



# Inspection Report

**John Doe**

**Property Address:**  
200 Some Place Road  
Carrboro NC 27510



200 Some Place Road

**KO Home Inspections LLC**

**Keith Orlando - License #3822**

**550 Hoot Owl Lane**

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A handwritten signature in black ink that reads "Keith Orlando". The signature is written in a cursive, flowing style.

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<b>Date:</b> 11/20/2016	<b>Time:</b> 10:30 AM	<b>Report ID:</b> 11172016200WildOak
<b>Property:</b> 200 Some Place Road Carrboro NC 27510	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b>

**General Comments**

In describing the house, the "front" side is the side that faces the main street, or the side with the main formal entrance; and "left" and "right" are from the perspective of facing the house from the front.

All comments by the inspector should be considered before purchasing this home. **I recommend that any deficiencies (and the components and systems associated with the deficiencies) noted in the report be inspected, evaluated, and repaired as necessary by licensed contractors or professionals prior to the close of escrow.** All costs associated with further inspection fees and repair or replacement of components should be considered before you purchase the property.

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

15 Years or Older

**Approximate square footage:**

2700-2800

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No



# 1. Exterior

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

## Styles & Materials

<b>Siding Style:</b> Lap	<b>Siding Material:</b> Cement-Fiber Composite board	<b>Exterior Entry Doors:</b> Steel Fiberglass Insulated glass
<b>Appurtenance:</b> Deck with steps Covered porch	<b>Driveway:</b> Concrete	

## Items

### 1.0 Driveway

An open crack has formed in the cement driveway in front of the house. It is not uncommon for cement driveways to have some mild cracking from expansion during construction or settling over time. The crack does not pose a hazard at this time but should be monitored for further movement. If you are concerned about this crack or if you notice further movement especially a raised edge that can be a tripping hazard contact a masonry contractor for evaluation and repairs.



1.0 Item 1(Picture) driveway crack

### 1.1 Vegetation, Drainage, Walkways, Grading (with regard to drainage around the home)

Note: The grading at the rear of home near the electrical panel may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine if this will happen due to no rain during inspection period.

### 1.2 Decks, Screened Porches, Balconies

(1) One or more of the wooden posts that support the back deck have started to decay and should be replaced. Have a licensed contractor evaluate and repair the deck. If not corrected the posts will continue to decay eventually leading to the deck collapsing.



1.2 Item 1(Picture) rotting deck post

(2) The floor joists for the back deck are connected to the support girder with nails only. This type of connection is weak and there have been many instances of decks collapsing under heavy loads (like a large group of people) when connected in this way. I recommend the joist to girder connections be upgraded to metal joist hangers or a wooden ledger strip by a licensed contractor.



1.2 Item 2(Picture) Missing hangers or ledger

(3) One of the deck railing support posts on the back deck is missing the bolts (typically 5/8" galvanized carriage bolts) that secure it to the deck. Have a carpenter or handyman install the missing bolts to prevent the railing from giving way unexpectedly causing falling injury.



1.2 Item 3(Picture) missing post bolts

(4) The decking on the back deck has some boards that are deteriorated and should be replaced to prevent further decay and eventual failure. Have a qualified contractor or handyman replace the weathered and decayed decking.



1.2 Item 4(Picture) decayed deck board

(5) The openings in the guard/hand railing at the back deck are more than four inches. Although this may have been allowed when the home was built, wide spacing can allow a child or pet to fall through the railing and get injured. I recommend you hire a carpenter to make the necessary repairs for a safer railing.

(6) The metal flashing between the house and the deck band is corroded and starting to fail. This flashing is needed to keep water from penetrating to the interior framing of the house and causing hidden decay and structural damage. Have a licensed contractor replace the deck flashing when the other deck repairs are made.



1.2 Item 5(Picture) corroded flashing

### 1.3 Patios, Stoops, Steps, Areaways, Walkways, and Applicable Railings

(1) The railing of the front porch was noted to be decayed and may give way unexpectedly causing an injury if not corrected. Additionally the balusters of the railing are spaced over 4" wide which can injure small children and pets that fall through the openings. Have a qualified contractor or carpenter repair the railing for safety.



1.3 Item 1(Picture) rotting railing

(2) The front porch railing is loose and needs to be solidly attached to the house. The railing is not safe and should be repaired by a carpenter or contractor to prevent someone from falling if the railing gives way.

### 1.4 Wall Cladding Flashing and Trim

(1) To prevent water entering the exterior wall cladding and causing additional decay to adjacent siding and wall framing have a siding contractor repair or replace the deteriorated siding at the following locations:

1. Front of house to the left of the garage door
2. The left side of the house at the inside corner with the chimney chase
3. Above the deck at the back of the house



1.4 Item 1(Picture) front siding damage



1.4 Item 2(Picture)



1.4 Item 3(Picture)

(2) The wood trim is rotting and deteriorated in various areas around the perimeter of the home. I recommend a qualified siding contractor evaluate and repair or replace the failing trim.

