



## Home Inspection Report For:

1234 Any Street  
Anytown, USA 12345



Inspector: Matthew Bartels  
NCHILB License # 2490  
Report Number: XXXXXX  
Date of Inspection: XXXXXX

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## Definition of Terms

**Satisfactory (S):** Indicates the component is functionally consistent with its original purpose allowing for normal wear and tear and deterioration.

**Marginal (M):** Indicates that while the component may be functioning, it may be an inappropriate installation, need maintenance, further observation, or need repair /replacement in the near future.

**Poor (P):** Indicates that the component will need repair or replacement now or in the very near future.

**Hazard (H):** Indicates that a component is unsafe and in need of immediate attention.

## General Information 1.0

This inspection is being performed for the exclusive use and benefit of the client, and the inspection, including this report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission from Sure Sight Home Inspection, Inc.

\*Please note that all directional references in this report will be from the street looking towards the front of the home

**Client Name:** John Q. Public  
**Home Phone#** 555-1234  
**Work Phone#**  
**Mobile Phone#**  
**E-Mail Address#** XXXXXX@XXXX

**Present Address:**

XXXXXXXXXX

XXXXXXXXXX

**Inspection Address**

XXXXXXXXXX

XXXXXXXXXX

\*Please note that all directional references in this report will be from the street looking towards the front of the home

**Report Number:** XXXXXXXXXXX  
**Date of Inspection:** XXXXXXXXXXX  
**Inspection Start Time:** 10:00 am  
**Inspection End Time:** 1:30 pm  
**Current Weather:** Light rain  
**Current Temperature:** 65-70 F  
**Ground Conditions:** Moist  
**House Type:** Single Family  
**State of occupancy:** Unoccupied  
**Approx Property Age:** 0-1 Years

**Inspection Fee:** \$ XXX.00  
**Radon Test Fee:** \$ XXX.00  
**Other Fee:** \$ 0.00  
**Total Fee:** \$ XXX.00

Paid in full by:  Cash  Check#  Credit  Billed

**Payment Accepted By:** 

**Date:** XX/XX/XX

## Site 2.0

### 2.1 Service Walks

**Materials:** Concrete  
**Concerns:**  Common Cracks  Major Cracks  Raised/Settled Surface  
 Spalling/Pitted

**Comments:**

S M P H

### 2.2 Driveway

**Materials:** Concrete  
**Concerns:**  Common Cracks  Major Cracks  Raised/Settled Surface  
 Spalling/Pitted

**Comments:**

S M P H

### 2.3 Steps/Stoops/Porch

(See roof page if covered)

**Steps/Floor:** Concrete Brick  
**Concerns:**  Common Cracks  Loose Bricks/Mortar  Damaged Wood  
 Spalling/Pitted   
**Support Posts:** Wood  
**Concerns:**  Deteriorated Finish  Loose Bricks/Mortar  Damaged Wood  
   
**Comments:** Chipped paint was found at the front porch steps railing. Re-paint as needed.

S M P H



### 2.4 Patio/Areaway

(See roof page if covered)

**Steps/Floor:** Concrete  
**Concerns:**  Common Cracks  Major Cracks  Raised/Settled Surface  
 Spalling/Pitted

**Support Posts:**

**Comments:** The concrete patio at the rear of the house is poured up to the bottom of the foundation wall vents. See Landscaping Affecting Foundation for more information. Section 2.6

S M P H

### 2.5 Deck

(See roof page if covered)

**Materials:**  
**Concerns:**  Railing Loose/Missing  Decking Warped/Splintered/Nail Pops  
 Bouncing/Movement Apparent  Improperly Secured to Structure  
 Deteriorated Finish

**Comments:** N/A

S M P H

## 2.6 Landscaping Affecting Foundation

S M P H

**Concerns:**  Grade Slopes Towards Structure  Soil Levels Close to/in Contact With Wood  
 Tree Branches Overhang Roof  Shrubbbery/Vegetation in contact with siding  
 Low Spots in grade  Yard Drains Observed (Not Tested)

**Comments:** The grade at the left side of the house (near crawl space door) and at the rear, right corner and patio area is too high. The soil and concrete levels at the right, rear corner and patio are up to bottom of the foundation wall vents. Fresh water stains were visible under these vents from the crawlspace. Window wells should be installed when grade is less than 3 inches to the bottom of a foundation vent. The grade at the left side of the house, at crawlspace door, is all the way up to the bottom of the crawlspace door. This will allow water to enter into the crawlspace from under the door sill and make opening the door difficult, if not impossible, when grass or other vegetation is planted. Grading should be altered (lowered) as needed and/or window wells should be installed around foundation vents as needed to prevent water from entering the crawlspace.



