealed properly where it meets the fascia at the exterior of the home to prevent water penetration.



6. Attic Interior System

General Summary

Attic Visual Findings

7. Due to the following (but not limited to) a licensed general contractor should be consulted to further evaluate the entire attic space and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. A licensed engineer that specializes in residential dwellings should be consulted for further evaluation of the attic framing and make any additional recommendations as to the repairs required and for any additional repairs deemed necessary. Further evaluation is recommended.
1. There are broken crass bracing that needs correction above the attic stairs. Corrections are needed to prevent possible movement.
 2. Bolts are missing at the attic stairs corrections are needed to ensure safety.
 3. There are water stains at the left side of the home with organic growth typical of mold, remediation is needed.
 4. Additional insulation is needed throughout the entire attic to ensure adequate R-value.
 5. There is missing insulation in areas in the attic that need to have insulation installed.
 6. There are different types of insulation installed in the attic. Rolled and blown fiber glass. The rolled insulation is installed on top of the blown insulation. This may allow the insulation to trap moisture corrections needed.
 7. The roof rafters were found to have fungus or organic growth along them in the attic area.
 8. Insulation is compacted in several areas throughout the attic and the true R-factor at this point in time may be substantially less than that originally installed.

9. There are gable vents installed with soffit. When soffit vents are installed with gable vents air will pull in and directly up then out through the gable vents but not through the attic area. The presences of both systems are counterproductive and is actually preventing proper ventilation of the attic area. This may result in poor and/or improper ventilation throughout the attic area, which can lead to high moisture/wood rot which was viewed at the time of inspection.
10. There are water stains noted along the back of the chimney in the attic. This is an indication of a previous or active leak.
11. A vent is not connected in the attic and the air from the vent is blowing directly into the attic space. This will increase moisture levels and needs correction.



Broken Cross Bracing



Fungal Growth



Missing Bolt in attic stairs



Water stains and fungal growth



compact insulation



Missing insulation



water stain at chimney



No ridge vent



Disconnected vent

8. The roof rafters were found to have fungus or organic growth along them in the attic area.



Fungal Growth

7. Plumbing System

General Summary

Plumbing Conditions/Visual Findings

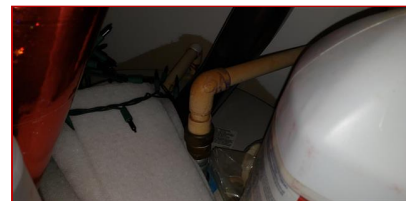
9. Due to the following but not limited to, a qualified licensed contractor should be consulted to further evaluate the entire plumbing system and/or components, as there may be hidden or concealed damage that was unseen or could not be viewed at the time of inspection. Further evaluation is recommended before closing of escrow to completely understand the extent of any damage or repairs required or deemed necessary:
1. This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. Replacement is needed.
 2. There is an active leak at the water heater, Standing water was found in the overflow pan at the time of inspection. Replacement needed.
 3. The water supply pipes are not supported properly in the crawl space as they were found lying on the ground, corrections are needed to properly support the piping along the bottom of the floor joists.
 4. Galvanized piping noted at the entrance of the crawl space that needs to be replaced. Two things happen to galvanized pipes as they age. First, minerals tend to slowly build up on the inner walls of the pipe decreasing the inside diameter. In extreme cases, this can slow the water flow to a trickle. The other common problem with galvanized pipes is corrosion at the joints. In the process of cutting the threads for the pipe fittings, the protective galvanizing is cut away exposing bare metal. Overtime, these threaded joints will corrode and eventually break. Galvanized piping rusts from the inside out. This is what causes the water to have the rust color when operating a faucet. The life expectancy of galvanized piping is 40 to 50 years.
 5. The electrical stress relief is missing at the top of the water heater and needs to be installed to prevent damage to the wire electrifying the tank.
 6. The hose faucet is loose at the foundation and needs to be secured properly to prevent damage.
 7. The water pressure was at 95 psi at the time of inspection. City water pressure should be set between 60 and 80 psi and well at 40 - 60 psi. The psi is set to high and need proper corrections.



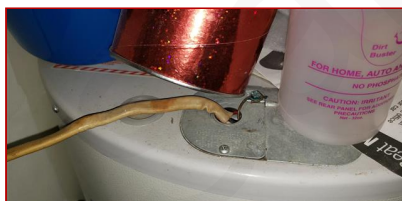
Polybutylene



Galvanized



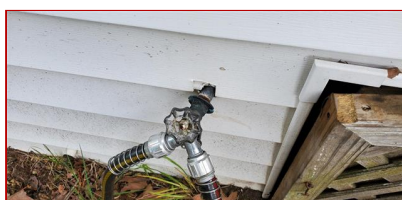
CPVC



Missing Strain relief



Water in pan



Loose faucet



95 psi

Plumbing Recommendations/Information

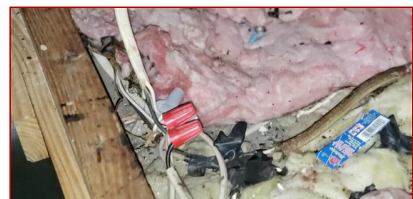
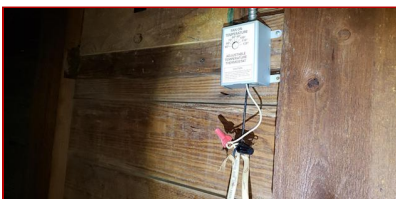
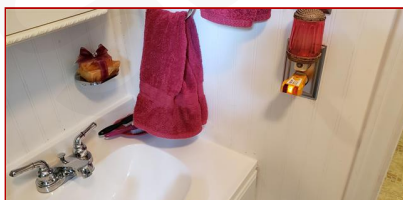
10. Polybutylene plumbing supply lines (PB) are installed in this home. PB was used as water distribution piping in many homes built from the mid 1980s until the mid 1990s. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this home has copper fittings installed.

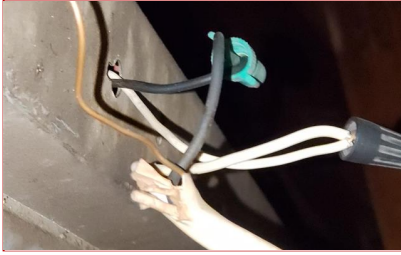
9. Electrical System

General Summary

Electrical Visual Findings

11. Due to the following but not limited to, a qualified licensed contractor should be consulted to further evaluate the entire electrical system and/or components, as there may be hidden or concealed damage that was unseen or could not be viewed at the time of inspection. Further evaluation is recommended before closing of escrow to completely understand the extent of any damage or repairs required or deemed necessary:
1. There are more than six breakers without a main breaker or the panel cannot be turned off with less than 6 hand motions. Corrections are needed to ensure that the panel can be disconnected and or turn off properly in the event of an emergency.
 2. Knock-outs (unused breaker openings) are missing at the panel and need to be installed to prevent easy access into the interior of the electrical panel.
 3. Missing strain relief at panel inside the electrical panel on the exterior of the home. The strain relief's are needed to prevent possible damage to the wiring where it enters the electrical panel. Proper corrections are needed for protection of the wiring.
 4. There is an extension cord connected to a double pole 50 amp breaker. The extension cord was lying on the ground at the time of inspection. Disconnection of the extension cord is needed to ensure safety.
 5. The outlets around the kitchen counter top and bathroom sink are not protected by GFCI(s) outlets.
 6. There are multiple outlets found with open grounds or the hot and neutral reversed at the time of inspection. This gives a false sense of security with 3 prong outlets. Corrections are needed.
 7. There are pointed or tipped screws (wood screws) **installed to secure the exterior cover of the electrical panel**. Pointed or tipped screws may puncture the wiring installed in the panel and need to be replaced to flat/blunt tipped screws.
 8. There are several open junction boxes found throughout the home, in the attic and crawl space. Proper corrections are needed to secure exposed wiring.