1. The right front corner of the garage
2. The back right corner skirt board and drip molding
3. back of house skirt board cracked
4. Left side of house over crawlspace access door
5. Left side middle skirt board
6. Left side front corner skirt board
7. cracked soffit trim front porch gable
8. shingle molding left side gable at roof



1.4 Item 4(Picture) exterior trim damage 1



1.4 Item 5(Picture) exterior trim damage 2



1.4 Item 6(Picture) exterior trim damage 3



1.4 Item 7(Picture) exterior trim damage 4



1.4 Item 8(Picture) exterior trim damage 5



1.4 Item 9(Picture) exterior trim damage 6



1.4 Item 10(Picture) exterior trim damage 7



1.4 Item 11(Picture) shingle mold rotten

**1.5 Eaves, Soffits and Fascias**

Inspected

**1.6 Doors (Exterior)**

(1) The access door to the crawlspace has a broken lower hinge. I recommend repair as needed.



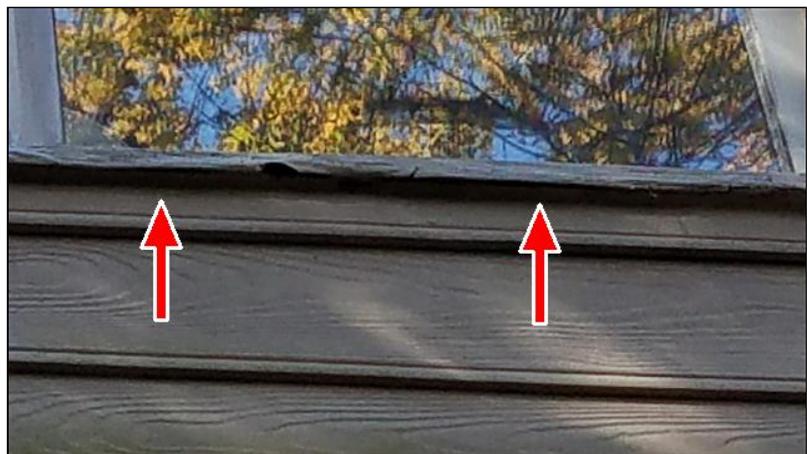
1.6 Item 1(Picture) broken hinge crawlspace door

(2) There is rot and deterioration of the jamb at the personal garage entry door (not vehicle garage door). To prevent water penetration and additional decay of adjacent building materials have a contractor repair or replace the damaged wood.

(3) The exterior door glass at the garage entry is fogged. "Fogging" is condensation trapped between two insulated glass panes and is caused by broken vapor seals between the glass. This trapped condensation leads to cloudy windows that can not be cleaned. Some windows may have broken seals that are not evident at the time of inspection but could appear during different weather conditions.

**1.7 Windows**

(1) The sill of the second story window on the left side of the home is decayed and should be repaired or replaced by a qualified contractor or window specialist.



1.7 Item 1(Picture) decayed sill 2nd floor

(2) The sill of the window in the garage is decayed and should be repaired or replaced by a qualified contractor or window specialist. The sill is has been covered with aluminum trim most likely to hide the decay.

(3) One of the windows of the living room at the front of the house was covered by aluminum trim. I could not determine if there was any decay under the trim but most likely the trim was installed to cover some damage and the sill needs to be replaced. Have a contractor or window specialist remove and inspect under the trim and replace any decayed wood found underneath.

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

## 2. Roofing



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

### Styles & Materials

<b>Roof Covering:</b>	<b>Viewed roof covering from:</b>	<b>Sky Light(s):</b>
Architectural Shingles	Binoculars	One
Asphalt/Fiberglass	Second story windows	Ventilating
<b>Chimney (exterior):</b>		
Metal Flue Pipe		
Composition board		

### Items

#### 2.0 Roof Coverings

Note: This house has a roof covering of three tab asphalt shingles. These shingles typically have a life span of 15-20 years before they need to be replaced though actual life span can be less under extreme conditions. The roofing appears in good condition and should be serviceable for many years.

#### 2.1 Flashings

Inspected

#### 2.2 Skylights and Roof Penetrations

Inspected

#### 2.3 Chimneys

Note: The chimney was inspected from the ground with binoculars and while every effort was made to locate any defects; some areas like the chimney cap were inaccessible and not inspected. If you are concerned about the condition of the cap or other portions that were not inspected have a certified chimney sweep preform a full evaluation of the chimney and flue.

#### 2.4 Gutters and Roof Drainage Systems

(1) The downspouts need an extension and a buried drain line to carry water away from the home at the back corners. Water that is allowed to soak the ground next to a homes foundation can lead to costly repairs for decayed wood or foundation cracks. Have a handyman or contractor pipe the discharge from the downspouts away from the home.



2.4 Item 1(Picture)

(2) The gutter on the back of the garage is touching the siding of the house at the inside corner. This is a poor installation practice that can lead to water overflowing the gutter, soaking the wall and deteriorating the siding. There should be a gap of 1-2 inches between the gutter end and the siding to prevent this. Have a gutter specialist repair this condition.



2.4 Item 2(Picture) gutter touching siding

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

### 3. Garage



*Styles & Materials*

<b>Garage Door Type:</b> One automatic	<b>Garage Door Material:</b> Metal	<b>Auto-opener Manufacturer:</b> UNKNOWN
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*Items*

**3.0 Garage Door (s)**

The garage door has an automatic door opener and the electronic sensor eyes for the door are located higher than six inches off floor. This is a safety hazard as a closing door may crush a child or pet that is under the door. I recommend a qualified garage door technician correct the placement of the sensors.