## 2.7 Retaining Wall(s) (Retaining walls are only inspected if they can affect the structure of the inspected home)

S M P H

**Materials:**

**Concerns:**  Bowing/Leaning  Low soil level at top of wall  
 Common Cracks  Major Cracks

**Comments:** N/A

## 2.8 Fencing (Fencing is not included in the home inspection unless is affecting the inspected home in a negative way)

S M P H

**Materials:**

**Comments:** N/A

# Roof Coverings 3.0

## 3.1-a Roof Covering #1

**Visibility:** Percent  
**Limited By:** Height/Design  
**Inspected From:** Ladder at eaves Ground with binoculars  
**Style of Roof:** Gable Intersecting Roof  
**Pitch:** Medium  
**Materials:** Asphalt Shingle  
**Estimated Age:** 0-5 Years\*This is an estimate based on observed conditions and/or info obtained from owner, site, etc.  
**Concerns:**  Nail Pops  Missing Tabs/Shingles/Tiles  
 Granule Loss  Curling  
 Moss Buildup  Cracked/Torn  
 Buckling/Wrinkling  Blistered  
 Standing Water  Exposed Felt  
 Damaged shingles/tiles  Improper/Amateur Installation  
 Previous Repairs Visible

S M P H

**Comments:**

## 3.2 Flashings

**Visibility:** Percent  
**Limited By:** Wall cladding Roof Coverings  
**Inspected From:** Ladder at eaves Ground with binoculars  
**Materials:** Galvanized/Aluminum  
**Concerns:**  Rusted  Failing/Missing sealant  
 Pulled away at chimney  Pulled away at roof  
 Missing/Incomplete  Improper/Amateur Installation  
 Previous Repairs Visible

S M P H

**Comments:**

## 3.3 Plumbing Vents

**Visibility:** Percent  
**Limited By:** Height/Design  
**Inspected From:** Ladder at eaves Ground with binoculars  
**Concerns:**  Rusted  Failing/Missing sealant  
 Deteriorated boot flashing  Pulled away at roof  
 Previous Repairs Visible

S M P H

**Comments:**

## 3.4 Skylights

**Visibility:**  
**Limited By:**  
**Inspected From:**  
**Concerns:**  Previous Repairs Visible  Improper/Amateur Installation

S M P H

**Comments:** N/A

## Exterior 4.0

4.1-a **Chimney(s)**\*See roof section 2.2 for flashing

S   M   P   H  
        

**Location:**  
**Visibility:**  
**Limited By:**  
**Inspected From:**  
**Type/Material:**

- Concerns:**
- |  |  |
|--|--|
| <input type="checkbox"/> Leaning/Settlement              | <input type="checkbox"/> Deteriorated/loose mortar     |
| <input type="checkbox"/> Loose/Missing Bricks            | <input type="checkbox"/> Spalling masonry              |
| <input type="checkbox"/> Cracked chimney cap             | <input type="checkbox"/> Rusted chimney/cap            |
| <input type="checkbox"/> Missing spark arrestor/rain cap | <input type="checkbox"/> Soot/Creosote Buildup visible |
| <input type="checkbox"/> Unlined flue                    | <input type="checkbox"/>                               |

**Comments:** N/A

### 4.2 Gutters and Downspouts

S   M   P   H  
        

**Materials:**

- Concerns:**
- |  |   |
|--|---|
| <input type="checkbox"/> Rust/Holes              | <input type="checkbox"/> Loose fasteners                    |
| <input type="checkbox"/> Debris Filled           | <input type="checkbox"/> Missing/short downspout extensions |
| <input type="checkbox"/> Missing splash block(s) | <input type="checkbox"/>                                    |

**Comments:** No gutters were installed on the home. Gutters and downspouts that carry water several feet from the foundation should be installed to carry water several feet from the foundation walls. High moisture levels and fresh water stains were visible in the crawlspace. The addition of a gutter and downspout system should help reduce the amount of water in the crawlspace.

### 4.3 Siding

S   M   P   H  
        

**Materials:**

Vinyl

- Concerns:**
- |  |  |
|--|--|
| <input type="checkbox"/> Wood Rot                  | <input type="checkbox"/> Cupping/Checking              |
| <input type="checkbox"/> Damaged/Loose Components  | <input checked="" type="checkbox"/> Missing Components |
| <input type="checkbox"/> Nail Problems             | <input type="checkbox"/> Swelling/Buckling/Warping     |
| <input type="checkbox"/> Deteriorated caulking     | <input type="checkbox"/> Deteriorated finish           |
| <input type="checkbox"/> Deteriorated/loose mortar | <input type="checkbox"/> Loose/Missing Bricks          |
| <input type="checkbox"/> Spalling masonry          | <input type="checkbox"/> Cracks Found                  |
| <input type="checkbox"/> Previous Repairs Visible  | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/>                           |  |

**Comments:** Caulking is needed around the phone and cable lines where they pass through the exterior wall.

Caulking is needed between the J-channel and front door trim.