11. Cooling System(s)

General Summary

Air Conditioner Visual Findings

12. The following item(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.
1. The primary unit is not producing an adequate air temperature drop; this may indicate a number of issues including, but not limited to: low Freon levels, dirty air filter, clogged coils, etc. The temperature differentials when tested typically should be between 14 and 24 degrees. The differentials were only at 9 degrees.
 2. The ducts The HVAC was found to be in need of repair at the time of inspection. The current unit appears to have been installed before 2010. You may want to consider a replacement if the unit is in need of major repair or has a Freon leak. On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2021, R22 becomes illegal to purchase. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. For more information please [click here](#).
 3. The unit was turning on and off at the time of inspection (Short Cycling) When units short cycle this is an indication the unit is oversized for the home and cannot operate long enough to take the humidity out of the air. The unit appears to be oversized for the home at the time of inspection. The currently installed unit is 2.5 tons based on the square footage of the home the unit should only be max of a 2 ton unit.



Duct Visual Findings

13. The following item(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.
1. Exposed ductwork in unheated space is not insulated where it meets the sub flooring. The efficiency of the heating and air conditioning systems is greatly reduced due to the heat loss or gain. The metal duct work that is exposed sweats when the cold air and humid air in the crawl space meet. This creates condensation on the subfloor, causing possible wood rot and fungal growth. Staining and/or fungal growth was noted on the bottom of the subfloor around the ducts where they meet the subfloor throughout the crawl space.
 2. There are air ducts that are not supported within and/or throughout the attic. Ducts that are not supported need to be secured and installed up off the ceiling trusses/insulation properly to prevent possible deterioration and/or damage.
 3. There are air ducts touching the ground within and/or throughout the crawl space. Ducts that are touching the ground need to be secured and installed up off the ground to prevent deterioration and/or damage.

12. Heating System

General Summary

Heating Component Visual Findings

14. The CSST piping gas line was observed to have damaged to the rubber coating at the tank and where it attaches to the heating unit. The damaged areas need to be sealed or covered with the proper and/or approved tape to prevent corrosion and/or rusting. Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.

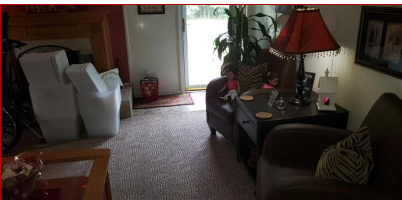
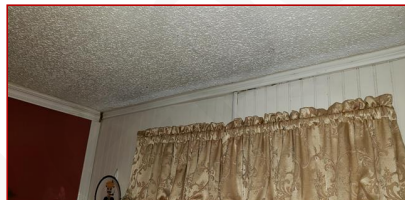
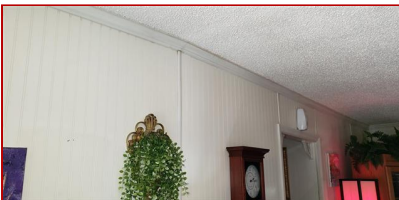
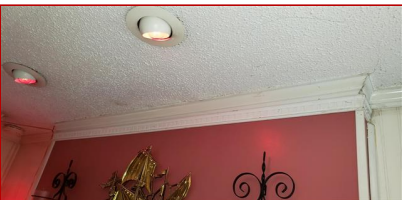
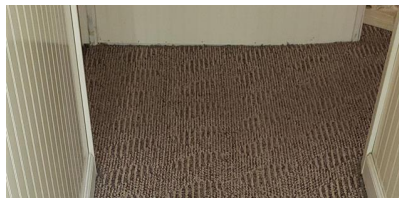
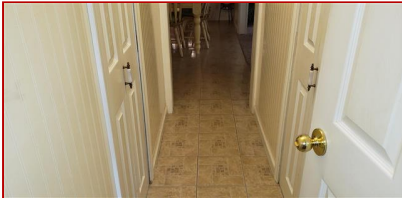


13. Interior Components

General Summary

Interior Component Conditions/Visual Findings

15. Sloping floors and separating walls to ceilings noted throughout the home indicating movement. There were several piers found to have fallen and or are improperly installed in the crawl space. Proper corrections are needed to ensure structural stability. Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



16. The smoke detector is installed in the bathroom hallway and needs replacement. Additional smoke detectors needed to be added throughout the home for safety.



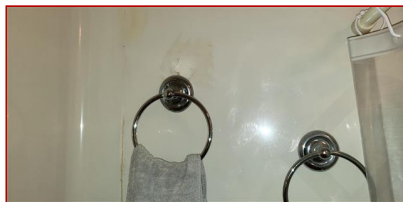
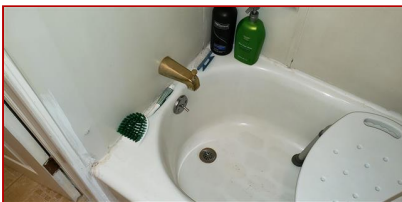
14. Hall Bathroom

General Summary

Hall Bathroom Visual Findings

17. The following item(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.

1. The sink stopper did not function properly at the time of inspection. When fully engaged water still drains.
2. The waste line is taped to prevent leaks. Corrections are needed to properly fix the missing drain stopper.
3. The toilet does not have adequate spacing from the wall.



15. Kitchen-Appliances

General Summary

Kitchen Components Visual Findings

18. The inner corner of the kitchen countertop is not installed properly. The countertop is higher on one side that allows for water penetration. Adjustments or replacements are needed to properly seal the countertop to prevent water penetration and possible damage. Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