**3.1 Occupant Door (from garage to inside of home)**

Inspected

**3.2 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

The garage door will reverse when met with resistance.

**3.3 Garage window (s)**

Inspected

**3.4 Garage Floor**

Some areas were not readily observed and the inspection was limited by household furnishings.

**3.5 Garage Walls (including Firewall Separation)**

Note: The inspection of the garage walls was limited by shelving and storage items. Damage may be concealed by these items and unreported.

**3.6 Garage Ceilings**

Inspected

## 4. Interiors



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

### Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board Tile	<b>Floor Covering(s):</b> Carpet Hardwood T&G Vinyl
<b>Interior Doors:</b> Hollow core Masonite	<b>Window Types:</b> Double-hung	<b>Window Manufacturer:</b> UNKNOWN
<b>Cabinetry:</b> Wood	<b>Countertop:</b> Composite	

### Items

#### 4.0 Ceilings

There is a crack in the drywall in the master bath ceiling. Cracks can occur for a variety of reasons such as substandard drywall finishing, moisture in drywall seams, or cracks can be from movement/settlement of the home. Have a painter repair and paint the crack as needed. This crack appears cosmetic but if you are concerned the crack is from movement and is structural have an engineer evaluate the home.



4.0 Item 1(Picture) crack in ceiling

#### 4.1 Walls

(1) Some repairs have been made in the past to the gas fireplace chase in the attic space over the master bedroom. The chase has OSB and sheet metal pieces patching in this area that appears substandard. Have a licensed contractor evaluate and fix as necessary.



4.1 Item 1(Picture) evaluate

(2) A cracked tile was noted in the master bath shower. Damaged tiles can let water from the shower enter the wall or floor cavities and hidden decay and mold growth can result. Have an experienced tile setter replace the damaged tiles.



4.1 Item 2(Picture) cracked shower tile

**4.2 Floors**

Inspected

**4.3 Steps, Stairways, Balconies and Railings**

(1) The steps and landing inside the garage are over 30 inches off the floor and should have a guard rail with balusters installed no more than 4 inches apart to prevent small children from falling and injuring themselves.

(2) The railing from the first to the second floor is loose. To prevent the possibility of falling and injury have a handyman/contractor secure the railing to the wall.

**4.4 Counters and Cabinets**

Inspected

**4.5 Doors (interior)**

(1) The door to the downstairs half bath does not latch. For privacy have a handyman or contractor repair or replace the door knob so the bathroom door can be locked.

(2) The door to the closet in the bonus room is rubbing against the frame. Have a carpenter trim the door to fit the opening as needed.

(3) The drip tray at the bottom of the shower door in the master bathroom is separating from the door. This can lead to water leaking under the door and onto the floor. Have a contractor repair or replace the drip tray.



4.5 Item 1(Picture)

#### 4.6 Windows

(1) Many of the upper sashes of the double hung windows in the house were stuck and did not operate at the time of the inspection. They may be painted shut or otherwise stuck to their frames. Have a contractor or window specialist evaluate and repair these windows as needed.

(2) The left side of the bay window in the breakfast nook was fogged. "Fogging" is condensation trapped between two insulated glass panes and is caused by broken vapor seals. Fogging or cloudiness in windows may not be evident at the time of inspection but could appear during different weather conditions. Consider hiring a window specialist to evaluate all windows for broken seals and repairing as needed.



4.6 Item 1(Picture)

(3) I could not determine if the window in the master bathroom over the tub was tempered glass as required. This is a safety hazard if someone slips in the tub and breaks the glass they could be injured unless tempered glass present. Confirm that the glass is tempered or have it replaced with tempered glass by a window specialist.

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

## 5. Structural Components



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

### Styles & Materials

<b>Foundation:</b> Masonry block Extra Info : foundation is CMU block with a brick verneer	<b>Method used to observe Crawlspace:</b> Crawled	<b>Floor Structure:</b> 2 X 8 Wood joists Wood beams
<b>Wall Structure:</b> Wood 2 X 4 Wood Assumed. Structure not visible because of finished wall coverings.	<b>Columns or Piers:</b> Brick piers Masonry block Pressure treated wood deck posts Round wood columns	<b>Ceiling Structure:</b> wood joists some areas not visible
<b>Roof Structure:</b> Stick-built 2 X 10 Rafters OSB Sheathing	<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> Walked or Crawled Attic Space With Flashlight
<b>Attic Info:</b> Multiple Attic Areas		

### Items

#### 5.0 Foundations, Basement and Crawlspace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the exterior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



5.0 Item 1(Picture) efflorescence

(2) Note: Portions of the foundation wall in the garage were concealed by household items. Damage in these areas may be present and unreported because of the limited access.

#### 5.1 Walls (Structural)

Inspected

**5.2 Columns or Piers**

Inspected

**5.3 Floors (Structural)**

(1) There is mold/fungi growth on the floor system in the crawlspace. The underlying cause of this growth is high humidity caused by moisture, wet conditions or standing water. Excessive moisture and a chronically moist environment will cause the moisture content of wood to increase. Wood with moisture content of 19% or greater provides the perfect conditions for wood decay fungi to grow. The activity of wood decay fungi results in wood rotting, destroying the structural integrity of the wood components in the crawl space. I did not test or determine if this growth is or is not a health hazard. Fungi growth can result in poor air quality in the home. Contact a mold inspector or expert for investigation or correction if needed. Monitor your crawlspace periodically as part of a normal maintenance program for your home.