A soffit panel is missing from under the dining area bump out on the right side. (Insulate first!)



### 4.4 Trim/Soffit/Fascia

S   M   P   H  
        

**Materials:**

Vinyl Aluminum covered

- Concerns:**
- |   |  |
|---|--|
| <input type="checkbox"/> Wood Rot                 | <input type="checkbox"/> Cupping/Checking              |
| <input type="checkbox"/> Damaged/Loose Components | <input type="checkbox"/> Missing Components            |
| <input type="checkbox"/> Deteriorated caulking    | <input type="checkbox"/> Deteriorated finish           |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/>                          |  |

**Comments:**

#### 4.5 Exterior Doors

- Concerns:**  Wood Rot  Missing/Damaged Weather-strip  
 Deteriorated caulking  Deteriorated finish  
 Need repair/adjustment

S M P H

**Comments:** The front door dead bolt did not latch. Repair  
The rear sliding door did not lock. Repair  
The track for the rear sliding door was very dirty. Clean.

#### 4.6 Window Exterior

- Materials:** Vinyl
- Concerns:**  Wood Rot  Broken Glass  
 Deteriorated caulking  Deteriorated finish

S M P H

**Comments:** Windows need cleaning.

#### 4.7 Exterior Electrical

- Concerns:**  Receptacle(s) Damaged  Missing/Damaged weatherproof cover(s)  
 Reverse Polarity  Open Ground  
 GFCI protection not verified  Receptacle(s) not GFCI Protected  
 Light(s) not operational  Light(s) not secured to wall
- Concerns:**  Light(s) operation not verified  Unprotected/Exposed "Romex" wiring  
 Extension Cord wiring

S M P H

**Comments:**

## Kitchen 5.0

### 5.1 Range/Oven/Cook top

Concerns:  Burner(s) not operating  Oven not operating

Comments:

S M P H

### 5.2 Exhaust Fan

Concerns:  Fan not operating  Light not operating  
 Unsecured

Comments:

S M P H

### 5.3 Built-In Microwave

Concerns:  Not operating

Comments:

S M P H

### 5.4 Dishwasher

Concerns:  Not operating  Excessive noises/vibration  
 Visible leaks

Comments: The kick plate was missing from the dishwasher. Install.

S M P H

### 5.5 Food Waste Disposal

Concerns:  Not operating  Excessive noises/vibration  
 Visible leaks

Comments: N/A

S M P H

### 5.6

Concerns:

Comments:

S M P H

### 5.7 Kitchen Cabinets/Countertops

Concerns:  Missing/Broken hardware  Unsecured  
 Excessive wear/damage

Comments: Caulking is needed at the countertop/backsplash joint behind the sink and to the left of the sink.

S M P H

### 5.8 Kitchen Walls and Ceiling

Concerns:  Typical cracks found  Peeling Paint  
 Moisture stains

Comments:

S M P H

### 5.9 Kitchen Floor

Concerns:  Excessive wear/damage  Excessive slope/bounce/squeak/sag

Comments:

S M P H

### 5.10 Kitchen Electrical

Concerns:  Receptacle(s) Damaged  Missing/Damaged covers  
 Reverse polarity  Open Ground(s)  
 Light(s) not operational  Receptacle(s) not GFCI Protected  
 Ceiling fan loose/out of balance

Comments:

S M P H

## 5.11 Kitchen Plumbing

Concerns:

Leaking Faucet(s)

Slow/No drainage

No functional water flow

Leaking pipe(s)

No Air gap/High loop for dishwasher discharge

Comments:

S M P H

# Laundry/Utility Room 6.0

## 6.1 Clothes Washer

Brand:

- Concerns:  Not operating  Visible leaks  
 Excessive noises/vibration

Comments: Not installed

S M P H

## 6.2 Clothes Dryer

Brand:

- Concerns:  Not operating  Excessive noises/vibration  
 Damaged vent  Not vented to exterior  
 Excessive lint at hood (clean)

Comments: Not installed

S M P H

## 6.3 Utility Sink

Type:

- Concerns:  Leaking Faucet(s)  Leaking supply pipe(s)  
 Heavily Corroded pipe(s)  Cracked/Leaking Sink  
 Slow/No drainage  Leaking drain line(s)  
 No functional water flow

Comments: N/A

S M P H

## 6.4 Walls and Ceiling

- Concerns:  Typical cracks found  Peeling Paint  
 Moisture stains

Comments:

S M P H

## 6.5 Floor

- Concerns:  Excessive wear/damage  Excessive slope/bounce/squeak/sag

Comments:

S M P H

## 6.6 Electrical

- Concerns:  Receptacle(s) Damaged  Receptacle(s) missing covers  
 Reverse polarity  Open Ground(s)  
 Light(s) not operational  Receptacle(s) not GFCI Protected  
 Ceiling fan loose/out of balance

Comments:

S M P H

## 6.7 Doors

- Concerns:  Need repair/adjustment  Missing/broken hardware

Comments: Cosmetic touch ups recommended at frame

S M P H

## 6.8 Windows

- Concerns:  Missing/broken hardware  Failed counter balance mechanism  
 Failed seals (insulated window)

Comments: N/A

S M P H

# Master Bathroom 7.0

## 7.1 Sink(s)

- Concerns:
- Leaking Faucet(s)
  - Heavily Corroded pipe(s)
  - Slow/No drainage
  - No functional water flow

- Leaking supply pipe(s)
- Cracked/Leaking Sink
- Leaking drain line(s)
- 

S M P H

Comments:

## 7.2 Shower/Tub

Type: Shower surround Bath tub

- Concerns:
- Leaking Faucet(s)
  - No visibility of plumbing
  - Slow/No drainage
  - No functional water flow

- Leaking supply pipe(s)
- Voids/Missing grout/caulking
- Leaking drain line(s)
- 

S M P H

Comments: [Caulking is needed around the tub spout.](#)

## 7.3 Toilet

- Concerns:
- Leaking Tank
  - Bowl Loose
  - Cracked

- Leaking supply pipe(s)
- Bowl Leaking
- 

S M P H

Comments:

## 7.4 Walls and Ceiling

- Concerns:
- Typical cracks found
  - Moisture stains

- Peeling Paint
- 

S M P H

Comments:

## 7.5 Floor

- Concerns:
- Excessive wear/damage
  - Water damage

- Excessive slope/bounce/squeak/sag
- 

S M P H

Comments:

## 7.6 Electrical

- Concerns:
- Receptacle(s) Damaged
  - Reverse polarity
  - Light(s) not operational
  - Excessive noise from Exhaust fan
  - Receptacle(s) missing covers
  - Open Ground(s)
  - Receptacle(s) not GFCI Protected

S M P H

Comments:

## 7.7 Doors

- Concerns:
- Need repair/adjustment
  -

- Missing/broken hardware

S M P H

Comments:

## 7.8 Windows

- Concerns:
- Missing/broken hardware
  - Failed seals (insulated window)
  - Failed counter balance mechanism
  -

S M P H

Comments:

# Hall Bathroom 7.0

## 7.1 Sink(s)

- Concerns:
- Leaking Faucet(s)
  - Heavily Corroded pipe(s)
  - Slow/No drainage
  - No functional water flow

- Leaking supply pipe(s)
- Cracked/Leaking Sink
- Leaking drain line(s)
- 

S M P H

Comments:

## 7.2 Shower/Tub

- Type: Shower/Tub
- Concerns:
- Leaking Faucet(s)
  - No visibility of plumbing
  - Slow/No drainage
  - No functional water flow

- Leaking supply pipe(s)
- Voids/Missing grout/caulking
- Leaking drain line(s)
- 

S M P H

Comments: [Caulking is needed around the tub spout.](#)

## 7.3 Toilet

- Concerns:
- Leaking Tank
  - Bowl Loose
  - Cracked

- Leaking supply pipe(s)
- Bowl Leaking
- 

S M P H

Comments:

## 7.4 Walls and Ceiling

- Concerns:
- Typical cracks found
  - Moisture stains

- Peeling Paint
- 

S M P H

Comments:

## 7.5 Floor

- Concerns:
- Excessive wear/damage
  - Water damage

- Excessive slope/bounce/squeak/sag
- 

S M P H

Comments:

## 7.6 Electrical

- Concerns:
- Receptacle(s) Damaged
  - Reverse polarity
  - Light(s) not operational
  - Excessive noise from Exhaust fan

- Receptacle(s) missing covers
- Open Ground(s)
- Receptacle(s) not GFCI Protected
- 

S M P H

Comments:

## 7.7 Doors

- Concerns:
- Need repair/adjustment
  -

- Missing/broken hardware

S M P H

Comments:

## 7.8 Windows

- Concerns:
- Missing/broken hardware
  - Failed seals (insulated window)

- Failed counter balance mechanism
- 

S M P H

Comments:

## Interior Room(s) 8.0

### 8.1 Walls and Ceiling

Concerns:  Typical cracks found  Peeling Paint  
 Moisture stains

Comments:

S M P H

### 8.2 Floor

Concerns:  Excessive wear/damage  Excessive slope/bounce/squeak/sag  
 Water damage

Comments:

S M P H

### 8.3 Electrical

Concerns:  Receptacle(s) Damaged  Receptacle(s) missing covers  
 Reverse polarity  Open Ground(s)  
 Light(s) not operational  Receptacle(s) not GFCI Protected  
 Ceiling fan loose/out of balance

Comments:

S M P H

### 8.4 Doors

Concerns:  Need repair/adjustment  Missing/broken hardware

Comments: Closet door in front, center bedroom does not latch closed.  
The door to the master bedroom does not latch closed.