16. Crawlspce

General Summary

Crawlspce Visual Findings

19. Due to the following (but not limited to) a licensed general contractor should be consulted to further evaluate entire framing, girders, and band sills and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. A licensed engineer that specializes in residential dwellings should be consulted for further evaluation of the entire foundation and make any additional recommendations as to the repairs required and for any additional repairs deemed necessary.
1. There is water damage noted to the sub flooring and framing under the bathroom and water heater closet that needs repair. Proper corrections and/or repairs are needed to prevent structural movement and/or continual water penetration.
 2. The foundation vents along the entire right side of the home have been blocked or covered. This has blocked the airflow throughout the crawl space. Foundation vents need to be added or unobstructed to allow air to flow through the crawl space thus keeping it dry.
 3. The floor joists have been cut or modified throughout the crawl space. The cuts or modifications may have compromised the structural integrity. Additional repairs are needed to properly support the joists.
 4. The floor joists were found to have fungus or organic growth along them throughout the crawl space. Proper corrections are needed in the crawl space to allow adequate airflow and may be a direct result of the foundation vents being blocked along the right side of the home.
 5. Moisture levels in the crawl space were found to be above 20% throughout the crawl space at the time of inspection, Note: When wood reaches the fiber saturation point - approximately 20% - it can support the growth of fungus and is also conducive for termites. A reading at or above 20% signals that there is a moisture problem and corrective action should be taken. Contact a company that specializes in crawl space moisture corrections to determine the measure needed to correct the problem.
 6. The observation of non centrally or not fully loaded piers are noted at the girders throughout the home. If the load is not being properly transferred to the pier or piers below, other weaker components may suffer.
 7. Repairs were found to be made to the floor joists at the rear and left side of the home without any type of ledger or hanger. Proper corrections are needed to ensure structural stability.
 8. There is a leaning/fallen piers noted at the middle of the home supporting a girder.
 9. There is not a vapor barrier installed in the crawl space exposing the soil within and throughout the crawl space. Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from possibly causing deterioration to the wood framing above. A vapor barrier is recommended to reduce or keep moisture levels down within the crawl space area.
 10. Repairs have been made to the floor joist along the bathroom. Unable to determine if the repairs made are correct or the extent of the damage behind the repair.
 11. There are dry stacked piers in the middle and rear of the home which have fallen. Proper piers are needed with proper footings.
 12. Piers were found to be stacked our installed where the open voids are supporting the weigh of the girder. Proper piers are needed with proper footings.
 13. The wall under the girder has been modified or fallen at the rear of the home. A non-typical construction method of adding shim under the girder has been added. Proper corrections are needed to ensure structural stability of the girder throughout the entire middle of the home.
 14. The soil was soft under the rear section of the home. When crawling this area the ground underneath would start to sink. A 2 foot long re-bar was easily pushed in the soil with little force. This is a concern as there may have been an open well or the soil is not properly compact allowing for possible movement.
 15. There is termite damage noted along the band sill at the left side of the home. Proper corrections and/or repairs are needed to prevent possible structural movement.
 16. The crawl space door is damaged and needs repair or replacement so that it will open and close properly.
 17. Rodent dropping noted around the rear crawl space entrance.
 18. There are moisture stains noted along the back of the right foundation wall in the crawl space. This is an indication that water is or has entered the crawl space at one point.
 19. Efflorescence was noted on the crawl space wall along the right side. This is an indication of water penetration.



Active Leak Water Damage



No foundation Vents



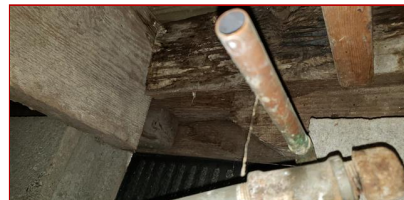
Non-Typical Repairs



Improper Repairs no hangers or ledgers



Improper repairs



Termite Damage



Ductwork on the ground



Fallen Piers



Improper support/Fungal Growth



Improper repairs



No Vapor Barrier



Water Damage where the ducts attach to the flooring system



Fungal Growth and improper repairs under girder



Soft Soil



Elevated Moisture levels



Rodent Droppings



No Foundation Vents



Improper repairs under girder



Moisture on right wall along with Efflorescence

Sample Report

Sample Client,

Thank you for trusting us to perform your home inspection. To show our appreciation for your business we have purchased a 90-day warranty on your behalf. To view information or download your 90-day, please [click here](#).

If you have any questions regarding the home inspection report or the home itself, please don't hesitate to contact us at [704-542-6575](tel:704-542-6575) or email us at info@hicarolina.com to set up a time to review your report. Our inspectors are always willing to help answer any questions that you might have!

For your convenience, we offer additional services to help you to better understand your home. Other services are outside the scope of your home inspection and require an additional charge. All extra services are independent of the home inspection. Additional services we offer are Radon Sampling, Mold Sampling, Water Sampling, Well inspections, Infrared inspections, and Termite Inspections. If you would like to add another service(s), please contact our office at [704-542-6575](tel:704-542-6575) or email us at info@hicarolina.com

Sincerely,
Inspector
704-542-6575
info@hicarolina.com

Home Inspection Carolina Office
[704-542-6575](tel:704-542-6575)
Fax - 704.540.7313
info@hicarolina.com
www.homeinspectioncarolina.com



Complete Home Inspection Report

Exclusively for: Sample Client

Including: Limitations, Recommendations, Material Types, and Additional Photos

Date:
5/19/2021

Property:
123 Sample Street
Charlotte NC

Buyers Agent:



Inspector:
Inspector
704-542-6575
info@hicarolina.com

People present at the time of inspection:
Buyer(s), Buyers Agent

Building Type:
Single Family.

Utilities Status:
All utilities on

Outside Temperature (F):
70-80 Degrees

Payment Type:
Credit Card Online

House Occupancy/Limitations:
The home was occupied at the time of inspection. When a home is occupied with furniture, clothing, and other stored items, it can obstruct the view and access to walls, receptacle outlets, under sinks, etc.

INSPECTION INFORMATION

At the time of the inspection, a COVID-19 Stay-at-Home order is in place. Due to this order, sellers may have been forced to be in the home during the inspection. Precautions we have taken, such as Social distancing (maintain a 6-foot distance), may prevent us from inspecting parts of the house because of this virus. Any restricted area(s) will be listed within our report, along with the reason(s) why. Please understand no claims can be made to the condition of the home in any area(s) where people are gathering as it may limit our ability to inspect these areas thoroughly. It is strongly recommended for you to review your report in its entirety and contact your inspector with any questions, concerns, and or to set up a time to review your report. We thank you for your understanding during these unprecedented times.

The summary section is **NOT** the entire report.

THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR.

The complete report may include additional information of great 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.

IMPORTANT - Due to the findings or defects stated within the report. A qualified licensed contractor who specializes in the respective fields of our findings or defects listed should be consulted to evaluate any and all findings or defects further. To determine the full extent of any damage(s) and or determine if additional repairs are required, which may be deemed necessary by the qualified licensed contractor. There may be other defects concealed and or otherwise unseen at the time of the initial inspection.

Further evaluation is recommended before the close of escrow on the home, due diligence, and or contingency period, whichever comes first, to thoroughly understand the extent of the damage(s) and the full extent of the repairs needed, required, or deemed necessary by the qualified licensed contractor.

Please understand this is a **visual inspection only**. The report provided is intended only as a general guide to help you make your own evaluation of the overall condition of the home. This inspection is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.

04.014.4.3

1. Deck(s)/Patio(s)/Porches

DECK INFORMATION

Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. There is no inspection and/or evaluation or moving of landscape components such as but not limited to trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting.

Types & Descriptions

Deck Materials:

Wood Columns, Wood Framing, Wood Decking

Items

1.0 Deck/Patio/Porch Visual Findings

Further evaluation is needed.