5.3 Item 1(Picture) mold/fungi

(2) Note: Not all of the floor structure was visible due to finish floor coverings and insulation, so I could not inspect some parts of the floor structure. I did temporarily move insulation from around plumbing pipes and in places where moisture was suspected but some covered areas may have hidden damage that was not reported.

**5.4 Ceilings (Structural)**

Note: The ceiling structure of the first floor and portions of the second floor were not inspected because they were concealed by finish surfaces.

**5.5 Roof Structure and Attic**

(1) The roof sheathing in the attic over the garage at the front of the house is stained from a roof leak. I am unable to determine if the leak is old and been repaired or still remains active. Although the damage to this area is not significant enough to require replacing at this time, an active leak can cause structural damage and decay of building components if not corrected. Have a licensed roofing contractor evaluate the roof and make any necessary repairs to keep water out of the attic.



5.5 Item 1(Picture) water penetration

(2) There are multiple attic spaces in the home with access from different locations. There are two attic access doors in the bonus room over the garage. Other attic access is from several doors in the finished attic room (3rd floor) entered from stairs in master bedroom closet.

(3) The inspection of the attic was limited by flooring and household items stored there. The readily visible parts of the attic were inspected and every effort was made to locate any problems, however it is possible defects may be hidden by these items and not reported.

(4) There are water stains on the attic flooring under the HVAC air handler located in the attic above the master bedroom. It appears that the stains are from condensation dripping off the HVAC piping. While there was no active water leaking during the inspection and the damage is not significant, I could not determine if the condition causing the water has been corrected. Water actively entering into the attic can cause damage to ceilings, wood components and insulation. Monitor the area for signs of water and have an HVAC technician evaluate the air handler and make sure that any condensation that forms is drained to the exterior.



5.5 Item 2(Picture) water stains

(5) I noted a water stain on the attic flooring above the master bath directly below where a plumbing vent pipe penetrates the roof. This frequently happens if the pipe flashing boot is old and damaged allowing water to drip into the attic around the pipe. There were no signs of active water leaks at the time of the inspection and the pipe flashing boot was in good shape. Have the home owner disclose if any repairs were made to correct a leak around the vent pipe. Also check the area for water leaks after a heavy rain to be sure the problem has been fixed.



5.5 Item 3(Picture) leak stain

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

## 6. Plumbing System



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

### Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into home):</b> PB (polybutylene)
<b>Plumbing Water Distribution (inside home):</b> PEX PB (polybutylene) Extra Info : Mostly PB with a little PEX	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC
<b>Water Heater Power Source:</b> Gas (tankless)	<b>Water Heater Capacity:</b> Tankless	<b>Water Heater Location:</b> Garage
<b>Water Heater Manufacturer:</b> NAVIEN	<b>Water Heater Expansion Tank:</b> Not Present	<b>Water Heater Serial #:</b> 7417B158133138

### Items

#### 6.0 Main Water Shut-off Device (Describe location)

I could not locate the main water shut-off. Please ask the current owners to disclose the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

#### 6.1 Water Supply & Distribution System and Fixtures

(1) Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid 1990's. 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 house has copper fittings.** You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

(2) The washing machine shut-off valves in the utility closet are loose within the wall. Have a plumber or contractor secure the shut-off to prevent damage to distribution pipes.



6.1 Item 1(Picture)

(3) Note: The kitchen sink had no drain stopper and I was unable to check if the sink held water or leaked around the drain flange.

(4) The pop-up sink stopper in the downstairs half bath does not prevent water from draining out of the bowl. Have a plumber replace the stopper.

(5) The water shut-off valve for the toilet in the downstairs half bath is loose within the wall. Have a plumber or contractor secure the shut-off to prevent damage to distribution pipes.

**6.2 Drain, Waste and Vent Systems**

Inspected

**6.3 Water Heater and Hot Water Systems**

Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

**6.4 Fuel Storage and Distribution Systems (Natural Gas and Propane)**

Inspected

**6.5 Main Fuel Shut-off Location (Natural Gas and Propane)**

The main fuel shut off is at the gas meter outside on the left side of the home.



6.5 Item 1(Picture) natural gas shut-off

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

## 7. Electrical System



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

### Styles & Materials

<b>Electrical Service Conductors:</b> Below ground Aluminum 220 volts	<b>Panel Capacity:</b> 200 AMP	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Manufacturer:</b> Unknown	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex

### Items

#### 7.0 Location of Main and Distribution Panels

The main electrical panel for the home is located outside the back of the kitchen.

#### 7.1 Location of main electrical disconnect

The main electrical disconnect is a breaker labeled "main" inside the electrical panel at the back of the home.

#### 7.2 Service Entrance Conductors

Inspected

#### 7.3 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Note: I could not verify that the equipment ground for the main electrical panel was attached to a grounding electrode. The ground wire is present at the panel but I could not verify that the wire is connected to a grounding electrode (ground rod) as the wire is buried below grade. Have a licensed electrician evaluate the electrical service if you are concerned about this.