S M P H

### 8.5 Windows

Concerns:  Missing/broken hardware  Failed counter balance mechanism  
 Failed seals (insulated window)

Comments:

S M P H

### 8.6 Stairs

Concerns:  Loose handrail/balusters  No handrail/balusters present  
 Balusters spaced <4" apart  Uneven risers/treads  
 Loose treads  Open risers  
 Door opens into stairway

Comments: N/A

S M P H

### 8.7 Smoke Detectors

Concerns:  No Smoke detectors found  Smoke Detectors likely more than 10 years old  
 Smoke detectors not operating  Smoke detectors not tested  
 Smoke detectors damaged

\*Sure Sight Home Inspection recommends replacing all smoke & CO detectors every 10 years or when moving into a new home

Comments:

S M P H

### 8.8 Carbon Monoxide Detectors

Concerns:  No CO detectors found  CO detectors likely more than 10 years old  
 CO detectors not operating  CO detectors not tested  
 CO detectors damaged

\*Sure Sight Home Inspection recommends installing Carbon Monoxide detectors in all homes with gas appliances and fireplaces

Comments:

S M P H

### 8.9 Heat Source

Concerns:  No heat source found

Comments:

S M P H

# Attic 9.0

## 9.1 Attic Access

Access Type: Pull down stairs  
Inspected From: Inside attic  
Visibility: Percent  
Limited By: Insulation  
Flooring: Partial  
Comments:

S M P H

## 9.2 Attic Ventilation

Type: Soffit vents Ridge vent(s)  
Concerns:  Blocked Soffit vents  Damaged gable vent screens  
 Ventilation appears inadequate  Bathroom fan(s) exhaust into attic  
 No ventilation visible

S M P H

## 9.3 Attic Insulation

Material: Fiberglass  
Type: Batts Loose fill  
Average Inches: 10-12  
Vapor barrier: Kraft Paper  
Concerns:  Voids/Missing insulation  Vapor barrier installed on wrong side  
 Insulation appears inadequate  Two or more layers of vapor barrier  
Comments: [Insulation was not secured and falling from the drywall at the front, center bedroom cathedral ceiling, and at the master bedroom cathedral ceiling. Re-install and secure insulation as needed.](#)

S M P H



## 9.4 Attic Structure

Framing: Trusses  
Sheathing: OSB  
Concerns:  Delaminating sheathing  Water stains  
 Damaged Sheathing  Trusses cut/altered  
 Warped/twisted framing  Broken framing members  
Comments:

S M P H

## 9.5 Attic Electrical

Concerns:  Receptacle(s) Damaged  Missing/Damaged cover(s)  
 Reverse Polarity  Open Ground  
 Light(s) not operational  Light(s) operation not verified  
 Roof vent motors not operating  Unprotected/Exposed "Romex" wiring  
 Extension Cord wiring

S M P H

# Structure 10.0

## 10.1 Foundation

Type: Crawl Space

Exterior wall: Frame

## 10.2 Foundation Walls

Material: Concrete Block

Inspected from: Inside Basement/Crawlspace

Visibility: Full

Limited By:

Concerns:  Typical cracks found (Monitor)  Major cracks found (Have evaluated)  
 Leaning/Bowing

Comments:

S M P H

## 10.3 Girders and Column/Piers

Girder Type: Wood

Column Type: Concrete Block

Visibility: Partial

Limited By: Visible only from basement/Crawlspace

Concerns:  Broken/Failing  Cut/Altered  
 Moisture/Insect damage

Comments:

S M P H

## 10.4 Joists/Trusses

Type: Wood

Visibility: Partial

Limited By: Finished interior Insulation

Concerns:  Broken/Failing  Cut/Altered  
 Moisture/Insect damage

Comments:

S M P H

## 10.5 Subfloor

Type: OSB

Visibility: Partial

Limited By: Finished interior Insulation

Concerns:  Broken/Failing  Water stains visible  
 Moisture/Insect damage

Comments:

S M P H

## 10.6 Basement/Crawlspace Floor and Drainage

Material: Dirt/Gravel

Visibility: Full

Limited By:

Concerns:  Standing water  Missing/Inadequate floor vapor barrier  
 Inoperable sump pump  Efflorescence/Water stains visible  
 Major cracks in concrete found

Comments: Fresh water stains were found on the foundation walls at the rear foundation wall vents and at the front wall, opposite side of the front steps. Standing water was found around the water service entrance pipe at the front wall. Measures to eliminate the water from the crawl space may include re-grading, installing window wells at foundation vents, the installation of gutters and downspouts, and sealing around the utility entrances. Additional steps, such as excavation and the installation of a perimeter drainage system, damp proofing; etc may be needed if problem persists. Crawlspace water penetration should further investigated and be addressed by a contractor familiar with water and moisture management.