Due to the following but not limited to, a qualified licensed contractor should be consulted to further evaluate the deck systems and/or components, as there may be hidden or concealed damage that was unseen or could not be viewed at the time of inspection. Further evaluation is recommended before closing of escrow to completely understand the extent of any damage or repairs required or deemed necessary:

1. The deck has improper support leaning piers observer.
2. Corrections are needed at the flashing above the deck roof where it meets the siding to prevent water penetration. Staining typical of mold noted on the ceiling of the rear porch.
3. Wood debris under the deck is conducive for termites and needs to be removed.
4. Different elevations resulting in a trip hazard.
5. The front ramp landing noted higher than 30". Landings and/or stairs 30" or higher require a type of handrail or railing system. Installation of a handrail is needed to ensure safety.

Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



Improper support



Improper support



Wood Debris



Fungal Growth on ceiling



Fungal Growth on ceiling



Different elevations



Front Ramp

2. Exterior/Trim/Foundation

EXTERIOR INFORMATION

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified licensed engineer that specializes in residential dwellings. The inspection will certainly alert you to any suspicious cracks if they are clearly visible. We are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, an engineer that specializes in residential dwellings, or a geologist, but this should not deter you from seeking the opinion of any such expert. It is also routinely recommended that inquiry is made with the seller about knowledge of any prior foundation or structural repairs.

All items that are freshly painted including, but not limited to, trim, exterior siding, fascia, and soffit cannot be fully or completely viewed to determine if wood rot exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before the close of escrow on the home.

Types & Descriptions

Siding Types:

Vinyl Siding

Stories/Foundation:

1 Story on a Crawlspace Foundation

Items

2.0 Exterior Visual Findings

Further evaluation is needed.

The following item(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.

1. There are cracked pieces of siding observed around the entire home. Proper corrections, repairs, and/or replacement is needed to prevent water penetration.
2. There are holes in the vinyl siding that need to be sealed, repaired, and/or replaced to prevent water penetration around the entire home.
3. The siding does not have proper clearance from the ground at the of the home. Most claddings should have a minimum of 6 inches of clearance between the grade and the siding to prevent water intrusion and insects.
4. Wood strips have been added behind the siding to bring it down over the foundation wall. The wood strips that could be viewed are have earth to wood contact and need to be corrected to prevent termite damage.
5. The vinyl siding is bowing/warped/loose and needs to be secured properly to prevent possible water penetration and/or damage along the right side of the home.
6. The foundation vents are closed or covered and do not appear to be able to open properly along the left side of the home. Proper corrections are needed to allow adequate airflow into the crawl space.

Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



Earth to wood contact



Holes in siding



Holes in siding



Bowing warped siding



Improper clearance



Closed vents.

Sample Report

3. Grounds/Pavings

GROUND INFORMATION

This inspection is not intended to address or include any geological conditions or site stability information. There are no comments or reporting on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed portions around the foundation or exterior walls. The inspection and/or evaluation are not made on any mechanical or remotely controlled components such as driveway gates.

Items

3.0 Ground Area Visual Findings:

Further evaluation is needed.

The grading along the entire right side of the home slopes towards the home and needs to be sloped away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Consult with a qualified licensed contractor to fully understand the extent of the corrections needed and determine if action is required.



4. Roof Systems

ROOF INFORMATION

Although not required, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, the number of layers, quality of material, the method of application, exposure to weather conditions, and the regularity of its maintenance. The inspection provided is visual only and the opinion of the general quality and condition of the roofing material can be subjective. Any and all additional concerns should be addressed by a qualified licensed roofing contractor.

Every roof is inspected conscientiously; the remaining life expectancy, or guarantee that it will not leak, cannot and will not be provided by the inspector. It is recommended that you ask the sellers to disclose any information pertaining to repairs, leaks, and/or any additional information. Attached accessories including, but not limited to, solar systems, antennae, and lightning arrestors are not inspected.

Types & Descriptions

Roof Covering Materials: Roof Access:

Metal

Due to the pitch, height, or the discretion of the inspector, the roof was viewed from the ground with binoculars. It is at the discretion of the inspector to climb and/or walk on the roof as it is not a requirement to do so.

Items

4.0 Roof Visual Finding(s)

Further evaluation is needed.

Due to the following but not limited to, a qualified licensed contractor should be consulted to further evaluate the entire roof system and/or components, as there may be hidden or concealed damage that was unseen or could not be viewed at the time of inspection. Further evaluation is recommended before closing of escrow to completely understand the extent of any damage or repairs required or deemed necessary:

1. The metal roofing is installed too short along the drip edge/fascia and needs to be replaced or extended to prevent water penetration behind the fascia.
2. The soffit is loose above at the front porch and needs to be corrected to prevent rodent or insect intrusion.
3. The electrical mast boot is split and needs replacement to prevent water penetration.
4. The wooden fascia is exposed where it meets the rear porch showing signs of deterioration. Repairs needed.
5. The rear porch roof doesn't appear to be flashed or installed properly where it meets the siding at that the rear of the home. There is evidence of water penetration from the organic growth on the ceiling of the rear porch. Corrections needed to prevent water penetration.



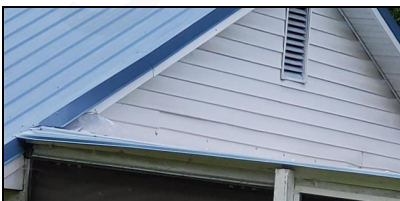
Roofing too short



No gutters



Loose Soffit



Improper flashing



Split boot



Exposed fascia

5. Chimney

CHIMNEY INFORMATION

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace.

Types & Descriptions

Chimney Exterior Type:

Brick Materials

Flu Type:

Clay Insert

Items

5.0 Chimney Visual Findings

Further evaluation is needed.

The following item(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.

1. The mortar has cracks and is deteriorating at the top of the chimney cap/crown. The mortar needs repair to prevent water penetration. This usually consists of pointing up (adding more mortar). The chimney cap/crowns function is to keep water from entering the masonry brick joints that can cause deterioration.
2. The flashing at the chimney appears to have been repaired several times with improper or non-typical construction methods. Proper corrections are needed to prevent water penetration. Staining was noted along the wall in the attic indicating a previous or active leak.
3. The chimney needs to be sealed properly where it meets the fascia at the exterior of the home to prevent water penetration.

Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



6. Attic Interior System

ATTIC INFORMATION

In accordance with our standards, attics that have less than thirty-six inches of headroom are not inspected, area restricted by ducts are not inspected, or in which the insulation obscures the joists and thereby makes mobility hazardous are not inspected, in which case the attic is inspected to the best of the inspectors ability from the access point. In regard to evaluating the type of insulation in the attic and on the attic floor, we do not sample or test the material for specific identification. Also, insulation is not disturbed or moved which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and/or other components.

Due to pitch and/or height of the outer edges and corners cannot be viewed within the attic areas, These areas could not be fully viewed or inspected at the time of inspection and no claims could be made to the conditions and/or structure of these areas. The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area. Due to the insulation NOT being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below, electrical components, and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas.

Types & Descriptions

Framing and Component Types:	Unfinished Area Insulation Type(s):	Attic Location(s):
A rafter system is installed in the attic cavity to support the roof decking	Blown Fiberglass Fiberglass Batts or Rolled Batts	Main Attic above the majority or entire home.

Items

6.0 Attic Visual Findings

Further evaluation is needed.