#### 7.4 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected

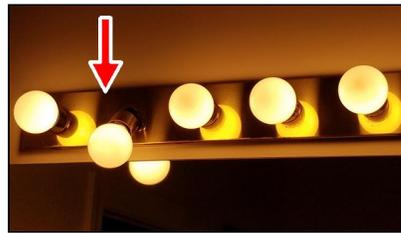
#### 7.5 Devices and Fixtures (Ceiling Fans, Lighting Fixtures, Switches)

(1) The exterior light above the garage entry door is loose from the wall. Have an electrical contractor secure the light and seal the flange to the house so water can not leak into the fixture causing a short.



7.5 Item 1(Picture) loose exterior light

(2) The light fixture in the master bathroom is damaged and needs to be replaced by a licensed electrical contractor.



7.5 Item 2(Picture) damaged light fixture

(3) The light in the laundry closet under the stairs did not work at the time of the inspection. It may just need a new bulb but I could not verify that the light fixture was working.

## 7.6 Receptacles

(1) A receptacle in the master bath is missing its cover plate that prevents accidental contact with live electrical conductors. This is a dangerous shock hazard that should be corrected. Have an electrician or handyman install a cover plate.



7.6 Item 1(Picture) missing cover plate

(2) The electrical outlet near the closet door in the master bedroom is loose and should be secured to the box by a licensed electrical contractor.

### 7.7 Operation of GFCI (Ground Fault Circuit Interrupters)

(1) The receptacle in the kitchen used by the microwave is not GFCI protected. A GFCI receptacle may not have been required when the house was built but I recommend that all receptacles in the kitchen area be upgraded to GFCI by a licensed electrical contractor. This is to help protect the occupants of the house from electrical shocks and faulty wiring.

(2) Note: I did not check the operation of the GFCI receptacles in the garage because a refrigerator/freezer was plugged in and being used at the time of the inspection. If the receptacle fails to reset after the test, all of the contents of the refrigerator/freezer may be lost.

### 7.8 Smoke Detectors

(1) Note: Smoke detectors are equipped with batteries that are either the sole power source, or that serve as a back-up power source for units directly wired to the homes electrical system. While the smoke detectors in the home were tested for operation, remember to replace all batteries when you move in and every six months thereafter. Over time smoke detectors wear out and stop working effectively and they should be replaced every ten years.

(2) Smoke detectors may not have been required in bedrooms when the home was built; However for additional safety consider having a contractor/handyman install smoke detectors inside each of the bedrooms.

(3) A smoke alarm has been disconnected or is missing in the finished attic room above the master bed room. Have a handyman or contractor install a new smoke detector for safety.



7.8 Item 1(Picture) missing smoke detector

## 7.9 Carbon Monoxide Detectors

Note: I found and successfully tested the CO detector located in the second floor hallway. Test the CO detector every 6 months and replace batteries when needed.

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

## 8. Heating / Central Air Conditioning



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

### Styles & Materials

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air) Furnace	<b>Energy Source:</b> Gas Electric	<b>Number of Heat Systems (excluding wood):</b> Two Extra Info : Gas furnace for first floor and a Heat pump for second floor
<b>Heat System Brand:</b> RHEEM	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Whole house (in air handler)
<b>Filter Size:</b> Filter is missing Extra Info : The return air filters not used (whole house filters instead)	<b>Types of Fireplaces:</b> Gas/LP Log starter	<b>Operable Fireplaces:</b> One
<b>Cooling Equipment Type:</b> Heat Pump Forced Air (Split System) Air conditioner unit Split System	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC Only Units:</b> Two Extra Info : One unit paired with gas furnace for first floor and a heat pump on second floor
<b>Central Air Brand:</b> RHEEM	<b>Central Air Serial #:</b> 8198171221770	<b>AC Date of Manufacture:</b> 04-2012

### Items

#### 8.0 Heating Equipment

Inspected

#### 8.1 Normal Operating Controls

Inspected

#### 8.2 Automatic Safety Controls

Inspected

#### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Note: There were no air filters in the HVAC returns instead, the heat pump in the attic and the furnace in the crawlspace are both equipped with whole house filters that should be changed periodically.

#### 8.4 Presence of Installed Heat Source in Each Room

Inspected

**8.5 Chimneys, Flues and Vents (for fireplaces or gas water heaters)**

Inspected

**8.6 Fireplaces, Woodstoves, and Other Solid Fuel Heating Devices**

Inspected

**8.7 Gas/LP Firelogs and Fireplaces**

Inspected

**8.8 Cooling and Air Handler Equipment**

Note: The A/C was not tested for proper operation due to the outside air temperature being below 65 degrees and this may damage the unit.