The vapor barrier has been wrinkled and moved, creating large voids in its coverage. Redistribute vapor barrier to cover the entire crawl space floor.

S M P H



### 10.7 Basement/Crawlspace Insulation and Ventilation

**Material:** Fiberglass batts

**Location:** Under subfloor

**Visibility:** Full

**Limited By:**

**Ventilation:** Wall vents

**Concerns:**  Large voids/missing insulation  Vapor barrier installed on wrong side  
 Insulation falling from joists

**Comments:** Insulation was missing from around a floor register at the dining area bump out on the right side of the house. (where soffit panel was missing) Install insulation before installing soffit panel.

S M P H

# Plumbing 11.0

11.1 **Main Shutoff**      Location: Front, left bedroom closet

## 11.2 Service Entry Pipe

Material: PEX  
Concerns:  Leaks visible   
Comments:

S M P H

## 11.3 Supply Distribution Lines

Material: PEX  
Visibility: Partial  
Limited By: Finished interior  
Concerns:  Leaks visible  No functional water flow  
 Dissimilar metal connections  Loose/insufficient hangers/supports  
 Broken/leaking valves   
Comments:

S M P H

## 11.4 Drain/Waste/Vent Pipe

Material: PVC  
Visibility: Partial  
Limited By: Finished interior  
Concerns:  Leaks visible  No functional drainage  
  
Comments:

S M P H

## 11.5 Fuel lines

Material: Black iron CSST  
Concerns:  Less than 6 inches from ground  Loose/insufficient hangers/supports  
 Heavy corrosion   
Comments: [See fireplace about gas leak after shut off](#)

S M P H

## 11.6 Sanitary Pump

Concerns:  No check valve   
Comments: [N/A](#)

S M P H

## 11.7 Hose Bibs

Concerns:  No anti-siphon valve   
Comments:

S M P H

11.8-a **Water Heater #1**      Location: Crawlspace

Brand: American  
Estimated Age: 1  
Capacity: 40 Gallons  
System Type: Tank  
Fuel: Electric  
Concerns:  Unit not operating  Evidence of poor combustion/draft  
 Excessive rust/corrosion  No Temperature/pressure relief valve/extension  
 Rust/holes in chimney  Improper chimney pitch/clearance  
 Visible leaks   
Comments:

S M P H

# Heating and Air Conditioning 12.0

## 12.1 Main Fuel Shutoff

Location: Meter

### 12.2-a System #1

Brand: Goodman  
Model #: GPG13240451BB  
Serial#: 0712115371  
Estimated Age: 1  
Fuel Type: Gas  
System Type: Central forced air  
Equipment: Furnace  
Comments:

S M P H

### 12.3 Distribution

Type: Insulated flex ducts  
Concerns:  Torn/Split ducts  Ducts kinked (restricting airflow)  
 Leaking  Rust/Corrosion  
 Missing/Insufficient supports

S M P H

Comments: A joint in a supply air duct in the crawlspace has come loose. Repair/Replace



### 12.4 Burners/Heat Exchanger

Visibility: View is extremely limited  
Concerns:  Burner flame appears improper  Excessive dirt/dust in heat exchanger  
 Rust/Corrosion in burner area  Rust/Corrosion visible in heat exchanger

S M P H

Comments:

### 12.5 Chimney/Flue

Material:  
Visibility:  
Concerns:  Improper pitch  Rust/Holes visible  
 Improper clearance

S M P H

Comments: N/A

### 12.6 Filter(s)\* Change disposable filters every 30-60 days.

Type: Disposable  
Concerns:  Dirty filters  Filters in poor location  
 No filters present

S M P H

Comments:

### 12.7 Operation and Controls

Concerns:  No visible disconnect means  Thermostat damaged  
 Excessive noise/vibration  Missing/Inoperable blower door switch  
 Not operated

S M P H

Comments:

### 12.8 Fireplace #1

**Location:** Living room

**Type:** Vent free gas

**Flue visibility:**

- Concerns:**
- |  |  |
|--|--|
| <input type="checkbox"/> Malfunctioning damper         | <input type="checkbox"/> Missing damper                        |
| <input type="checkbox"/> Undersized Hearth             | <input type="checkbox"/> Improper clearances to combustibles   |
| <input type="checkbox"/> Warped/Damaged liner          | <input type="checkbox"/> Deteriorated firebrick/mortar         |
| <input type="checkbox"/> Blower not operating          | <input type="checkbox"/> Discolored wall/masonry around hearth |
| <input type="checkbox"/> Soot/Creosote buildup in flue | <input type="checkbox"/>                                       |

**Comments:** A gas leak was present after the shut off valve for the fireplace. The gas was turned off and the burner was not lit because of the leak. Repair leak and verify operation.