Due to the following (but not limited to) a licensed general contractor should be consulted to further evaluate the entire attic space and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. A licensed engineer that specializes in residential dwellings should be consulted for further evaluation of the attic framing and make any additional recommendations as to the repairs required and for any additional repairs deemed necessary. Further evaluation is recommended.

1. There are broken crass bracing that needs correction above the attic stairs. Corrections are needed to prevent possible movement.
2. Bolts are missing at the attic stairs corrections are needed to ensure safety.
3. There are water stains at the left side of the home with organic growth typical of mold, remediation is needed.
4. Additional insulation is needed throughout the entire attic to ensure adequate R-value.
5. There is missing insulation in areas in the attic that need to have insulation installed.
6. There are different types of insulation installed in the attic. Rolled and blown fiber glass. The rolled insulation is installed on top of the blown insulation. This may allow the insulation to trap moisture corrections needed.
7. The roof rafters were found to have fungus or organic growth along them in the attic area.
8. Insulation is compacted in several areas throughout the attic and the true R-factor at this point in time may be substantially less than that originally installed.
9. There are gable vents installed with soffit. When soffit vents are installed with gable vents air will pull in and directly up then out through the gable vents but not through the attic area. The presences of both systems are counterproductive and is actually preventing proper ventilation of the attic area. This may result in poor and/or improper ventilation throughout the attic area, which can lead to high moisture/wood rot which was viewed at the time of inspection.
10. There are water stains noted along the back of the chimney in the attic. This is an indication of a previous or active leak.
11. A vent is not connected in the attic and the air from the vent is blowing directly into the attic space. This will increase moisture levels and needs correction.



Broken Cross Bracing



Fungal Growth



Missing Bolt in attic stairs



Water stains and fungal growth



compact insulation



Missing insulation



water stain at chimney



No ridge vent



Disconnected vent

Fungal Growth

The roof rafters were found to have fungus or organic growth along them in the attic area.



7. Plumbing System

PLUMBING INFORMATION

Water quality or hazardous materials testing is available however is not included with this inspection unless added as an additional service. Underground piping related to water supply, waste, sprinkler, as well as drainage systems is excluded from this inspection. The presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume cannot be inspected.

The water main shut off valve, and shut off valves under sinks and behind toilets is not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this, shut off valves are not turned, tested, or operated.

The inspection does not assure that the plumbing systems of the home will meet the demands of a family when in use.

Types & Descriptions

Visible Plumbing Materials: PVC Cast Iron CPVC Galvanized Polybutylene plumbing supply lines	Plumbing Vent Pipe Material Type(s): Galvanized Water Heater Location: Crawlspace Hall Closet	Water Heater Power Source: Electric Main Water Shut Off Location: The crawl space - The main water line was not visible due to finished areas.
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Items

7.0 Plumbing Conditions/Visual Findings

Further evaluation is needed.

Due to the following but not limited to, a qualified licensed contractor should be consulted to further evaluate the entire plumbing system and/or components, as there may be hidden or concealed damage that was unseen or could not be viewed at the time of inspection. Further evaluation is recommended before closing of escrow to completely understand the extent of any damage or repairs required or deemed necessary:

1. This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. Replacement is needed.
2. There is an active leak at the water heater. Standing water was found in the overflow pan at the time of inspection. Replacement needed.
3. The water supply pipes are not supported properly in the crawl space as they were found lying on the ground, corrections are needed to properly support the piping along the bottom of the floor joists.
4. Galvanized piping noted at the entrance of the crawl space that needs to be replaced. Two things happen to galvanized pipes as they age. First, minerals tend to slowly build up on the inner walls of the pipe decreasing the inside diameter. In extreme cases, this can slow the water flow to a trickle. The other common problem with galvanized pipes is corrosion at the joints. In the process of cutting the threads for the pipe fittings, the protective galvanizing is cut away exposing bare metal. Overtime, these threaded joints will corrode and eventually break. Galvanized piping rusts from the inside out. This is what causes the water to have the rust color when operating a faucet. The life expectancy of galvanized piping is 40 to 50 years.

5. The electrical stress relief is missing at the top of the water heater and needs to be installed to prevent damage to the wire electrifying the tank.
6. The hose faucet is loose at the foundation and needs to be secured properly to prevent damage.
7. The water pressure was at 95 psi at the time of inspection. City water pressure should be set between 60 and 80 psi and well at 40 - 60 psi. The psi is set to high and need proper corrections.



Polybutylene



Galvanized



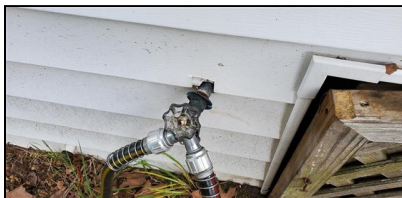
CPVC



Missing Strain relief



Water in pan



Loose faucet



95 psi

7.1 Plumbing Recommendations/Information

Two things happen to galvanized pipes as they age. First, minerals tend to slowly build up on the inner walls of the pipe decreasing the inside diameter. In extreme cases, this can slow the water flow to a trickle. The other common problem with galvanized pipes is corrosion at the joints. In the process of cutting the threads for the pipe fittings, the protective galvanizing is cut away exposing bare metal. Overtime, these threaded joints will corrode and eventually break. Galvanized piping rusts from the inside out. This is what causes the water to have the rust color when operating a faucet. The life expectancy of galvanized piping is 40 to 50 years.

Polybutylene plumbing supply lines (PB) are installed in this home. PB was used as water distribution piping in many homes built from the mid 1980s until the mid 1990s. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this home has copper fittings installed.

8. Laundry Area

LAUNDRY INFORMATION

Washer and dryers are not tested at the time of inspection as this is beyond the scope of a home inspection. The 220v electric dryer hookup, if so equipped is not tested during a normal home inspection. If washer and dryers are installed in the laundry room viewing of the wall and/or inspect the washer and dryer hookups cannot be completed due to the washer and dryer blocking the wall and hookups. No claims can be made regarding the condition of the wall and hookups.

Items

6.0 Laundry Area Visual Findings

Component/item was not inspected due to limitation

6.1 Laundry Area Limitations

Unable to view the walls, flooring, and piping at the time of inspection due to the washing machine and/or dryer being installed obstructing viewing of these areas. No claims can be made to the condition of these areas at the time of inspection.

9. Electrical System

ELECTRICAL INFORMATION

Load-calculations are not performed to determine if the supply meets the demand. Any electrical repairs or upgrades should be made by a licensed electrical contractor. Aluminum wiring requires periodic inspection and maintenance by a licensed electrical contractor. Smoke Alarms should be installed within 15 feet of all bedroom doors and tested regularly.