**8.9 Normal Operating Controls**

Inspected

**8.10 Presence of Installed Cooling Source in Each Room**

Inspected

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

## 9. Insulation and Ventilation

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

*Styles & Materials*

<b>Attic Insulation:</b> Blow-In Batt Fiberglass	<b>Ventilation:</b> Gable vents Soffit Vents	<b>Exhaust Fans:</b> None
<b>Dryer Power Source:</b> 220 Electric	<b>Dryer Vent:</b> Flexible Vinyl	<b>Floor System Insulation:</b> Faced Batts

*Items*

**9.0 Insulation in Attic**

Inspected

**9.1 Insulation Under Floor System**

Inspected

**9.2 Vapor Retarders (in Crawlspace or basement)**

Inspected

**9.3 Ventilation of Attic and Foundation Areas**

Inspected

**9.4 Venting Systems (Kitchens, Baths and Laundry)**

Note: I could not verify where the bathroom vent fan for the downstairs bathroom exited the home. Ventilation fan ducts should discharge to the exterior of the home to keep moisture laden air from damaging building components.

Maintenance Note: Vent pipes for clothes dryers can buildup lint over time and become a fire hazard. It is beyond the scope of a home inspection to disconnect the vent pipe and check for this hazard. Have the dryer vent disconnected and cleaned yearly to prevent lint from building up.

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

## 10. Built-In Kitchen Appliances



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

### Styles & Materials

<b>Dishwasher Brand:</b> BOSCH	<b>Disposer Brand:</b> UNKNOWN	<b>Exhaust/Range hood:</b> ZEPHR
<b>Range/Oven:</b> ELECTROLUX	<b>Refrigerator:</b> LG	

### Items

#### 10.0 Dishwasher

Inspected

#### 10.1 Ranges/Ovens/Cooktops

Inspected

#### 10.2 Range Hood (s)

Inspected

#### 10.3 Food Waste Disposer

Inspected

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

## Summary



### **KO Home Inspections LLC**

**550 Hoot Owl Lane**

**Siler City, NC 27344**

**919-548-4380**

**KOHomeInspections@gmail.com**

#### **Customer**

John Doe

#### **Address**

200 Some Place Road

Carrboro NC 27510

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

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

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## **1. Exterior**

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### **General Summary**

#### **1.0 Driveway**

An open crack has formed in the cement driveway in front of the house. It is not uncommon for cement driveways to have some mild cracking from expansion during construction or settling over time. The crack does not pose a hazard at this time but should be monitored for further movement. If you are concerned about this crack or if you notice further movement especially a raised edge that can be a tripping hazard contact a masonry contractor for evaluation and repairs.



1.0 Item 1(Picture) driveway crack

## 1.2 Decks, Screened Porches, Balconies

(1) One or more of the wooden posts that support the back deck have started to decay and should be replaced. Have a licensed contractor evaluate and repair the deck. If not corrected the posts will continue to decay eventually leading to the deck collapsing.



1.2 Item 1(Picture) rotting deck post

(2) The floor joists for the back deck are connected to the support girder with nails only. This type of connection is weak and there have been many instances of decks collapsing under heavy loads (like a large group of people) when connected in this way. I recommend the joist to girder connections be upgraded to metal joist hangers or a wooden ledger strip by a licensed contractor.



1.2 Item 2(Picture) Missing hangers or ledger

(3) One of the deck railing support posts on the back deck is missing the bolts (typically 5/8" galvanized carriage bolts) that secure it to the deck. Have a carpenter or handyman install the missing bolts to prevent the railing from giving way unexpectedly causing falling injury.



1.2 Item 3(Picture) missing post bolts

(4) The decking on the back deck has some boards that are deteriorated and should be replaced to prevent further decay and eventual failure. Have a qualified contractor or handyman replace the weathered and decayed decking.



1.2 Item 4(Picture) decayed deck board

(5) The openings in the guard/hand railing at the back deck are more than four inches. Although this may have been allowed when the home was built, wide spacing can allow a child or pet to fall through the railing and get injured. I recommend you hire a carpenter to make the necessary repairs for a safer railing.

(6) The metal flashing between the house and the deck band is corroded and starting to fail. This flashing is needed to keep water from penetrating to the interior framing of the house and causing hidden decay and structural damage. Have a licensed contractor replace the deck flashing when the other deck repairs are made.



1.2 Item 5(Picture) corroded flashing

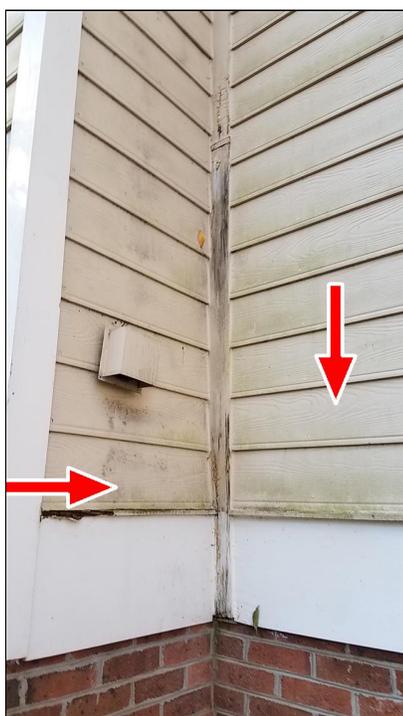
**1.4 Wall Cladding Flashing and Trim**

(1) To prevent water entering the exterior wall cladding and causing additional decay to adjacent siding and wall framing have a siding contractor repair or replace the deteriorated siding at the following locations:

1. Front of house to the left of the garage door
2. The left side of the house at the inside corner with the chimney chase
3. Above the deck at the back of the house



1.4 Item 1(Picture) front siding damage



1.4 Item 2(Picture)



1.4 Item 3(Picture)

(2) The wood trim is rotting and deteriorated in various areas around the perimeter of the home. I recommend a qualified siding contractor evaluate and repair or replace the failing trim.