S  M  P  H

### 12.9-a Air Conditioner #1

**Brand:** Goodman

**Model #:** GPG13240451BB

**Serial#:** 0712115371

**Estimated Age:** 1

**Max Breaker:** 20 Amp

**System Type:** Air cooled central A/C

- Concerns:**
- |   |  |
|---|--|
| <input type="checkbox"/> Unit not operating               | <input type="checkbox"/> Unit not operated due to exterior temp <60F     |
| <input type="checkbox"/> Damaged/Bent condenser coil      | <input type="checkbox"/> Excessive dirt/dust in condenser coil           |
| <input type="checkbox"/> General lack of maintenance      | <input type="checkbox"/> Obstructions/Vegetation blocking airflow        |
| <input type="checkbox"/> Condenser unit sits out of level | <input type="checkbox"/> Deteriorated insulation on refrigerant lines    |
| <input type="checkbox"/> No visible disconnect            | <input type="checkbox"/> Poor temperature differential. Air on/off evap. |
| <input type="checkbox"/> Excessive noise/vibration        | <input type="checkbox"/>   |

**Comments:**

S  M  P  H

# Electric Service 13.0

## 13.1 Service Entrance

- Type: Underground
- Concerns:  Frayed/Cracked  Loose/insufficient hangers/supports  
 No drip loop  Less than 3 ft from deck/balcony/window

S M P H

Comments:

## 13.2-a Service Panel #1

- Location: Exterior, under meter
- Brand: Cutler Hammer
- Rated amps: 200
- Voltage: 120/240
- Over current: Breakers
- Conductors: Copper
- Branch wiring: Copper
- Wire Type: NM Sheathed
- Concerns:  Branch wires undersized  Multiple tapping at a single breaker/fuse  
 Arc fault breakers not operating  Different brand panel & breakers  
 GFCI breakers not operating  More than 6 disconnects to shut off  
 Rust/wet panel breakers  Evidence of overheating  
 No visible grounding  Neutral & grounds not bonded  
 Abandoned wires in panel

S M P H

Comments:

## 13.3-a Sub Panel #1

- Location: N/A
- Brand:
- Over current:
- Branch wiring:
- Wire Type:
- Concerns:  Branch wires undersized  Multiple tapping at a single breaker/fuse  
 Arc fault breakers not operating  Different brand panel & breakers  
 GFCI breakers not operating  More than 6 disconnects to shut off  
 Rust/wet panel breakers  Evidence of overheating  
 No visible grounding  Neutral & grounds not separated  
 Abandoned wires in panel

S M P H

Comments:

## Additional Comments, Components & Resources 14.0

For more information on Sure Sight Home Inspection, please visit our website at:

[www.SureSightInspection.com](http://www.SureSightInspection.com)

All of our home inspections are performed according to the Standards of Practice set forth by the North Carolina Home Inspector Licensure Board. To view the Standards of Practice, visit, [www.NCHILB.com](http://www.NCHILB.com), or ask your inspector for a copy.

There are many products that have been recalled over the years and some with class action lawsuits. Since this is beyond the scope of a home inspection, we have included some important website addresses for your further research into some of the most common areas of concern.

\*The information on any of the following sites is the view of the authors maintaining the websites and not necessarily that of Sure Sight Home Inspection.

### Consumer Product Safety Commission

[www.cpsc.gov](http://www.cpsc.gov)

### Hardboard/Composite siding claims

[www.masoniteclaims.com](http://www.masoniteclaims.com) Phone: 1-800-330-3722

[www.lpsidingclaims.com](http://www.lpsidingclaims.com) Phone: 1-800-245-2722

[www.weyerclaims.com](http://www.weyerclaims.com) Phone: 1-800-365-0697

### EIFS ("Exterior Insulation and Finish System", aka "synthetic stucco")

[www.kinsella.com](http://www.kinsella.com) Discusses Litigation

[www.eima.com](http://www.eima.com) EIFS Industry Page

### Polybutylene Pipe

[www.pbpipe.com](http://www.pbpipe.com)

[www.polybutylene.com](http://www.polybutylene.com)

### Aluminum Wiring

[www.inspect-ny.com](http://www.inspect-ny.com)

[www.cpsc.gov](http://www.cpsc.gov)

### Federal Pacific Electric Panel and Stab-Lok Breakers

[www.inspect-ny.com](http://www.inspect-ny.com)

## Summary 15.0

**This summary is not the entire report. The complete report may include additional Information of concern for the client. It is recommended that the client read the entire report.**

\*Please note that not every defect or maintenance item found during the inspection may be listed here. This Summary section is provided because it is required by NCHILB Standards of Practice and is to be viewed as a quick reference or convenience. What is considered a defect or concern is many times a matter of personal and/or professional opinion, and opinions can vary from person to person and even from one professional to the next.