Types & Descriptions

Panel Location(s):	Service Entry Conductor Type:	Service Voltage:
The exterior of the home Kitchen	Aluminum	The incoming electrical service to the structure is 120/240 volts, with circuit breakers.
Branching Circuit Wiring Type:	Service Type:	
Branching Copper Wiring with Aluminum on (220) appliances.	Overhead	

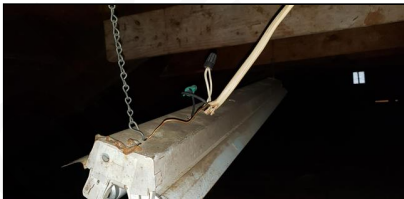
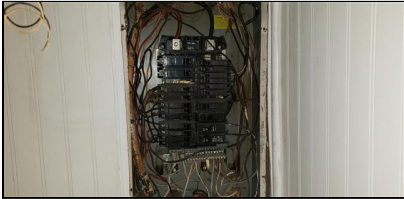
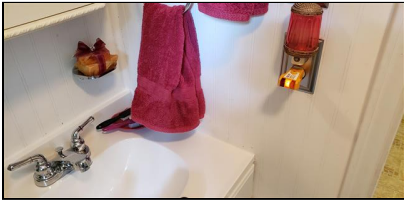
Items

9.0 Electrical Visual Findings

Further evaluation is needed.

Due to the following but not limited to, a qualified licensed contractor should be consulted to further evaluate the entire electrical system and/or components, as there may be hidden or concealed damage that was unseen or could not be viewed at the time of inspection. Further evaluation is recommended before closing of escrow to completely understand the extent of any damage or repairs required or deemed necessary:

1. There are more than six breakers without a main breaker or the panel cannot be turned off with less than 6 hand motions. Corrections are needed to ensure that the panel can be disconnected and or turn off properly in the event of an emergency.
2. Knock-outs (unused breaker openings) are missing at the panel and need to be installed to prevent easy access into the interior of the electrical panel.
3. Missing strain relief at panel inside the electrical panel on the exterior of the home. The strain relief's are needed to prevent possible damage to the wiring where it enters the electrical panel. Proper corrections are needed for protection of the wiring.
4. There is an extension cord connected to a double pole 50 amp breaker. The extension cord was lying on the ground at the time of inspection. Disconnection of the extension cord is needed to ensure safety.
5. The outlets around the kitchen counter top and bathroom sink are not protected by GFCI(s) outlets.
6. There are multiple outlets found with open grounds or the hot and neutral reversed at the time of inspection. This gives a false sense of security with 3 prong outlets. Corrections are needed.
7. There are pointed or tipped screws (wood screws) **installed to secure the exterior cover of the electrical panel**. Pointed or tipped screws may puncture the wiring installed in the panel and need to be replaced to flat/blunt tipped screws.
8. There are several open junction boxes found throughout the home, in the attic and crawl space. Proper corrections are needed to secure exposed wiring.



10. HVAC System(s) Information

HVAC System(s) Information and Limitations

The interior AC coil(s) are not inspected as they could not be viewed at the time of inspection due to being taped sealed/closed. The fan units operated when testing (if temperature permits), but the interior was not visually observed. No claims could be made to the condition of the interior of the unit as this would require a complete invasive inspection of the unit, which is beyond the scope of a home inspection.

During this inspection, it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection, the interior walls were not inspected as this would require disassembly.

The interior heat unit portion of the heating system(s) is difficult to view or access without disassembly, and cannot be adequately checked during a visual inspection as disassembly is required. It is recommended that the unit is serviced yearly to ensure the unit operates and functions efficiently.

If the unit(s) are older than 10 years or if the age or the age is unknown, it is highly recommended that the unit(s) have a complete invasive inspection of the entire unit by a licensed HVAC contractor. Ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit and routine servicing. If the home is vacant or in foreclosure, a complete invasive inspection of the entire unit by a licensed HVAC contractor is strongly recommended before the closing of escrow on the home.

Types & Descriptions

Air Conditioning Type(s): Packaged System(s)	Power Source: Electric 220 Volt	Heating Type(s): Gas Pack Unit- A gas pack combines the convenient cooling of an air conditioner with energy-efficient gas heat of a furnace, all in one space saving unit. Typically these units are installed at the exterior of the home.
Fuel/Power Source(s): Propane	Ducts/Air Supply Types: Fiberglass Duct Board: Flexible round duct work	Access Panel(s) Removed during visual inspection?: Yes

During this inspection, it is impossible to determine the condition of the interior of the ductwork or vent systems. The interior of the ductwork or vent systems may be deteriorated, but during a visual inspection, the interior walls were not inspected as this would require disassembly. Please also Note: During the home inspection the home is not inspected for mold, mildew, or other organic growth. We are not mold inspectors and are not certified in identifying types of mold within the home.

Some types of organic growth are common and/or natural to see within the home, however, dirty ductwork and high moisture levels around the duct work this may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have excessive growth within or under a home and/or within duct systems. If mold, mildew, or other organic growth is a concern have a licensed or certified fungus specialist further evaluate to determine if the type of fungus within the ductwork is dangerous and determine if removal is needed.

11. Cooling System(s)

HVAC INFORMATION

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation be scheduled before the close of escrow, as a licensed specialist may reveal additional defects or recommend further upgrades that could affect your evaluation of the property, as our service does not include any form or warranty or guarantee.

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 becomes illegal to purchase. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. If repair is needed, you may want to consider a replacement if the current AC unit was built before 2010. For more information please [click here](#).

Items

11.0 Air Conditioner Visual Findings

Further evaluation is needed.

The following items(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.

1. The primary unit is not producing an adequate air temperature drop; this may indicate a number of issues including, but not limited to: low Freon levels, dirty air filter, clogged coils, etc. The temperature differentials when tested typically should be between 14 and 24 degrees. The differentials were only at 9 degrees.
2. The ducts The HVAC was found to be in need of repair at the time of inspection. The current unit appears to have been installed before 2010. You may want to consider a replacement if the unit is in need of major repair or has a Freon leak. On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 becomes illegal to purchase. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. For more information please [click here](#).
3. The unit was turning on and off at the time of inspection (Short Cycling) When units short cycle this is an indication the unit is oversized for the home and cannot operate long enough to take the humidity out of the air. The unit appears to be oversized for the home at the time of inspection. The currently installed unit is 2.5 tons based on the square footage of the home the unit should only be max of a 2 ton unit.



11.1 Duct Visual Findings

Further evaluation is needed.

The following item(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.

1. Exposed ductwork in unheated space is not insulated where it meets the sub flooring. The efficiency of the heating and air conditioning systems is greatly reduced due to the heat loss or gain. The metal duct work that is exposed sweats when the cold air and humid air in the crawl space meet. This creates condensation on the subfloor, causing possible wood rot and fungal growth. Staining and/or fungal growth was noted on the bottom of the subfloor around the ducts where they meet the subfloor throughout the crawl space.
2. There are air ducts that are not supported within and/or throughout the attic. Ducts that are not supported need to be secured and installed up off the ceiling trusses/insulation properly to prevent possible deterioration and/or damage.
3. There are air ducts touching the ground within and/or throughout the crawl space. Ducts that are touching the ground need to be secured and installed up off the ground to prevent deterioration and/or damage.

12. Heating System

HVAC INFORMATION

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation be scheduled before the close of escrow, as a licensed specialist may reveal additional defects or recommend further upgrades that could affect your evaluation of the property, as our service does not include any form or warranty or guarantee.

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 becomes illegal to purchase. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. If repair is needed, you may want to consider a replacement if the current AC unit was built before 2010. For more information please [click here](#).

Items

12.0 Heating Component Visual Findings

Further evaluation is needed.