1. The right front corner of the garage
2. The back right corner skirt board and drip molding
3. back of house skirt board cracked
4. Left side of house over crawlspace access door
5. Left side middle skirt board
6. Left side front corner skirt board
7. cracked soffit trim front porch gable
8. shingle molding left side gable at roof



1.4 Item 4(Picture) exterior trim damage 1



1.4 Item 5(Picture) exterior trim damage 2



1.4 Item 6(Picture) exterior trim damage 3



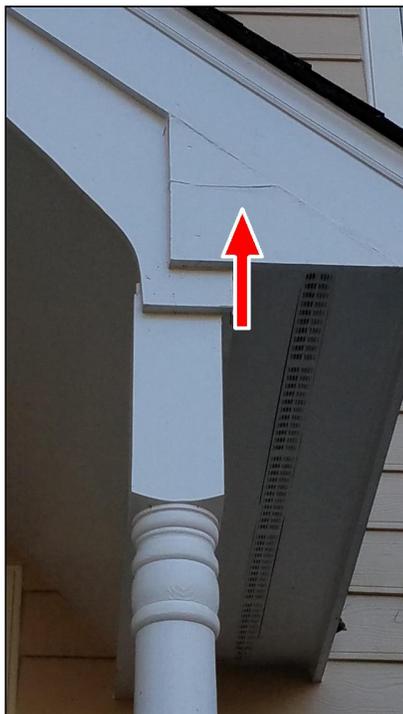
1.4 Item 7(Picture) exterior trim damage 4



1.4 Item 8(Picture) exterior trim damage 5



1.4 Item 9(Picture) exterior trim damage 6



1.4 Item 10(Picture) exterior trim damage 7



1.4 Item 11(Picture) shingle mold rotten

**1.7 Windows**

(1) The sill of the second story window on the left side of the home is decayed and should be repaired or replaced by a qualified contractor or window specialist.



1.7 Item 1(Picture) decayed sill 2nd floor

(2) The sill of the window in the garage is decayed and should be repaired or replaced by a qualified contractor or window specialist. The sill is has been covered with aluminum trim most likely to hide the decay.

(3) One of the windows of the living room at the front of the house was covered by aluminum trim. I could not determine if there was any decay under the trim but most likely the trim was installed to cover some damage and the sill needs to be replaced. Have a contractor or window specialist remove and inspect under the trim and replace any decayed wood found underneath.

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**2. Roofing**

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**General Summary**

**2.4 Gutters and Roof Drainage Systems**

(1) The downspouts need an extension and a buried drain line to carry water away from the home at the back corners. Water that is allowed to soak the ground next to a homes foundation can lead to costly repairs for decayed wood or foundation cracks. Have a handyman or contractor pipe the discharge from the downspouts away from the home.



2.4 Item 1(Picture)

(2) The gutter on the back of the garage is touching the siding of the house at the inside corner. This is a poor installation practice that can lead to water overflowing the gutter, soaking the wall and deteriorating the siding. There should be a gap of 1-2 inches between the gutter end and the siding to prevent this. Have a gutter specialist repair this condition.



2.4 Item 2(Picture) gutter touching siding

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### 3. Garage

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#### General Summary

##### 3.0 Garage Door (s)

The garage door has an automatic door opener and the electronic sensor eyes for the door are located higher than six inches off floor. This is a safety hazard as a closing door may crush a child or pet that is under the door. I recommend a qualified garage door technician correct the placement of the sensors.

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### 4. Interiors

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#### General Summary

##### 4.0 Ceilings

There is a crack in the drywall in the master bath ceiling. Cracks can occur for a variety of reasons such as substandard drywall finishing, moisture in drywall seams, or cracks can be from movement/settlement of the home. Have a painter repair and paint the crack as needed. This crack appears cosmetic but if you are concerned the crack is from movement and is structural have an engineer evaluate the home.



4.0 Item 1(Picture) crack in ceiling

##### 4.1 Walls

(2) A cracked tile was noted in the master bath shower. Damaged tiles can let water from the shower enter the wall or floor cavities and hidden decay and mold growth can result. Have an experienced tile setter replace the damaged tiles.



4.1 Item 2(Picture) cracked shower tile

### 4.3 Steps, Stairways, Balconies and Railings

- (1) The steps and landing inside the garage are over 30 inches off the floor and should have a guard rail with balusters installed no more than 4 inches apart to prevent small children from falling and injuring themselves.
- (2) The railing from the first to the second floor is loose. To prevent the possibility of falling and injury have a handyman/contractor secure the railing to the wall.

### 4.5 Doors (interior)

- (2) The door to the closet in the bonus room is rubbing against the frame. Have a carpenter trim the door to fit the opening as needed.

### 4.6 Windows

- (2) The left side of the bay window in the breakfast nook was fogged. "Fogging" is condensation trapped between two insulated glass panes and is caused by broken vapor seals. Fogging or cloudiness in windows may not be evident at the time of inspection but could appear during different weather conditions. Consider hiring a window specialist to evaluate all windows for broken seals and repairing as needed.