\*All repairs and further evaluations should be performed only by *licensed and competent contractors* who specialize in the area in need of attention. Ex: A licensed electrician should be called for further evaluation and repair of all electrical concerns. All further evaluations and repairs should be made *prior to the close of escrow*. Further evaluation *prior* to close of escrow is recommended so an appropriately licensed professional can evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be beyond the inspector's expertise or beyond the scope of our inspection. Please contact our office at 919-386-5540 for any clarifications or further questions.

## Site Summary

### 2.3 Steps/Stoops/Porch (See roof page if covered)

**Comments:** Chipped paint was found at the front porch steps railing. Re-paint as needed.

### 2.4 Patio/Areaway (See roof page if covered)

**Comments:** The concrete patio at the rear of the house is poured up to the bottom of the foundation wall vents. See Landscaping Affecting Foundation for more information.

### 2.6 Landscaping Affecting Foundation

**Comments:** The grade at the left side of the house (near crawl space door) and at the rear, right corner and patio area is too high. The soil and concrete levels at the right, rear corner and patio are up to bottom of the foundation wall vents. Fresh water stains were visible under these vents from the crawlspace. Window wells should be installed when grade is less than 3 inches to the bottom of a foundation vent. The grade at the left side of the house, at crawlspace door, is all the way up to the bottom of the crawlspace door. This will allow water to enter into the crawlspace from under the door sill and make opening the door difficult, if not impossible, when grass or other vegetation is planted. Grading should be altered (lowered) as needed and/or window wells should be installed around foundation vents as needed to prevent water from entering the crawlspace.

## Exterior Summary

### 4.2 Gutters and Downspouts

**Comments:** No gutters were installed on the home. Gutters and downspouts that carry water several feet from the foundation should be installed to carry water several feet from the foundation walls. High moisture levels and fresh water stains were visible in the crawlspace. The addition of a gutter and downspout system should help reduce the amount of water in the crawlspace.

### 4.3 Siding

**Comments:** Caulking is needed around the phone and cable lines where they pass through the exterior wall.

Caulking is needed between the J-channel and front door trim.

A soffit panel is missing from under the dining area bump out on the right side. (Insulate first!)

### 4.5 Exterior Doors

**Comments:** The front door dead bolt did not latch. Repair

The rear sliding door did not lock. Repair

The track for the rear sliding door was very dirty. Clean.

## Kitchen Summary

### 5.4 Dishwasher

**Comments:** The kick plate was missing from the dishwasher. Install.

### 5.7 Kitchen Cabinets/Countertops

**Comments:** Caulking is needed at the countertop/backsplash joint behind the sink and to the left of the sink.

## Master & Hall Bathroom Summary

### 7.2 Shower/Tub

**Comments:** Caulking is needed around the tub spout.

## Interior Rooms Summary

### 8.4 Doors

**Comments:** Closet door in front, center bedroom does not latch closed.  
The door to the master bedroom does not latch closed.

## Attic Summary

### 9.3 Attic Insulation

**Comments:** Insulation was not secured and falling from the drywall at the front, center bedroom cathedral ceiling, and at the master bedroom cathedral ceiling. Re-install and secure insulation as needed.

## Structure Summary

### 10.6 Basement/Crawlspace Floor and Drainage

**Comments:** Fresh water stains were found on the foundation walls at the rear foundation wall vents and at the front wall, opposite side of the front steps. Standing water was found around the water service entrance pipe at the front wall. Measures to eliminate the water from the crawl space may include re-grading, installing window wells at foundation vents, the installation of gutters and downspouts, and sealing around the utility entrances. Additional steps, such as excavation and the installation of a perimeter drainage system, damp proofing; etc may be needed if problem persists. Crawlspace water penetration should further investigated and be addressed by a contractor familiar with water and moisture management.  
The vapor barrier has been wrinkled and moved, creating large voids in its coverage. Redistribute vapor barrier to cover the entire crawl space floor.

### 10.7 Basement/Crawlspace Insulation and Ventilation

**Comments:** Insulation was missing from around a floor register at the dining area bump out on the right side of the house. (where soffit panel was missing) Install insulation before installing soffit panel.

## Heating and Air Conditioning Summary

### 12.3 Distribution

**Comments:** A joint in a supply air duct in the crawlspace has come loose. Repair/Replace

### 12.8 Fireplace #1

**Comments:** A gas leak was present after the shut off valve for the fireplace. The gas was turned off and the burner was not lit because of the leak. Repair leak and verify operation.