The CSST piping gas line was observed to have damaged to the rubber coating at the tank and where it attaches to the heating unit. The damaged areas need to be sealed or covered with the proper and/or approved tape to prevent corrosion and/or rusting. Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



13. Interior Components

INTERIOR INFORMATION

The inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard, as these may be caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

It is recommended that smoke/carbon monoxide detector(s) be replaced after moving in the home and every five years; homes that do not have carbon monoxide detectors already installed should have one installed on every floor for safety.

All items that are freshly painted including, but not limited to walls and ceilings cannot be fully or completely viewed to determine if water damage exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before the close of escrow on the home.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Types & Descriptions

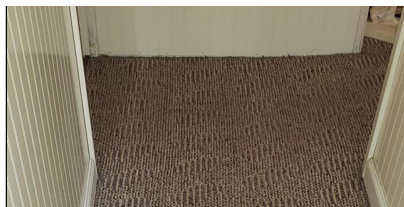
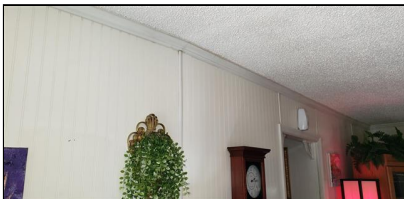
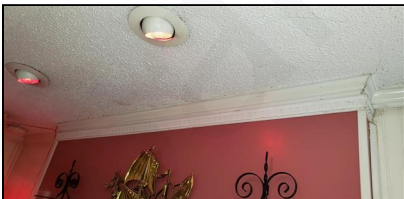
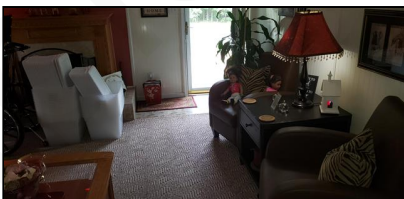
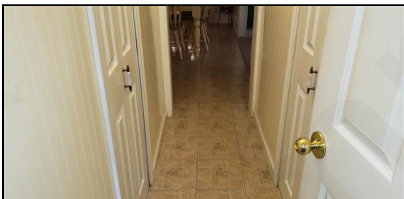
Smoke Detectors:	Carbon Monoxide Detector(s):	Fireplace Location(s):
Battery Operated	none present	Living Room

Items

13.0 Interior Component Conditions/Visual Findings

Further evaluation is needed.

Sloping floors and separating walls to ceilings noted throughout the home indicating movement. There were several piers found to have fallen and or are improperly installed in the crawl space. Proper corrections are needed to ensure structural stability. Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



The smoke detector is installed in the bathroom hallway and needs replacement. Additional smoke detectors needed to be added throughout the home for safety.



When one window is found to have a broken thermal seal, others may be in need of repair or replacement that are not listed below or within the report. Because of this, It is recommended that all windows be cleaned and further evaluated by the qualified licensed contractor or certified professional to determine if any additional windows are in need of replacement before the close of escrow. Any additional windows that are found to have a broken or bad thermal seal should also be repaired and/or replaced at that time by the qualified licensed contractor or certified professional that was recommended to further evaluate. The window at this point has lost its argon gas thus reduces the original R-Value of the window. All windows are located as if looking from the inside out toward the road or yard.

-Overcast days, dirty windows, and/or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. The thermal window seal is the gasket that prevents fogging and moisture from entering in between the interior of the window panes.

14. Hall Bathroom

BATHROOM INFORMATION

Tub and bathroom sink overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. Also, the shutoff valves under sinks are not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this shutoff valves are not turned, tested, or operated.

Types & Descriptions

Ventilation Types:

Electric power exhaust vent

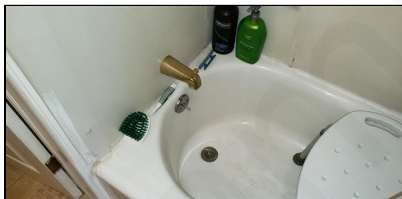
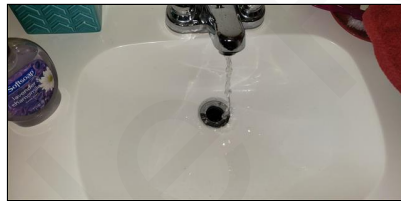
Items

14.0 Hall Bathroom Visual Findings

Further evaluation is needed.

The following item(s) is/are in need of repair/replacement. Have a qualified licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.

1. The sink stopper did not function properly at the time of inspection. When fully engaged water still drains.
2. The waste line is taped to prevent leaks. Corrections are needed to properly fix the missing drain stopper.
3. The toilet does not have adequate spacing from the wall.



14.1 Surround Visual Findings

Component was inspected and/or operated.

14.2 Ventilation Visual Findings

Component was inspected and/or operated.

15. Kitchen-Appliances

KITCHEN INFORMATION

The kitchen appliances are tested for basic functionality and cannot be evaluated for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, non-built in or non-secured microwave(s), instant hot water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items are considered outside the scope of the inspection. Appliances are not moved during the inspection as they may cause damage. Portable dishwashers are not inspected, as they require a connection to facilitate testing.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Items

15.0 Kitchen Components Visual Findings

Further evaluation is needed.

The inner corner of the kitchen countertop is not installed properly. The countertop is higher on one side that allows for water penetration. Adjustments or replacements are needed to properly seal the countertop to prevent water penetration and possible damage. Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



15.1 Kitchen Appliance Visual Findings

Component was inspected and/or operated.

16. Crawlspace

CRAWL SPACE INFORMATION

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not 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 inspector or other persons. The under the floor insulation, between the floor joists, restricts viewing of the subfloor area and a percentage of the floor joists that are not removed during the inspection. If high moisture levels were noted to be above 20% during the inspection, this may indicate but does not guarantee an organic growth problem. Many factors are needed to have excessive growth within or under a home and/or within duct systems. If mold, mildew, or other organic growth is a concern please contact us to perform a mold test or mold inspection to help determine if removal or remediation is needed.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Please review the entire report and/or refer to the signed agreement/contract for any items that are outside the scope of the inspection performed.

Types & Descriptions

Access Location:	Method Used to Inspect:	Floor Type:
Left side of the home	Crawled with a flashlight, moisture meter, and a probing tool.	Soil

Foundation and Structure Types:

Common with wood joists. Wall types are brick and concrete masonry units.

Items

16.0 Crawlspace Visual Findings

Further evaluation is needed.

Due to the following (but not limited to) a licensed general contractor should be consulted to further evaluate entire framing, girders, and band sills and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. A licensed engineer that specializes in residential dwellings should be consulted for further evaluation of the entire foundation and make any additional recommendations as to the repairs required and for any additional repairs deemed necessary.