4.6 Item 1(Picture)

- (3) I could not determine if the window in the master bathroom over the tub was tempered glass as required. This is a safety hazard if someone slips in the tub and breaks the glass they could be injured unless tempered glass present. Confirm that the glass is tempered or have it replaced with tempered glass by a window specialist.

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## 5. Structural Components

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### General Summary

#### 5.3 Floors (Structural)

- (1) There is mold/fungi growth on the floor system in the crawlspace. The underlying cause of this growth is high humidity caused by moisture, wet conditions or standing water. Excessive moisture and a chronically moist environment will cause the moisture content of wood to increase. Wood with moisture content of 19% or greater provides the perfect conditions for wood decay fungi to grow. The activity of wood decay fungi results in wood rotting, destroying the structural integrity of the wood components in the crawl space. I did not test or determine if this growth is or is not a health hazard. Fungi growth can result in poor air quality in the home. Contact a mold inspector or expert for investigation or correction if needed. Monitor your crawlspace periodically as part of a normal maintenance program for your home.



5.3 Item 1(Picture) mold/fungi

## 5.5 Roof Structure and Attic

(1) The roof sheathing in the attic over the garage at the front of the house is stained from a roof leak. I am unable to determine if the leak is old and been repaired or still remains active. Although the damage to this area is not significant enough to require replacing at this time, an active leak can cause structural damage and decay of building components if not corrected. Have a licensed roofing contractor evaluate the roof and make any necessary repairs to keep water out of the attic.



5.5 Item 1(Picture) water penetration

(3) The inspection of the attic was limited by flooring and household items stored there. The readily visible parts of the attic were inspected and every effort was made to locate any problems, however it is possible defects may be hidden by these items and not reported.

(4) There are water stains on the attic flooring under the HVAC air handler located in the attic above the master bedroom. It appears that the stains are from condensation dripping off the HVAC piping. While there was no active water leaking during the inspection and the damage is not significant, I could not determine if the condition causing the water has been corrected. Water actively entering into the attic can cause damage to ceilings, wood components and insulation. Monitor the area for signs of water and have an HVAC technician evaluate the air handler and make sure that any condensation that forms is drained to the exterior.



5.5 Item 2(Picture) water stains

(5) I noted a water stain on the attic flooring above the master bath directly below where a plumbing vent pipe penetrates the roof. This frequently happens if the pipe flashing boot is old and damaged allowing water to drip into the attic around the pipe. There were no signs of active water leaks at the time of the inspection and the pipe flashing boot was in good shape. Have the home owner disclose if any repairs were made to correct a leak around the vent pipe. Also check the area for water leaks after a heavy rain to be sure the problem has been fixed.



5.5 Item 3(Picture) leak stain

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## 6. Plumbing System

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### Plumbing Issues

#### 6.1 Water Supply & Distribution System and Fixtures

(1) Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid 1990's. 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 house has copper fittings.** You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

(2) The washing machine shut-off valves in the utility closet are loose within the wall. Have a plumber or contractor secure the shut-off to prevent damage to distribution pipes.



6.1 Item 1(Picture)

(4) The pop-up sink stopper in the downstairs half bath does not prevent water from draining out of the bowl. Have a plumber replace the stopper.

(5) The water shut-off valve for the toilet in the downstairs half bath is loose within the wall. Have a plumber or contractor secure the shut-off to prevent damage to distribution pipes.

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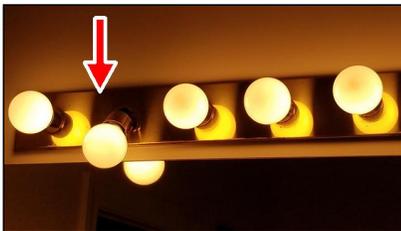
## 7. Electrical System

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### General Summary

#### 7.5 Devices and Fixtures (Ceiling Fans, Lighting Fixtures, Switches)

(2) The light fixture in the master bathroom is damaged and needs to be replaced by a licensed electrical contractor.



7.5 Item 2(Picture) damaged light fixture

#### 7.7 Operation of GFCI (Ground Fault Circuit Interrupters)

(1) The receptacle in the kitchen used by the microwave is not GFCI protected. A GFCI receptacle may not have been required when the house was built but I recommend that all receptacles in the kitchen area be upgraded to GFCI by a licensed electrical contractor. This is to help protect the occupants of the house from electrical shocks and faulty wiring.

#### 7.8 Smoke Detectors

(2) Smoke detectors may not have been required in bedrooms when the home was built; However for additional safety consider having a contractor/handyman install smoke detectors inside each of the bedrooms.

### Electrical Issues

#### 7.6 Receptacles

(1) A receptacle in the master bath is missing it's cover plate that prevents accidental contact with live electrical conductors. This is a dangerous shock hazard that should be corrected. Have an electrician or handyman install a cover plate.



7.6 Item 1(Picture) missing cover plate

(2) The electrical outlet near the closet door in the master bedroom is loose and should be secured to the box by a licensed electrical contractor.

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## 8. Heating / Central Air Conditioning

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### Heat/Cool Issues

#### 8.8 Cooling and Air Handler Equipment

Note: The A/C was not tested for proper operation due to the outside air temperature being below 65 degrees and this may damage the unit.

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

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