1. There is water damage noted to the sub flooring and framing under the bathroom and water heater closet that needs repair. Proper corrections and/or repairs are needed to prevent structural movement and/or continual water penetration.
2. The foundation vents along the entire right side of the home have been blocked or covered. This has blocked the airflow throughout the crawl space. Foundation vents need to be added or unobstructed to allow air to flow through the crawl space thus keeping it dry.
3. The floor joists have been cut or modified throughout the crawl space. The cuts or modifications may have compromised the structural integrity. Additional repairs are needed to properly support the joists.
4. The floor joists were found to have fungus or organic growth along them throughout the crawl space. Proper corrections are needed in the crawl space to allow adequate airflow and may be a direct result of the foundation vents being blocked along the right side of the home.
5. Moisture levels in the crawl space were found to be above 20% throughout the crawl space at the time of inspection, Note: When wood reaches the fiber saturation point - approximately 20% - it can support the growth of fungus and is also conducive for termites. A reading at or above 20% signals that there is a moisture problem and corrective action should be taken. Contact a company that

specializes in crawl space moisture corrections to determine the measure needed to correct the problem.

6. The observation of non centrally or not fully loaded piers are noted at the girders throughout the home. If the load is not being properly transferred to the pier or piers below, other weaker components may suffer.
7. Repairs were found to be made to the floor joists at the rear and left side of the home without any type of ledger or hanger. Proper corrections are needed to ensure structural stability.
8. There is a leaning/fallen piers noted at the middle of the home supporting a girder.
9. There is not a vapor barrier installed in the crawl space exposing the soil within and throughout the crawl space. Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from possibly causing deterioration to the wood framing above. A vapor barrier is recommended to reduce or keep moisture levels down within the crawl space area.
10. Repairs have been made to the floor joist along the bathroom. Unable to determine if the repairs made are correct or the extent of the damage behind the repair.
11. There are dry stacked piers in the middle and rear of the home which have fallen. Proper piers are needed with proper footings.
12. Piers were found to be stacked our installed where the open voids are supporting the weigh of the girder. Proper piers are needed with proper footings.
13. The wall under the girder has been modified or fallen at the rear of the home. A non-typical construction method of adding shim under the girder has been added. Proper corrections are needed to ensure structural stability of the girder throughout the entire middle of the home.
14. The soil was soft under the rear section of the home. When crawling this area the ground underneath would start to sink. A 2 foot long re-bar was easily pushed in the soil with little force. This is a concern as there may have been an open well or the soil is not properly compact allowing for possible movement.
15. There is termite damage noted along the band sill at the left side of the home. Proper corrections and/ or repairs are needed to prevent possible structural movement.
16. The crawl space door is damaged and needs repair or replacement so that it will open and close properly.
17. Rodent dropping noted around the rear crawl space entrance.
18. There are moisture stains noted along the back of the right foundation wall in the crawl space. This is an indication that water is or has entered the crawl space at one point.
19. Efflorescence was noted on the crawl space wall along the right side. This is an indication of water penetration.



Active Leak Water Damage



No foundation Vents



Non-Typical Repairs



Improper Repairs no hangers or ledgers



Improper repairs



Termite Damage



Ductwork on the ground



Fallen Piers



Improper support/Fungal Growth



Improper repairs



No Vapor Barrier



Water Damage where the ducts attach to the flooring system



Fungal Growth and improper repairs under girder



Soft Soil



Elevated Moisture levels



Rodent Droppings



No Foundation Vents



Improper repairs under girder



Moisture on right wall along with Efflorescence

Due to the following (but not limited to) a licensed general contractor should be consulted to further evaluate entire framing, girders, and band sills and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. A licensed engineer that specializes in residential dwellings should be consulted for further evaluation of the entire foundation and make any additional recommendations as to the repairs required and for any additional repairs deemed necessary.

There is water damage noted to the sub flooring and framing under the bathroom and water heater closet that needs repair. Proper corrections and/or repairs are needed to prevent structural movement and/or continual water penetration.

The foundation vents along the entire right side of the home have been blocked or covered. This has blocked the airflow throughout the crawl space. Foundation vents need to be added or unobstructed to allow air to flow through the crawl space thus keeping it dry.

The floor joists have been cut or modified throughout the crawl space. The cuts or modifications may have compromised the structural integrity. Additional repairs are needed to properly support the joists.

The floor joists were found to have fungus or organic growth along them throughout the crawl space. Proper corrections are needed in the crawl space to allow adequate airflow and may be a direct result of the foundation vents being blocked along the right side of the home.

Moisture levels in the crawl space were found to be above 20% throughout the crawl space at the time of inspection, Note: When wood reaches the fiber saturation point - approximately 20% - it can support the growth of fungus and is also conducive for termites. A reading at or above 20% signals that there is a moisture problem and corrective action should be taken. Contact a company that specializes in crawl space moisture corrections to determine the measure needed to correct the problem.

The observation of non centrally or not fully loaded piers are noted at the girders throughout the home. If the load is not being properly transferred to the pier or piers below, other weaker components may suffer.

Repairs were found to be made to the floor joists at the rear and left side of the home without any type of ledger or hanger. Proper corrections are needed to ensure structural stability.

There is a leaning/fallen piers noted at the middle of the home supporting a girder.

There is not a vapor barrier installed in the crawl space exposing the soil within and throughout the crawl space. Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from possibly causing deterioration to the wood framing above. A vapor barrier is recommended to reduce or keep moisture levels down within the crawl space area.

Repairs have been made to the floor joist along the bathroom. Unable to determine if the repairs made are correct or the extent of the damage behind the repair.

There are dry stacked piers in the middle and rear of the home which have fallen. Proper piers are needed with proper footings.

Piers were found to be stacked our installed where the open voids are supporting the weigh of the girder. Proper piers are needed with proper footings.

The wall under the girder has been modified or fallen at the rear of the home. A non-typical construction method of adding shim under the girder has been added. Proper corrections are needed to ensure structural stability of the girder throughout the entire middle of the home.

The soil was soft under the rear section of the home. When crawling this area the ground underneath would start to sink. A 2 foot long re-bar was easily pushed in the soil with little force. This is a concern as there may have been an open well or the soil is not properly compact allowing for possible movement.

There is termite damage noted along the band sill at the left side of the home. Proper corrections and/or repairs are needed to prevent possible structural movement.

The crawl space door is damaged and needs repair or replacement so that it will open and close properly.

Rodent dropping noted around the rear crawl space entrance.

There are moisture stains noted along the back of the right foundation wall in the crawl space. This is an indication that water is or has entered the crawl space at one point.

Efflorescence was noted on the crawl space wall along the right side. This is an indication of water penetration.

Organic growth is common within all homes and buildings. The home inspection does not include or determine the presence or toxicity of mold and/or other organic growth(s) within the home. If there is evidence of mold and/or other organic growth(s) within the home it is strongly recommended that it be tested to determine its toxicity for you to determine if remediation is required or needed. If you are sensitive to mold and/or other organic growth(s) than it is strongly recommended that the home is tested within the allotted time frame to make an educated discussion before purchasing the home. If tests are not completed before taking ownership of the home and mold is later discovered the corrections and/or remediation is solely the responsibility left to you "the buyer".

Thank you for trusting HIC to perform your property inspection at 123 Sample Street.

If you have any questions regarding this report, please do not hesitate to contact us and set up a time to review your report. Our inspectors are always willing to help answer any questions to ensure you completely understand the information provided in your report.

Sincerely,
Inspector

704-542-6575

info@hicarolina.com

Office - [704-542-6575](tel:704-542-6575)

info@hicarolina.com

www.homeinspectioncarolina.com

